

MEMORANDUM

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To: Ald. Michael S. D'Amato  
From: Jeff Osterman, Legislative Reference Bureau  
Date: February 13, 1998  
Subject: JEWEL/OSCO STORE IN LAKE FOREST, ILLINOIS

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As you requested, I contacted the City of Lake Forest, Illinois for information on the design guidelines that applied to the Jewel/Osco store that was recently built there. I spoke with both the chief building inspector and the city planner. They indicated that Lake Forest does not have any formal design guidelines that apply to commercial developments. However, all such projects must be reviewed by the Lake Forest Building Review Board, which checks to make sure that a proposed building's architecture, materials, height, landscaping and other features will be compatible with surrounding development. Before a project is referred to the Building Review Board, the developer and architect meet with city staff to learn what the city is looking for in terms of development features and quality. By doing this, they are able to work out a lot of the details before the project is reviewed by the Building Review Board. The city planner noted that many developers have a respect for the architectural heritage and character of Lake Forest; this helps ease the process of achieving compatible development.

With respect to the Jewel/Osco store, the building inspector noted that the building design was really the product of a joint effort by the architect, the owner and the city's former chief building inspector, who had been there for almost 28 years. Design elements like the slate roof, copper trim and 4-inch bricks (as opposed to the standard 6-inch variety) were all the result of negotiation with city staff. Also, outdoor cart storage was prohibited and the sign was not a typical Jewel sign (it was, in fact, even smaller than what was allowed by the code). The Building Review Board also gave input on the design of the store. Attached you will find copies of the Building Review Board minutes of the meetings where the Jewel/Osco development was reviewed and where various design changes were requested by the Board. The building inspector indicated that the Board strived to ensure that the Jewel/Osco development did not look like a chain store.

The building inspector noted that the Building Review Board has a lot of discretion and that this fact sometimes gets the Board in trouble. The City of Lake Forest has been taken to court because the Building Review Board has said "no" to certain projects. This is why the planning and building inspection staff tries to negotiate an attractive development before the project is reviewed by the Board.

Mr. Kelly questioned the architect about the roofing materials and a clarification of the copper gutters, downspouts, and other metals. Mr. Nagle explained that the roof would be slate shingles to match Market Square and the metal materials would be "lead-coated" copper. The architect further explained that the window trim would be green and the sun dial on the south elevation would have a white wood panel. He also stated that the building has approximately 4,000 square feet of area on each of the three floors.

Mr. Kelly questioned the architect about the exterior lights, signage and final landscape decisions. Mr. Nagle explained that the final decisions had not been reached and they plan to return at a future meeting.

A motion was made by Mr. Chandler to approve a demolition permit for the existing Lakeside Foods, approve the architectural design and exterior building materials as presented, and require the architect to return to a future meeting with the exterior light fixtures, signage and final landscape plan. The motion was seconded by Mr. Kelly. The motion carried unanimously.

6. Proposed demolition of the existing Jewel Food Store at 910 North Western Avenue, and Lake Forest Lumber Company buildings at 874 North Western Avenue and construction of a new Jewel/Osco Store on the property occupied by the Lake Forest Lumber Company buildings and the vacated Efner Avenue right-of-way. The subject property is owned by Jetco Properties, Inc., 8725 West Higgins Road, Chicago, IL 60631 and will be presented by Architect Peter C. Witmer of O'Donnell, Wicklund, Pigozzi and Petersen, 570 Lake/Cook Road, Deerfield, IL 60015.

Chairman Hodges recognized Mr. Peter C. Witmer, project and design architect. Mr. Witmer explained that the O'Donnell, Wicklund, Pigozzi and Petersen firm had been requested to design a new Jewel Food and Osco store for North Western Avenue. He also explained that the property formerly known as Lake Forest Lumber Company had recently been purchased by Jetco Properties, Inc. (Jewel properties).

Mr. Witmer presented a colored rendering of the proposed store as viewed from the northeast corner of the building, also slides of the existing conditions, and proposed exterior elevations. He explained that the building would be a brick similar in color and texture to the brick used on the Market Square buildings. Real slate would be used for the sloped roof areas, cast stone would be used for all the columns and window details as indicated on the drawings. Forest green awnings would be used on the Western Avenue frontage, the gable end details of the building were treated with different materials to add interest as shown on the rendering. The overhang on the east and north elevation was designed with a bracket to give some interest to the underside of the soffits.

