

**MINUTES
REGULAR VILLAGE BOARD MEETING
June 23, 2008**

Present:

Trustee Brandt	Trustee McDonough (arrived at 7:04 p.m.)
Trustee Saltiel	Trustee Servi
Trustee Walder, Jr.	Trustee Walrath
Mayor Blomberg	Village Clerk Mastandrea
Village Manager Irvin	Deputy Village Clerk Marshall
Director of Public Works Tripicchio	Director of Community Development McNellis
Chief of Police Melvin	Director of Financial Systems Roelker
Village Engineer Hughes	Village Attorney Simon
Village Treasurer Curtis	

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

CALL TO ORDER

ROLL CALL

Mayor Blomberg called the meeting to order at 7:02 p.m. and Village Clerk Mastandrea called the Roll.

APPROVAL OF MINUTES

2.1 Approval of the minutes of the Regular Village Board Meeting of June 23, 2008

Trustee Saltiel moved and Trustee Walder seconded the motion to approve the minutes of the Regular Village Board Meeting of June 23, 2008 as presented. The roll call vote was as follows: AYES: Trustees Brandt, Saltiel, Servi, Walder, Walrath. NAYS: None. ABSENT: Trustee McDonough. ABSTAIN: None. The Mayor declared the motion carried.

REPORTS OF OFFICERS

Mayor's Report - There was no report.

Village Clerk's Report - There was no report.

Village Treasurer's Report - There was no report.

Village Manager's Report - There was no report.

CONSENT AGENDA

Trustee Walrath moved and Trustee Brandt seconded the motion to approve the Consent Agenda as presented. The roll call vote was as follows: AYES: Trustees Brandt, McDonough Saltiel, Servi, Walder, Walrath. NAYS: None. ABSENT: None. ABSTAIN: None. The Mayor declared the motion carried.

Trustee McDonough arrived at 7:04 p.m.

The Consent Agenda is as follows:

- 7.1 Approval of Ordinance_____ Terminating the Redevelopment Agreement with CFRI/CBK Lincolnshire LLC for the property located on the northeast corner of Milwaukee Avenue and Half Day Road (Village of Lincolnshire)
- 7.2 Approval of Resolution_____ Authorizing the Village Clerk to Make Certain Closed Session Meeting Minutes Available for Public Inspection - First Review - 2008 (Village of Lincolnshire)
- 7.3 Approval of the use Spring Lake Park and Village Streets for the 4th of July celebration (Village of Lincolnshire)
- 7.4 Approval of Ordinance_____ Adopting the Prevailing Wage Rates to be paid Laborers, Mechanics and Other Workers performing Construction of Public Works for the Village of Lincolnshire (Village of Lincolnshire)
- 7.5 Approval of a Maintenance Bond Waiver for a Fall 5K Run (Vernon Area Public Library District)

ITEMS OF GENERAL BUSINESS

Planning, Zoning & Land Use

- 8.11 **Approval of an Architectural Review Board recommendation regarding approval of the site plan, building elevations, building materials and colors, landscape plan, rooftop equipment plan and site lighting, prepared by Ware Malcomb Architects, David R. McCallum Associates, Inc., and ABCO, LLC., date stamp received June 19, 2008, for a proposed 98,735-square foot, industrial/office building located at 610 Schelter Road (Panattoni Construction, Inc.).**

Director of Community Development McNellis updated the Board on this matter per Planner Robles memo to the Mayor and Board of Trustees dated June 19,2008 (attached).

Mr. Theo Foggy, the Project Architect with Ware Malcomb Architects, presented his revised plans for the building. Trustee Saltiel complimented Mr. Foggy and said the revised plan makes a huge difference. Trustee Walrath agreed.

The additional landscaping was discussed and Trustee Walrath wants to make sure the trees are some what substantial sized trees upon planting. Director of Community Development McNellis said the Village Forest has reviewed and approved the landscaping plan.

