



APPROVED Minutes of the **ARCHITECTURAL REVIEW BOARD** held on Tuesday, February 16, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Gulatee, Hardnock and Kennerley

ABSENT: Members Barranco, Jensen and Baskin and Trustee-Liaison Hancock

ALSO PRESENT: Steve McNellis, Director of Community & Economic Development and Tonya Zozulya, Economic Development Coordinator

CALL TO ORDER: Chairman Grover called the meeting to order at 7:02 p.m.

1.0 ROLL CALL

The roll was called by **Economic Development Coordinator Zozulya** and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board held Tuesday, January 19, 2016.

Member Kennerley moved and **Member Gulatee** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on January 19, 2016, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Consideration and Discussion of Site Design, Landscape Plans, Building Elevations and Site Amenities for a Proposed 44-unit Lincolnshire Trails Townhome Planned Unit Development, 14600 Riverside Road (KZF Development/Stack Real Estate)

Economic Development Coordinator Zozulya expressed appreciation for the Petitioner working with staff and the ARB and provided an overview of the staff report. She noted the ARB held a preliminary review meeting in January to discuss the site layout, building elevations and landscape plans for the proposed subdivision, and had the following comments/direction:

1. Enhance the rear elevation of 4-unit buildings to break them up.
2. Extend the proposed building stone material on the units vertically for additional accent.
3. Propose an alternate color for garage doors.
4. Open views into the gazebo by relocating some of the proposed landscaping.
5. Create an additional outdoor amenity for children which may or may not include a playground area.



Economic Development Coordinator Zozulya stated the Village Code requires ARB review of Preliminary Development Plans for PUDs, with recommendations to the Village Board regarding site layout, tree preservation and landscaping, building elevations (design, materials, colors, massing, scale and height), exterior lighting, parking, signage and site amenities. **Economic Development Coordinator Zozulya** stated staff recommends approval of the preliminary development plans with the following recommendations:

1. Design the two subdivision entrance fences of the same ornamental metal material as the proposed lookout fence, rather than a PVC material.
2. Replace the proposed Crab Apple trees with any Appendix A trees of a comparable caliper inch value.
3. Extend the landscape screening along Riverside Drive west of the western subdivision entrance, in line with Building # 1-4.

She also requested the ARB determine whether that façade of the 4-unit buildings should be further enhanced to avoid monotony; whether additional outdoor space enhancements should be proposed for subdivision residents and whether the subdivision sign pole height should be reduced to 9' or 8' for to achieve a better pedestrian scale. **Economic Development Coordinator Zozulya** also noted staff continued to encourage reduction of the eastern 4-unit building to 2 units to provide for a greater separation between buildings and loosen the overall site plan. KZF/Stack indicated they prefer to maintain the current density for financial reasons and would like to revisit this with the Village Board.

She then introduced the petitioner, KZF/Stack.

Jeff Rothbart of Stack Real Estate reviewed the revisions made in response to the ARB comments. He stated they added a horizontal band to 4-unit rear building elevations and a different pattern siding. They also brought stone around the front of the garages. They felt the sides did not require enhancements as they would not be visible. Two different garage door patterns in a uniform color (either white or almond) have been introduced for 4-unit buildings. Every building will have a different garage door color, alternating between white and almond.

Mr. Rothbart stated they have removed some of the originally proposed landscaping from around the gazebo area to make more room available for play.

Mr. Rothbart stated his team is happy to address staff's recommendations in the memo.

Member Gulatee expressed his satisfaction with the revised proposal.

Member Kennerley stated she feels the revisions made the facades more decorative and aesthetically appealing. She further stated the façade changes have deemphasized the roofs which were much more prominent in the original proposal.



Member Hardnock noted he liked the stone surrounding the garage doors and inquired whether the vertical elements were meant to depict gutters to which **Mr. Rothbart** responded affirmatively.

Mr. Rothbart provided a material/color palette for the ARB's viewing.

Member Kennerley inquired as more interest can be added to the stone material. **Mr. Rothbart** said the stone samples provided may not be representative of the exact texture which will most likely be present in the actual stone blocks.

Member Gulatee inquired whether mortar will match the color of the stone to which **Mr. Rothbart** responded affirmatively.

The revised landscape plans were discussed. **Member Kennerley** suggested the proposed evergreens from the rear of Building #27-30 be relocated to the following three locations: between Building #7-10 & Building #5-6 and between Building #5-6, behind Building #5-6 and between Building #5-6 and Building #1-4. She said the relocated evergreens can be replaced with deciduous trees in the same locations. She also stated a group of Spirea plants along the side of 2-unit buildings should be replaced with 3-4 yews or other evergreen bushes. She noted yews are considered old fashioned and she would welcome other evergreen species instead. **Member Kennerley** stated she is impartial to Crab Apple Trees.

