

APPROVED

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS
FEBRUARY 21, 2019

ACC Commissioners present (4):

Cliff Town, Chairman
David Menn
Chris Urbanczyk
John Albrecht

ACC Commissioners absent (3):

Robert Katz
Lori Jordison
F. Dirk Heidbrink

Village Staff Present:

Tom Poupard, Director of Development & Planning
Michaela Kohlstedt, Deputy Director
Swati Pandey, Senior Planner
Colleen Brunner, Recorder

Others Present:

Ted Wolff, Wolff Landscape Architects
Brad Goodman, Studio Outside
John Hampton, Omniplan Architects
Brett Bunke, Ryan Companies
Jim Kreps, Brookfield Properties
Adam Tritt, Brookfield Properties
Barry Nekritz, Lawrence Kamin
Dan Walsh, Ryan Companies
Adam Scherrnovern, Strauss
Jeff Mulcrone, BSB Design
Matt Pagoria, M/I Homes

Call to Order

Chairman Town called the meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 5:30 p.m.

Roll Call

Roll was called. A quorum was present.

Review of Minutes

A motion was made and seconded to approve the January 10th, 2019 minutes. On a voice vote the motion passed.

1
2 **Public Comments Regarding Items Not on the Agenda**

3 None
4

5 **Anets Woods Planned Development- Proposed Alternate Building Design**
6

7 Michaela Kohlstedt noted that the Applicant is requesting an addition of the Wellington model. It is a
8 ranch home with a larger footprint. They are also requesting approval for use of an additional style of
9 Hardie siding to allow for more architectural diversity within the development. The Engineering
10 department verified there is enough detention to accommodate the increased footprint.

11
12 Mike Balas, representing the applicant provided samples of the new material. They would like to use
13 this material on the new proposed model home, as well as on some of the other models in the
14 development. The colors would be the same as previously approved.

15
16 A motion was made and seconded to approve the Wellington model and to allow the new Hardie
17 siding. The motion was passed with all ayes.
18

19 **Review of Dockets:**

20
21 **a. PCD-18-18: 1910 Techny Road- M/I Homes Planned Development for 84 Townhomes**
22

23 Swati Pandey presented an overview of the Sterling Place proposed development. The applicant is
24 asking to rezone the property and for Concept Plan approval at this time. The development will have
25 84 units in clusters of 3-6 units within 18 buildings. The property will need to be rezoned from I-1 to R-
26 8, obtain a variation to reduce the width of the right of way of proposed streets, variation to allow a
27 sidewalk on only one side of the street, variation to waive the requirement to bury overhead utility
28 lines along Techny Rd.
29

30 The Village Board conducted a preliminary review and provided a positive feedback for the concept
31 plan. The Plan Commission has conducted the first public hearing and have provided comments
32 regarding safety around the detention pond, increase the guest parking from 30 spaces to 36, install
33 sidewalk on both sides of the public street and increase the depth of the driveways on the end units
34 only from 18 feet to 19' 8" feet, consistent with other developments.
35

36 Matt Pagoria of M/I Homes presented a power point of the proposed development. He explained that
37 the 18 buildings will have 3 or 5 units to break up the monotony. The Hardie siding colors will be
38 shades of brown, sage, moss and grey. The garages will be white. There will be no flat facades and
39 units vary from 1800-2350 square feet. The 2 story units will have 3 levels at the rear. The
40 development will have courtyards and seating areas dispersed throughout.

41
42 Comments from the Commissioners are as follows;

43 The color palette is good, roof ridge is okay and gables and trusses are varied, height is appropriate,
44 variety and spacing of the buildings is visually adequate. The landscaping is nice and an improvement
45 of the site. Members agreed with the Plan Commission that some type of fencing or barrier is needed
46 around the pond since it has a depth of 18 feet. The driveway lengths for the end townhouse units

1 should be greater- perhaps take some from an open space and would like to see sidewalks on both
2 sides of the street. In general, the commission felt it was a well designed project.

3
4 A motion was made to recommend approval of the M/I Development Concept Plan pertaining to the
5 colors presented with the addition of additional sidewalks on the east, some fencing to be added
6 around the detention pond and increasing the depth of the 18 foot driveways to 18' 9". The motion
7 was seconded and all approved.

