

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, DECEMBER 16, 2014
MEETING MINUTES**

1. 01-12/16: **Call to Order.** Chairman Raimondi called the meeting to order at 7:00 PM.

Chairman: Michael Raimondi

Commissioners Present: David Friedman (7:02PM), Rick Pedersen, Theresa Zagnoli

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski

Visitors: Dave Wigodner (Interwork Architects), Monica Plischke (REDICO), Allyson Massengill (Colliers International)

2. 02-12/16: **Visitor's Business.**

None

3. 03-12/16: **Consider a Request for Approval of the November 18, 2014 Meeting Minutes.** Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the November 18, 2014 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

Commissioner Friedman arrived at 7:02PM.

4. 04-12/16: **Consider Approval of the Installation of a Nameplate Sign for the Office Building Located at 2355 Waukegan Road, Bannockburn, Illinois, Submitted by Colliers International and Interwork Architects.**

Mr. David Wigoner from Interwork Architects noted that he was the architect working on this project on behalf of the owners of the properties located within the Bannockburn Lake Office Plaza. He noted the addresses where the work is proposed for this comprehensive sign project is 2355 Waukegan, 2121 Waukegan, 2201 Waukegan Road, 2345 Waukegan, and 2333 Waukegan. He noted they are seeking approval from the Architectural Review Commission for new signage throughout five of the building lots. He noted they are seeking approval (i) to replace existing directional/on-site informational signage situated along the inner access drive at Bannockburn Lake Office Plaza, (ii) to replace the existing joint identification sign, and (iii) to install nameplate signs at five of the buildings. He noted they felt the new signage is needed to facilitate leasing of available office space at Bannockburn Lake Office Plaza.

Mr. Wigodner noted that the request for 2355 Waukegan Road was for a new single faced nameplate sign. He noted that the nameplate ground sign is 5 feet x 4 feet in size and will have no more than four (4) tenant panels.

Manager Lasday noted that a Special Use Ordinance was approved for this property for up to four (4) name plate signs. She also noted that all of the signs discussed tonight will have the following colors: beige, black, gray and green and will require a 2/3 affirmative vote from the Architectural Review Commission.

The Commissioners asked the applicant about the specifics of the foundation for the proposed sign, whether the sign and the integrated numbers on the sign would be a painted metal, whether there would be any lighting on the sign, and whether the applicant had done any research on the underground utilities for the signage.

Mr. Wigodner noted the foundation would be underground like any normal sign, that it will be a painted metal sign, that there would not be any lighting with the name plate sign or the on-site informational sign, but the addresses on the proposed joint identification sign located on 2333 Waukegan Road will be illuminated with low wattage indirect or white light, and that they had not yet done full research on the location of the underground utilities but they will do that following the approval of the signage.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the installation of a nameplate sign for the office building located at 2355 Waukegan Road, Bannockburn, Illinois, submitted by Colliers International and Interwork Architects. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **05-12/16: Consider Approval of the Installation of a Nameplate Sign and On-site Informational Sign for the Office Building Located at 2121 Waukegan Road, Bannockburn, Illinois, Submitted by Colliers International and Interwork Architects.**

Mr. Wigodner noted that 2121 Waukegan Road is proposing a new single faced nameplate sign and a double faced on-site informational sign. He noted that the nameplate ground sign is 5 feet x 4 feet (20 square feet). He noted that the on-site informational sign is 1 foot-6 inches x 4 feet in size. He also noted that he has had initial conversations with Engineer Gewalt about the location of the signage on the property.

