

**APPROVED AS SUBMITTED** Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, September 15, 2009, in the Public Meeting Room in the Village Hall, One Olde Half Day Road, Lincolnshire, IL

**PRESENT:** Acting Chairman Hardnock, Members Oler, Gulatee, and Alternate Kennerley, and Trustee Liaison Walder

**ABSENT:** Chairman McCall, Members Grover and Wang

**ALSO PRESENT:** Stephen Robles, Planner

**CALL TO ORDER:** Acting Chairman Hardnock called the meeting to order at 7:01 p.m.

### **1.0 ROLL CALL**

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

### **2.0 APPROVAL OF MINUTES**

2.1 Approval of the Minutes of the Special Meeting of the Architectural Review Board held Tuesday, April 6, 2009.

**Mr. Gulatee** moved and **Alternate Kennerley** seconded the motion to approve the minutes of the Special Meeting of the Architectural Review Board held Tuesday, April 6, 2009, as submitted. The motion passed unanimously by voice vote.

### **3.0 ITEMS OF GENERAL BUSINESS:**

3.1 Consideration and discussion regarding the modification of two existing monument ground signs to include four multi-tenant sign panels on each sign face.(Millbrook Properties, LLC)

**Stephen Robles, Planner**, summarized Staff's memorandum dated September 11, 2009, and noted that Millbrook Properties consists of two multi-story, Class-A office buildings—one located in the Village of Lincolnshire at 475 Half Day Road, and the second building located immediately west in the Village of Buffalo Grove at 485 Half Day Road. The multi-tenant building at 475 Half Day Road has two monument signs, one at the Millbrook Drive (west) entrance to the property, and one at the Schelter Road (east) entrance. These ground monument signs currently feature only the building address and will remain. However, the Petitioner is seeking to install four tenant panels to the existing sign faces, which will compliment the multi-tenant sign in Buffalo Grove. While the final product will have a total of four tenant placards per sign face, at this time, only two tenant placards will be installed until a third and fourth tenant can be determined for the remaining placards. Each tenant panel will display a business logo, which includes the business name, as well as the size, materials, lettering, and evenly spaced display of each panel is compliant with the regulations of the new Sign Code. **Planner Robles** noted that the length for both signs measures 10'-4", which exceeds the maximum length permitted for ground signs in the Office/Industrial Sign

District of 10'. However, Staff considers this request to be a sign face change and therefore, no variation is required at this time for the extra 4". In addition, the Village Forester has reviewed the existing landscaping of each sign to ensure compliance with the revised landscape standards of the new Sign Code, and finds that the existing landscaping is compliant. Staff believes that this proposal satisfies the intended purpose of the new Sign Code for multi-tenant signs for office uses, and is in support of the proposed modifications to the existing monument signs and recommends their approval, with the following conditions: 1.) The business name and logo displayed on an individual tenant panel shall be identical on each monument sign face; and 2.) Tenant panels shall be installed in groups of two.

**Michael Backer**, Director of Property Management, Millbrook Properties, LLC, stated his agreement with Staff's recommendation to install tenant sign panels in groups of two. He noted that the signage option is part of lease negotiations. Currently, their international tenant Zebra Technologies, has visitors from abroad and welcomes the opportunity to have their name on a monument sign to direct their visitors/clientele to the proper building. The other proposed tenant panel relates to the business of an accounting firm, which has a steady customer flow and the need for identity. **Acting Chairman Hardnock** expressed concern for the possible situation in which another tenant requests a sign panel, without an immediate potential for a fourth tenant sign panel. **Mr. Backer** responded that, at this time, the building has six tenants, and he ensured if a fourth tenant panel would be needed to complete Staff's recommendation to install these in groups of two, a blank panel would be installed in order to give the sign proper balance and conformity. He does not anticipate this causing a problem. **Planner Robles** added that since the Schelter Road ground sign faces both north and south, the Petitioner is aware that the tenant panels will be identical on each monument sign face. **Mr. Oler** stated that he sees nothing wrong with the proposed sign face request, and **Acting Chairman Hardnock** reiterated that it is code compliant.

*Mr. Oler moved and Mr. Gulatee seconded a motion to approve and recommend to the Village Board for their approval of the modification of two existing monument ground signs to include four multi-tenant panels per sign face for the property located at 475 Half Day Road, as presented in a presentation packet submitted by Millbrook Properties, LLC, dated September 4, 2009, based on the facts and subject to the following Staff recommendations in a memorandum dated September 11, 2009:*

- 1. The business name and logo displayed on an individual tenant panel shall be identical on each monument sign face.*
- 2. Tenant panels shall be installed in groups of two.*

*The motion passed unanimously by voice vote.*

- 3.2 Consideration and discussion regarding the installation of a new double-post ground sign along Milwaukee Avenue to replace an existing double-faced monument sign (Ray Walker/Walker Bros. Lincolnshire, Inc.)

