

APPROVED AS SUBMITTED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, January 15, 2008, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

PRESENT: Acting Chairman Grover, Members Hardnock, Oler, Gulatee, and Wang, and Alternate Kennerley

ABSENT: Chairman McCall and Trustee Liaison Brandt

ALSO PRESENT: Stephen Robles, Planner, and Tonya Zozulya, Planner

CALL TO ORDER: Acting Chairman Grover called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by the secretary and **Acting Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Meeting of the Architectural Review Board held Tuesday, November 20, 2007.

Mr. Oler moved and **Mr. Hardnock** seconded the motion to approve the minutes of the Regular Meeting of the Architectural Review Board held Tuesday, November 20, 2007, as submitted. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Consideration and discussion of a revised wall and window sign proposal for an existing restaurant tenant on Outlot # 1 of the Lincolnshire Commons retail development, located at 900 Milwaukee Avenue (Go Roma, Inc.)

Tonya Zozulya, Planner, summarized Staff's memorandum dated January 11, 2008, and noted that the Petitioner is proposing to update Go Roma's exterior wall identification signage and interior window signage in order to reflect the restaurant's new brand identity. They are seeking approval of two revised wall signs which will be directly mounted on the east and south building elevations in the same location as the existing signs. Each replacement sign will have a total area of approximately 22 square feet, or 2 square feet less than the area of the existing wall signs, and have clear acrylic, individually illuminated letters, which is consistent with the sign illumination type found on several other storefronts in Lincolnshire Commons. The Petitioner is also proposing a sign face change for the sign box within the upper cabinet located left of the main entrance on the east building elevation. It should be noted that the size and internal illumination of the sign box in the upper cabinet would remain unchanged. However, the Petitioner is proposing to remove the existing lower sign box/cabinet with the "Carry Out" display, which will reduce the total sign area to 2.4 square feet. **Planner Zozulya** noted that Staff is supportive of the request for the proposed comprehensive wall sign changes necessitated by Go

Roma's new corporate brand identity. The proposed wall signs meet the location, size, quantity, and illumination requirements of the Lincolnshire Commons' Tenant Signage Criteria. Although the Village Code does not allow interior window sign boxes, the proposed interior window sign face change will be allowed under the previously approved variance for the interior window sign box, since the purpose and location of the interior window sign box will be unchanged because of this request. Further, Staff finds that the proposed exterior and interior signage present a consistent color scheme, complementing the building facade and its elements, including the red-colored awnings found on the restaurant storefront.

Ray Gonzalez, Operations Manager, for Midwest Sign & Lighting, Inc., has been contracted by Go Roma, Inc. to change the existing signage to reflect their new corporate identity logo. He noted that new transformers will be installed to accommodate the new illumination. The electrical requirements will remain unchanged, as well as the mounting for the signage. Any exposed holes from the signage change will be filled with silicone base caulk; and if there is a need for any further facade infill, or facade discoloration, it will be addressed accordingly.

Acting Chairman Grover expressed concern for the contrast of the white "go" against the background of the building, to which **Mr. Gonzalez** responded that the color is considered "bright white" versus the light color of the building elevation. He also noted that the new signage illumination uses an LED base which is more consistent, brighter, and longer lasting. **Mr. Hardnock** questioned the spacing on either side of the signage above the front entry. **Mr. Gonzalez** stated that it is approximately 6"-8" on either side from the stone coursing. **Mr. Gulatee** noted that the new signage is more interesting and stated his satisfaction with same, to which there was immediate consensus among the members.

Mr. Hardnock moved and Mr. Oler seconded a motion to approve the request to replace two existing identification wall signs, to change a sign face of the existing upper interior window identification sign box, and to remove the existing lower interior window identification sign box for Go Roma, a fast casual restaurant located at 900 Milwaukee Avenue, on Outlot #1 of the Lincolnshire Commons PUD, as depicted in a Presentation Packet submitted by Midwest Sign & Lighting, Inc., on behalf of Go Roma, Inc., date stamped received December 10, 2007.

The motion passed unanimously by voice vote.

As per the Village Board direction regarding tenant storefront design review of the Lincolnshire Commons development, a unanimous favorable review by the Architectural Review Board constitutes final approval, however, any outcome that is not unanimous is forwarded to the Village Board for final dispensation.

- 3.2 Consideration and discussion of a site plan, building elevations, building materials and colors, landscape plan, and site lighting for the proposed chiller utility building, located at 98 Half Day Road (Hewitt Associates, LLC / Jones Lang LaSalle Americas Inc.)

