



# VILLAGE OF LINCOLNSHIRE

## MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, July 18, 2023

Present:

~~Chair Kennerley~~

Member McCall

Member Santosuosso

Member Killedar

Alternate Member Malhotra

Member Hefner

~~Member Orzeske~~

Trustee-Liaison Raizin

Planning & Development Manager Zozulya

### 1.0 ROLL CALL

Member Santosuosso called the meeting to order at 7:01 p.m., and Planning & Development Manager (PDM) Zozulya called the Roll.

PDM Zozulya requested the Architectural Review Board's consideration of appointing Member Santosuosso as the acting chairperson for the evening per Chair Kennerley's request. Member Hefner moved and Member Killedar seconded the motion. PDM Zozulya declared the motion carried.

### 2.0 APPROVAL OF MINUTES

#### 2.1 Approval of the minutes of the Architectural Review Board meeting held on Thursday, July 6, 2023

Member Hefner moved and Member Killedar seconded the motion to approve the minutes as presented for the Thursday, July 6, 2023, ARB meeting.

Motion passed unanimously by voice vote.

PDM Zozulya declared the motion carried.

### 3.0 ITEMS OF GENERAL BUSINESS

#### 3.1 **Design Review Regarding Site and Building Design, Signage, Landscaping, Lighting, and Site Amenities for Proposed Office/Warehouse Buildings (15730 Aptakistic Road – Panattoni Development Company Inc.)**

PDM Zozulya provided an overview of the proposal.

PDM Zozulya the request received a pre- application review at the Village Board in September 2022. The Village Board was receptive of the proposal but had concerns regarding the building articulation lacking and the buildings being perceived as somewhat monolithic and not defined with architectural features. They were also concerned

about how this building and its bulk would fit in into the surrounding area and the truck dock visibility for building 1 from Aptakisic Road.

PDM Zozulya stated that staff and Panattoni worked closely on putting together detailed plans addressing the concerns that she referenced before it was presented to the ARB Board.

PDM Zozulya stated that in terms of the scope of the review, the ARB is charged with reviewing the site layout, parking and loading, site access and circulation, building design, exterior signage, landscaping and tree preservation, lighting, and site amenities. Anything on the inside of the building is not within the ARB purview. Additionally, the ARB is now charged with reviewing the proposal and any subsequent warehouse and industrial proposals against the new industrial/warehouse design guidelines, including articulated facades, distinctive entrances, windows and natural architectural light, high quality sustainable materials, as well as site entry, parking lots, loading areas and detention.

PDM Zozulya stated that one item staff would like the ARB to consider is whether additional facade treatment is still desired, for the truck dock elevations.

Member McCall suggested that when the petitioner makes their presentation, they refer to the design guidelines that were provided in PDM Zozulya's overview and detail how the guidelines are being addressed.

Eric Prechtel, an attorney on behalf of Panattoni Development gave a brief overview of the company's history stating that Panattoni Development Company was founded in 1986 and has grown to become one of the largest privately held full service real estate development companies and has developed over 594 million square feet of industrial space in the Chicago area, including at 610 Schelster Road in Lincolnshire currently occupied by Ice Mobility. The subject property is in an industrial corridor along Aptakisic Road and is surrounded by other industrial and office uses.

Attorney Prechtel stated the village recently approved the Corporate Center Subarea Strategy as part of its review of industrial developments in village.

Attorney Prechtel stated they wish to subdivide the property from four to two lots, and construct two speculative warehouses, one warehouse on each lot. Building 1, measuring approximately 229,250 Square feet, will be west of the extended Schelster Road and Building 2, measuring approximately 202,537 square feet, will be east of the extended Schelster Road. Panattoni has worked diligently with staff to coordinate the building orientation, architectural enhancements, landscaping enhancements, and public improvements to ensure they meet the new design guidelines.

Attorney Prechtel noted the proposed buildings are oriented to the public right-of- way.

Member Hefner asked who would have the jurisdiction over the roads.

PDM Zozulya stated when the road extensions are constructed, they will be dedicated and accepted once the Village verifies, they meet all standards.

Member Hefner asked if zoning considered the impact on traffic.

PDM Zozulya stated the petitioner provided a traffic study for review.

Kasey Kluxdal from Harris Architects provided material boards, samples, design renderings and elevations as a part of their presentation.

