



# VILLAGE OF LINCOLNSHIRE

## MINUTES ARCHITECTURAL REVIEW BOARD MEETING Tuesday, January 21, 2020

Present:

Chair Kennerley	Member Baskin
Member McCall (arrived 7:58 p.m.)	Member Orzeske
Member Santosuosso	Member Tapia
Alternate Member Killedar (arrived 7:05 p.m.)	Trustee Hancock
Assistant Village Manager/Community & Economic Development Director Gilbertson	Planning & Development Manager Zozulya

### 1.0 ROLL CALL

Chair Kennerley called the meeting to order at 7:00 p.m., and PDM Zozulya called the Roll.

### 2.0 APPROVAL OF MINUTES

2.1 Approval of the minutes of the Architectural Review Board meeting held on December 16, 2019.

Chair Kennerley noted a proposed change on page 7 regarding Item 3.4, paragraph 19, to be changed from "Chair Kennerley summarized the comments for the petitioner" to "**The ARB collectively** summarized the comments for the petitioner".

Member Tapia moved and Member Santosuosso seconded the motion to amend the meeting minutes per the request of Chair Kennerley. The motion passed unanimously by voice vote. Member Tapia moved and Member Santosuosso seconded the motion to approve the meeting minutes as amended for the December 16, 2019 ARB meeting.

AYES: Kennerley, Santosuosso, Baskin, Orzeske, and Tapia

NAYS: None

ABSENT: Killedar, McCall

ABSTAIN: None

Chair Kennerley declared the motion carried.

### 3.0 ITEMS OF GENERAL BUSINESS

3.1 **Consideration and Recommendation of Site and Building Design, Signage, Landscaping, and Lighting for a Large, Full-Service, Recreation, Health, and Fitness Facility (90, 98, and 100 Hewitt Drive – TSJ Lincolnshire Property LLC)**

Chair Kennerley reviewed rules for public comment for audience members present, noting comment is limited to 30 minutes. Member Santosuosso suggested the time allotment for public comment be increased to one hour, and all ARB members concurred.

PDM Zozulya provided an overview of the petition and also reviewed previous feedback provided by the ARB. She stated the petitioner accordingly submitted revised plans and responses. PDM Zozulya stated staff also received comments from Member Baskin who was absent from the December ARB meeting. Those comments were distributed to the petitioner, ARB members, and staff. PDM Zozulya stated staff received three email communications from concerned residents, which were distributed to the ARB. PDM Zozulya reviewed Village Code Section 6-14-5 which details the ARB's review purview.

Alternate Member Killedar arrived to the meeting at 7:05 p.m.

Michael Kerin, Director of Development for The St. James (TSJ), property owner and petitioner, reviewed the revisions and written responses submitted by the TSJ design team. Mr. Kerin discussed The St. James brand, which he noted is inspired by Britain's Court of St. James. Mr. Kerin stated TSJ has a shared vision with the community which is to respect the local character of Lincolnshire and integrate into the surrounding community by developing a desirable sports and wellness destination for active families. Mr. Kerin added the design and site plan will not only protect the wooded areas but will also bring high-quality development to the Lincolnshire area.

Andrew Jacobs, Design Director for Gensler Architects, discussed the ARB's concern regarding the scale of the proposal, noting the existing Half Day Road and tollway corridor developments include large-scale buildings. Mr. Jacobs said they are mindful of existing structures but also seek to establish their own identity. In referring to the scale, Mr. Jacobs indicated the proposed design is similar in height and width to the existing buildings on site and will be well-screened by existing and proposed landscape. Mr. Jacobs presented an aerial photo of the Stevenson campus, noting the "flybox" on the performing arts center is similar in height to the proposed field house, adding the design exception is the proposed field house will be towards the back of the property with substantial landscaping. Mr. Jacobs presented both day and night building elevations, highlighting the unique architectural features and additional landscaping. Mr. Jacobs presented samples of the "scalloped" feature of the exterior panels which he said will create visual interest.

Mr. Jacobs presented elevations of the field house, noting programmed activities in the field house dictate the height requirement. Mr. Jacobs discussed a proposed idea of excavating and lowering the building into the ground. He stated this was not considered a viable option due to ground water issues, egress requirements, and general circulation constraints. Member Baskin recalled one of the existing buildings on site has a basement, and design options should be considered to lower the building. Mr. Jacobs stated due to the number of participants in the field house which could number in the thousands at a given time, egress at main level is the safest option in the event of an emergency. Mr. Scott Wilson, Civil Engineer for

Kimley-Horn Engineers, discussed the 100-year overland water flow and onsite detention, noting the opportunity for water to enter lower levels of an underground structure during a significant rain event.

