

Village of Glenview Appearance Commission

STAFF REPORT

August 12, 2015

TO:
Chairman and Appearance
Commissioners

FROM:
Community Development
Department

CASE MANAGER:
Michelle House, Planner

SUBJECT:
Preliminary Approval

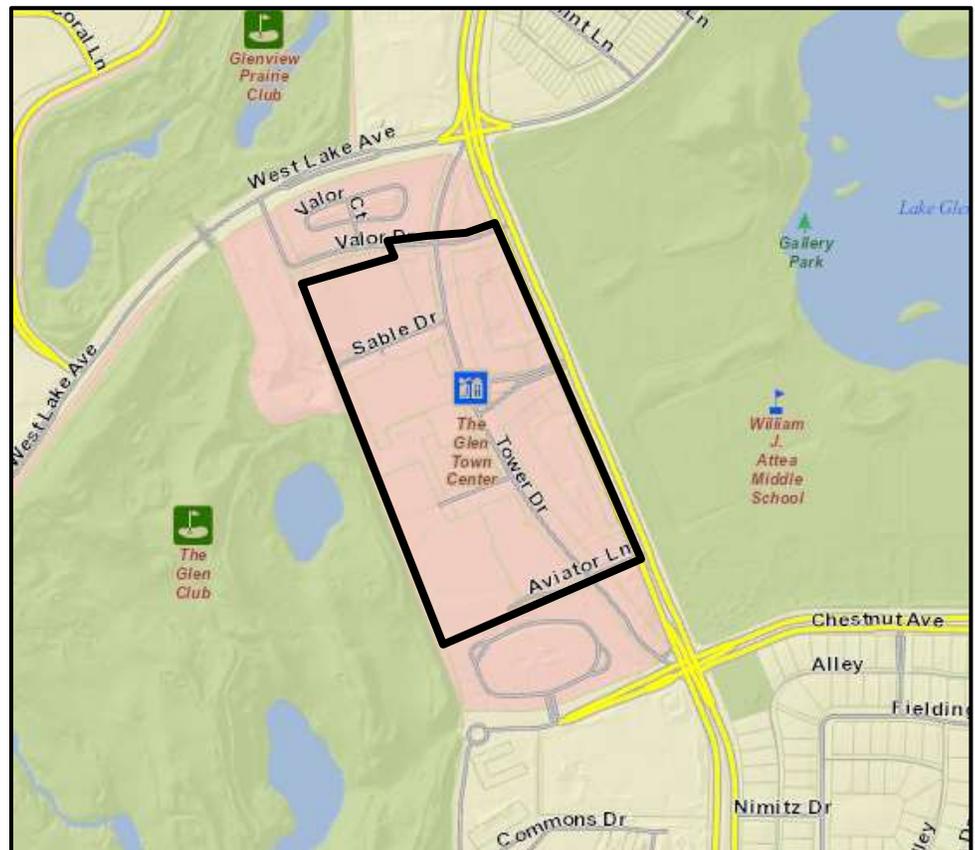
ACTION REQUESTED:
Staff requests preliminary approval
on the proposal.

APPLICANT / OWNER:
Village of Glenview
1225 Waukegan Road
Glenview, IL 60025
Tel: (847) 724-1700

CASE #: A2015-085

LOCATION: 1951 Tower Drive

PROJECT NAME: The Glen Town Center Streetscape
and Entry Signage



PROPOSAL:

The applicant, the Village of Glenview, requests preliminary approval to permit the reconstruction of the existing streetscape features (sidewalk, parkway trees and landscaping, lighting, and street furniture) and the redesign of the development entry signage.



Report Disclaimer: Village staff makes no representations regarding support, endorsement, or the likelihood of approval or disapproval by any Glenview regulatory commission or the Village Board of Trustees.