8
9 **b. PCD- 18-16: 1515 Lake Cook Road- Northbrook Court Shopping Center Redevelopment**

10
11 Michaela Kohlstedt, Deputy Director, presented a summary of the proposed development. The
12 application underwent a preliminary review before the Board of Trustees and has not yet been before
13 the Plan Commission. The applicant proposes a redevelopment of the western portion of the mall with
14 the inclusion of a multi-family residential structure, a 70,000 square foot grocery store and several
15 restaurant and retail spaces. The Macy's space will be demolished. The applicant is asking for relief on
16 many varied issues. The Ring Road will be reconfigured to include a 4 way stop and green space in
17 proximity to the Crate and Barrel building. A grand staircase will connect the upper and lower levels of
18 the redeveloped portion of the center. The residential structure will have 5 levels of living space above
19 2 levels of parking. The ACC Commission is to consider the design review components of the project.

20
21 Jim Kreps of Brookfield Properties went through the proposed development. They envision several
22 experiential spaces with multiple uses. The grand staircase will connect the upper and lower levels and
23 have landings that can accommodate tables and chairs or resting spaces. He presented examples of the
24 brick, copper, siding and artificial turf materials to be used. The parking lot will have reduced curb cuts
25 and extensive landscaping. The grocery store will be facing west and have a café area open to the open
26 spaces. They want the 315 residential apartments to interact with the open space. There will be
27 studio, 1, 2 and 3 bedroom units. There will be a drop off space and private entrances but access
28 directly into the mall.

29
30 The ACC is to consider the residential component, site layout overall, feature wall and lawn area.
31 Comments are:

32
33 Member Town- He feels the plan is not monotonous, the height is good, is fine with the artificial turf
34 and how the mall empties out to the great space. The residential component has lots of glass so it feels
35 light, the ratio is good and the south side balconies are recessed. The landscaping in the parking lot is
36 nice and plentiful. The building materials are good colors, shapes and textures.

37
38 Member Urbanczyk- The staircase and courtyard are impressive. He likes the curved wall and how the
39 traffic should flow better. He feels the grocery store is out of place and not integrating. Would like to
40 see it tied back into the mall.

41
42 Poupard commented that the roof of the grocery store can be seen from the residential unit, there will
43 be screening but perhaps smaller mechanicals can be installed. It was then noted that when the grocer
44 tenant is known, the applicant would return for design review of the grocery building, as well as the
45 subsequent smaller restaurant building and signage in the future.

46

1 Member Menn made a motion to approve the Northbrook Court Redevelopment as proposed relating
2 to the current site plan for the residential and commercial spaces using the finishes and materials
3 proposed. The motion was seconded and all approved.
4

5 **New Single Family Home Elevations**
6

- 7 a. **1433 Church Street- (R-5 District)- Nasser Ansari, Architect**
- 8 b. **2511 Oak Avenue (R-2 District) – Javore & Associates, Architects**
- 9 c. **1971 Penfold Place (R-4 District)- Midwest Design Group, Architects**
- 10 d. **2350 Ridge Drive (R-2 District) – Michael Hershenson, Architect**
- 11 e. **3370 Sunset trail (R-2 District)- BDS Architecture, Architects**
- 12 f. **2128 Woodlawn Road (R-4 District) – MJ Grimson, Architect**
13

14 A motion was made and seconded to approve the single family elevations as presented. On a voice
15 vote all approved.
16

17 **New Business**

18 None.
19

20 **Old Business**

21 Member Albrecht asked if the proposed Bank of America building will be LEED certified? Mr. Poupard
22 response that this question came up at the Plan Commission hearing. He reported that the applicant
23 stated that the bank building is a new bank prototype which will be LEED certified, as opposed to
24 having to get each individual building certified. He added that this will be among the first such
25 buildings in the country.
26

27 **Adjourn**

28 There being no further business, a motion was made and seconded to adjourn the meeting. On a voice
29 vote, the motion was unanimously carried and the meeting adjourned at 6:45 pm.
30

31 Respectfully submitted,

32 Colleen Brunner, Recorder