**Stephen Robles, Planner**, summarized Staff's memorandum dated September 11, 2009, and noted that two existing ground signs provide site identification for the Walker

Bros. restaurant. An existing double-post ground sign is located at the sole entrance to the site on Marriott Drive, with the second double-post sign located along the western bank of the detention pond facing Milwaukee Avenue. The ground sign along Milwaukee Avenue is designed as a “V” shaped sign, where the angle between the two sign faces is larger than 30-degrees, similar to the Sullivan’s Steakhouse sign to the south. While the sign is oriented towards Milwaukee Avenue, the sign is not adjacent to the roadway due to the detention pond. With the installation of the proposed sign, the existing “V” shaped sign will be removed. **Planner Robles** noted that the Petitioner is seeking to increase sign visibility along their Milwaukee Avenue frontage by installing a new double-post ground sign at the corner of Marriott Drive and Milwaukee Avenue. Staff has confirmed that the proposed sign is compliant with the new Sign Code requirements. Further, per the new Sign Districts Map, properties with frontage along Milwaukee Avenue, with facades oriented towards and directly visible from Milwaukee Avenue, are permitted signage pursuant to the Corridor-Commercial Sign District. Therefore, since the restaurant has frontage, and is visible, along Milwaukee Avenue, signs installed along this frontage are regulated by the Corridor-Commercial Sign District in order to maintain uniformity in signage along both sides of this main arterial. **Planner Robles** explained that, while the proposed sign design is not a duplicate of the existing double-post signs, with rock pillars and stone cap, the sign faces will be consistent and achieves uniformity amongst the two signs. Instead of rock pillars, the sign posts will be constructed of cedar wood, with copper over caps, and painted in “Baja Dunes” tan color. Although the rock pillars are not replicated in this proposal, Staff believes that the proposed design continues to reflect the high quality characteristics required by the Village and the Sign Code. Sign illumination will be provided by two external ground-mounted light fixtures for each sign face, and the sign face will be constructed of carved wood to create the sign copy, in keeping with the existing monument sign panels. Staff believes this will not only maintain the consistency desired between the signs, but also continues a superior sign design that is no longer widely used as in the past. Staff recommends that the same color scheme amongst the ground signs be used in order to ensure compatibility of signage, as well. **Planner Robles** pointed out that, while the proposed sign copy exceeds the maximum items of information permitted under the new Sign Code, Staff considers this request a replacement for the existing “V”-shaped sign that will be removed. Additionally, the proposed sign copy will result in a more consistent signage with the existing sign along Marriott Drive, than with the Milwaukee sign copy which is different. Further, the Village Forester has reviewed the proposed landscape plan to ensure compliance with the revised landscape standards and finds that the proposed sign plan satisfactorily addresses these requirements.

**Planner Robles** further noted that, while the proposed sign location along Milwaukee Avenue is permitted by the revised Sign Code and complies with the required setbacks, this would introduce ground signage for an individual use along this section of Milwaukee Avenue. Unlike the east side of Milwaukee Avenue where ground signs for individual businesses exist, signage on the west side of Milwaukee Avenue has been limited to identifying the main developments. Staff does not object to the proposed location, since such locations were previously discussed during the Sign Code Workshops and ultimately permitted by the extension of the Corridor-Commercial Sign

District for those properties with Milwaukee Avenue frontage. Staff believes that this proposal satisfies the intended purpose of the new Sign Code and is in support of the proposed ground sign and recommends approval.

**Ray Walker**, President and CEO of Walker Bros. Original Pancake House, stated that the color will be the same color as the existing sign, and the color shade discrepancy within the presentation packet is a result of using various printers. **Mr. Gulatee** expressed his satisfaction with the proposed sign location and it appears to be a more logical placement. **Mr. Walker** noted the frequency of phone calls seeking the exact location, which merits the need for better sign exposure. He also pointed out that they have a yearly maintenance contract for painting all wood surfaces, including signage, for the restaurant. In addition, he explained that the exterior sign lighting was intentionally kept at a low wattage to prevent an over spray of light.

There was a consensus among the members to accept the proposed ground sign replacement and the following motion was formed.

*Mr. Gulatee moved and Mr. Oler seconded a motion to approve and recommend to the Village Board for their approval for the installation of a new double-post ground sign to replace an existing double-faced monument sign for the property located at 200 Marriott Drive, as presented in a presentation packet prepared by Knauer Incorporated, dated September 8, 2009, based on the facts and subject to the following Staff recommendations in a memorandum dated September 11, 2009:*

- 1. The proposed color scheme of the new sign should match the current color scheme of the existing ground sign along Marriott Drive.*
- 2. The existing double-faced (“V”-shape) ground sign located along the west bank of the detention pond shall be removed within thirty-days upon the final installation of the new double-post ground sign.*

*The motion passed unanimously by voice vote.*

#### **4.0 UNFINISHED BUSINESS**

**Mr. Oler** inquired with regard to the site work in the “downtown” area. **Planner Robles** explained that all the engineering work, such as tree removal, shore restoration along Indian Creek, and environmental mitigation of the former gas station site, is being done in order to provide a “shovel ready” site for future development and construction of buildings when the occasion arises.

#### **5.0 NEW BUSINESS (None)**

#### **6.0 CITIZENS COMMENTS (None)**

#### **7.0 ADJOURNMENT**

There being no further business, **Acting Chairman Hardnock** adjourned the meeting at 7:35 p.m.

Respectfully submitted,

Linda Jones, Secretary