Mr. Jacobs continued with the elevations, roof structure, and building materials presentation. Trustee Hancock requested clarification on roof panel materials. Mr. Jacobs stated the field house pre-cast material is grey. The roof will be metal to match grey tones on the east/west elevations. The middle section, which is not visible, will most likely be white membrane (TPO). Discussion ensued regarding the visibility of the field house roof from adjacent future buildings on separate development pads. Mr. Jacobs stated only a small portion of the field house roof could be visible to one of the outlot buildings. Mr. Kerin added the outlot buildings are restricted to the underlying zoning district height restrictions. Member Baskin said having a sample of the roof material and color will be helpful for the ARB to make an informed recommendation.

Mr. Jacobs presented the revised trash enclosure and sign designs on site and building elevations, including the wayfinding signage design to mimic the front elevation of the building. Member Baskin stated a concern regarding the amount of signage dedicated to The St. James throughout the campus.

Mr. Jacobs discussed sustainability efforts, noting building operations will take into consideration energy performance. He added the building orientation will face south to improve both solar intake and thermal performance in winter months. Member Baskin asked why their team is not pursuing a LEED design. Mr. Kerin replied they have designed the building to take into consideration energy use and optimal energy performance. Mr. Kerin also stated they considered LEED certification lifetime costs, their business model, and associated expenses. Member Tapia asked about tax incentives for LEED certification. Mr. Kerin stated when they enter into the design development stage, they will investigate options and incentives to incorporate energy improvements.

Reggie Truxon, Design Manager for Gensler, presented the exterior lighting plan, noting TSJ's desire to minimize light pollution and also design for public safety. There was discussion regarding the light fixture design not matching the front façade elevation. Mr. Jacobs said they will evaluate the pole and fixture design for consistency with the front façade of building.

Member McCall arrived to the meeting at 7:58 p.m.

Keith Demchinski, Landscape Architect for Kimley-Horn, presented the revisions to the landscape plan noting the existing conservancy and wooded areas on site. Mr. Demchinski stated they added masses of ornamental grasses in the parkway entrance to provide wintertime interest. In addition, more evergreen and tiered landscape plant materials were added. Mr. Demchinski said more understory plantings were added to walkways to further define those pedestrian areas. Additional canopy trees along the southeast corner of the building were also added. ~~Member Baskin noted his concern that the building entrance visual affect may be lost with the addition of more material in the parkway entrance.~~ Mr. Demchinski stated the front

entrance has been further enhanced with outdoor seating, bike racks, and additional landscape. Member Baskin suggested incorporating an alley of deciduous trees at the south side of the building and along the pedestrian path to provide a shaded respite area. He also suggested the installation of an irrigation system to maintain the landscape. Mr. Dichemski presented the plant mix which he said will provide year-round color to the site, adding there will be 50% deciduous and 50% evergreen mix, with changes made to the flowering plant materials to provide more variety. Additionally, TSJ is exceeding code by installing 4" caliper deciduous trees rather than 2.5" caliper trees required by Village code.

Mr. Demchinski presented the results of the visibility study which included placement of a boom lift on site where the field house would be located. He presented photos from various points along Half Day, Old Mill Road, and the Interstate 94 Tri-State Tollway. Mr. Demchinski stated in most of the photos, the boom lift was not visible.

Mr. Wilson reviewed the changes to the site and traffic plan which included additional drive lanes to parking lots allowing clients to bypass the main building entrance queue. He reviewed the bus parking pattern and available bus parking lanes at the rear of the building, noting the traffic flow at the rear of the building would not be impacted by the location of the bus parking.

Trustee Hancock inquired about parking at peak times, auto and bus traffic flow, and what steps TSJ will take to prevent traffic backup onto Half Day Road. Mr. Wilson said they studied The St. James traffic flow and activity level at the Springfield, Virginia facility on both a typical weekday and a "big event" weekend. Mr. Wilson stated that based upon their onsite observations, weekdays are busiest after school hours. He added that during a Sunday where they had multiple tournaments and programmed activities, an estimated 2,200-2,400 participants were in the facility. Mr. Wilson stated they performed hourly observations during these heavy event days and found approximately 600 parking spaces occupied out of the total 821 spaces available. On a normal weekday he noted highest number of parking spaces occupied was 350. Mr. Wilson stated Lincolnshire will have 934 spaces, as required by code and, based upon observations in Springfield, parking should not be an issue. Trustee Hancock asked about traffic backup on high usage days. Mr. Wilson stated upon observation at the Springfield facility, the maximum queue in the drop-off lane was eight cars, adding the Lincolnshire site will provide a queue of up to 10 cars at the front drop-off. Member Orzeske inquired about bus drop-off. Mr. Kerin stated it depends on the programming scheduled that day. TSJ staff will monitor and direct both buses and autos as needed. Member Baskin inquired about the paving area and whether they considered other materials to soften the amount of asphalt such as pavers or turf. Mr. Dichemski said they looked at alternative materials, but issues with de-icing would have an adverse impact. Mr. Wilson discussed the walking time at the Springfield facility. At the furthest parking point, it was approximately a 4-5 minute walk which would be similar to the Lincolnshire site.