Stephen Robles, Planner, summarized Staff's memorandum dated January 11, 2008, and noted that the 5,000 square foot chiller utility building will be located within a large existing landscaped island, approximately 224 feet east of the 98 Half Day Road building. This specific request is associated with, but disconnected from, the 98 Half Day Road building, which is located on the northwest corner of the property. In order to accommodate the utility building, 26 parking spaces will be removed. Parking data provided by the Petitioner indicates there is a surplus of 151 parking spaces within the overall campus. Therefore, a loss of 26 parking spaces will not result in a parking deficiency. **Planner Robles** noted that, as proposed, the lower half of the building consists of a vertical, insulated metal paneling in a satin silver finish, and horizontal, ribbed metal panels in a satin gunmetal finish will complete the top half of the building. Staff believes that the all-metal building materials proposed are inconsistent with the adjacent office building's facade of vertical red cedar wood paneling, with a silver/gray finish. Both the 98 and 100 Half Day Road office buildings feature this architectural detail, as indicated in the photographs within the presentation packet, and should be emulated in this proposed request. Staff also believes that, although an entire facade of cedar paneling may not be appropriate or desirable, the cedar wood paneling or an alternative-like material of fiber cement siding should be incorporated into the chiller building to provide consistency with the adjacent buildings. Further, the location of the chiller building will be openly visible to individuals using this portion of the parking lot and prominent from the 98 Half Day Road building, which should encourage enhanced materials and consistency. **Planner Robles** noted that Staff has conveyed this position to the Petitioner, to which they have requested to proceed with the review as proposed. With regard to the Landscape Plan, the Village Forester has reviewed the provided conceptual landscape plan and notes that the plan is both simple and effective. It appears as though the plan prioritizes sustainability of the landscape ahead of maximizing the quantity of plant material, and the result is more than acceptable. Therefore, Staff is supportive of the plans, as presented, with the recommendation that the vertical metal paneling around the base of the proposed chiller building should be replaced with vertical red cedar paneling or fiber cement siding in a silver/gray finish, color matched to the 98 Half Day Road building.

Neil Sheehan, AIA, Principal with Sheehan Partners, Ltd., along with David DeMars, with Hewitt Associates, LLC, and on behalf of the Petitioner, provided an overview of the Hewitt campus site depicting the distance from the tollway and Half Day Road, situated informally without curbs on the driveways or curb stops in the parking lots, and screened entirely by a forested area. The purpose of the utility building will provide additional chilling capacity for the 98 Half Day Road building, and it contains pumps and electrical equipment with supplemental back-up generators. The location selected for the chiller building was due to the location of two adjacent existing cooling towers that will be reused, and connected with 24" diameter welded pipe with four runs of pipe between the cooling towers and chiller building. These existing cooling towers will not be enclosed within the proposed building and will remain separated from this proposal. Since there is limited available planting space with trees and shrubs once the chiller building is constructed, **Mr. Sheehan** explained that tree replacement accountability for the 21

“protected trees” planned for removal will be given a tree replacement value and the appropriate funds will be deposited into the Village’s Tree Bank prior to issuance of the tree removal permit.

In providing images of the existing buildings on site, and the proposed utility building, **Mr. Sheehan** stated that typically they would not come before the Architectural Review Board and conflict with Staff’s recommendation. However, he felt that his reasons for so doing were appropriate. In substantiating his design decision, he stated that this building is very different from the other buildings on site given the nature of its function. The utility building is a critical facility for the operations of the Hewitt campus and was purposely designed without windows for security purposes and to maintain the environment of the interior of the building. The “big box” design is 24' tall to provide necessary clearances and maintenance access for the equipment. As a result, the creation of the walls for the structure uses a steel insulated wall panel system at the base of the building, while the upper half of the building is a concealed-fastener metal wall panel system, installed horizontally to mimic louvers. Both wall systems provide the necessary footage span both internally and externally, direct from the manufacturer with very little labor for assembly, and at the same time offer support, durability, and long-term maintenance. **Mr. Sheehan** explained that Staff’s recommended cedar board presents maintenance issues, as well as the cement fiber board siding has limited manufactured sizes, usually used in narrow bands, which would necessitate a glued sealant joint to span the required 12' wall section. **Mr. Sheehan** displayed the building materials and color samples which provided a better representation than the renderings within the packets. He noted that the choice of building materials compliment the rhythm of the vertical lines and the proportion of the materials used on the site. Further, he pointed out that the base color of the utility building closely matches the wood material on the office building, and the upper material color is an approximate match to the tinted windows on the other buildings, as well. From an architect’s viewpoint, **Mr. Sheehan** noted that the use of the building and the manner in which the pieces of the building are assembled to create this enclosure are an important factor in its design. Mimicking a material which works well on an office building would not lend itself to the different function of the proposed chiller building.

Mr. Gulatee expressed concern for the overall aesthetics of the building materials, and suggested a manufactured panelized system more consistent with the fiber board siding. **Mr. Oler** expressed his satisfaction with the chiller building, as it plays well in the wooded setting, serves its function, and offers elements that compliment the other buildings on the campus. Both **Mr. Hardnock** and **Acting Chairman Grover** offered similar comments in concurrence with Mr. Oler. Albeit there may be possible material options, **Mr. Gulatee** expressed his understanding of the utilitarian purpose of the building and general satisfaction. Further, **Ms. Kennerley** suggested using fiber/cement board for accent pieces creating conformity with materials within the campus without drastically changing the design.

Mr. Oler moved and Mr. Hardnock seconded a motion to approve, and recommend to the Village Board for their approval, the site plan, building elevations, building

materials and colors, landscape plan, and site lighting as presented in a presentation packet and sample materials board submitted by Sheehan Partners, LTD., dated December 13, 2007, for the Hewitt chiller building located at 98 Half Day Road.

The motion carried unanimously by roll call vote.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

6.0 CITIZEN COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Acting Chairman Grover** adjourned the meeting at 8:00 p.m.

Respectfully submitted,

Linda S. Jones, Secretary