

Approved

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS
MAY 9, 2019

ACC Commissioners present (5):

Cliff Town, Chairman
F. Dirk Heidbrink
John Albrecht
Robert Katz
Chris Urbanczyk

ACC Commissioners absent (2):

David Menn
Lori Jordison

Village Staff Present:

Jackie Clawson, Building Official
Swati Pandey, Senior Planner
Colleen Brunner, Recorder

Others Present:

Randy Tieman, Strategic Real Estate Services
Michael Gella, Culver's of Lincolnshire
Kevin Weasler, Culvers
Wendy Martine, OEM Architects
Chris McGuire, Mc Com Building Corp.

Call to Order

Chairman Town called the meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 5:30 p.m.

Roll Call

Roll was called. A quorum was present.

Review of Minutes

A motion was made and seconded to approve the April 11th, 2019 minutes, with the following changes. On a voice vote the motion passed.

Page 2, line 44, change "awing to awning".

Page 3, line 26, Instead of "presented an update on the goals of the GRC2", it should read "suggested several readily achievable building and code related GRC2 goals that the ACC could suggest to the Trustees".

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Public Comments Regarding Items Not on the Agenda

None

Review of Docket PCD-19-04: 4105 Dundee Road – Culvers Restaurant and Drive- Through

Swati Pandey recapped the project with a power point presentation, in addition to the packet material.

The application is under review and has not been before a public hearing with the Plan Commission. The Board reviewed the preliminary site plan and provided favorable feedback. The applicant is requesting relief to allow for the construction of a new single story freestanding Culvers restaurant with an accessory drive-through and a ground sign with an electronic message display, currently not allowable in a C-2 district.

Some of the issues with the ground sign are that code requires the sign to be set back 15 feet, which is not achievable at this location. The proposed sign would be set back 5 feet approximately. They are also requesting the height of the sign to be 11 1/2 feet where 8 feet is allowable. The Commission asked questions related to the electronic message board and the type of messages the electronic message board would display. The Applicant responded by saying that the electronic message board would primarily be used to advertise the ‘Flavor of the Day’ for the restaurant. The Applicant would also consider partnering with the community and advertise local public interest event messages.

The Commission reviewed the elevations and discussed the building color and material and the color and design of the awnings and found it acceptable.

Chris McGuire explained that the placement of the building and drive-through had five different designs and they are satisfied with the proposed plan. They do not want the drive through to go past the front entrance for safety reasons. There is a green space to the west of the shopping plaza entrance off Dundee that will provide surface detention. This is part of the lease that the space must remain open. He provided a sample board of the proposed building materials, which are more on the contemporary side.

Member Albrecht asked a series of questions regarding whether the new building would be LEED certified or if other “green features” are planned. The Applicant stated that Culver’s did not pursue LEED certification and the only LEED certified Culver’s was the corporate owned Culver’s. Chris McGuire further stated that the building would incorporate green features such as LED lighting, controlled parking lot lighting, low consumption toilets, high efficiency water heater, recycled material patio furniture, white membrane roof and 25% more efficient kitchen hood exhaust system.

The ACC considered the following questions;

1. Is the placement of the proposed building setback from the street, orientation and design compatible to the surrounding area? Comments were that it appears to mix well

1 with the existing buildings in the plaza and the elevation was fine. In general, the
2 proposed site plan is acceptable.

- 3 2. Is the building and drive- through sited properly? The ACC understands the reasoning
4 for the placement of the building and drive-through due to the safety factor. The
5 pergola and patio area are screened appropriately. They requested the color of the
6 pergola be in the beige palette and match the primary building.
- 7 3. Is there adequate screening of the parking lot? There are very few islands in the parking
8 lot but this project will require four 3” caliper shade trees. The shrubs will be salt
9 tolerant. The proposed landscaping looks good.
- 10 4. Are the proposed building materials appropriate? Members felt the color, texture,
11 building materials and design are very nice, the standing seam awnings are attractive
12 and a nice deep color.
- 13 5. Should the electronic message sign be allowed on the property? Members discussed
14 that a 20 foot pylon sign with a 6 foot setback would be allowed on this site, so the
15 proposed sign is a better option. The size of the message board was discussed, but if it is
16 less than 3 feet, it is very difficult to read. It will be used to inform resident concerning
17 fundraisers, etc. The proposed wall signs and ground sign with the electronic message
18 board are acceptable.

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20 A motion was made by the ACC to recommend approval of PC-19-04, 4105 Dundee Road as
21 submitted with the following conditions: a) minimum four 3” caliper trees must be provided in
22 the interior parking lot and b) the outdoor pergola color be beige to match the stucco on the
23 restaurant building. The motion was seconded and all approved.

24 25 **New Single Family Home Elevations**

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- 27 a. 1042 Butternut Ln (R-5 District) – Town Studios, architect
- 28 b. 502 Greenwood Rd. (R-3 District) – SKI Architecture
- 29 c. 2563 Melanie Ln. (R-5 District)- John Kim, architect

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31 A motion was made and seconded to approve the elevations as submitted. Member Town
32 abstained on 1042 Butternut; otherwise all unanimously approved all three elevations.

33 34 **New Business**

35 None.

36 37 **Old Business**

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39 Mr. Poupard was not at the meeting but will have an update concerning the environmental
40 initiatives at a future meeting.

41 42 **Adjourn**

43 There being no further business, a motion was made and seconded to adjourn the meeting. On
44 a voice vote, the motion was unanimously carried and the meeting adjourned at 6:50 pm.

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2 Respectfully submitted,

3 Colleen Brunner, Recorder