He then explained that the overhang on the north elevation would be approximately 4'6" wide to provide weather protection for customers waiting near the loading area. The architect explained that the west entry door would lead to the Osco area of the store but could be used by Jewel customers parking in the southwest area of the lot.

Mr. Witmer indicated that the bay windows on the east elevation were designed to display products of Jewel and Osco. He also explained that the two windows at the northeast corner would be used to display flowers and plant products and the window at the south end of the front elevation would be used to display bakery products. The architect stated that the new store would have 40,000 square feet as compared to the existing store of 16,000 square feet.

Following the architect's presentation, Mr. Daniel Kelly stated that the design presented is a good start but more information needs to be presented about other details on the north and east elevations. Chairman Hodges explained that the small drawings presented in the Board's packet and the incomplete information on the materials presented by the architect this evening, would require more clarification. Mr. Chandler indicated he was concerned about the lighting in the parking lot, the sound control for the equipment shown in the mechanical area on the roof, and adequate landscaping to screen the residential properties on the west. Chairman Hodges was concerned about the "alley view" on the south end of the property for unloading, trash removal and turn-around area for the large, semi trailer trucks.

After the Board's review, Chairman Hodges indicated that anyone in the audience who would like to speak to this agenda item may do so by standing and giving their name and address to the Recording Secretary. Mr. Frank Haas, who indicated he lived at 315 East Granby Road, was concerned about the landscape plan and the plant materials proposed. He stated that, in his opinion, they were not the correct plant materials for this site.

Mrs. Kristine Boyaris, who indicated she lived at 933 North Oakwood Avenue, northwest of the property, was concerned about the mechanical equipment location and the sound control proposed by the architects. Mrs. Huhnke, who indicated she lived at 865 North Oakwood Avenue, was concerned about the view of the building and property from her rear yard and patio directly west of the Osco portion of the building.

Mr. Dan Sutherland, who indicated he lived at 475 North Sheridan Road, was concerned that, with the removal of the small building formerly used by Lake Forest Lumber Company and the replacement with the large building proposed for the Jewel/Osco Store, the Western Avenue streetscape would take on a totally different appearance. He was also concerned about the screening, trees, and lighting for the parking area on the north. He asked the architect if it was possible to have a brick wall along Western Avenue with landscaping on the east side to totally screen the parking from the Western Avenue view. The architect explained that no brick wall is planned for the Western Avenue frontage at this time.

Mr. Chuck Byron, who indicated that he was the attorney representing the Jewel/Osco Company, explained that the 40,000 square foot mentioned by the architect would actually be 38,000 square feet of sales space on the first floor and 2,000 square feet of storage. In addition, 25,000 square feet of storage would be in the basement under part of the building. He further explained that the Zoning Board of Appeals and the City Council had already granted approvals of their variation request to allow the 35 foot rear yard to be reduced to 15 feet. He also explained that the City Council was considering a vacation of the Efner Avenue right-of-way.

After another discussion, it was the consensus of the Board that the architect needs to provide more detail of the north and east elevations and return at a future meeting. They also requested that he submit information on the signage, landscaping, and parking lot lighting as a separate presentation.

Chairman Hodges explained that, based on the Board's direction, the official proceedings of this meeting will indicate that no official action was taken by the Board on this agenda item. Mr. Witmer explained that they will immediately work on the revised materials and submit them to the Office of the Director of Building and Zoning before the cut-off date for the January meeting.

7. Proposed monument identification sign for Brunswick Office Building at One North Field Court owned by Brunswick Corporation, One Brunswick Plaza, Skokie, IL 60077 and presented by Architect Stephen Wright of Loebel Schlossman & Hackl, 130 East Randolph, Chicago, IL 60601.

Chairman Hodges recognized Mr. Stephen Wright, architect for the proposed sign. Mr. Wright presented transparencies of the proposed site plan indicating the location of the sign and elevation drawings of the proposed monument sign. The architect explained that the ground lighting would spread a soft glow on the sign but the fixtures and light source would not be visible from North Field Court or Route 60. Mr. Wright stated that the sign would be constructed using the same marble materials as the building.