Site Assessment

AERIAL PHOTOGRAPHY:



AERIAL PHOTOGRAPHY:



Patriot Boulevard and East Lake Avenue



Patriot Boulevard and Willow Road

SITE PHOTOGRAPHY:



Patriot Boulevard and East Lake Avenue



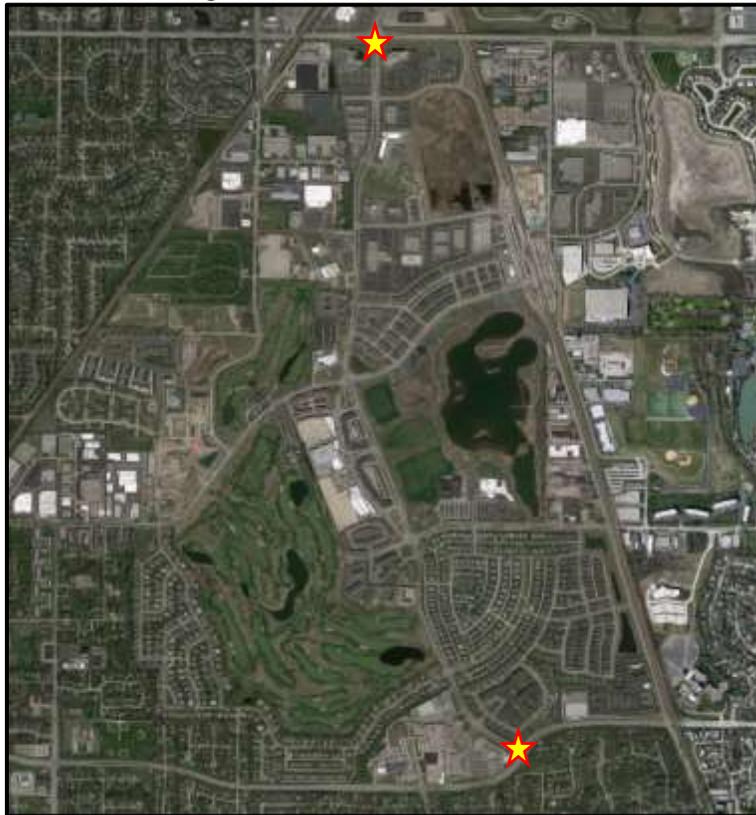
Patriot Boulevard and Willow Road

Project Summary

PROJECT DESCRIPTION:

The applicant, the Village of Glenview, requests preliminary approval to permit the reconstruction of the existing streetscape features (sidewalk, parkway trees and landscaping, lighting, and street furniture) and the redesign of the development entry signage located along Patriot Boulevard at Willow Road and East Lake Avenue. Following Village Board direction in May, Village staff, as well as the Village's consultants Baxter and Woodman and the Hitchcock Design Group, have been producing and refining draft plans for the streetscape replacement. The latest version of the draft plans are being presented to the Plan Commission and Appearance Commission for consideration of the required approvals.

The owner of the retail businesses, The Tabani Group, within The Glen Town Center have fielded numerous concerns from the existing tenants and customers regarding the identification entry monuments along Patriot Boulevard at the Willow Road and East Lake intersections (see below aerials). As part of the original development approvals granted for The Glen Town Center, the Village Board licensed the signs within the Village right-of-way to provide better identification along the periphery of The Glen redevelopment project for the retail center located in the middle of the redevelopment site. The Tabani Group is requesting final site plan approval to relocate the signs closer to the east west arterials (i.e. place each sign where the 3 blue landing strip lights are located) and Appearance Commission approval for the sign's redesign, which adds four more tenant panels and includes a different Glen Town Center logo. The Village's traffic consultant has reviewed the proposed sign locations and has no concerns with sightline obstructions at the intersections.



STREETSCAPE BACKGROUND:

As noted in the attached May 19, 2015 Village Board Report regarding a design update on The Glen Town Center streetscape infrastructure, the streetscape reconstruction is proposed to remedy several issues which have been observed during the routine maintenance of the streetscape:

- Sidewalks - In several areas adjacent to the building the concrete sidewalk design (see photo at right), which was saw cut to create a large paver pattern, is prone to heaving and can sometimes block access to a tenant space. This has also caused drainage problems due to the concrete becoming pitched towards the building rather than the curb.
- Pavers - The streetscape installed in 2003 consists of gravel voids between aesthetically pleasing granite pavers that would allow water to reach the tree root system. As a tree grows, a ring of pavers could be removed to accommodate the expanded trunk. A potential safety issue results from this design flaw in the original landscape plan as the pavers have proven ineffective in this climate. Continual heaving occurs adjacent to the public sidewalk caused by the freeze/thaw cycles and gaps between pavers constantly need to be filled with gravel. When outdoor dining uses sections of the concrete sidewalk, pedestrians are diverted into these areas creating concern for potential trip and fall accidents.
- Trees – There has been a significant loss of street trees along Patriot Boulevard resulting from a combination of inadequate tree pit design and common disease. The paver areas around the trees are undersized and lack a sufficient amount of soil volume to promote healthy tree growth and the pavers block nutrients from reaching the tree roots. The small tree pit size also does not allow adequate dilution of the salt infiltration which occurs during the treatment of sidewalks in the winter.
- Irrigation - The material used in the landscape irrigation system is prone to kinks in the line which causes the material making up the water line to break.
- Electrical - The electrical and lighting conduit installed was residential grade and in some areas has completely deteriorated causing sporadic public street light outages.



STREETSCAPE PROPOSAL:

In the developing the streetscape redesign, staff incorporated industry best practices, any comments from a coordinated inter-departmental review of the existing conditions to understand all the deficiencies, and advice from Baxter and Woodman to ensure a more sustainable design and construction solutions. Additionally, in conjunction with recent redevelopments near downtown Glenview (Heinen's, Shoppers Row, and Midtown Square), staff has created minimum streetscape zone widths (curb edge zone, landscape bed zone – to support tree growth, pedestrian zone, furnishing/outdoor dining zone) and construction standards to adequately accommodate the streetscape components of a walkable retail environment given the available space between the face of a building and the curb.

The attached design for the complete reconstruction of the streetscape achieves a consistent appearance throughout The Glen Town Center. Improvements are proposed to shorten the diagonal parking areas (reduction of current depth by 2 feet to be a similar length to stalls in front of Midtown Square – see the attached parking stall depth exhibit) and the creation of a curb edge zone to accommodate pedestrians walking from their car to the sidewalk without having to walk through the landscaped area. The additional space will allow for dedicated zones to be established. Each zone allows

for specific functions - e.g. the 5ft wide landscape area allows for enough volume of soil to have the trees and plants thrive, and creates a separation from the parking; the 5ft wide pedestrian zone allows for people to walk along the storefront unimpeded; and the 7.5ft outdoor dining zone will clearly delineate where outdoor dining tables can be placed against the building without obstructing the pedestrian zone. All brick pavers (currently potential trip hazards) and concrete sidewalk sections and areas not compliant with the most recent American with Disabilities Act (ADA) will be removed and replaced with concrete or stamped concrete. The irrigation system for the landscaping, the outlets for holiday lights in the trees, and the decorative uplights used to illuminate the trees at night will all be replaced to match the current conditions of The Glen Town Center. Renderings and cross sections at the rear of the exhibit documents demonstrate what the improvements would look like upon their installation.

STREETSCAPE COORDINATION:

Owner Coordination:

To date, staff has reviewed all the operating agreements and covenants with The Glen Town Center property owners: Oliver McMillan (owners of the Aloft Apartments and Arlight Theaters), The Tabani Group (owners of the retail), and Von Maur, as well as Village staff on behalf of the Village. A chart clearly describing the responsibilities of each owner is being compiled separately from this process, as well as corresponding maps that refer back to the responsibility chart. Upon finalization of the chart, the Village Board will review and approve a new agreement with the property owners that clearly delineates the various responsibilities of the four property owners to maintain The Glen Town Center and the re-licensing of the monument identification signs in the Village right-of-way.

Tenant Outreach:

The proposed improvements are extensive and may be inconvenient for the businesses within The Glen Town Center, so the work is expected to be completed in two phases starting on one side and moving to the other side of the street. As such there is a significant amount of coordination with the property and business owners that will be needed prior and during construction to ensure the minimum amount of impact. Conditions to minimize the impacts to the tenants will be included within the bid documents used to hire a contractor to complete the work.

