

MINUTES
Joint Meeting of the Village Board and Architectural Review Board
Special Committee of the Whole Meeting
February 8, 2007

Present: **Village Board and Staff :**

Trustee Brandt	Trustee Kloske
Trustee McDonough	Trustee Saltiel
Trustee Servi	Trustee Walrath
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Irvin	Dep. Village Clerk Marshall
Dir. of Com. Development McNellis	Village Planer Barksdale-Noble
Village Planner Robles	Village Engineer Hughes

Architectural Review Board:

Chairman McCall	Mr. Walder
Mr. Oler	Mr. Hardnock
Mr. McCormack	Mr. Grover
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 7:05 p.m. and Director of Community Development McNellis called the Roll.

ITEMS OF GENERAL BUSINESS

Planning, Zoning and Land Use

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

Director of Community Development McNellis noted that the purpose of this workshop is to build on the ideas and recommendations received from the January workshop between the Village Board and the Architectural Review Board with the focus on the building architecture and any site design issues.

Mr. Rael Slutsky, Project Architect with Epstein Design, provided an overview of the responses to the Boards' directives given at the January workshop and displayed an aerial perspective of the site which included the new bank design, an updated corner view perspective depicting the revised architecture with the more traditional Alternative B design scheme for the clock tower, the screen wall wrapping Milwaukee Ave. and Rt. 22, and open-air pergolas in place of the Festival Market Place and at various locations throughout the site. He described the pergolas as having masonry columns topped with a wood trellis and plant materials eventually covering same. Mr. Slutsky pointed out the character of the roofscape, which is comprised of hip, gable, and clerestory, and some with dormers, all introducing the various materials of cedar shake, architectural metal clad standing seam, and glass, along with the remaining flat roof areas which compliment the assorted gabled roofs. He also noted the architectural materials of brick masonry, stone, wooden screen walls, fencing, and trellis elements while providing a recap of the various architectural elements and designs of each building on the site.

Trustee Walrath questioned the screening for the Marathon gas station, to which Mr. Slutsky explained that a dense row of tall arborvitae evergreens will be the base landscape screen with a row of pergolas and trellis elements fronting the evergreens and facing inward to the Market Place site. Also, the service area of Wild Oats will be screened from view proceeding north on Milwaukee Ave. and the angled roof element on the small retail building north of the gas station will serve as a bulwark to screen the view while proceeding south on Milwaukee Ave. Trustee Walrath noted that he likes the direction in which the overall concept is heading, as well as its attractiveness. He further expressed concern for the amount of stormwater anticipated in the detention pond. Bernie Jacobs, Jr., Partner with Jacobs, Ryan & Associates, Landscape Architects, stated that it will always have water in it varying in heights up to 3' or 4'. Trustee Walrath further inquired as to the tree canopy as seen from the neighboring condominiums northeast of the site, to which Mr. Jacobs noted that the intent of the completed landscape plan will infill the existing tree canopy with 2"-3" diameter trees with a height of 20' to 25' in the area between the project and the condominium development.

Director of Community Development McNellis inquired as to the heights of the clock tower, Wild Oats, and the retail building, to which Mr. Slutsky responded that the clock tower is no higher than 60', the highest point of Wild Oats is approximately 40', and the retail building roof heights lie between 20' to 27'. With reference to the rendering elevation depicting the clock tower and Wild Oats, Director McNellis inquired as to its accuracy and upon review, Mr. Slutsky responded that it is not entirely accurate to scale and was not intentional. Director McNellis noted that since the clock tower is meant to be a focal point and a beacon to draw attention to the site, consideration be given to its proper height projection. Don Jenkins, Executive V. P. of Project Management with CBK, ensured that it will be correctly depicted for the final submittal.