Architect Kluxdal stated the design aims to deliver a more "corporate campus" look rather than a typical industrial building. The facades facing public streets have been articulated with premium materials to provide visual relief and the building entrances are recessed and have glass curtain wall designs. Fiber cement panels with textured finishes are used consistently between the buildings and the vertical and horizontal articulation is provided through features like raised panels and recessed wall sections. Clearstory glass windows are provided for natural light and a variety of finishes and colors are used to provide a "design-forward facility. "

Member Hefner asked about the main entrance relating to the glass.

Member Hefner also had concerns regarding the canopies and lack of shading on the south elevations siting the warm temperatures in the summer months.

Architect Kluxdal stated the building volume on the interior is empty space, so all the glass is visible from the inside. In response to the canopies and shading on the south elevation the glass portion is recessed and shaded from the soffit. They will be using low E insulated glass. Petitioner agrees there is an opportunity for additional sunshade.

Landscape Architect Talty with Kathryn Talty Landscape Architecture gave a presentation. She stated 65 trees on the site were surveyed, of which 27 will be removed due to construction and 38 will be preserved. 442 new trees are proposed, including 241 evergreens, 134 shade trees and 67 ornamental trees. Emphasis was placed on landscaping along Aptakasic Road to screen the loading docks and provide a "corporate campus" look.

Landscape Architect Talty stated native plantings are proposed for the detention basins with emergent plugs and native seed mixes.

Landscape Architect Talty stated two ground signs are proposed and will be landscaped with evergreens, perennials, and shrubs. Irrigation is proposed around the building perimeters.

Member McCall asked about the irrigation of the detention basins and berms, commenting some plantings at the Panattoni development in Vernon Hills are not doing well.

Landscape Architect Talty responded t irrigation would primarily be around the building perimeters, and that once established, the trees and shrubs would be fine, but turf grass requires more water. They will replace any plantings that do not establish properly.

Dan Stevens, the project civil engineer with Spaceco provided an overview. He stated the petitioner is working with Lake County Stormwater Management Commission on the design of the ponds.

Engineer Stevens stated the ponds will use a "treatment train" approach with some deeper portions for sedimentation and shallow areas planted with native plants. They are trying to balance the functional needs of the ponds with aesthetic considerations.

Member McCall asked about the grading around the detention ponds and how deep the water would be.

Engineer Stevens responded the contours show depths ranging from 6 inches to 1 foot, with deeper sections where water would primarily collect.

Member Hefner asked about the impact of the new development on existing trees with extensive root systems under new asphalt areas. He stated they roots could buckle and be starved of oxygen.

Engineer Stevens acknowledged could be an issue and they would take that into consideration during construction.

Member Hefner also asked about the berm that abuts Aptakistic Road and how much water run off to Aptakistic Road. Member Hefner asked about the loss of the soils capacity for water to infiltrate evenly across this property.

Engineer Stevens responded they will make the grade transition the best they can. There is also a storm sewer and swale in between the building and Aptakistic Road that will collect water and bring it to the basin.

Member McCall commented on the size of the landscaping material along Aptakistic Road, given the height of the buildings.

Landscape Architect Talty stated they are specifying trees at 10 to 12 feet tall at planting subject to availability.

Member Hefner asked about considering zone-appropriate trees due to climate change.

Landscape Architect Talty responded they take that into consideration and are constantly updating their plant lists.

Trustee Raizin asked if the native plants would require fertilizer.

Landscape Architect Talty said once established, the native plants would not require fertilizer.

Member McCall asked about site amenities.

Landscape Architect Talty stated they are proposing benches along the pedestrian way near the ponds. Any additional amenities will be determined by the tenants.

John Pagliari from Panattoni stated that they do not know if the buildings will be leased to one, two, or three different tenants. He stated Panattoni showed three tenant panels on the ground signage as a "worst case scenario" but they anticipate one tenant in one building and two tenants in the other building.

Mr. Pagliari stated the tenants would have access to all entrances but may primarily use the entrance closest to their space. The tenants will finish out the interior spaces to their specific needs.

Chair Pre Tem Santosuosso asked for lighting information.

Engineer Stevens stated that there would be lighting at each of the entrances and the remainder of the lighting would be on the building, with shields directing the light down. They met every part of the lighting ordinance.

Member Hefner asked about the material of the roof buildings. He asked if it was possible to use roofing material that is more reflective or lighter in color and if there was any possibility of solar installation in the future.