Outreach to the tenants started with the creation of a Glen Town Center tenant notification list. In June, staff sent out a letter (attached) to all the tenants informing them of the streetscape process and requesting the submittal of any comments on the very preliminary designs that were posted on the Village's webpage. Since June, staff has sent out several e-mail updates requesting comments on the latest plan versions. On July 7, staff hosted an open house at The BookMarket, which was attended by all the property owners and five (5) of the tenants. At the Open House, staff provided background details on why the streetscape improvements are being proposed and answered several questions, many of which referenced concerns with the marketing efforts and the future construction coordination. Any streetscape concerns have been incorporated into the proposed design.

Tentative Schedule:

The attached schedule outlines the progress to date and those tasks that need to be coordinated prior to the installation of improvements.

IDENTIFICATION SIGN PROPOSAL:

The Glen Town Center currently has two (2) existing multi-tenant ground signs at the Patriot Boulevard and Willow Road intersection and the Patriot Boulevard and East Lake Avenue. The signs are currently 20.0-feet tall and feature four (4) tenant panels. To aid in the visibility of additional tenants the Tabani group is proposing to replace the existing signs with two (2) new multi-tenant signs. The Tabani group proposes to relocate the signs closer to the intersection in place of the landing lights currently installed to aid in visibility of the signage. Associated required landscaping for the signs will be placed behind the signs due to limited space under the signage. The landing lights will be removed from both signs as part of the proposal.

The new signage will be identical in height to the existing signs and feature eight (8) blue tenant panels painted with a satin finish with the tenant names in white. The sign panels will feature routed faces with push-thru graphics which are compliant with the Multi-tenant Design Guidelines and illuminated Glen Town Center logo and text above. The proposed area of the panels is compliant with 97.0 square feet where up to 120.0 square feet is permitted. Above the panels the applicant proposes to use the Glen Town Center logo. Due to the limited area of the median it is unlikely that the applicant will be able to meet the Design Guideline standard of 2.0 square feet for every 1.0 square foot of signage. Currently, the existing signs have no landscaping surrounding them thus making the change more compliant than the current condition.

PROJECT DESCRIPTION:

Text	The Glen Town Center (East Lake Avenue)	The Glen Town Center (Willow Road)
Location	Intersection of East Lake Avenue and Patriot Boulevard	Intersection of Willow Road and Patriot Boulevard
Design	Monument sign with routed panels with backer panels	Monument sign with routed panels with backer panels
Letter Height	The Glen Town Center – applicant to confirm, Tenant names – 12.0 inches	The Glen Town Center – applicant to confirm, Tenant names – 12.0 inches
Letter Color(s)	The Glen – Blue, Town Center & Tenant Names – White	The Glen – Blue, Town Center & Tenant Names – White
Trim Cap Color	N/A	N/A
Return Color	White & Blue	White & Blue
Background Color	White & Blue	White & Blue
Illumination Type & Color	White LED	White LED
Raceway Depth	N/A	N/A

COMPLIANCE WITH DESIGN GUIDELINES AND ZONING:

Ground Sign(s)	Monument Sign (East Lake Avenue and Patriot Boulevard)	Monument Sign (Willow Road and Patriot Boulevard)
Proposed Sign Area	97.0 sq. ft.	97.0 sq. ft.
Compliance (120 sq. ft. per Ordinance) →	Yes	Yes
Proposed Sign Height	20.0 ft.	20.0 ft.
Compliance (20 ft. tall per Agreement) →	Yes	Yes
Compliance with Design Guidelines →	Yes	Yes

Appearance Commission Review

APPEARANCE PLAN COMMENTS:

Staff comments after evaluating the proposal for compliance with the Appearance Plan:

Sign Criteria from Appearance Plan:

- *Compatibility with building architecture*
- *Compatibility with signs on adjoining buildings*
- *Harmony with surrounding landscape*
- *Good scale in relationship to surroundings*
- *Use of harmonious colors*

Staff comments:

- The final tenant names on the panels should be included for final review.
- All letter heights shall be submitted for final review.
- The applicant shall confirm which elements of the Glen Town Center logo will illuminate to ensure the sign will not be too bright for neighboring residential properties.
- The petitioner shall furnish material and color samples of all proposed signage for review by the Appearance Commission.