Mr. Oler inquired as to the height of the corner screen wall, to which Mr. Slutsky noted that it has different height levels, with the highest being 14' for the brick facade and dropping to 12', etc. Mayor Blomberg questioned if a semi-truck backing into the loading dock would disappear completely, to which Mr. Slutsky responded affirmatively. Trustee Kloske inquired if the retail building would have a single retailer or multiple retailers. Mike Richwine, leasing agent for CBK, responded that they anticipate multiple retailers. Mr. Grover inquired if the purpose of the pergolas extending south from the retail building was a pedestrian entry way from Milwaukee Ave. Mr. Slutsky noted that the pergolas are intended for pedestrians only, but there is no pedestrian entry way at that point on the site, and apologized for the misconception. Trustee Saltiel inquired if the gas station site were to be redeveloped in the future, has a connection for same been considered with the proposed site plan. Mr. Slutsky referenced the possibility for a vehicular entry at the southeast corner of the gas station site near the Wild Oats building and ensured that it would not conflict with the truck loading area of the grocer.

Trustee Walrath questioned the material of the fence wall surrounding the cell tower. Mr. Slutsky explained that the board and batten painted screen wall system, elevated 2' off the ground due to the area being in a flood plain area, has been proposed. Landscape materials will cover an open grille area between the ground and wall, with vines continuing throughout the screen wall. He also noted that the same board and batten painted screen wall system will be interspersed with the brick screen wall which wraps the intersection corner. The board and batten element will act as a trellis with landscape materials.

Mr. Slutsky presented the elevations of the two-story office building with a modified gabled roof with dormered windows along the front elevation and a flat roof to the rear of the building. The building materials are consistent with the rest of the complex. He also indicated that the office building most likely would have a single tenant, as they are currently in leasing discussions. Trustee Saltiel inquired if the exterior design of the office building has been dictated by the prospective tenant, to which Mr. Slutsky responded negatively.

Trustee Walrath questioned the parking orientation to each building. Mr. Richwine noted that the parking ratio for the 30,000 sq. ft. grocer is 5 cars per 1,000 sq. ft. of space and the combination of the retail building, office building, and bank requires the same ratio of 5 cars per 1,000 sq. ft. Trustee Walrath also expressed concern for the number of parking spaces allotted for each building and if the leases dictate parking distribution. Mr. Richwine explained that the site allows for ample parking near each building, with the exception of the office building and its flow-through area for entry purposes. He also noted that the leases have no effect on the parking distribution; however, there is an outlying lot by the cell tower which could be used as a valet lot. Trustee Saltiel asked if the Petitioner had a sense for the number of employees for the proposed tenant of the office building, to which Mr. Richwine responded there would be probably 20 or less.

Upon completion of Mr. Slutsky's brief overview of the bank building protoypical design, Mr. Jenkins interjected that in consideration of further discussions between the bank's corporate architect and the Petitioner's architect there will be modifications to the general design. Trustee Saltiel suggested rather than an institutional bank design, the smaller size of the building presents an opportunity to present a more quaint, residential neighborhood flavor as it is somewhat distanced from the other buildings and has a prominent location on the site. As an example, he noted that it could be achieved by changing the types of windows with an arched design and incorporating the same through to the roof line. Mr. Slutsky affirmed that there is redesign potential through consistency in the architectural materials, elements, and scale relative to the other buildings on the site.

Architectural Review Board Chairman McCall inquired as to the signage for the multi-tenant building. Mr. Slutsky explained that there are three different types of signs proposed—the first is a Lincolnshire "L" identification sign of vehicular scale, surface mounted, exterior illuminated, and placed on the upper facade which faces Milwaukee Avenue. At pedestrian level, blade signs will indicate the various stores, and a wall sign applied above the entrance to the face of the building underneath the eave will identify each store. Also, Mr. Slutsky provided a brief review of the two options for the monument signage and noted the two locations of the monument sign. Currently one sign is proposed for the southwest corner of the right-in/right-out access to the site on Rt. 22, and the second sign would be located just south of the intersection of Milwaukee Ave. and Rt. 22, and both signs will be externally illuminated. He did point out that the proposed location of the monument sign at the Rt. 22 entry affords the opportunity for more interesting landscaping around the sign and creates a better foreground, while still not blocking the vehicular view, rather than locating the monument sign on the entry island which would limit the amount of potential landscaping. Trustee Saltiel questioned the design of the proposed monument sign with regard to the materials. Mr. Slutsky explained that the brick masonry table is in front of the board and batten screen wall which displays the sign graphics, behind which is another fence wall that is intended to have landscaping covering same. Trustee Kloske inquired as to the number of tenants on the monument sign, to which Mr. Richwine stated that the three largest tenants would be listed. Trustee Saltiel noted that, while the intention serves the purpose of using the larger tenants, other retail centers in Lincolnshire have experienced the need to request more signage for their smaller retail tenants. Mr. Richwine also noted that the retail center name along with the Lincolnshire logo will be illuminated, and likened it to the illuminated monument signage for the identification of Northbrook Court. Mr. Slutsky added that the curved masonry screen wall along the intersection will be externally illuminated, as well as the clock tower.