After another short review of the materials and colors, a motion was made by Mr. Kelly to approve the monument sign, as presented, subject to an on-site inspection of the ground lighting after installation. The motion was seconded by Mr. Chandler. The motion carried unanimously.

#### IV. OTHER MATTERS BEFORE THE BOARD

8. Proposed amendment to the Sign Ordinance establishing a definition "POLITICAL SIGNS". and add Item "L. POLITICAL SIGNS" to Article III GENERAL REGULATIONS.

Chairman Hodges stated that she was stepping down from any discussion or voting on this agenda item because she is a candidate in the upcoming City election. Daniel J. Kelly served as the Acting Chairman for this agenda item.

patterns, zoning, drainage, and the like, be directed to the City Council, the Plan Commission, the Zoning Board of Appeals or the City engineering staff, as appropriate.

After completion of agenda matters before the Board, there is an additional opportunity for the public to address the Board. The Board has voted that this comment period is limited to three minutes per person. We would encourage those who wish to comment on agenda items, to do so during the formal agenda when relevant comments are more timely.

### III. MATTERS BEFORE THE BOARD.

#### (A) BUSINESS DISTRICT PETITIONS

1. Proposed demolition of the existing Jewel Food Store at 910 North Western Avenue, and Lake Forest Lumber Company buildings at 874 North Western Avenue and construction of a new Jewel/Osco Store on the property occupied by the Lake Forest Lumber Company buildings and the vacated Efner Avenue right-of-way. The subject property is owned by Jetco Properties, Inc., 8725 West Higgins Road, Chicago, IL 60631 and will be presented by Architect Peter C. Witmer of O'Donnell, Wicklund, Pigozzi and Petersen, 570 Lake/Cook Road, Deerfield, IL 60015 (continued from the December 16, 1992 meeting).

Chairman Hodges recognized Mr. Peter C. Witmer, project architect. Mr. Witmer explained that they had appeared before the Board on December 16, 1992 and were returning with the changes suggested by the Board. He then explained that the loading area on the south side of the building had been relocated to a new position, more than 150 feet from the street and 71 feet from the rear lot line. The depressed area at the southwest corner of the property would have a 7-foot high retaining wall and a 7-foot stockade fence would be installed on top of the wall with the finished side facing the neighbors to the west. The mechanical equipment on the roof would be screened on the east side by the roof structure and on the rear or west side by acoustical sound absorbing panels. The architect explained that slate shingles would be used for the roof, cast stone would be used as indicated on the plans, and all the plaster shown on the outside of the building would be white in color. The window frames would be dark green and the fascia and metal trim would be brown.

Mr. Witmer stated that three different colors of glazing would be used. The north elevation in the cart area would be frosted, the east elevation around the windows in the flower shop would be a combination of frosted and clear, and the windows in front of the elevator shaft would be the dark spandrel glass. The architect explained that, because of the concern about the neighbors to the west, the parking lot lighting plan was modified with additional time clocks that will turn off all the lights along the west property line after 10:00 P.M. The lights near the City sidewalk and closer to the front door would remain on until after the store closed.

Following Mr. Witmer's presentation, he introduced Mr. David McCallum, the landscape designer who presented the landscape plan. Mr. Witmer then explained that they wanted to continue the review of the wall and monument signage. He further explained that they would be presenting to the Jewel/Osco representatives, a request for 18-inch upper case and 11-inch lower case letters. The letters would be metal with a cut out back to receive a neon tube. The architect explained that they would return at the next Board meeting with a formal presentation on the signage after its reviewed and approval by the Jewel/Osco representatives.

Following the architects presentation, Mr. Joseph Blake stated that he was "greatly troubled" by the east elevation, as presented. He further explained that it had too many materials, was too busy, and the display windows will not be maintained. Mr. Kelly agreed with Mr. Blake's observation and opinion and was also concerned about the dark glass proposed for the clear story windows. Chairman Hodges asked the architect why there were so many odd sized windows. She also asked about the awnings proposed and the existing and proposed fencing and barbed wire around the Commonwealth Edison substation. Mr. Donald Dorge wanted a plain look for the east elevation. Mr. Lawrence Temple explained that Jewel is not running a museum or art show and liked the architecture as presented.