Manager Lasday noted that the Village Board approved a Special Use Permit and Variation to allow the signage for this property at their December 8th meeting.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the installation of a nameplate sign and on-site informational sign for the office building located at 2121 Waukegan Road, Bannockburn, Illinois, submitted by Colliers International and Interwork Architects. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

6. **06-12/16: Consider Approval of the Installation of a Nameplate Sign and On-site Informational Sign for the Office Building Located at 2201 Waukegan Road, Bannockburn, Illinois, Submitted by Redico Management and Interwork Architects.**

Mr. Wigodner noted that the proposal for 2201 Waukegan Road is the same proposal as previously discussed for the building at 2121 Waukegan Road. He noted they are proposing a new single faced nameplate sign and a double faced on-site informational sign. He noted that the nameplate ground sign is 5 feet x 4 feet (20 square feet). He noted that the on-site informational sign is 1 feet-6 inches x 4 feet in size.

Manager Lasday noted that the Village Board approved a Special Use Permit and Variation to allow the signage for this property at their December 8th meeting.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the installation of a nameplate sign and on-site informational sign for the office building located at 2201 Waukegan Road, Bannockburn, Illinois, submitted by Redico Management and Interwork Architects. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

7. **07-12/16: Consider Approval of the Installation of a Nameplate Sign and Several On-site Informational Signs for the Office Building Located at 2345 Waukegan Road, Bannockburn, Illinois, Submitted by Redico Management and Interwork Architects.**

Mr. Wigodner noted that 2345 Waukegan Road is proposing a new single faced nameplate sign and several on-site informational signs (two (2) double faced signs and three (3) single faced signs). He noted that the nameplate ground sign is 5 feet x 4 feet (20 square feet). He noted that the on-site informational signs are 1 feet-6 inches x 4 feet in size. He noted that this building is unique because it is in the middle of the office complex so they really examined the sight lines and where to place the proposed signs. He also noted that while they are proposing to add five (5) on-site informational signs, they are also proposing to remove six (6) older signs from the property.

Manager Lasday noted that the Village Board approved a Special Use Permit and Variations to allow the signage for this property at their December 8th meeting.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the installation of a nameplate sign and several on-site informational signs for the office building located at 2345 Waukegan Road, Bannockburn, Illinois, Submitted by Redico Management and Interwork Architects. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

8. **08-12/16: Consider Approval of the Installation of an Illuminated Joint Identification Sign, a Nameplate Sign and Two Onsite Informational Signs for the Office Building at 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Redico Management and Interwork Architects.**

Mr. Wigodner noted that 2333 Waukegan Road is proposing a new single faced nameplate sign, joint identification sign, and two (2) single faced on-site informational signs. He noted

that the nameplate ground sign is 5 feet x 4 feet (20 square feet). He noted that the on-site informational signs are 1 feet-6 inches x 4 feet in size. He noted this property is the only property out of the five properties that has direct access / street frontage on Waukegan Road. He noted they are proposing to remove the two existing identification ground signs at the north and south entrance and replace them with one illuminated joint identification sign at the north entrance. He noted there were illustrations of the sign in the packet and that the sign will have the following colors: beige, black, gray and green which are the same colors utilized with the other signage. He noted that the addresses on the proposed joint identification sign will be illuminated with low wattage indirect or white light.

Manager Lasday noted that the Village Board approved a Special Use Permit and Variations to allow the signage for this property at their December 8th meeting.

The Commissioners asked the applicant about the location of the proposed joint identification monument sign and why the address numbers are higher at the top and lower at the bottom of the sign.

Mr. Wigodner addressed the questions by noting they chose one consolidated location at the north entrance because the existing southern entrance seemed to cause confusion for the patrons of the office complex. He also noted that the sign was designed in such a fashion with the addresses higher at the top and lower at the bottom because they felt that it accomplished their goal of creating a focus on the addresses for the buildings. He noted they felt it would make it easier for the patrons of the office complex to find their way into the correct drive and reach their destination building more easily.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the installation of an illuminated joint identification sign, a nameplate sign and two on-site informational signs for the office building at 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Redico Management and Interwork Architects. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

9. Adjournment.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to adjourn the December 16th, 2014 Architectural Review Commission meeting. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None. The meeting was adjourned at 7:39 PM.