

MINUTES
Joint Meeting of the Village Board and Architectural Review Board
Special Committee of the Whole Meeting
January 11, 2007

Present: **Village Board and Staff :**

Trustee Brandt	Trustee Kloske
Trustee McDonough	Trustee Saltiel
Trustee Servi (arrived 7:45 pm)	Trustee Walrath (arrived 9:04 pm)
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Irvin	Dep. Village Clerk Marshall
Dir. of Com. Development McNellis	Village Planer Barksdale-Noble
Village Planner Robles	

Architectural Review Board:

Chairman McCall	Mr. Walder
Mr. Oler	Mr. Hardnock
Mr. McCormack	Mr. Glover
Mr. Gulatee	

Location: Village Hall, Community Room, One Olde Half Day Road, Lincolnshire, Illinois 60069.

ROLL CALL

Mayor Blomberg called the meeting to order at 7:15 p.m. and Deputy Village Clerk Marshall called the Roll.

ITEMS OF GENERAL BUSINESS

Planning, Zoning and Land Use

3.11 Consideration and discussion of CBK's Downtown Designs (Village of Lincolnshire)

Director of Community Development McNellis announced the purpose of this Joint Meeting, and updated the Village Board on the Architectural Review Board Meeting of December 19, 2006. Chairman McCall said that the Architectural Review Board asked CBK to look at some different items - alternate design concepts in the building structure to incorporate a focal point element to draw attention to the site, include cell tower

screening plans, provide a three-dimensional perspective of the building, and consider the elimination of the market place concept which would create more parking . The Architectural Review Board felt it was more important to make sure that the project worked in the real world.

Mr. William Dytrych, Project Manager and V.P. with CBK Lincolnshire, one of the Joint Venture Partners, said the designs they are presenting reflect a lot of input. They are excited about bringing a unique grocer to the area. Their largest constraint is time. They are in lease negotiations that are quite a ways along. They want to start the building in the Spring and get it built this Fall. He said the previous developer of this site had gone through permitting at Lake County Stormwater Management and in order to get the permitting process turned around faster, they plan to use the same table top of the development area to speed up permit turn-around time. They are cognizant of the importance of parking and they agonized quite a bit to place buildings not only with sufficient overall parking but parking that is responsive to the individual building's tenants. They are looking for direction to help them finalize the plan.

Mr. Rael Slutsky, Project Architect with Epstein Design, said the current plan is more than a town center, it is final build-out of Lincolnshire's downtown. It is the entrance to the town center. He addressed points made at the Architectural Review Board Meeting: 1) focal point - originally they had a clock tower. That area is now outside the bounds of where we can build anything due to IDOT taking that land. However, they have now found a slightly different location for a tower and put that element back into the plan. It is a vertical element attached to the wall. Regarding parking, they have two alternative schemes with 274 parking spaces. They managed to keep the center green area. They plan to replace the Festival Market Place with an outdoor, trellis covered pergola.

The Schemes are similar to the last proposal but one is more traditional. He showed two drawings on what the complex will look like from Milwaukee and Route 22. The tower is approximately 60' high, Alternate A - the gable is about 40 feet high. On Alternate B the roof is about 45 feet high. The tower is no higher than the Village Hall tower. The schemes have different forms and roof lines. The wall along the grocery store will relay that it is Lincolnshire. He described the clock tower - it is masonry with a glazed square cylinder with a steel truss, the glass is sand blasted. Depending on the two schemes, the base of the tower is different: A) has a green wall; B) has a pergola. He said the location of the grocery store on the site is the only place it can be located.

Delivery hours were discussed. Mr. Oler wanted to know what the "givens" are. Mr. Richwine said it was a given that there would be deliveries. Mr. Slutsky said the loading dock is recessed and in a routine delivery there will be no visibility of the trucks

from Route 22 and Milwaukee Avenue. Another given is where they can enter and exit the site. The gas station is a given. The grocer wants the majority of the parking to be in front of the store.

Mr. Bernie Jacobs, Jr. Partner with Jacobs, Ryan & Associates, described the site and said the developable area is very tight. He advised that the site was very restrictive. There are two projects happening at the same time. There is the site where the grocery and parking will be and there is all this engineering work that is going to improve the creek. Also, the request by IDOT to increase their right-of-ways by about 80 feet has made the site more difficult. The curving road keeps truck traffic working through the parking lot and bypasses the intersection. The landscape at the corner is somewhat restricted by the steepness of the slope so the great thing about the design is the wall, while tall it blocks out the service area, it creates variations in height and interest architecturally. He was asked about the drop off, and he said almost 15 feet. At the very best, all he can plant is a lot of grasses. He can't plant trees in a trench. The extent of the masonry wall goes around the corner and then it becomes a twelve foot high wood wall. He said the wall would announce "LINCOLNSHIRE". Mr. Oler asked if landscaping could replace the big brick wall. Mr. Jacobs responded that you would need big evergreens and they are tough to maintain on an exposed site and the salt spray, etc. would really do a number on them. He could find 14' arborvitae, but they look very formal. If he plants them tight they will shade each other out. CBK doesn't want this to be a strip center. They want to create a lot of elements that people will enjoy. They developed this location as a central space. He described the trellis in that central area and identified the pergola. Mr. Rael Slutsky said the central area is near the grocery store. Architectural Review Board Member Oler said he did not know what would draw people there.

