



APPROVED Minutes of the **REGULAR MEETING OF THE ARCHITECTURAL REVIEW BOARD** held on Tuesday, January 15, 2013, 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 Robles, Planner.

CALL TO ORDER: **Chairman Grover** called the meeting to order at 7:10 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 20, 2012.

Member Hardnock moved and **Member Schlecht** seconded the motion to approve the minutes of the regular meeting of the Architectural Review Board held on Tuesday, November 20, 2012, as presented. The motion passed unanimously by voice vote.

3.0 ITEMS OF GENERAL BUSINESS:

3.1 Consideration and discussion regarding an amendment to the approved site development plans for Lot C of the Lincolnshire Commons PUD (GGP/Lincolnshire Commons).

Planner Robles presented General Growth Properties (GGP) submittal of a revised PUD amendment to construct a 7,815 sq. ft., multi-tenant retail building, in place of the previously approved restaurant building on Lot C in Lincolnshire Commons. He continued, Lincolnshire Commons is fully constructed, with the exception of Lot C, which is located immediately south of Kona Grill, and was originally planned for an 8,000 sq. ft. single restaurant building. A 99-space parking lot, parking lot lighting, and walkways have all been constructed, leaving a sodded building pad for future construction. **Planner Robles** noted that the building size had not yet been finalized and the proposed 7,815 sq. ft. footprint would be the maximum size. As part of the proposal, GGP was requesting some flexibility to be able to reduce the footprint, based on specific requirements of future tenants.

Planner Robles continued and explained in an effort to provide consistency within the development, building materials and design elements found on the current multi-tenant buildings were incorporated into the proposed building. Since the



landscape plan was designed around the 7,815 sq. ft. building size, if the building were to decrease, additional area would be available for landscaping at the rear of the building. If that decrease was minimal, Staff would work with the Petitioner at the Permit stage to ensure an appropriate quantity and palate of additional landscaping within the enlarged space. **Planner Robles** concluded the proposed Lot C plans would allow the potential for a greater mix of commercial uses for the Village compared to the previously approved single restaurant use. He added, the design of the proposed building utilized the same architectural design and treatment as the other multi-tenant buildings, continuing the design program already established for the center. As a result, Staff recommended approval of the amended development plans, subject to the 3 conditions contained in Staff's memorandum.

Caryn Torres of General Growth Properties provided background information on Lincolnshire Commons and the Lot C proposal, as originally approved. Over time, GGP was able to gauge how the market has changed and what types of tenants had shown interest. As a result, they have determined that multi-tenant, with a smaller building footprint was now appropriate for Lot C. Based on conversations with potential tenants, GGP anticipates three tenants with an internal footprint of 1,500 sq. ft. to 2,500 sq. ft. in leasing space. The overall objective for the subject lot would be to construct a multi-tenant building, to include the same look and details of the other existing multi-tenant buildings in the center, so that it appeared to be constructed at the same time instead of after the fact. The design team has worked with Staff and agreed to incorporate their design comments.

Nathan Castel of DLR Group, architect for the project, noted DLR Group was the original architect and master planners of Lincolnshire Commons. **Mr. Castel** presented the design elements of the proposal and explained their intent was to blend the new construction with the existing center. This would be accomplished by matching materials and design elements found on the existing multi-tenant building, such as the sloping tower roofs and natural stone piers and base, with the same brick materials. A material sample board was presented to the ARB in addition to the site development plans and details.

Tom Runkel of Hitchcock Design Group, landscape architect, explained that in addition to designing the landscape plan for the current Lot C project, Hitchcock Design was also the landscape architect for the center. **Mr. Runkel** presented the landscape plan and noted the design and plant palette was consistent with the original design approach used for the overall development.

Member Hardnock noted GGP's request for flexibility in building size based on future tenants and questioned how much could the building shrink in size? **Mrs. Torres** responded the building could realistically shrink approximately 500 sq. ft. GGP has been in discussion with tenants who have shown strong interest and were still modifying their final sizes. Therefore, GGP presented the maximum building size possible and the building could shrink 200 sq. ft. to 300 sq. ft. and, therefore, requested the flexibility in the event a change was needed. **Member Hardnock** sought clarification on where the building decrease would occur. **Mr. Castel** responded any building decrease would be at the southeast of the building, in the back and confirmed the front elevation would not change.