Architect Kluxdal stated the roof structure is not designed currently, but as part of the general design that can be considered. He also stated there is some substantial cost to that, but depending on where and how much of the roof system would want to be allocated, they can explore it.

Architect Kluxdal stated the glass for both buildings will be a grey tint but there will be some variations in the color schemes for each building.

Member Malhotra asked why they made the buildings different colors.

Architect Kluxdal responded they originally proposed the buildings to be the same palette but in conversations with staff, they provided

differentiation to distinguish the two. The buildings are complementary, yet unique.

Chair Pro Tem Santosuosso asked the petitioner about traffic and the potential for backups from trucks where there are no traffic signals.

Engineer Stevens responded a while the projected traffic generated from the buildings is not extremely significant during peak hours, the roadway extensions will help distribute the traffic from the site.

PDM Zozulya asked where Panattoni was in the process of obtaining approvals from the Lake County Division of Transportation.

Engineer Stevens responded Panattoni has received comments on the plans from the Lake County Division of Transportation but has not yet completed their approval process.

Member Killedar asked about trash enclosures and emergency gathering areas. Engineer Stevens, and Architect Kluxdal responded the trash enclosures would be inside the buildings. Tenants will generally provide a safety plan in terms of meeting points, and the best use for them. There is egress from the building to public places provided.

Member Malhotra asked how the number of parking spaces are going to be determined since we do not know tenant needs nor how much space will be allocated to office versus warehouse space.

Architect Kluxdal responded they have taken their best guess at a percentage allocation and then provided comps based on that.

PDM Zozulya stated for Building 1, the amount of office space is projected to be about 13,000 square feet and the rest will go to warehouse. For Building 2, they allocated 21,000 square feet for office space. The great majority of each building is going to be dedicated to warehouse which has lower parking ratios than office.

Mr. Pagliari stated they are proposing more parking than needed for their tenants.

PDM Zozulya stated Panattoni can apply for land banked parking which is an administrative process to set aside parking required by code for any future construction if needed. This will preserve open space.

Member Killedar asked about the signage, specifically if there would be signs on Schelter Road and Margate Drive.

Landscape Architect Talty responded only two ground signs are proposed. No wall signs are currently proposed.

PDM Zozulya stated staff will review and approve code-complaint wall signs and individual tenant panels for the ground-mounted signs in-house as they do not require ARB review per code.

Chair Pro Tem Santosuosso stated the panels for the ground sign are relatively tall in comparison to the landscaping that was proposed. Another point of concern is the address is concealed by of the evergreen bushes.

Chair Pro Tem Santosuosso provided a list of recommendations and considerations to the petitioner.

- Propose fountains in both ponds if supported by water depth.
- Propose outdoor areas for tenant employees to gather.
- Propose a lighter colored or more reflective roof material. reflective material.
- Revise the rooftop unit enclosure color to coordinate with the building color palette.
- Propose canopies to shade glass on the south building elevation.
- Revise ground sign landscaping to include greenery that frames the sign.
- Elevate the ground sign address above the landscaping.
- Install irrigation on the south berm, in addition to the building foundation irrigation.
- Install electric charging stations or EV ready infrastructure.
- Evaluate additional green space opportunities (i.e., landbanked parking)
- Evaluate the installation of roof-mounted solar panels.
- Evaluate the impact of asphalt installation on the existing tree root system.
- Evaluate art installation on blank walls and accordance with the design guidelines.
- Include the northern portion of the business park in the traffic study and evaluate whether a traffic signal is warranted at the intersection of Schelter Road and Route 22 for truck movements.

It was the consensus of the ARB to request Panattoni return to a future ARB meeting for additional review and recommendation to the Village Board, Engineer Stevens expressed concerns about the revised package turnaround time and stated they plan to return in September.

Member Hefner made a motion to continue the review and Member Killedar seconded the motion.

Motion passed unanimously by voice vote.

PDM Zozulya declared the motion carried.

AYES: Hefner, Killedar, Maholtra, McCall, Orzeske, and Santosuosso,  
NAYS: None  
ABSENT: Kennerley  
ABSTAIN: None

PDM Zozulya declared the motion carried.

PDM Zozulya also stated Panattoni will appear before the Zoning Board

on July 26 regarding their plat of subdivision.

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

**6.0 CITIZENS COMMENTS**

**7.0 ADJOURNMENT**

The meeting adjourned at 9:37 p.m.

Minutes submitted by Shannon Latham, Administrative Assistant,  
Community & Economic Development.