



APPROVED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, March 18, 2014, in the Public Meeting Room of the Village Hall, One Olde Half Day Road, Lincolnshire, IL.

PRESENT: Chairman Grover, Members Hardnock, Gulatee, Kennerley and Schlecht.

ABSENT: Trustee Liaison McDonough.

ALSO PRESENT: Steve McNellis, Director of Community & Economic Development and Stephen Robles, Village Planner

CALL TO ORDER: Chairman Grover called the meeting to order at 7:00 p.m.

1.0 ROLL CALL

The roll was called by **Planner Robles** and **Chairman Grover** declared a quorum to be present.

2.0 APPROVAL OF MINUTES

2.1 Approval of the Minutes of the Regular Architectural Review Board Meeting held Tuesday, November 19, 2013.

Member Hardnock moved and **Member Gulatee** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on November 19, 2013, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 **WORKSHOP** to discuss proposed conceptual site development plans for the Lincolnshire Downtown Planned Unit Development (DK Mallon).

Village Planner Robles introduced the project and explained the purpose of the meeting was to conduct a workshop based on conceptual site development plans for the Downtown Planned Development to generate input and direction from the ARB. He continued, the Downtown PUD was part of a larger Redevelopment Project that was initiated back in 1989. The Downtown site is located at the northeast corner of Milwaukee Avenue and Route 22, and comprised of 3 parcels - A, B, and C. Parcel B, is located in the center of the site, and was developed with The Fresh Market grocery store, which opened last summer. In the Spring 2013, the Village sought request for proposals for the purchase and development of the remaining Parcels A and C, to complete the Downtown PUD site. DK Mallon, as the selected developer, was present at the night's meeting to provide a full presentation of their conceptual site development plans.

Mike Mallon, DK Mallon, provided a background of DK Mallon and their portfolio of development projects and commercial tenants. **Mr. Mallon** continued with an introduction of the design team, **Andy Koglin**, President of OKW Architects, and



Katherine Tully, Landscape Architect. A history of DK Mallon's involvement in the Downtown Planned Unit Development (PUD), the Tax Increment Finance (TIF) District, and The Fresh Market was provided. **Mr. Mallon** presented the three guiding principles used to develop the proposed site development plans:

1. Development of a plan to complete the design character of the development,
2. Create a true sense of place, and
3. Plan a development of what the market can support and to be consistent with the Village's design guidelines.

Andy Koglin, OKW Architects, provided a brief history of the company's involvement in Lincolnshire projects, such as the Village Green retail center and the Walgreen's Pharmacy building. He continued with a background on the proposed site development plans, which concentrated primarily on the north end of the site. A summary of the conceptual building architecture was then provided.

Katherine Tully, Landscape Architect, presented the proposed courtyard design element, which included a fountain feature within the central island. Enhanced landscaping was also noted as a key design feature of the center island. The area identified as "Restaurant C" was then presented, **Ms. Tully** continued that a pergola feature, with bistro style seating under the pergola, was incorporated into the restaurant design to reinforce the pedestrian element, instead of the proposed drive-thru service area.

Following the petitioner's presentation, **Chairman Grover** requested comments from the ARB Members.

Member Gulatee questioned the history of the Indian Creek and the associated flooding, and if the detention pond was located within the floodplain. He continued, to inquire if land along the Indian Creek could be recovered and as a result, push the flood area closer to creek to create a larger buildable area. **Village Planner Robles** explained that improvements were made to Indian Creek to improve the management of flooding. He continued by noting that the site constraints of the Indian Creek, spine road, and detention pond were all fixed and would require substantial work and expense if there were to be modifications to the established floodplain. Based on the Village's support of the previous site design plans for the Whole Foods grocery store, **Village Planner Robles** explained the Village made a conscious decision at that time to use Indian Creek as a natural boundary between the Downtown site and the South Village Green development to the north, instead of incorporating Indian Creek as an integral feature of the development. **Member Gulatee** inquired as to the parameters of the site. **Director McNellis** summarized the site constraints that influenced the development of the site, along with the agreement with The Fresh Market, which further placed restrictions on the use and development of the Downtown PUD.