Member Hardnock confirmed the location for the staff-recommended landscape extension along Riverside Road frontage. **Economic Development Coordinator Zozulya** stated the extension west of the western access point would be minimal covering the area in line with Building #1-4.

The subdivision entrance sign was discussed. **Economic Development Coordinator Zozulya** sought confirmation the sign is proposed to be non-illuminated to which **Mr. Rothbart** responded affirmatively. **Steve Friedman of KZF** noted the sign is designed to have a rustic appearance.

Member Hardnock noted he does not like the stark white and black colors proposed. It has a temporary sign look. **Mr. Rothbart** stated this will be the only permanent subdivision sign and they would like to request another permanent or temporary sign off Milwaukee Avenue. **Steve McNellis, Director of Community and Economic Development**, stated that would be an off-premise location but they can make a request as part of their annexation agreement proposal for the Village Board's consideration.

Member Hardnock noted he would like the developer to incorporate some colors from the building palette and improve the shape by adding some decorative elements.

Member Gulatee inquired what the maximum allowable sign size. **Director McNellis** stated the Village Code allows up to 20 square feet of sign area.



The ARB felt the sign height should be decreased to 8.5' from the proposed 10'.

Bill Hupperich of Manhard Consulting stated they would prefer a split-rail fence at the two entrances rather than an ornamental metal. PVC was chosen due to its durability and low maintenance. **Economic Development Coordinator Zozulya** stated the Village Code permits natural and composite wood as well as ornamental metal fence materials. **Chairman Grover** and **Member Gulatee** and felt the fence material should be changed to cedar for a more natural look.

The ARB did not have concerns about other site furniture items proposed, including the gazebo and lookout benches.

Chairman Grover sought any more questions or comments from the ARB. There being none, requested a motion.

Member Kennerley moved and Member Hardnock seconded a motion to approve and recommend to the Village Board for their approval of Preliminary Development Plans for a proposed 44-unit townhome subdivision at 14600 Riverside Road, as presented in packet submitted by KZF Development/Stack Real Estate, dated February 11, 2016, and as depicted in the material/color sample board provided at the meeting, subject to the following conditions:

1. *Revise the entrance fence material from PVC to Cedar.*
2. *Replace the proposed Crab Apple trees with any Appendix A trees of a comparable caliper inch value.*
3. *Extend the landscape screening along Riverside Drive west of the western subdivision entrance, in line with the edge of Building # 1-4.*
4. *Reduce the height of the subdivision sign to 8.5' tall, incorporate colors from the approved building palette and add decorative sign elements to enhance the sign appearance.*
5. *Revise the landscape plans as follows:*
 - a. *Relocate some of the proposed evergreens from the rear of Building #27-30 to the following three locations: between Building #7-10 & Building #5-6 and between Building #5-6, behind Building #5-6 and between Building #5-6 and Building #1-4. Replace the relocated evergreens with deciduous trees in the same locations.*
 - b. *Replace a group of Spirea plants along the side of 2-unit buildings with 3-4 yews or other evergreen bushes (see attached plan).*

The motion passed unanimously by voice vote.



3.2 Consideration and Discussion of New Center-Wide Ground Sign Package for the Existing Lincolnshire Commons Retail Center, 900-970 Milwaukee Avenue & 225 Aptakisic Road (CFNX Linshire, LLC)

Economic Development Coordinator Zozulya stated the original Lincolnshire Commons PUD includes an Area of Special Sign Control which governs wall and ground signage throughout the site and allows for exceptions from Village Code. Current ground signage consists of three signs identifying the name of the Center with no tenant panels- staff included photos of the existing signs in your packets. The Village Board reviewed this request at the January 25, 2016 Committee of the Whole meeting and referred it to the ARB for design review. The Public Hearing on the PUD amendment will be held at the Village Board after ARB review and recommendation. The ARB's design review should focus on the sign location, sign design (including materials and colors), sign panels, tenant signage criteria, and sign base landscaping.

She then introduced the Petitioner's representative.

Steve Bauer, Attorney with Meltzer, Purtil and Stelle and **Peter Zelenko of Portico Partners**, representing the Petitioner, described the proposal in detail. Attorney Bauer stated the request is to replace three existing ground signs in the same locations as existing to afford greater visibility to the Center's tenants and to increase the Center's competitiveness with new large commercial developments in other communities, such as the proposed Melody Farm retail development in Vernon Hills.