Mr. Kerin closed his presentation and thanked the ARB, Village Board, Village staff, and community members for their input, which he said further

enhanced their design ideas. He added they are confident in what The St. James can bring to the community.

Chair Kennerley thanked The St. James design team for their presentation and allowing the ARB members the opportunity to review and provide feedback and comments. Chair Kennerley opened the floor for public comment.

Larry Barnhart, President of the Woodcreek Courts Neighborhood Association, asked how many buses could come through at one time and where the buses will go. He also inquired about member activity, whether the facility will be profitable. He also inquired about other entry points to the building other than the main front entrance. Mr. Barnhart also expressed concern on the size of the facility. He also inquired whether the developer will consider solar panels as this would present a great opportunity for solar and tax incentives for energy savings.

Rob Weinberg, President of the Sutton Place Neighborhood Association, stated his concern about bus parking. He also expressed concern regarding two drainage ponds between Sutton Place and CDW. He stated he has seen the ponds come close to overflowing during heavy rain events and is worried Sutton Place will have problems. Mr. Weinberg also questioned the roof height. Mr. Weinberg also stated some of the landscape choices, including dogwood plants, do not survive the Midwest weather.

Susan Olson, a Sutton Place resident, said she would like to see all landscaping at the front entrance along Half Day Road to be evergreens to block the view as the entrance is very visible to Sutton Place residents.

In response to resident comments, Mr. Kerin stated based upon their Springfield facility observations, a maximum of 11 buses were onsite and they had ample space to park. He added in regards to number of participants, the Springfield location is about 80% of capacity. Mr. Kerin stated the main entrance to the facility is purposefully designed as the main point of entry to provide a level of service and hospitality to greet each member and participant and provide exceptional customer service. Mr. Kerin added they are looking at a potential west side “member-only” entrance for health club users. Mr. Kerin said that solar panels may be a possibility, stating their primary goal now is to complete the approval process. He added this is something they could consider during design development and will also look at incentives and alternate energy at that phase of the design. Mr. Kerin stated the bus parking in the back will be in addition to the two-way roadway, and will not be a hindrance to the traffic flow around the building.

Mr. Wilson addressed storm water runoff concerns, stating the site will be designed to hold storm water detention in underground storage facility with controlled discharge to the North Branch of Chicago River. Member Baskin inquired about utilizing pond water for irrigation. Mr. Wilson stated there is not enough storage onsite to make this feasible. Trustee Hancock asked if they are creating more impervious surface, to which Mr. Wilson responded the new development will be an improvement as it will be designed to meet all current Lake County Stormwater Management Commission regulations to

restrict runoff. As such, there will be an improvement to downstream properties, sending water over a slower rate and over a longer period of time. Mr. Wilson noted the current ponds onsite are undersized, adding that the velocity of water discharged will be less than current conditions on site. He added the proposed site design has the ability to utilize the parking lots for stormwater drainage in certain areas in the event of a heavy rain. Mr. Wilson stated for this site, it would have to rain a 100-year event for 24 hours nonstop for the parking lot to flood to its maximum design standard. Mr. Wilson explained basic flooding issues which tend to generally occur in suburban residential areas due to large amount of water in small amount of time. He added in a situation such as that, streets and ditches are designed to flood to keep water away from structures.

Mr. Jacobs discussed the height of the field house and roof design. Due to the needs of various sports venues, the interior ceiling height requires a roof height of 75 feet. In response to Member Baskin, Mr. Jacobs stated the design of the roof is meant to keep the truss inside the structure. Member Baskin asked if there is an alternative to the field house design as it appears as a “big box.” Mr. Jacobs said price constraints for steel was a factor as well as reducing the amount of daylight entering the field house. Mr. Kerin also stated they are designing the field house for high-level sports programming necessitating the 75-foot height, which he added already received approval from the Village Board

In response to questions and concerns regarding the landscape, Mr. Demchinski noted Red Twig Dogwood is a native plant and does very well in the area. In response to the request for all evergreens at the entrance, he stated they would not encourage this due to safety and visibility issues.