Member Gulatee further noted the urban design of the northern parcel should be cognizant of the building across Milwaukee Avenue. He inquired why the design of "Retail D" building was designed toward Milwaukee Avenue if the building was not accessed from such street. **Member Gulatee** concluded with his support of the plaza concept, but noted his hesitation of its success, along with the



recommendation to bring the gas station in with the design of the PUD and not to close it off.

Member Hardnock questioned if “Restaurant A” was large enough for a table service restaurant. **Mr. Mallon** confirmed the building was designed and marketed towards table service restaurant operators and not fast casual restaurants. **Member Hardnock** continued noting his concerns with the pedestrian crossing within the plaza area, and the conflict with speeding vehicles along the spine road. He further noted concerns with regard to the parking spaces along the spine road, east of the Milwaukee Avenue entrance, and the potential danger of cars utilizing said spaces, especially as the proposed landscaping could obscure sight lines. **Member Hardnock** concluded noting his concern with the drive-thru of “Restaurant C” and forcing people to cross the drive-thru lane to the outdoor seating area, and questioned if the petitioner was determined for such a drive-thru. **Mr. Mallon** explained through their initial concept plans included an office building and a small café/restaurant at the request of the Village to take advantage of the Indian Creek views. In discussion with potential end-users, many restaurants desired that location. He continued that “Restaurant C” would not be a fast food restaurant, but a fast casual use with a drive-thru window. Therefore, the use of the drive-thru would not be as frequent, the stacking and idling of cars would not be the same as a typical fast food drive-thru.

Member Kennerley noted her concern of a high number of blind spots for both cars and pedestrians at the north end of the PUD plan. She continued, that intuitive traffic circulation in parking lots was always a challenge, and the need to prevent the creation of the feeling of being trapped. **Mr. Koglin** agreed and noted a sign plan would be provided at the next meeting to address the access challenges. **Member Kennerley** continued that access to and from the site remained an issue and should be addressed to ensure the success of the development. In regards to the fountain, she noted it was a nice touch, but felt seating should be incorporated into the fountain to encourage gathering. **Member Kennerley** finished by suggesting the pedestrian areas use consistent materials, patterns and colors to establish a clear identification of the pedestrian areas.

Member Schlecht started by inquiring if a performa for the investment and returns of the development had been conducted. **Mr. Mallon** confirmed such analysis had been conducted based on the RFP (Request for Proposal) requirements, and were provided to the Village Board during their review of their response to the RFP. **Member Schlecht** noted his content with the proposed architectural plans and suggested The Fresh Market building elevations be included in the next packet for comparison. However, he noted the building elevations for the “Retail D” building contained a number of materials and roof lines, which were all a bit much and suggested reducing the variety of materials and roof changes to a more cohesive design. Continuing with building design, **Member Schlecht** expressed the opportunity to incorporate the warehouse design theme from the north elevation of The Fresh Market into the proposed building designs, in an effort to make it appear the buildings had always been present and repurposed for their proposed uses. **Member Schlecht** further expressed concern for the lack of service areas that needed to be addressed. He concluded by questioning if there were any



comparable developments where proven successful and felt such would be useful information to receive.

Chairman Grover commented of the number of drive-thru areas within the northern portion of the development was high. He continued inquiring if “Retail D” did not require a drive-thru, could the building then be moved closer to Milwaukee Avenue and create a larger center island. **Mr. Mallon** responded that initial discussions with potential tenants pointed toward a demand for the drive-thru; however, if the final mix of tenants did not require a drive-thru, they could explore moving the building as described. **Chairman Grover** continued and expressed disappointment with the “Restaurant C” drive-thru and felt the building location was ideal for a restaurant (without a drive-thru). With the loss of the Flatlanders restaurant and their outdoor patio, he commented the Village was in need for more outdoor patio space. A summary of the restrictive covenants/agreement with The Fresh Market was requested by **Chairman Grover** for the next meeting.

There being no further ARB comment, **Chairman Grover** concluded the discussion on this item.

4.0 UNFINISHED BUSINESS (None)

5.0 NEW BUSINESS (None)

6.0 CITIZENS COMMENTS (None)

7.0 ADJOURNMENT

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

Minutes submitted by Stephen Robles, Village Planner.