Trustee Walrath expressed concern for the parking lot lighting with regard to safety and intensity. Mr. Slutsky stated that there would be overhead parking lighting and lower pedestrian lighting, however, at this time, they were not prepared with a complete photometric review, but will provide same for the next meeting presentation with the Village. Mr. Jacobs provided a brief overview of the site lighting and its location on the

site which encompassed parking, pedestrian, and architecture and landscaping accents. He also gave an overview of the landscaping and general plant species, and noted that a fully developed landscape plan will be provided for the next meeting.

Trustee Saltiel opened the discussion with regard to the overall architectural designs of the buildings and noted that the architect followed the Board's direction, however, the buildings project a sameness to the Village Green North retail center and the view from the corner intersection is undistinguished and plain. In retrospect, Trustee Saltiel pointed out that some of the architectural features first presented, ie. the clapboard, etc., added interest to the site. Also, he is not satisfied with the design of the office building.

Architectural Review Board Member Oler inquired if anyone from the design team was able to view the project site from the adjacent condominium building, to which there was a negative response. He noted that the site is designed with an "inside" approach, versus an "outside" approach, as it appears to be ignoring the intersection from which to draw attention to the site and he does not like the design approach. He also pointed out errors in the scale of the drawings, as well as the height of the 14' screen wall, as viewed from a vehicle on a flat landscape, which in his opinion, conveys "stay out". As a final comment, he suggested eliminating the idea of a retail site design and constructing a park on the site. Trustee Saltiel interjected that his comment is not addressing the issue, as it is the direction of the Village Board to come up with a commercial design which reflects Lincolnshire's sensibilities. Trustee Walrath believes that the project is moving in the right direction and he likes the site layout. Also, the inclusion of the screen wall helps to hide the existing gas station, and at the same time the overall site design provides a better opportunity for the grocery store to succeed. However, Trustee Walrath expressed concern for the need of another bank.

Architectural Review Board Chairman McCall expressed his satisfaction with the way the site plan has been designed, in spite of the issues with stormwater detention and IDOT. He noted that the Wild Oats store building has been customized with masonry, glazing, and its roof design and materials, all without any EIFS. Also, with the curved masonry screen wall in the foreground on the corner of the intersection and the grocery store in its background it provides an impressive entrance into the Village. Further, because only the upper portion of the grocery store with its unique architectural elements will be seen from the intersection, it will tease the curiosity of the passers-by and entice them into the retail center. He also pointed out that the location of the office building along with the tree stand on the site provides a nice setting. With regard to the view of the site from the condominiums, he commented that the Lincolnshire Market Place with its landscaping and site amenities, will be an improvement over the existing conditions of the site area.

Architectural Review Board Member Grover noted his satisfaction with the overall site design, and its architectural consistency offers a link to the other surrounding developments. Since he has viewed the site from the third floor of the neighboring condominium building, the proposed site would be an enhancement to the existing site. Member Grover stated that he likes the uniqueness of the Wild Oats building and expressed concern for the 14' height of the masonry wall. He suggested for consideration sinking an area of the truck service area at the loading dock, and in turn, lowering the height of the wall at that point. In addition, he is concerned with the roof line of the office building, as it needs some architectural interest to break-up the roof line.