Mr. Chuck Byrum explained he was an attorney representing Jewel/Osco. He further explained that following last month's meeting, Jewel/Osco asked the present owners of the lumber yard for a 30 day extension. If the Board decides to continue the review of the building for another 30 days, it would create a hardship for the Jewel/Osco Company. Mr. Byrum encouraged the Board to proceed with approval of the project with the understanding that the architects would return at the February meeting with a revised east elevation and landscaping.

A motion was made by Mr. Joseph Blake to approve the south, west and north elevations with the understanding that the architects would return with a revised east elevation that would include the elimination of the display windows, a redesign of the infill panels, and revised landscape plan to reflect the architectural changes proposed. The motion was seconded by Mrs. Pamela Johnson. The motion carried unanimously.

Mr. Blake made a second motion to require the architects to return at a future meeting with the wall and monument signage and the parking lot lighting information. The motion was seconded by Mrs. Pamela S. Johnson. The motion carried unanimously.

2. Proposed identification sign for the interior design office and retail store at 297 East Illinois Road occupied by Kathy Stone Interiors, tenant of the property managed by Peter Siegal, Trustee, 60 East Scott Street, Chicago, IL 60610.

Chairman Hodges recognized Ms. Kathy Stone, owner of Kathy Stone Interiors. Mrs. Stone explained she recently leased the property at 297 East Illinois Road. She then presented for the Board's review, the actual

patterns, zoning, drainage, and the like, be directed to the City Council, the Plan Commission, the Zoning Board of Appeals or the City engineering staff, as appropriate.

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### III. MATTERS BEFORE THE BOARD.

1. Proposed demolition of the existing Jewel Food Store at 910 North Western Avenue, and Lake Forest Lumber Company buildings at 874 North Western Avenue and revised east elevation and landscaping for a new Jewel/Osco Store on the property occupied by the Lake Forest Lumber Company buildings and the vacated Efner Avenue right-of-way. The subject property is owned by Jetco Properties, Inc., 8725 West Higgins Road, Chicago, IL 60631 and will be presented by Architect Peter C. Witmer of O'Donnell, Wicklund, Pigozzi and Petersen, 570 Lake/Cook Road, Deerfield, IL 60015 (continued from the December 16, 1992 and January 27, 1993 meetings).

Chairman Hodges recognized Mr. Peter C. Witmer, project architect. Mr. Witmer explained that they had appeared at the January meeting and the Board requested that they return with more information about the elimination of the display windows and the development of wall panels infilled with brick rather than stucco. The brick panels were to include unique brick designs typically found in large wall panels; also revised landscape plan with trees and plant materials to soften the proposed masonry panels on the projected front elevation. The Board also requested that the architects revise the signage plan and revisit the use of the spandrel glass, dark glass and clear glass on the east and north elevation as proposed.

Mr. Witmer presented the new renderings of the revised exterior east and north elevations. He explained that the renderings were prepared using a night condition of the building to demonstrate the effect of the in-ground well lights on the proposed ornamental trees and east elevation. He further explained that the glass display windows had been eliminated at the Board's suggestion because of the concern about maintaining the displays in the future. Mr. Witmer and the landscape architect then presented the revised landscape plan.

Mr. Witmer then explained that the ground signs had also been revised with 13-inch capital letters and 10-inch lower case letters. The lighting for the sign had also been reduced as requested by the Board.

Mrs. Pamela Johnson questioned the architect about the length of the individual panels and the total developed length of the wall east of the building. She stated that the number of trees proposed is minimal and expressed a concern that most of the brick wall would be visible on Western Avenue. She explained that the panels, 16 feet wide and 20 feet in height with a row of black glass across the top, is difficult to accept as the front elevation that will face the street.

Mr. Kelly expressed concern that the landscape plan did not include an evergreen hedge in front of the parking lot to screen the headlights from the neighbors on McKinley and Granby Roads.