Trustee Saltiel asked for a description of Scheme A. Mr. Slutsky said there is horizontal board and batten siding. It could also be stucco or a different color brick. It is an accent so it is not one large brick wall. He said Scheme B, where it says "Wild Oats" is clapboard siding.

Mr. Norm Topping, 425 Village Green Parkway, asked where the water comes from and where is the run-off. Mayor Blomberg advised that this meeting is to discuss architectural concepts and the engineering will be gone through again at upcoming meetings. Mr. Topping questioned the ability to get a stop light as IDOT said we would not get one. Mayor Blomberg said the Village is realigning Olde Half Day Road by Simon Lins, and it will line up with the road in this center, and there will be a stop light at that location.

Mr. Grant Golden, 425 Village Green Parkway, advised that there is going to be a development in Vernon Hills at Route 45 and Milwaukee Avenue and it will have a larger grocery store. Director of Community Development McNellis advised that he has seen the Vernon Hills plan and there are currently no plans for a grocery store in that location.

Mr. Mike Richwine, leasing agent for CBK, said the grocery store that is coming in to the development is on the New York Stock Exchange and the grocer does due-diligence studies and it is planning to do something exceptional here. He said if it goes dark and stops operating, CBK can buy the lease back and lease it to another food retailer. Mayor Blomberg said we are not building a big box site. It will not be a big box site. It will be about 30,000 square feet.

Mr. Richwine said CBK is only building on five acres of the site. Most of the trees near the condominiums will remain. The major part of the project is improvement to the creek and detention pond. Mr. Jacobs said they will probably be adding more trees in that area.

Mr. Martin Goodman, 20 Trafalgar Square, said that there are 280 car spaces, nine of which are handicap spaces, and felt it was minimal considering that Erickson Retirement Community is in the Village. He also felt that, if you have the "green area" providing other uses in the project, you are encouraging people to stay and the yield on parking spaces and handicap spaces will have a lot of pressure. Trustee Saltiel said that perhaps the minimum of handicap parking should be addressed because of Erickson. Village Manager Irvin said this is not the first parking lot that will be accessible to Erickson, and their residents don't all drive. Many make use of their shuttle bus, but the staff will look into this. Mayor Blomberg said that the parking at CityPark is tight, and the Village gave up parking places at Lincolnshire Commons to make the existing spaces wider. You can build big boxes and pave over everything, but at some point you have to look at what you want to build, what the property is worth, what the return on investment is, and what you are going to put in there to draw people there.

Mr. Topping asked if all the stores will be built at the same time and he was told they would. He also suggested that the Village buy the gas station, and Trustee Saltiel advised that the economics just won't work at this time.

Mr. Richwine advised that the trellis replacing the Festival Market Place will be about the same size as the building. It could be used for an outdoor seasonal market place. Trustee Saltiel asked if the gas station becomes available in the future can the trellis be opened up to the east and Mr. Jacobs advised they could take the fence down and open up the area. Mr. Richwine said that, when IDOT takes their property, a sizeable amount of land will disappear from the station and they may not be able to remain operational.

Trustee Saltiel asked what their conclusion was regarding the Festival Market Place, for the record. Mr. Richwine said they took a hard look at the parking situation since no one wants it under-parked. He wanted to make sure they kept the parking ratio at minimum industry standards. He said they achieved that, but with the Festival Market Place it would have more employees, and people spending more time, and it would put a crimp on the parking. They feel they can pretty much do the same thing, but not with a permanent building.

Mr. Goodman asked who owns the property. Village Manager Irvin said the Village owns it, but once there is agreement on the final plan, the property will be sold to the developer.

Mrs. Golda Lippitz, 20 Trafalgar Square, asked if they could make the roof-top green so the people who live on the 4th and 5th floors could look out on it. Mr. Jacobs said green roofs cost 40% more than a traditional roof and the grocery stores truss could not handle that weight. She was told that CBK will be designing the buildings so that the view of roof-top equipment will be minimized.

Mr. Slutsky described the Schemes. In terms of materials they will be similar to the “north buildings” -masonry, stone, cast stone. In CBK’s last presentation they included a metal roof and it became an issue. In the new scheme they scaled down the amount of metal roof in Scheme A, but are still proposing some of it. He pointed out that in the North Village Green there is a very nice balance of how the roofs are used. There are shakes, shingles and metal roofing, and CBK is proposing to do the same thing. In Scheme B they are not proposing any metal roofing. In Schemes A and B they introduced trellises by the pergola and they have walking paths on either side of Wild Oats. There is an outdoor eating component at Wild Oats which is covered by a trellis, and on the northeast side there possibly may be a trellis. He said Wild Oats has a standard plan format but how it is expressed is flexible.