Architectural Review Board Member McCormack likes the conceptual design, considers the Wild Oats building as very interesting and a positive addition to the site, and perceives the smaller retail building to be easily rentable given the attraction of the site. Member McCormack stated his dissatisfaction with the clock tower design and presence. He also expressed concern for the office building design and the need for improvement, as well as noted the important effect landscaping and site lighting will offer.

Architectural Review Board Alternate Gulatee expressed concern for the 14' height of the masonry screen wall which limits the view of the site from the corner intersection. Trustee Saltiel noted his preference for the board and batten addition to the all brick wall as it softens the design and takes away the institutional appearance. Mr. Richwine offered the opportunity to view a masonry screen wall similar in height at the northwest corner of Willow Rd. and Waukegan Rd. where a Whole Foods store is under construction, facing inward to the development, and situated behind the screen wall. Alternate Gulatee inquired as to why the corner development is facing inward, to which Mr. Slutsky responded that it is due to the site constraints. Alternate Gulatee suggested consideration be given to open an area of the development to the street along with a streetscape which would be inviting, as opposed to a design that encourages driving by same. Mr. Slutsky noted that the landscape architect is attempting to integrate a streetscape, yet struggling with the issues of IDOT setbacks.

Mayor Blomberg interjected that the site, designed to face inward along with a screen wall, provides the opportunity to do what is best for the site and take advantage of the internal water feature. Trustee Saltiel concurred and noted that the primary concern is to make the site more inviting through the design of the clock tower or focal point and the wall. Trustee Walrath inquired as to the amount of delivery trucks and their frequency, to which Mr. Richwine noted that the public exposure to the delivery trucks would primarily be in the early morning hours. Trustee Walrath noted that consideration be given to lowering the wall. Architectural Review Board Member Hardnock commented that too much thought is being given to the wall, and if it were removed, we would still see the

rear of the grocery store. He noted that, given its setback distance from the road and its relative height, it will not appear as imposing.

Trustee Kloske noted that the Petitioner has responded to the Board's direction and she likes the incorporation of the Whytegate development architectural elements to the design. She also pointed out that having a sense of sameness with the proximity of the Village Green North retail center and the Village Hall, along with some unique architectural details, offers a good design within the heart of Lincolnshire.

Architectural Review Board Member Walder stated that the revisions reflect exactly what the Board had requested and the Petitioner did a great job in so doing. He concurred with Chairman McCall's comments and also noted that too much thought is being given to the wall. Further, he expressed his appreciation to the Petitioner for their great presentation and efforts put forth. Alternate Gulatee noted his satisfaction with the buildings' architectural designs and the fact that it is in the same vein as other Lincolnshire architecture.

Mark Goodman, 20 Trafalgar Sq., 4th Fl. resident expressed concern for the view of the Marathon gas station and the new development as seen from his condominium and the other condominiums in the building. He also noted concern for the cell tower presence and its close proximity to the condominium buildings. Further, he offered the opportunity to have the members of the Boards view the proposed site from his condominium.

Karyl Golden, 425 Village Green, inquired if there was a termination agreement in the event that Wild Oats grocery store fails. Mr. Richwine explained that as part of the Redevelopment Agreement with the Village, the Petitioner has been required to include a recapture clause upon entering into the lease with the grocer, and the Petitioner would then be responsible for finding another tenant for the building.

Grant Golden, 425 Village Green, invited the Boards' members to visit their condominium to view the new development site, as he is concerned with the reduction in trees, a view of a parking lot, and the potential hindrance from the site lighting. Upon visiting the Wild Oats store in Evanston, Mr. Golden also expressed concern with the strength of its business and the success of their store sales. In the event that the grocer would vacate the premises, Mr. Golden suggested the building could be used as a community center.

In conclusion of the workshop discussion, Trustee Saltiel noted a consensus to retain the clock tower element and improve upon the design and incorporation of other building materials.

ADJOURNMENT

Trustee Walrath moved and Trustee Kloske seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 9:27 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Linda Jones, Secretary
Community Development Dept.

lsj