Mrs. Johnson also asked the architect to clarify the point that he made earlier in his presentation that there would be no awnings on the revised building plans. The architect explained that, with the change to brick infill panels and landscaping, the awnings on the east elevation are no longer required. Mrs. Johnson asked the architect to clarify that there would be no awning at the northeast corner of the building over the remaining flower shop window. The architect again stated that all of the awnings had been eliminated from the building.

Mr. Joseph Blake was concerned about the "washing" of the masonry panels with the light from the in-ground tree lights. The architect explained that, in the summer months when the trees are in bloom, it would be impossible for the light to get to the masonry wall. In the fall and winter, some of the light would be on the brick wall panels.

Chairman Hodges and Mr. Kelly were concerned that the three trees proposed would not be sufficient for the length of the front or east elevation. The landscape architect explained that the trees would grow rapidly and, if they were placed closer together, they would not grow under ideal conditions.

Mr. Temple indicated that he was still concerned, as Mr. Kelly was, that the headlights of the parking lot would be controlled and not a nuisance to the neighbors on McKinley and Granby Roads.

Following the Board's questioning of the architect, Chairman Hodges indicated that anyone in the audience who would like to speak to this agenda item may do so at this time by standing and giving their name and address to the Recording Secretary.

Mr. Frank Haas, 315 East Granby Road, was concerned about the landscape materials that had been selected for the project, especially in the area surrounding the Commonwealth Edison substation. He explained that he is a landscape architect and has designed many plans for similar substation areas. He further explained that the water that runs off of the equipment in the substations has a negative impact on the landscaping surrounding the site. The type of plant material selected near substations has to be the approved type(s) that will not be affected by the run-off water.

Chairman Hodges explained that the landscape plan for around the substation is being reviewed by the Director of Parks, Forestry and Public Works and all Mr. Haas' comments should be directed towards Mr. Naatz. The Chairman further explained that the record of tonight's meeting will also indicate that Mr. Haas expressed concern and that he was referred to Mr. Naatz for clarification of the proposed materials shown on the most recent landscape plan for the area around the substation.

Mr. Lou Redmund, 601 Ryan Place, was concerned about the building meeting the ADA requirements. Mr. Witmer indicated it did.



After another short discussion and a second review of the new colored renderings presented, a motion was made by Mr. Dorge to approve the revised east or front elevation, revised landscape plan, and revised wall and monument signs as presented. The motion was seconded by Mr. Joseph Blake. Mr. Dorge, Mr. Blake, Mr. Temple, Mr. Kelly and Chairman Hodges voted aye. Mrs. Johnson voted nay. The motion carried 5 to 1.

2. Proposed real estate yard sign presented by John Surak, Jr. of North Shore Realty, 2513 Waukegan Road, Bannockburn, IL 60015.

Chairman Hodges recognized Mr. John Surak, Jr., representative of the North Shore Realty company. Mr. John Surak explained that he was requesting approval of their reduced real estate yard sign as required by the new Sign Ordinance. He then presented a drawing of the proposed sign. The new sign colors would be identical to the existing burgundy and beige with 4-inch lettering for "North Shore", 3-inch lettering for the telephone number and "Offered By". He also explained that their existing 4-sq.ft. red and white "Open House" signs would be continued to be used without change.

After reviewing the materials, Mr. Lawrence Temple asked why the words, "Offered By" were used at the top of the sign. He explained that other realtors had appeared with verbiage "For Sale", "Offered By", or similar information that the Board felt was unnecessary. Mr. Temple stated that, in his opinion, and he was sure that the Board would agree, the company should retain the existing burgundy and beige colors and the "Open House" signs should be repainted to match. With the elimination of "Offered By" would be a major improvement to the yard sign.

After discussing their proposed changes, the representative indicated that they would be willing to retain their existing colors and would order all future "Open House" signs with the burgundy and beige colors.

A motion was made by Mr. Kelly to approve the revised and reduced yard sign for North Shore Realty with the following conditions:

1. The words, "Offered By" shall be eliminated from the sign.
2. The sign(s) should be beige with burgundy lettering.
3. Four inch maximum letters shall be used for "North Shore Realty" and three inch maximum letters for the telephone number. All future "Open House" signs shall be ordered in the beige and burgundy colors to replace the existing red and white signs.