Mr. Zelenko reviewed the signage plans, noting the signs incorporate architectural and design elements from the adjacent Cosi building and Joseph A. Bank building with a tower feature. He stated the "Lincolnshire Commons" name will be halo lit and the tenant names/logos will be individually etched with small letters used in taglines laser cut. The letters/logos will be routed and back-lit via fluorescent lights.

A color/material sample board as well as a sample letter was provided for the ARB's viewing. The proposed sign material and colors are to match existing buildings.

Mr. Zelenko stated they provided landscape plans in conformance with Village Codes. They are glad to incorporate the staff's recommendation regarding an additional evergreen bush and groundcover.

Mr. Zelenko stated one of staff's recommendations was to narrow the two sign columns by 6" to gain additional tenant panel width. They prepared a side-by-side comparison depicting signs with the current and reduced column width. He stated the Center ownership would prefer the new option with the reduced column width.

Economic Development Coordinator Zozulya stated staff recommends approval of the proposed ground sign package for Lincolnshire Commons, subject to the following conditions:



1. Reduce the width of the vertical sign posts on either side of the tenant panels by 6"-7" each.
2. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board.
3. Add an additional evergreen bush and groundcover to the base of all three signs.

Member Kennerley and **Member Hardnock** expressed concerns about visibility issues for Sign B1 (along Milwaukee, near Cosi) and Sign B2 (along Aptakisic Road) given their proximity to the sidewalk and roadway. Economic Development Coordinator Zozulya noted the Petitioner included visibility triangle renderings in the plans showing no line-of-sight concerns. She further stated the Village's Engineer will review and approve the final sign locations at sign permit issuance as a Village permit will be required prior to sign installation.

Mr. Zelenko stated the signs will be located no closer to the road than the existing signs. New foundation will be used.

Member Hardnock expressed concerns about the intricacy of small letter/logo illumination and inquired about the feasibility of illuminating the signs via external illumination such as ground lights. **Lisa Staszak of Parvin-Clauss Sign Company** stated it would not be practical to use external illumination due to the sign height and their desire for brighter illumination.

Economic Development Coordinator Zozulya inquired whether the proposed letter installation would be easily implemented by any sign company that a new tenant might choose to work with to which Ms. Staszak responded affirmatively.

Chairman Grover was concerned about setting a precedent by allowing logos on the proposed signs. **Economic Development Coordinator Zozulya** and **Director McNellis** noted Village Green and CityPark already permit logos.

Attorney Bauer stated logos are important to differentiate the tenants who prefer to use their brand names. **Economic Development Coordinator Zozulya** stated staff will rely on the Tenant Signage Criteria during sign permit reviews. Panel placement and colors will not be regulated by the Criteria and will be determined by the Center owners and tenants, respectively.

Member Gulatee suggested uplighting the horizontal topper with which **Mr. Zelenko** concurred. They would prefer to keep the opening between two top horizontal elements to maintain the same "floating" design used on the Joseph A. Bank building tower in daylight.

Discussion ensued regarding the column width. **Mr. Zelenko** noted the existing column width is 30" and the reduced width will be 24", which is the same as the



multi-tenant Village Green ground sign columns on Milwaukee Avenue. It was the consensus of the ARB to allow for two column width options.

Member Kennerley stated she agrees with staff's recommendation to add additional evergreen bushes and groundcovers.

Member Hardnock also recommended the proposed ornamental grasses be reviewed and potentially relocated to ensure they do not block the sign faces.

Chairman Grover sought any more questions or comments from the ARB. There being none, requested a motion.

Member Gulatee moved and Member Hardnock seconded a motion to approve and recommend to the Village Board for their approval of a new center-wide ground sign package for the Lincolnshire Commons Retail Center, located at 900-970 Milwaukee Avenue and 225 Aptakisic Road, as depicted in a presentation packet prepared by Portico Partners and Parvin-Clauss, date stamp received February 10, 2016, and as depicted in the material/color sample board provided at the meeting, with the following conditions:

- 1. Provide a second design option showing reduced ground sign columns by 6" in width each.*
- 2. Provide optional uplighting for the sign "topper", as depicted in the presentation packet, while maintaining a thin depth of the "topper".*
- 3. Revise Tenant Signage Criteria to clarify the color of the tenant panels is to be Parax "Moonstone", as noted in the material/color sample board presented at the 2/16/16 ARB meeting.*
- 4. Add an additional evergreen bush, such as Boxwood, and an additional groundcover, such as Wintercreeper, to the base of all three ground signs. Relocate the proposed ornamental grasses from the base of the three ground signs so the grasses do not block sign faces.*
- 5. The final ground sign location is to be approved by the Village Engineer at sign permit issuance.*

The motion unanimously passed.