Chairman Grover sought confirmation the materials on the proposed building were the same as the rest of Lincolnshire Commons. **Mr. Castel** affirmed that was correct and noted the same material manufacturers used for the center were to be used for the proposal. He also confirmed the same storefront aluminum and glass would be used.

Member Hardnock questioned if enough parking was provided. **Planner Robles** confirmed code required parking had been provided and would be more than sufficient for a retail multi-tenant building. He elaborated, with planned unit developments, like Lincolnshire Commons where the center was designed outside of the typical commercial strip retail center; sufficient parking was provided but not located in-line with the tenant spaces. More unique parking layouts are expected and are by-products when avoiding typical commercial retail strip centers.

Member Kennerly questioned if Staff was concerned with a minimum building size, knowing GGP was requesting flexibility in final building size. **Planner Robles** explained Staff was more concerned with the maximum building size due to adequate parking spaces and appropriate building size for the lot. He continued, if the building was to significantly decrease where the proportions and scale would be far different from what was approved, Staff would require an amendment to the approved plans. **Member Hardnock** agreed with Staff and noted if the east elevation were to substantially change, the ARB should then conduct another review.

Member Schlecht questioned if the existing drop off area were to remain since that area is a pinch-point every time he visits the site. **Mr. Castel** commented there was no intention for it to be used as drop off and the circulation would function as it has been constructed. **Member Schlecht** sought clarification on what the intent was for the brick paving area between Kona Grill and the subject lot. **Mr. Castel** explained the promenade was originally intended as public space amenity for the center. **Member Schlecht** explained that because of the promenade, the north elevation should also be considered a frontage elevation and should receive similar articulation. **Planner Robles** added that the previous architectural plan had a cornice element to the example of what **Member Schlecht** described. He continued, during Staff review of the elevations, there was a feeling that too much detail occurred on the north elevation and not enough on the south elevation, which was viewed as a more visible façade. In addition, the same detailed used on the north elevation was influenced by the existing multi-tenant building, which also contained a similar promenade. **Member Schlecht** felt additional articulation should be added to the north elevation because of the promenade and the adjacent Kona Grill. He also noted his support of the landscape plan and agreed with the intent to screen the rear of the building as proposed.

Member Kennerly sought clarification on Staff's recommendation to plant taller shrubs along the south elevation and noted she preferred the shrubs provide year-round color instead.



Chairman Grover noted his support of **Member Schlecht's** comments for additional articulation on the north building façade and agreed adding a cornice element would be appropriate.

Additional discussion occurred amongst the ARB regarding additional conditions to incorporate into their recommendation.

There being no further comments, **Chairman Grover** requested a motion for the ARB's consideration.

Member Hardnock moved and Member Schlecht seconded a motion to approve amended site development plans for Lot C of the Lincolnshire Commons PUD, as approved by Ordinance No. 05-1954-18, to permit the construction of a 7,815 sq. ft. multi-tenant retail building, in place of the previously-approved single restaurant building, as presented in a presentation packet prepared by DLR Group, date stamp received, January 8, 2013, and further subject to the following:

- 1. The existing parking lot island nearest the southeast corner of the building should be in-filled with a low growing planting bed of perennial plantings, to replace the current sod area, and create additional visual interest.*
- 2. A taller evergreen shrub of 4-5' in height should be planted at the southwest corner of the building to compliment the proposed London Planetree and offer added landscape height and interest to that corner of the building.*
- 3. The trash enclosure should incorporate a horizontal stone band and base, so it is consistent with the design details of the trash enclosure for the 910 Milwaukee Avenue building.*
- 4. The northwest corner building elevation should be enhanced with stone columns and cornice details or similar.*
- 5. Any change in awning color from the approved plans shall be reviewed by Staff for compatibility with the existing awning colors present on the multi-tenant buildings.*
- 6. Any building footprint reductions must be minimal and reduction must occur in the rear (west) elevation, any such decrease shall be subject to Staff's discretion.*

The motion passed unanimously by voice vote.

- 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 8:10 p.m.

Minutes submitted by Steve Robles, Planner.