The motion was seconded by Mrs. Johnson. The motion carried unanimously.

3. Proposed pillars and gates for 1351 East Westleigh Road owned and presented by Dr. Nader Bozorgi (referred to the Board pursuant to Chapter 9, Article XI, Section 107B of the Building Code - DISSIMILARITY, and located in the Historical District) (continued from the December 14, 1992 meeting).

The City of Lake Forest  
BUILDING REVIEW BOARD

Proceedings of the July 28, 1993 Meeting

The Building Review Board of The City of Lake Forest met at 6:30 p.m. in the Council Chambers of City Hall, 220 East Deerpath, Lake Forest, Illinois, on Wednesday, July 28, 1993.

The following members of the Board were present: Lawrence R. Temple, Chairman, Joseph Blake, Henry T. Chandler, Donald H. Dorge, Ronald D. Harris, Pamela S. Johnson, and Beverly J. Sanchez.

The following members of the Board were absent: none.

Staff present: Charles E. Crook, Director of Community Development, and Andrew M. Suvalsky, Assistant City Planner.

I. APPROVAL OF THE MINUTES OF THE JUNE 23, 1993 MEETING.

Board Member Johnson motioned to approve the minutes of the July 27, 1993 meeting. Board Member Chandler seconded the motion and, on a voice vote, the motion carried unanimously.

II. MATTERS BEFORE THE BOARD.

(A) Business District Petitions.

1. Change in roof material for the proposed Jewel/Osco store at approximately 910 North Western Avenue owned by Jetco Properties, Inc., 8725 West Higgins Road, Chicago, IL 60631, and presented by Peter Witmer of OWP&P, 570 Lake Cook Road, Deerfield, IL 60015. (This project received final approval at the February 24, 1993 meeting.)

Peter Witmer, architect representing the petitioner's, showed the Board a sample of the Supra-Slate II and a sample of real slate, for comparison. He then proceeded with a slide presentation, noting in particular a Jewel/Osco in Hoffman Estates with a roof in the same material as proposed by the petitioners.

Chairman Temple asked how long the material would last and stated his belief that the City and Board did not have enough information about the product to approve it. Mr. Witmer stated that using the synthetic material was a cost consideration for his client and it would save them \$15,000 which would go into a contingency fund for future, unforeseen building expenses.

Board member Blake stated that a roof with this material looked like salt and pepper whereas the mottled effect of real slate blended better visually. Both Board members Sanchez and Dorge stated their belief that real slate is superior to the proposed material. Chairman Temple further emphasized that real slate should be used here because this Jewel will be a north anchor building for Lake Forest's Central Business District.

Chairman Temple then motioned for denial. The motion was seconded by Board member Blake and, on a voice vote, passed unanimously.

2. Change in roof material for the new commercial building under construction at 727 North Bank Lane, owned by Lake Forest Bank & Trust Company, 664 North Western Avenue, Lake Forest, IL 60045, and presented by Jim Nagle of Nagle, Hartray & Associates, Ltd., 230 North Michigan Avenue, Chicago, IL 60601.

This petition was withdrawn.

3. Identification sign and change in size of approved satellite dish antenna for Leaf Corporate Offices under construction at 500 North Field Drive owned by CF Lane Development Limited, c/o Koll Management Services, 333 W. Wacker Dr., 30th floor, Chicago, IL 60601, presented by Architect Stephen T. Wright of Loeb, Schlossman & Hackl, 130 East Randolph, Chicago, IL 60601.

Steven Wright, representing the petitioners, addressed the Board pursuant to the Building Review Board's June, 1992 meeting at which approval was granted for construction of the Leaf Corporation's building on Field Drive. He noted that the two proposed signs would be lit internally. He stated that the base of each would be a buff color, pre-cast concrete to match that which is used on the main building. He said that the large sign facing the interstate was for identification and not advertisement. Responding to Board member Johnson, he stated that the letters would be 8 inches on the small sign and 2 feet 8 inches on the larger one. He compared this to the 18 inch high "B" on the Benefit Trust Life sign which also faces the interstate.