Mr. Slutsky discussed Wild Oats and reviewed the roof elements in Scheme A and B. In Scheme A there is a flat roof element and Scheme B includes elements of the church at Waukegan Road and Route 60. It has a very simple large gable roof, with a masonry and stone base. Architectural Review Board Member Oler felt Mr. Slutsky was scooping elements out of different buildings and throwing them on this plan. It does not “hang together” for him. He said that it is a “mish-mash”. Mr. Slutsky disagreed.

Trustee Saltiel said that on the eastern elevation of Scheme B there is a two-story element with a gable roof, and he asked if the exterior material was clapboard or brick. Mr. Slutsky said that he left that to be decided, and could work with either. Trustee Saltiel also asked about the window trim. Mr. Slutsky said if it was clapboard, the trim should be very subdued, and if it is masonry they could do the trim as an accent.

Trustee Saltiel felt that Alternative B was going in the right direction. He felt it was unique. He differed with Architectural Review Board Member Oler. Trustee Kloske said it seems like a mish-mash. Architectural Review Board Chairman McCall said the site plans have been reworked and he liked the direction the developer is going with

Alternative B. He finds the curved masonry wall can be a striking element, and by adding the tower they are adding elements that the Architectural Review Board as a group found important to this project. As far as the specific design for the two buildings, he felt they were going toward a more traditional design with a little extra “zip”. However, it is really hard, because the sketches are very preliminary, and if we start talking about details, CBK is not there yet. He said they are going in the right direction and asked them to go back to the drawing board and turn it up a notch. Most felt Scheme B was going in the right direction. Architectural Review Board Chairman McCall said when CBK is proposing to do the board and batten in wood his concern is that in a few years everything will be wavy all the way through. Mr. Slutsky said with the new materials, quick finishes, etc. it’s viable. Mr. Gulatee said Scheme B is more interesting than the boxy approach in Scheme A. He felt they should get away from metal roofing and use cedar shakes or shingles. Architectural Review Board Member Hardnock said he was leaning in the direction of Scheme B. He liked Scheme A but did not like the metal roof, and felt like an area with the round window on Scheme B looked a bit like a barn. He liked the glass on Scheme A, and he liked the brick wall along the front. He worries about wood over time. Village Manager Irvin suggested using hardiplank. It looks like wood to him and it is maintenance free. He said that some liked the center portion of Scheme A with the glass, and would like to move that down to Scheme B, and the roofing could be variable as well. Mayor Blomberg agreed. Village Manager Irvin felt that from the site plan standpoint, CBK has increased the parking and it has a better flow to it. Architectural Review Board Member Oler did not think the plan “hangs together”. He felt the clock tower has to be at the apex of the curve. If put off center he does not think it will have the impact. Mayor Blomberg likes it offset as was the consensus. Mr. Richwine said there is a buffer issue. They cannot bring it any closer to the creek. The only other thing would be to put it inside the fence. Trustee McDonough said he liked the top from Scheme A, but put on Scheme B. He doesn’t like the clock tower at all. Mr. McCall brought up the tower at Route 94 and Lake Cook Road and told CBK representatives not to do anything like that. He felt the tower should have more traditional materials. Mr. Slutsky said he could see the glass in that tower was “not flying here”. The group agreed.

Trustee Servi could not see how the parking was reduced. Mr. Richwine explained that they are not going to have as many buildings. Where the Festival Market Place was, there will be a trellis with room to put in bushes or something like that. It allows them to put added parking spaces in that area and it eliminated some required square feet of parking. They would rather have more parking than an actual building. Director of Community Development McNellis felt that the developer was pretty close to the Code requirements regarding parking.

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Trustee Saltiel asked if CBK would have designs for the office building prepared by the next meeting and Mr. Slutsky said they would. Director of Community Development McNellis said the next step is a Public Hearing for the PUD but these architectural issues need to be ironed out, and once they are he will bring them to the Board. After a brief discussion there was a consensus that the two Boards should meet a second time in a joint meeting.

Mr. Jacob said the triangle supports many trees that will stay. Once the flooding issue is resolved, much better trees can be planted in there. He guesses the parking lot is well over 1,000 feet from the condos. Director of Community Development McNellis said that west of the pedestrian bridge most of the trees will have to be removed because of the work along the creek and in the floodway. Village Manager Irvin said there have been a multitude of plans for that area that called for removing all of the trees. This is the lowest density project the Board has looked at. The Board made a pledge not to touch those trees in the northeast area of the property.

Mr. Richwine said CBK now has a better idea of what the community wants and they will bring the community a great retailer. Trustee McDonough said that both Boards should get copies of the plans prior to the meeting. Mr. Richwine agreed.

ADJOURNMENT

Trustee Saltiel moved and Trustee McDonough seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 9:11 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Carol Marshall
Deputy Village Clerk

csm