Trustee Saltiel said a neighbor of his is familiar with envisor and has concerns over its use. Mayor Blomberg also had concerns over the use of this system. After a brief discussion Trustee Brandt moved and Trustee Saltiel seconded the motion to approve an Architectural Review Board recommendation regarding approval of the site plan, building elevations, building materials and colors, landscape plan, rooftop equipment plan and site lighting, prepared by Ware Malcomb Architects, David R. McCallum Associates, Inc., and ABCO, LLC., date stamp received June 19, 2008, for a proposed 98,735-square foot, industrial/office building located at 610 Schelter Road (Panattoni Construction, Inc.). The roll call vote was as follows: AYES: Trustees Brandt, McDonough, Saltiel, Servi, Walder, Walrath. NAYS: None. ABSENT: None. ABSTAIN: None. The Mayor declared the motion carried.

ADJOURNMENT

Trustee Walrath moved and Trustee Walder seconded the motion to adjourn. The voice vote was unanimous and the Mayor declared the meeting adjourned at 7:18 p.m.

Respectfully submitted,

VILLAGE OF LINCOLNSHIRE

Barbara Mastandrea
Village Clerk

Village of

Lincolnshire

Agenda Item No. 8.11

06/23/08 VB

Memorandum

To: Mayor and Board of Trustees

Date: June 19, 2008

From: Stephen M. Robles, Planner
Department of Community Development

Subject: **SPEC. OFFICE/INDUSTRIAL BUILDING (PANATTONI CONSTRUCTION)**
610 Schelter Road
Approval of Site and Building Development Plans

At the June 9, 2008 Village Board meeting, the Board was not in support of the proposed office/warehouse building design as recommended by the Architectural Review Board. It was requested that the Petitioner address the following concerns expressed by the Board:

East elevation should be enhanced to provide more detail, as this façade will be the most viewed from the street.

The southeast corner of the industrial building should be improved to provide more visual interest.

Additional work should be done on the northeast corner of the building to highlight the office component of the building to create a less industrial appearance.

The landscape should be further enhanced to incorporate more plantings along the Schelter Road frontage, as well as the south end of the site.

STAFF

COMMENTS: The Petitioner has revised all four building elevations to address the Board's comments. The revised Petitioner's Presentation Packet, along with the previous design packet are attached for comparison.

North Elevation

The parapet walls at the northeast office corner of the building have been enhanced to create more visual interest along the building's roofline. Additionally, the office façade alternates in projection from the remainder of the warehouse, creating shadows and depth to the office corner. A subtle horizontal reveal detail has been added at the interior truck loading area to replicate the reveal detail found at the office component. The building's color scheme has also been revised to provide more consistency amongst the colors, further enhancing the building details. The top quarter of all four façades are shown in a different color from the "field" of the façade, creating a "cap".

East Elevation

The same alternating roofline and projection of the façade from the north elevation have been continued on the east façade to provide consistency at the northeast corner of the building. An accent panel has been placed at the corner to mimic the metal entrance canopy on the north elevation, which provides an additional focal point to the corner. At the southeast corner of the building, parapet walls have been added to enhance the roofline and additional horizontal reveals have been provided for additional detail. Second-story windows have also been added to provide natural light into the warehouse and offers more detail to the street façade.

South and West Elevation

The additional design changes provided on the north and east elevations, such as the varying roofline, color scheme, and horizontal reveals, have been continued to both the south and west elevations. A noticeable change to the south elevation is the inclusion of second-story windows, which again, provides natural light into the warehouse and creates more interest.

Landscape Plan

The landscape plan has also been revised to address the request of the Board. A total of 19 additional trees have been added to the landscape plans. Four “Swamp White Oaks” and one additional “Colorado Green Spruce” have been added within the front yard, adjacent to Schelter Road, providing additional screening along the less-detailed are of the east façade. A total of twelve “Columnar Norway Maple” trees have also been added to the south, between the exterior wall and the parking lot. Finally two additional “Colorado Green Spruce” trees have been included along the west portion of the north property line, along with a rearrangement of the plantings in this yard to increase the screening of the loading area from the more visible areas of the adjacent property to the north.

Staff believes that the Petitioner’s design team has done a fine job in revising the building design and landscape plan to address the Board’s previous concerns.

- ATTACHMENTS:**
1. Revised Petitioner’s Presentation Packet, prepared Ware Malcomb Architects, David R. McCallum Associates, Inc., and ABCO, LLC., dated June 18, 2008.
 2. Previous Building Elevations Plan, prepared by Ware Malcomb Architects, dated June 13, 2008.
 3. Draft Improvement Agreement, prepared by Ben Clark, Panattoni Construction, Inc., dated June 3, 2008.