

**VILLAGE OF BANNOCKBURN  
MEETING MINUTES OF THE  
ARCHITECTURAL REVIEW COMMISSION  
TUESDAY, FEBRUARY 21, 2012**

1. 01-02/21: **Call to Order.** Pro-Tem Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:02 p.m.

Pro-Tem Chairman: Michael Raimondi

Commissioners Present: Allen Chichester, David Friedman, Richard Pedersen

Commissioners Absent: Jim Kozonis

Also Present: Village Manager Maria Lasday, Village Administrative Assistant Blanca Vela-Schneider

Visitors: Rebecca Bailey (REIT Management), Village Resident Patty Derrig (1750 Half Day Road), Eric Friedman (Walgreens Co.), Omar Hernandez (REIT Management), Doug Shehan (Jones Lang LaSalle), Dave Wigodner (Interwork Architects)

2. 02-02/21: **Approval of the January 17, 2012 Architectural Review Commission Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the January 17, 2012 Architectural Commission Meeting Minutes, as submitted. On a roll call vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).
3. 03-02/21: **Consideration of a Request for the Installation of 1) A new Pool with Pool Deck Which Includes a Stone Wall/Seating Bench and Fire Pit, 2) a Pool House, 3) Pergola with a Raised Terrace Which Includes a Build-in Barbeque Grill, Built-in Pizza Over, and Built-in Wall Fountain, 4) Exterior Lighting, 5) Pool Fence with Gates and Stone Columns, and 6) Enhanced Landscaping Proposed for the Rear Yard at the Existing 8,312 Sq. Ft. Residence of 2000 Telegraph Road, Submitted by Sam and Sharon Krengel.** ssues with IDOT. She stated that the three proposed lights will be placed on top of the pillars. Pro-Tem Chairman Raimondi inquired about the light fixtures. Mrs. Derrig stated that she is not interested in installing frosted panes on the light fixtures but will install frosted light bulbs to comply with zoning regulations. Commissioner Pedersen inquired about the height of the fixtures. Mrs. Derrig replied that the fixtures are 24" tall. She stated that the pillars and the fixtures comply with zoning regulations in regards to height limitations. Pro-Tem Chairman inquired about the number of pillars. She stated that there are three pillars but noted that two of the pillars are connected together via a stone wall. Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the installation of three coach lights on the existing entryway pillars as submitted contingent upon compliance of all zoning regulations including using only frosted bulbs in the coach lights. On a voice vote, the motion was

unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

4. **04-02/21: Consideration of a Request for Approval of the Installation of a New Concrete Pad, a New Generator and Fence at the Property Located at 1000 Lakeside Drive, Submitted by James Pappas.** Mr. David Wigodner of (Interwork Architects) introduced himself to the Commission. He stated that he represents Walgreens Co. who will be occupying the 1000 Lakeside Drive building. He stated that the interior of the building is being remodeled and that a generator is needed. He stated that they are proposing to install the generator on the west side of the building by the Tollway because the transformer and switch gear are located in this area and because the diesel generator needs to be in a location that is accessible for refueling. Pro-Tem Chairman Raimondi inquired whether Walgreens intends on using the loading area that is located by the proposed generator. Mr. Wigodner stated that Walgreens would not be using this area. He stated that the generator will sit on a new, concrete slab and will have a closed-type, cedar fence and bollards. He stated that the mature landscaping will screen the generator area from motorists who are driving toward the north. Pro-Tem Chairman Raimondi inquired whether the bollards will be built on the concrete apron. Mr. Wigodner replied that the bollards will be bored into the new concrete apron.

Mr. Wigodner stated that the generator will make noise when it runs, but noted that it is 150 ft. from the Tollway and the closest single family, residential building is on the western side of the Tollway. He stated that the generator will sit 1,000 ft. from the 1200 Lakeside Drive and 1,200 ft. from the first Trinity International University building. Commissioner Pedersen inquired whether the generator performs automatic tests or whether they need to be performed manually. Mr. Eric Friedman (Walgreens Co.) indicated that the test needs to be performed manually by their building engineer. He stated that the tests will be performed during the daytime. Mr. Wigodner stated that the generator needs to be large to accommodate the HVAC equipment. Commissioner Friedman inquired whether Walgreen's data center will be operated in the building. Mr. Wigodner stated that the facility will be used to replicate technical problems that occur at Walgreens stores.