3.3 Preliminary Review of Site Design, Landscape Plans and Building Elevations for Proposed Redevelopment of Regal Theater Site, Including a 302-Unit Luxury Apartment Complex and Renovated Regal Theater in CityPark Development at the Southwest Corner of Milwaukee Avenue and Aptakisic Road (ECD Company)

Director McNellis presented Staff's comments on the luxury apartment complex known as 404 Social and the redevelopment of the Regal Cinema.

Scott Greenberg, President of ECD & owner of the property, presented the reasons for redeveloping the theater and the concept behind the apartments proposal. **Mark Hopkins, HKM Architects**, project Architects/Planners, introduced his partner, **Mark Kurensky** and began the presentation to the ARB.



Chairman Grover stated his first reaction is that the entrance to the apartment parking lots is congested, with street parking between the two buildings, cars coming in and out, and a fair amount of traffic. **Mr. Kurensky** noted there is only about 40 cars between the two buildings and you can get into the west building without passing any of these cars. He further noted most of those outside spaces are visitor parking. He noted they would, however, continue to look into this area.

Member Hardnock stated traffic congestion seems like a problem going through the whole property. There are over 1200 potential cars on the property, all coming in from one point basically. **Mr. Kurensky** noted that right now there's just one entry to the larger theater parking field. The proposal helps traffic circulation by adding a dedicated drop-off for the theater to separate the traffic. He further noted that consultant KLOA has completed a traffic report. Right now, when the theater is full there are large peak times with a lot more traffic in those peaks. With apartments, the peak will be a lot more spread out.

Mr. Greenberg noted they brought on KLOA, who are doing another expanded report. It's also important to talk about the fact there are currently over 4000 seats in the theater and its going down to 1500. He noted these are actually quite compatible uses, especially based on traffic patterns.

Member Gulatee stated he would like to know how this works, philosophically. He noted he likes that the garages are camouflaged, but the units still have to look at 600 parking spaces. He further noted he had concerns about the internal flow of the building and the use itself.

Member Kennerley stated she is not a fan of the design. She finds it very flat, with not a lot of architectural elements. The pool is the centerpiece. She stated she doesn't see the flow and the design is boxy. She believes people will be caught in bunches, depending on the season. She further noted all activity is in one building and there is a lack of flow. She also did not believe that empty-nesters would ever move there.

Member Hardnock stated he questions the parking garage locations. All activities are located in one corner of the apartment building. Architecturally, he likes it. It's interesting, modern bold and fun.

Chairman Grover stated the wrap-around parking garage is what people want. The design is unique, which is good. He wondered if they could do anything to make its outdoor use more than just 3 months in the Summer.

Member Gulatee stated nobody walks in Lincolnshire. He wondered where Mr. Greenberg got the impression someone does. **Director McNellis** stated that just because people don't walk there now, doesn't mean we shouldn't strive to pedestrianize.

Chairman Grover asked for a motion to extend the meeting, given that the meeting



had reached 10:30. **Member Hardnock** made the motion, with **member Kennerley** seconding the motion. The meeting was extended by a unanimous vote. Additional discussion regarding the buildings design followed.

Mr. Kurensky noted they believe they can answer all the questions raised this evening. He stated they just need to do their homework.

Chairman Grover stated the proximity between the theater and west apartment building does look close, so the architect should make sure to take a look at that.

Mr. Greenberg wondered if this was the best forum to do this kind of review. He thought it may be better to sit around a table and truly workshop this. He wondered if there was a way to have another meeting to pull together everyone in a different forum. **Member Kennerley** stated she would be interested in seeing how the design arrived here, including what you discussed and rejected to get here and what concepts you had. She does not want a meeting where the developer is simply trying to defend their preferred design. **Mr. Greenberg** agreed and said a productive forum would help him and the architects. **Director McNellis** noted Staff will take a look at the possibility of a workshop.

4.0 UNFINISHED BUSINESS – Director McNellis inquired if the ARB was still interested in electronic submittal packets or if paper packets would be preferred from here on out, to which the response was to stick with paper submittal packets only.

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Grover** adjourned the meeting at 10:46 P.M..

Minutes submitted by Tonya Zozulya, Economic Development Coordinator, and Steve McNellis, Director of Community & Economic Development.