



# VILLAGE OF LINCOLNSHIRE

## AMENDED MINUTES ARCHITECTURAL REVIEW BOARD MEETING Monday, December 16, 2019

Present:

Chair Kennerley

Member McCall

Member Santosuosso

Alternate Member Killedar

Assistant Village Manager/Community &

Economic Development Director Gilbertson

~~Member Baskin~~

Member Orzeske

Member Tapia

~~Trustee Hancock~~

Planning & Development Manager Zozulya

### 1.0 ROLL CALL

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

### 2.0 APPROVAL OF MINUTES

- 2.1 Approval of the minutes of the Architectural Review Board (ARB) meeting held on Tuesday, November 19, 2019.

Member McCall moved and Member Orzeske seconded the motion to approve the minutes as presented for the Tuesday, November 19, 2019 Architectural Review Board meeting.

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

NAYS: None

ABSENT: Baskin, Hancock

ABSTAIN: None

Chair Kennerley declared the motion carried.

### 3.0 ITEMS OF GENERAL BUSINESS

- 3.1 **Consideration of a Revised Comprehensive Sign Package for the 200 Tri-State International Office Building, CDW Office Center (Bradford Allen Realty)**
- 3.2 **Consideration of a New Wall Sign for Amerimark Interactive, 200 Tri-State International, CDW Office Center (Bradford Allen Realty)**

Kelly Morrissey, General Manager, Bradford Allen Management Services, presented an overview of the request for an amendment to the Planned Unit Development (PUD) comprehensive sign package for the 200 Tri-State International office building. She stated Amerimark Interactive, a \$7 billion company, initiated a long-term lease with Bradford Allen at the 200 Tri-State

International building. Ms. Morrissey presented the plans for the larger-than-permitted wall sign on the east (tollway facing) elevation, adding the sign will be backlit similar to the existing CDW and Wipfli signage.

PDM Zozulya stated this request received a favorable preliminary evaluation by the Village Board on November 25, 2019. She stated wall signage is currently governed by Ordinance No. 16-3393-120. She added that for the 200 Tri-State building, only one wall sign is allowed on the east elevation. In addition she stated the ordinance requires sign review by the ARB. PDM Zozulya stated the amended regulations will benefit the proposed Amerimark wall sign and any future replacement wall signs on the 200 Tri-State building.

Member McCall moved and Member Santosuosso seconded the motion that the Architectural Review Board recommend approval to the Village Board the proposed revisions to the comprehensive signage package for 200 Tri-State International, as presented in the petitioner's presentation packet dated December 9, 2019.

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

NAYS: None

ABSENT: Baskin, Hancock

ABSTAIN: None

Chair Kennerley declared the motion carried.

Member McCall moved and Member Tapia seconded the motion that the Architectural Review Board recommend approval to the Village Board the proposed wall sign for Amerimark Interactive at 200 Tri-State International, as presented in the petitioner's presentation packet dated December 9, 2019.

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

NAYS: None

ABSENT: Baskin, Hancock

ABSTAIN: None

Chair Kennerley declared the motion carried.

### **3.3 Approval of Parking Lot Design, Landscaping, Lighting and Trash Enclosure for Pear Tree Catering – 505 Bond Street (Pear Tree Catering)**

PDM Zozulya presented an overview of the request stating only the ARB will review this petition as the ARB has the final approval in their purview to review minor amendments to code-compliant site plan improvements. She stated Pear Tree Catering will be relocating from Vernon Hills to Lincolnshire. The company will expand their staff at the Lincolnshire location and will require parking expansion from 28 spaces to 41 spaces. The parking lot improvements also include installation of new landscaping, replacement of existing parking lot and building lighting, and a new 6'-tall trash enclosure at the southeast corner of the building which will replace a smaller enclosure currently in the same location.

Alfred Teleron, MRV Architects, presented the site plans for the proposed parking lot expansion and trash enclosure. He added the owner of Pear Tree Catering, David Saletta, is planning a merger of his operations from both Vernon Hills and Northbrook to the new Lincolnshire facility. Mr. Teleron described the conditions of the parking lot and existing landscaping, noting two diseased trees will have to be removed to make room for parking. Mr. Teleron added they are working with the Lake County Storm Water Management Commission on storm water requirements for the parking lot expansion.

Member McCall asked Mr. Saletta to give a brief summary of his business. Mr. Saletta stated Banyan One Corporation purchased Pear Tree Catering three years ago and then purchased Hel's Kitchen Catering in Northbrook in August 2019 with the plan to relocate to Lincolnshire. Their company caters to major corporate events. Member McCall complimented their financial commitment to the project and Lincolnshire.

Chair Kennerley inquired about lighting on the site. Mr. Teleron said the current poles and wall lights are inadequate. The new poles will provide a more even distribution of lighting within code limits. Chair Kennerley said she would like to see some consistency in the design of both parking lot and building lights and suggested the petitioner and their design team verify whether the design consistency will be achieved.