Landscaping Criteria from Appearance Plan:

- *Grades of walks, terraces and other paved areas shall provide an inviting and stable appearance for walking, and if seating is providing, for sitting.*
- *Landscape treatment shall be provide to enhance architectural features, strengthen vistas and provide shade.*
- *Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Plants should be indigenous, hardy, harmonious and of good appearance. Where plants are susceptible to injury they should be protected.*

Staff comments:

- A final plant list and details should be submitted for final review by the Appearance Commission at a later date. At this time the included site plan includes proposed planters and replanted tree locations. Specific varieties of plantings have not been identified at this time.
- Landscape plans for the areas adjacent to the proposed entry monument signs should be submitted for final review to include varieties, quantities, and size at planting.

Lighting Criteria from Appearance Plan

- *Enhancement of the building design and adjoining landscape*
- *Compatible design and size with the building and adjacent areas*
- *Restraint in design*
- *Avoidance of excessive brightness and brilliant colors*

Staff comments:

- While wiring will be repaired or replaced as part of the project no new street light fixtures are proposed at this time.
- The proposed decorative street tree uplights with outlets for holiday lighting will be reviewed as part of the final review by the Appearance Commission.

POTENTIAL NEIGHBORHOOD IMPACTS:

As part of this project Staff has been coordinating the timing for when such construction activities would take place so as to have as little impact on Glen Town Center businesses as possible. Information has been posted on the Village website to keep current tenants and interested parties informed of the project.

The streetscape project will fix many safety issues throughout the Glen Town Center while still allowing tenants to have space for outdoor dining. The entry signs will be similar to the existing signs and are not expected to have any negative impacts to surrounding property owners.

Technical Review

PROJECT TIMELINE & OUTREACH:

- A. 06/26/15 Application Submitted
- B. 08/12/15 Appearance Commission Meeting
- C. TBD *First Consideration by Board of Trustees*
- D. TBD *Appearance Commission Meeting*
- E. TBD *Second Consideration by Board of Trustees*
- F. TBD *Permit Issuance*
- G. TBD *Inspection*

2015

						A	B C D EFG						
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec		

REQUIRED APPROVAL(s):

The following chart details the necessary required approvals. An associated appendix includes specific descriptions of each regulatory approval, the review criteria, and standards for approval. Each commissioner has a copy of this appendix and copies for the public are located on the table near the entry doors to the Village Board Room. The appendix can also be viewed on the Planning Division website at the following URL: <http://www.glenview.il.us>

Required	Regulatory Review
	A. Annexation
	B. Annexation with Annexation Agreement
	C. Comprehensive Plan Amendment
	D. Official Map Amendment
	E. Rezoning
	F. Planned Development
	G. Conditional Use
	H. Final Site Plan Review
	I. Second Curb Cut
	J. Subdivision (Preliminary, Final, and Waivers)
	K. Variation(s) (Zoning Board of Appeals)
√	L. Certificate of Appropriateness (Appearance Commission)
	M. Final Engineering Approval & Outside Agency Permits
√	N. Building Permits
√	O. Building & Engineering Inspections
	P. Recorded Documents (Development Agreements, Easements, Covenants, etc.)
	Q. Business License
	R. Certificate of Occupancy

Attachments & Exhibits

1. Sample Motion
2. Petitioner’s Application & Exhibits
3. May 19, 2015 Village Board Report and Minutes – Streetscape Update

Sample Motion

I move in the matter of A2015-085, the Glen Town Center Streetscape Improvements and Signage, the Appearance Commission grants a Certificate of Appropriateness, based upon the findings the petitioner, through testimony and application materials, has demonstrated compliance with Section 54-64 Appearance Plan and in accordance with the following:

- A. The documents prepared by Hitchcock Design Group and dated 7/29/15
 - 1. Glen Town Center Proposed Streetscape Improvements – Overall (Sheet 1)
 - 2. Glen Town Center Proposed Streetscape Improvements – Enlargement (Sheets 2-17)
- B. The documents prepared by Parvin Clauss Sign Company and dated 11/14/2014 entitled “Option C”