



APPROVED Minutes of the Special **ARCHITECTURAL REVIEW BOARD** held on Monday, February 29, 2016, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Members Barranco, Jensen and Baskin and Trustee-Liaison Hancock, Members Gulatee and Kennerley

ABSENT: Chairman Grover and Member Hardnock

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

CALL TO ORDER: Chairman Pro Tem Kennerley called the meeting to order at 7:05 p.m.

1.0 ROLL CALL

The roll was called by **Director of Community & Economic Development McNellis** and **Chairman Pro Tem Kennerley** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Architectural Review Board held Tuesday, February 16, 2016.

Director of Community & Economic Development McNellis stated staff prepared a summary of the February 16, 2016 meeting which was provided to the ARB in the meeting packet. The minutes will be presented at the next regular ARB meeting for approval.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Design Review Workshop 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)

Scott Greenberg, the Applicant, expressed his gratitude to the ARB for reviewing his proposal and their comments which allowed his team to make improvements to the original plans. **Mr. Greenberg** noted approximately a third of the apartment units are geared towards millennials. He noted he is the landlord for the movie theater.

Mark Kurensky, HKM Architects, made a PowerPoint presentation, noting the evolution of the site plan, building elevations and landscape plans. He also discussed how the ARB comments were addressed.

He noted the site demands 500-700 cars. He discussed various building design options considered and noted they chose the "Texas donut" wrap to have



residencies around parking decks and to allow for convenient parking on each floor. He also noted the sanitary sewer line running through the site which impacted the final building placement. He stated some prior concepts contemplated a five-story building height which was taller than the movie theater. They decided to bring it down to 4 stories so as not to overpower the movie theater and to create a different luxury product than what is available in the area.

Member Baskin expressed his appreciation for the “urban suburban” theme of the development.

Mr. Greenberg stated the average movie theater room is expected to hold 100 people rather than 300 today. Movies will continue to be run in a sequencing pattern.

Pedestrian connectivity was discussed. The ARB noted the need to provide a pedestrian connection from the movie theater and the apartment complex to Aptakisic Road. **Mr. Kurensky** noted there is an existing sidewalk along the east side of the main drive. **Director McNellis** suggested the sidewalk be emphasized via landscaping or other means to encourage its usage.

Chairman Pro Tem Kennerley inquired as to whether the Fire District is comfortable with one access point only. **Director McNellis** said they are. He said another access point would need to be approved by the County as Aptakisic Road is in the County jurisdiction. He stated the only request the Fire District had is to be able to get around the buildings on a wide path or reinforced turf.

William Woodward, KLOA, explained the results of a traffic study for the movie site. He noted a second access point would most definitely require a variation from the County’s standards. He also noted the signalized intersection at Parkway Drive and Aptakisic Road has enough capacity to accommodate the proposal. If a secondary access point were to be created west of the current one per **Member Gulatee’s** suggestion, it would encourage cut-through traffic and would most likely be right-in, right-out only. He also stated residential traffic tends to peak in the morning and is more spread out in the evening with no particular peak point.

Wayfinding and parking lot signage were discussed for the site. **Chairman Pro Tem Kennerley** recommended installing a “dead end” sign between the two proposed residential buildings.

Trustee Hancock inquired how many cars can stack up around the movie theater drop-off area. **Mr. Kurensky** stated the drop-off area can accommodate 8-10 cars.

Chairman Pro Tem Kennerley encouraged the architects to create a focus point near the central boulevard.

Mr. Kurensky stated there are approximately 80’ between the east and west buildings. They eliminated all but 6-8 parking spaces between the two buildings and created additional open space. The remaining parking is slated for guests, pizza



deliveries, etc. They have also added several private courtyards to the rear of the western building as well as additional amenities. They also realigned the lobbies and provided for a crosswalk between the two buildings. The exposed parking deck sides will be heavily screened. A portion of the visitor parking will be located inside the parking decks.

Chairman Pro Tem Kennerley and Members Jensen and Baskin noted their appreciation for the new site layout and “bold” building architecture. **Member Baskin** inquired whether the developer studied walking patterns, sun/wind/shade exposure (which is important for swimming pool usage) and private/public space hierarchy. **Member Baskin** requested a layered drawing depicting this type of hierarchy.

The ARB raised a concern regarding how the apartment management will ensure the pool and other amenities remain clean and up-to-date. **Mr. Greenberg** noted the management company will maintain all the amenities and will want to keep them “sparkly” at all times to make the complex marketable.

The ARB expressed concern regarding the movie traffic potentially cutting into the apartment guest parking south of the boulevard. **Mr. Kurensky** responded while that may happen, the landscaping should discourage that. **Mr. Greenberg** noted the parking will be restricted to the apartment complex only. He noted CityPark’s current restaurant users which include Wildfire and Big Bowl, respect Hampton Inn Hotel parking.

Trustee Hancock noted the elevations fit in with Lincolnshire. **Member Gulatee** stated the buildings do not respect Midwestern architecture and therefore should be rethought to incorporate clues from the local building landscape. He recommends using “noble” materials such as brick, stone or granite rather than using the proposed fiber cement panels. He also felt bay windows and skylights should be proposed. He also noted his dissatisfaction with the proposed site plan and believes the buildings are forced into the site which is not big enough to accommodate it. He stated a potential solution would be having a 5th story and decreasing the building footprint. **Mr. Kurensky** stated density is a matter of perception and he does not believe the subject site will be perceived as dense.

Chairman Pro Tem Kennerley expressed concern with the teal color of the elevations and asked for revisions prior to the next ARB meeting.

Regal Movie Theater elevations were reviewed. **Mr. Greenberg** noted the Regal Theater façade is not proposed to be changed due to high costs.

Mr. Kurensky presented landscape and lighting plans which are still under development. He noted they propose to use bollard lights in keeping with the modern building architecture rather than traditional street lights. Their choice of trees includes gingkoes due to their upright position. For the main median between the apartment complex and the movie theater parking they propose 4-season perennials with no evergreen trees. The ARB recommended not using evergreen



trees within the boulevard-like median but in other appropriate locations near the apartment buildings for winter interest. **Economic Development Coordinator Zozulya** noted the developer should not rely on one tree species to avoid a potential tree decease issue compromising the entire landscape area.

The developer will look into how snowplowing will be addressed on-site per the ARB recommendation.

Member Kennerley requested more information on the internal flow of the two buildings for the next ARB meeting.

Trustee Hancock stated two main issues the developer will likely face at the Village Board is site density and the apartment use.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

There being no further business, **Chairman Pro Tem Kennerley** adjourned the meeting at 9:35 p.m.

Minutes submitted by Tonya Zozulya, Economic Development Coordinator