Chair Kennerley read emails from the residents regarding roof height, visibility of the lift boom, and landscaping. It was determined that no new cottonwood trees are being planted, with some existing healthy cottonwood trees to be preserved.

Member Santosuosso stated this is one of the largest projects brought to the ARB since his appointment. He understands the project is in the schematic design but still has many moving parts. He asked if the ARB moves this forward, would the ARB have an opportunity to review the final design. PDM Zozulya stated once the ARB moves this to the Village Board, it would not come back unless the Village Board determined there was substantial change in the design or project concept warranting additional ARB review. However, she stated the Village Board could undertake those changes on their own. Chair Kennerley asked Trustee Hancock if he felt the Village Board would feel comfortable undertaking design and architectural changes without further ARB input. Trustee Hancock stated if changes are substantial, he would recommend referring the matter back to the ARB, but this would have to be decided by the Village Board. He further stated his concerns about the massing of the roof, colors, and materials. Member Santosuosso said the ARB has in the past been more focused on details, and would not recommend referring this to the Village Board until those details are presented. Mr. Kerin stated they have presented plans for signage, exterior building design, and the trash enclosure. He added what gets recommended for approval by the

ARB is what they propose to build and, in their opinion, they have met all the requirements to move forward.

Member McCall said we should depend on village staff to review the project going forward, noting staff has the experience to determine if additional ARB is warranted. He stated his confidence moving this forward and that the submittal was excellent.

Member Santosuosso said the west elevation is still very bleak and he would like to see more. Member Baskin agreed, adding this is in the workshop status and the petitioner has listened to some concerns. He has issues with the mass of the roof and would like to see material samples and photos. He does not feel staff should be left to decide final design, as this is the ARB's job. There are too many moving parts on signage, light fixtures, and additional entrances for members to consider prior to moving this to the Village Board.

Trustee Hancock noted the concerns of the roof and selection of materials which were not presented. He also expressed concern with traffic and how this impacts village streets and residents. Chair Kennerley said the roof issue may need to be addressed with the Village Board and if needed, the proposal will be sent back to ARB. She stated another option would be to have a special ARB meeting to review the roof issue and to accommodate the petitioner's schedule.

There was discussion on the items members of the ARB believed further review and consideration, including:

1. Providing samples and renderings of the standing seam and TPO roofing;
2. Enhancing the west building elevation;
3. Examining the V-shaped light fixture;
4. Adding more landscape to the plaza to create shade;
5. Providing details of the additional exterior door on the east or west elevation; and
6. Providing additional signage details.

After further discussion, it was the consensus of the ARB that only the roofing materials required further attention. There was discussion regarding alternative roof structure designs. Mr. Jacobs expressed concerns about exposed exterior roof structures due to weather, ice, water and snow load issues. In addition, he stated the interior height needs to be 65 feet to provide a professional grade interior field house for sports programming. He added if the Village Board did not initially approve this height, they would not have proceeded with the concept.

Assistant Village Manager/Community & Economic Development Director indicated there could be further ARB input either by Village Board request or by staff sharing future submittal packets with the ARB members as the process moves forward. PDM Zozulya summarized the process going forward, including a public hearing at the Village Board. Chair Kennerley noted the ARB's remaining concerns regarding the roof massing and materials.

Member Tapia moved and Member Orzeske seconded the motion to recommend approval to the Village Board for the proposed site and building design, signage, landscaping, and lighting for a large, full-service, recreation, health, and fitness facility at 100 Half Day Road, as presented in the petitioner's presentation packet, with the cover letter dated January 16, 2020, and further subject to the Village Board's consideration for roof massing and materials, west façade elevation, landscaping, and lighting.

AYES: Kennerley, Orzeske, McCall, Tapia, and Santosuosso

NAYS: Baskin

ABSENT: None

ABSTAIN: None

Chair Kennerley declared the motion carried.

Assistant Village Manager/Community & Economic Development Director said this petition will now go to public hearing with the Village Board with the revisions suggested tonight, the ARB will be kept informed of the progress. Member Orzeske requested staff to share with the ARB samples of the roofing material with photographs.

**4.0 UNFINISHED BUSINESS**

**5.0 NEW BUSINESS**

**6.0 CITIZENS COMMENTS**

**7.0 ADJOURNMENT**

Member Santosuosso moved and Member Orzeske seconded the motion to adjourn the Architectural Review Board Meeting. The voice vote was unanimous and Chair Kennerley declared the meeting adjourned at 10:03 p.m.

Minutes submitted by Carol Lustig, Administrative Assistant, Community & Economic Development.