Chair Kennerley inquired about the scope of the proposed landscaping. PDM Zozulya stated the petitioner has provided a landscape plan which includes multiple trees, shrubs, and grasses which will provide added visual interest.

Alternate Member Killedar inquired about site and building access, specifically the single access point and potential issues with delivery trucks and traffic flow. Mr. Teleron noted the design of the parking lot will allow space for trucks to park and/or unload out of the way of traffic flow.

Member Santosuosso moved and Member McCall seconded a motion that the Architectural Review Board approve the proposed parking, landscaping, lighting, and trash enclosure plans for Pear Tree Catering at 505 Bond Street, as presented in the petitioner's presentation packet dated December 9, 2019 and further subject to consideration of consistency in exterior lighting fixture design and trash enclosure doors to complement the existing building.

AYES: McCall, Santosuosso, Killedar, Orzeske, Tapia and Kennerley  
NAYS: None  
ABSENT: Baskin, Hancock  
ABSTAIN: None

Chair Kennerley declared the motion carried.

### **3.4 Continued Workshop regarding Site and Building Design, Signage, Landscaping, and Lighting for a Large Full-Service, Recreation, Health, and Fitness Facility (TSJ Lincolnshire Property LLC)**

PDM Zozulya stated the ARB held a workshop on November 19, 2019, to review The St. James site and building design. That workshop provided valuable feedback to the petitioners which is summarized in the staff memo dated December 16, 2019. PDM Zozulya stated the petitioner submitted revised plans and a cover letter detailing their responses to the ARB's comments. PDM Zozulya reiterated the purview of the ARB's role per Village Code Section 6-14-5. PDM Zozulya noted Village staff and other agencies will also be reviewing this project. She added this is a continued workshop, no recommendation is to be made, and the petitioner is seeking additional feedback on the revisions.

Michael Kerin, Director of Real Estate Development, TSJ Property LLC, introduced the mission and purpose of The St. James. He stated TSJ will provide a high-quality facility and create a positive influence on the Lincolnshire community. He added revisions were made to the building design, site plan, landscape, and bus and truck loading logistics. The TSJ team will also address future development of outlots as part of an overall master plan.

Andrew Jacobsen, Architect, Gensler Associates, presented scaled diagrams of the proposed building in relation to the existing site conditions and other area development in Lincolnshire. He further discussed changes made to the building elevations and color scheme, noting the interior pool/waterpark have been pushed back from the main façade to create opportunity for additional landscaping in the front of the building. Color selections have been refined on both the fieldhouse and façade elevations.

Chair Kennerley stated her support of the project and concept. She questioned the monument signage; specifically, whether visitors will know what The St. James is? She suggested adding a description of the business on the sign. Mr. Kerin said this suggestion will be discussed with the marketing team. Member Tapia inquired about their marketing and business plan. Mr. Kerin replied the facility will include a full-size health club, volleyball courts, basketball courts, two full-size hockey rinks, a swimming pool, a spa, a squash park, a store, and a restaurant. He emphasized The St. James will be a sports and lifestyle entertainment venue to include sports programming and various membership levels for the use at the facility. Member Santosuosso noted the monument sign does not reflect the revised building design changes with regard to the "swoosh". Mr. Kerin said that will be noted for revision.

Regarding site circulation and parking, Mr. Kerin stated they conducted a user survey of the Springfield facility in Virginia on peak and non-peak days. On a particular Sunday, they had approximately 4,000 to 5,000 people pass through for various activities which was peak usage.

Chair Kennerley suggested they take out the ground-mounted walls in the front entry landscaped area as this may pose a hazard for people possibly sitting there and crossing lanes of traffic to go back into the building.

Member McCall inquired about the façade changes. Mr. Jacobsen reviewed the front façade changes, including the outdoor eating area, noting the gymnastics area was pushed back into the building to allow the new façade design. There was discussion regarding roofing materials. It was determined the fieldhouse will consist of TPO roofing material.

Chair Kennerley discussed upward motion, verticality which does not seem consistent in the elevations of the building façade. Mr. Jacobsen stated the design is meant to give a perception of movement while still reinforcing the vertical element and giving the appearance of motion. Chair Kennerley expressed difficulty in seeing the verticality of the building. She believed the offset in the exterior design is distracting.

Member McCall inquired about egress at emergency doors. Mr. Kerin noted the doors throughout the building are designated as security and will be alarmed. .

There was discussion regarding roof elevations of the fieldhouse and building entry. Member Santosuosso inquired about building placement on outlots and whether future building development can be prevented from blocking the front entrance view. Mr. Kerin stated while they have control over the lots, they have to determine the highest and best use. They have approval for a hotel, restaurant, and general entertainment uses, adding they want to preserve the entry view but will have to consider proposals. Member Santosuosso noted the “swoosh” at the east end could potentially be blocked by future development of the outlots.

