

**APPEARANCE REVIEW COMMISSION (ARC)
West Dundee Village Hall – 7:00 p.m.**

**Village of West Dundee
January 21, 2020**

I. CALL TO ORDER:

Chairman Tom Baldoni called the meeting to order at 7:03 p.m.

II. ROLL CALL:

Present were Chairman Tom Baldoni, Commissioners JoLynn Seifert, Joel Davies, Cheryl Alopogianis, Marvin Warner, and Donna Martin. Commissioner Laura Lemajeur was absent.

Also present were Community Development Director Scott, Atrin Fard, Village Planner, and six (6) people in the audience.

III. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Davies and seconded by Commissioner Alopogianis to approve the Agenda as presented.

AYES: Commissioners Davies, Alopogianis, Seifert, Warner, Martin, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

IV. APPROVAL OF MINUTES:

A. Meeting of December 10, 2019

MOTION: Moved by Commissioner Martin and seconded by Commissioner Davies to approve the minutes of the December 10, 2019.

AYES: Commissioners Martin, Davies, Seifert, Alopogianis, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

V. QUESTIONS FROM THE AUDIENCE: There were none.

VI. UNFINISHED BUSINESS: There was none.

VII. NEW BUSINESS:

A. ARC2020-01 – Southwest Corner of Angle Tarn Road and Illinois Route 31 – Discussion and Consideration of Site Plan and Exterior Appearance for Westbrook at Canterfield Senior Housing Development (Assisted Living and Memory Care)

Jared Placek of Manhard Consulting kicked off a PowerPoint presentation consisting of the development overview including the introduction of the development team, lot size and location,

building scale/height, building and parking setbacks, access and circulation, monument signs, grading, and buffering from the adjoining neighborhood to the west of the property.

He further explained that as a result of feedback provided by the Village Board of Trustees, PZC, and staff, added were a planted median and an east-west sidewalk on the north side of the site, which would connect with the existing sidewalk stub at the northwest corner of the site in the Angle Tarn right-of-way.

Stacy Hanley of Genus Landscape Architects said there will be extensive high-end landscaping throughout the site with the addition of shade and ornamental trees as well as numerous evergreens which will offer the desired year-round landscaped buffer at the west property line to screen the established Fairhills single-family neighborhood from the proposed development.

She further noted that the site will also include two naturalized detention basins along the south property line, a planned wet pond with fountain aerator at northeast corner of the development, and retaining walls to support natural changes in grade. Additionally, the site will include, a planted median at the main entry drive, landscaped main entry to the building, densely landscaped memory care interior courtyard, and a rear amenity area with a looped pathway connection to the existing western trail.

Eric Harrmann of AG Architects spoke to the aerial perspective of the one-story memory care building which will be on the northwest portion of the lot closest to the residences at Fairhills, the one story commons area that has the appearance of two stories, and the two- and three-story assisted living wings which will be on the southern portion of the lot.

He noted that the recently revised building design employs articulated facades at the hammerhead-like ends of the assisted living wings. This form allows for a dense, space-efficient design with single- and double-bay projections and gables.

Mr. Harrmann said the building would have a pitched roof for the most part. That is, the building will appear to have a full hip-and-gable roof, but rather than extend all the way to the top and connect at a ridge, it will have central flat-roof sections to conceal mechanical systems from surrounding areas.

Mr. Harrmann played a video showing the site and the building's elevations and material composition. He said the entire building has a gray-bodied brick with white dusting, blue (night gray) fiber cement horizontal siding, cold gray fiber cement panels with vertical battens, and white accent trim. The building's roof would feature weathered wood dimensional shingles that will blend with the building's color palette.

He also provided details on the commons area, its entry, and porte cochere along with its high-volume gable form dormer and roofed porch that carries the dormer to the back of the commons.

Mr. Harrmann spoke to the photometric plan which will have the Village traditional Victorian Gas Light on the eastern side of the property where visible from IL Route 31, Galleon luminaire on the western side access and parking lot which shines downward to avoid glare on single-family residences, and Cree Edge luminaire along western pathways. He explained that the lighting plan will also have the use of LED lighting fixtures around the building to provide adequate illumination of specific areas of the elevations.

In response to Commissioners' concerns regarding insufficient guest and handicapped parking spaces, Mr. Wolfgang said based on past experiences, the average age of residents is approximately 85 years old and less than 3% of them drive. These residents receive constant care and various transportation options will be provided for them such as a car service for doctor's visits, vans for field trips, potential valet parking, etc. He further noted that in the event that parking becomes an issue in future, they would be willing to provide additional spaces.

Director Scott also added that the proposal parking calculation conformed with the code's standards and that the plan had received preliminary approval from the Planning and Zoning Commission and the Village Board. He also said that it may not be prudent to expand the parking supply beyond what is required in anticipation of demand that may not materialize or that does not reflect the industry-accepted ratio and given that the proposal already exceeds Village Code parking requirements and developer-reported operational needs.

Mr. Placek addressed questions about the detention and retention area of the site, as well as slope and grading on the west side's 30-foot buffer.

Commissioners asked about the proposed fountain within northeastern pond, the connection of western trail to the development's sidewalk network, the site's topography, drainage system, firetruck turns, emergency fire exits, and the secondary emergency access point off of Angle Tam on the northwest side of the site which is made of grasscrete and would be barely visible.