Member Orzeske noted his concerns regarding the TPO material and appearance of seams/wrinkles which will be very visible. Member Santosuosso noted the east and west elevations are still very stark. Mr. Jacobsen noted the proposed landscape will soften the lines. Member Orzeske suggested TSJ cut down massing with different colors. Mr. Jacobsen noted the precast panels are structural. They will look at different colors and use landscaping to soften the elevations. Member Orzeske asked them to look at increased fenestration. Mr. Jacobsen indicated they are looking into that option.

Scott Willson, Civil Engineer, Kimley-Horn, discussed the revisions made to the site plan based upon ARB comments. He indicated the addition of a right-hand turn lane has been added 100' north of Half Day Road which will allow traffic to access the east parking lot bypassing the drop-off area. Another access drive was added along the east property line of the future development of Outlot 2 to access the northwest parking lot. Parking was reduced in the west lot which resulted in additional landscape to be added to the site. In regards to concern for bus parking, Mr. Willson stated they are able to provide parallel parking at the north end of the property measuring 45' long for a total of 11 bus spaces. Member Tapia inquired about bus drop-off, and Member Orzeske inquired about the turning radius for buses. Mr. Willson stated there is a pedestrian walkway on the east side of the building. Chair Kennerley inquired about a bus-only drop-off area. Mr. Willson stated staff will be outside on peak days to direct traffic and that he does not anticipate buses circling throughout the site. Mr. Kerin stated communication packets are distributed to participants prior to large events, and TSJ staff will assist in traffic control and parking operations. Member Santosuosso

commented if a person had to park at the far end of the lot, he estimated that patrons will have to walk over 1000' to get to the main entrance. Mr. Willson said based upon observations at the Springfield Virginia facility which has 100 fewer parking spaces, the highest occupancy indicated less than 50% of spaces were used on typical weekday, with 75% of spaces occupied in the early evening. He also added that staff will be directed to park at furthest spaces for large event days. The St. James team observations at the Springfield TSJ indicated 20% of vehicles entering utilized the drop-off area. On a day to day basis; he does not anticipate patrons having to utilize the remote parking spaces.

Mr. Willson discussed the queuing properties of the entrance of the Springfield TSJ which indicated at no time did traffic back up to roads leading into the site entrance. Member Killedar inquired about emergency access and patron traffic. Mr. Willson stated emergency vehicles have multiple access points off the main drive.

Mr. Willson presented a schematic of circulation including development of the outlots; which indicated multiple ingress/egress on each outlot with appropriate signage on each outlot to deter illegal parking.

Keith Demchinski, Landscape Architect, Kimley-Horn, presented the landscape plan revisions based upon the previous recommendations made by the ARB. He noted changes to the site plan allowed for 30 additional trees to be added to the plan. Additional sidewalks have been added along the building and certain parking areas onsite. Additional evergreen trees have been added along the building foundation to provide more screening as well as additional canopy trees on the east elevation. Mr. Demchinski indicated larger berms were added along the future development areas, west side of the property, and north end of property. Mr. Demchinski stated the total tree count will be 350 deciduous, 4" caliper trees which exceeds code requirements. Chair Kennerley requested information regarding the percentage of evergreen trees in the landscape plan. Mr. Demchinski stated he will have this information for the next ARB meeting. Chair Kennerley stated the entryway needs to have more emphasis on landscape variety. She noted the backless bench styles indicated on the plan may be used as bike racks and asked for a backed bench style. Chair Kennerley suggested planting evergreens without branches to avoid snow load; eliminating day lilies; and adding additional grasses and red twig dogwood.

Cindy McDonough, a Wood Creek Courts resident along Half Day Road, inquired about the existing landscaping along Half Day Road. Mr. Demchinski stated existing trees along Half Day will remain within designated buffers/conservancy areas, with no additional landscaping proposed as this area is in a protected wetland area.

Eric Kennerley, Architecture Student, University of Oregon, commented on the roof line and façade, stating the trapezoid line does not draw the eye to the front and suggested continuing the box shape. There was discussion regarding roof structure design, height requirements for the indoor fields, and scale and sculptural form of the open entry. Mr. Kennerley commented design and balance is meant to bring/draw patrons into a space. Mr. Jacobsen appreciated his comments on design and efficiency.

**The Architectural Review Board collectively** Chair Kennerley summarized the comments for the petitioner to consider for their next ARB submittal for further review:

- Change the roof material from TPO to metal.
- Add more color and evergreens at the Half Day Road entrance, with variations in height and layering.
- Place identification of The St. James services on the monument sign face.
- Eliminate ground-mounted stone walls within entrance medians adjacent to the road due to pedestrian safety concerns.
- Propose a bench style with a back.
- Provide a sample of a proposed building scalloped pre-cast material. Further articulate the east and west façade to break up the mass and stark appearance.

**4.0 UNFINISHED BUSINESS – None**

**5.0 NEW BUSINESS – None**

**6.0 CITIZENS COMMENTS – None**

**7.0 ADJOURNMENT**

Member Santosuosso moved and Member Killedar 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 Department.