In answer to Commissioners' questions about ambulance services and how it would impact daily activities, Mr. Wolfgang said ambulances will arrive at the back of the building and based on experience do not arrive with sirens on.

Commissioner Warner raised a concern regarding the headlight glare on the first residential lots on northwestern side of the site, when entering to the backside of the development. He suggested additional or larger evergreens in that area. Ms. Hanley said that the height of the shrubs and other species on that section could be adjusted to improve buffering and block any headlight glare. Mr. Placek added that there is also an approximately four foot-high berm along the west property line that could provide additional screening of cars and their headlights.

Ms. Hanley addressed questions about the existing trees and whether they would be preserved. She commented that a tree study had been performed and that significant trees such as the Kentucky Coffeetrees and Bald Cypressess along the east property line would be protected.

Director Scott noted the matter of a Route 31-adjacent sidewalk since there has been support expressed during the process to date. Mr. Placek said the site's grading on that side is supportive of building sidewalks however, due to the water main easement and the existing quality trees that planned to be preserved, adding sidewalk along Route 31 would have to be looked at in greater detail.

In response to Director Scott's concern about no foundation planting on the backside of the building, Ms. Hanley noted the project's focus on the front side of the building and site, the 30-foot western buffer, parking lots, and activity areas. Chairman Baldoni recommended adding foundation plantings on the west side of the building, particularly the memory care building in order to soften the façade that faces the residential lots.

A brief discussion was held by the Commissioners on how emphasizing the natural barriers that offers screening for the residential neighborhood to the west is preferable to the addition of a hard barrier such as a decorative metal fence.

In the area of building design, discussion took place regarding further differentiation and refinement of the building entry and the "Porte Cochere." Items such as using stone instead of brick and light embellishments to the four columns, as well as potential tapering were recommended. It was also suggested that a standing seam metal roof be used rather than shingles as a visual tie back to the shed.

Commissioner Warner expressed a concern about mature foundation plantings covering too much of the brick base that could then lead to long blank siding expanses. Mr. Harrmann offered to raise the brick height line about eight inches to better display material breaks and transitions.

Further discussion about the materials and color palette included application of a proportionate mix of stone and brick across the entire building, potential use of a black finish for the standing seam roof, use of smooth versus grained siding, and adding details such as dormers to de-mass the large roof sections in the memory care and commons.

Commissioners asked for masonry walls for the trash enclosure, as well as a rendering to represent further details.

Director Scott provided a general overview of the project's lighting and spoke to the color-coded photometric plan. He said the lighting seems to be very well-planned and is thoughtful regarding its effect on the adjacent neighborhood.

The next discussion centered on the signage plan. Mr. Harrmann said the monument signs for the development would be consistent with the design of the Springs of Canterfield monument sign.

Director Scott explained the project's the to-date and remaining entitlement process and its timeline. With the timeline in mind, commissioners came to consensus on the need to see revised plans at the next ARC meeting, which is scheduled for February 11, 2020.

MOTION: Moved by Commissioner Warner and seconded by Commissioner Martin to approve the site design as presented. Upon roll call, the motion was approved.

AYES: Commissioners Warner, Martin, Davies, Seifert, Alopogianis, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

MOTION: Moved by Commissioner Davies and seconded by Commissioner Martin to approve the amendment to the abovementioned motion to approve the site design as presented with consideration of future parking spaces. The motion was unanimous.

AYES: Commissioners Davies, Martin, Seifert, Alopogianis, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

MOTION: Moved by Commissioner Martin and seconded by Commissioner Seifert to approve the landscape plan as presented with recommended enhancements as discussed. Upon roll call, the motion was approved.

AYES: Commissioners Martin, Seifert, Davies, Alopogianis, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

MOTION: Moved by Commissioner Martin and seconded by Commissioner Davies to approve the lighting plan as presented. Upon roll call, the motion was approved.

AYES: Commissioners Martin, Davies, Seifert, Alopogianis, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

MOTION: Moved by Commissioner Martin and seconded by Commissioner Alopogianis to approve the sign plan as presented. Upon roll call, the motion was approved.

AYES: Commissioners Martin, Alopogianis, Davies, Seifert, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

MOTION: Moved by Commissioner Martin and seconded by Commissioner Alopogianis to approve the building and structure elevation plans as presented with the recommendations to refine material compositions of the building façades and trash enclosure and refine the porte cochere to include tapered stone columns, a wood detail under the canopy, and lighting sconces. Upon roll call, the motion was approved.

AYES: Commissioners Martin, Alopogianis, Davies, Seifert, Warner, and Chairman Baldoni

NAYS: None

ABSENT: Commissioner Lemajeur

VIII. CHAIRPERSON'S REPORT: There was no report.

IX, REPORTS & QUESTIONS FROM COMMISSIONERS: There were none.

X. STAFF REPORTS: There were none.

XI. ADJOURNMENT

MOTION: Moved by Commissioner Martin and seconded by Commissioner Alopogianis to adjourn the Appearance Review Commission meeting. The motion was unanimous.

The Appearance Review Commission meeting adjourned at 9:50 p.m.

Respectfully submitted,



Atrin Fard, Village Planner