Mr. Wigodner stated that the fuel tank will sit under the generator but above ground. He stated that Walgreens had originally proposed an 8 ft. tall closed-type fence to completely screen the generator but Village regulations limit closed-type fences to 6 ft. Commissioner Pedersen inquired whether the generator could be lowered into the ground. Mr. Wigodner replied that the goal is to keep the generator and fuel tank above ground, noting that Walgreen's does not want the unit to be sitting in water or snow.

Village Manager Lasday noted that Building Commissioner Orth has approved the location of the generator and fence.

Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve a new concrete pad, a new generator, and 6 ft. closed-type cedar fence for 1000 Lakeside Drive. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

5. **05-02/21: Consideration of a Request for Approval of the Removal, Replacement, and/or Installation of New Illuminated Nameplate Signage, Submitted by HUB Midwest, LLC.**

Mr. Omar Hernandez (REIT Management) introduced himself to the Commission. Village Manager Lasday stated that HUB Midwest had received a recommendation for approval for zoning relief to install two nameplate signs on their property along Lakeside Drive and along the Tollway by the Plan Commission/Zoning Board of Appeals. She stated that Board had already indicated that they will be approving zoning relief for the signs but she noted that the Board has directed the Plan Commission/Zoning Board of Appeals to consider amendments to the zoning code in regards to exterior lighting along the Tollway and having the number portion of the address placed on the base. She stated that there is a redundancy in having the base display the number of the property when the address is listed on the sign face itself. The Commission agreed that there appeared to be redundancy in having the street number of the property displayed on the base of the sign when it is already on the face of the sign.

Mr. Hernandez presented the proposed sign for Lakeside Drive. He stated that the sign would identify up to 8 tenants, would have the building address and would have light fixtures attached to it. Commissioner Chichester inquired whether the proposed nameplate sign would be in the same location as the existing sign. Ms. Rebecca Bailey (REIT Management) stated that the existing sign is on Lakeside Drive and the proposed nameplate sign will be on an island along the driveway entrance. Pro-Tem Chairman Raimondi inquired whether the Lakeside Drive nameplate sign would be placed on the bridge, and if it is on the bridge, how the bridge can accommodate the 42” foundation. Mr. Hernandez replied that he does not believe it is on the bridge and indicated that his architect had informed him that the proposed location is suitable for the sign. Pro-Tem Chairman Raimondi stated that there are two culverts in this area and he would like to know where the culverts are in relation to the proposed location of the sign. Mr. Brian Srirucha (REIT Management) stated that the sign will be installed just before the culvert. Pro-Tem Chairman Raimondi stated that the location needs to be confirmed. Village Manager Lasday pulled up Google Earth Street View on her i-pad. She stated that it appears that the proposed sign would not interfere with the culverts but noted that the Building Department will review the location of the sign at time of permit submittal.

Pro-Tem Chairman Raimondi stated that he does not think the lighting on the Lakeside Drive is aesthetically pleasing. He stated that the arms detract from the sign and suggested that the light location be reconsidered. Commissioner Chichester suggested inserting the lights in a cornice or lip at the bottom of the sign. Village Manager Lasday stated that if the lights are relocated, it would require the Board to approve them.

Mr. Hernandez presented the proposed sign for the Tollway. He stated that the proposed location of the sign will be on the existing berm. He stated that the sign is similar to the Lakeside Drive but would only have room to allow for four tenant names. He stated that the sign will be 15 ft. 6 in. tall by 11 ft. wide. He stated that the nameplates will be metal-tipped with individual pin-mounted, 3 dimensional lettering. Commissioner Pedersen inquired about the number of lights proposed for the sign. Mr. Hernandez replied that two floodlights will be installed on each side of the sign. Pro-Tem Chairman Raimondi inquired whether there is existing electrical in the proposed location. Mr. Hernandez replied that he was unsure but that he will run an electrical line to the sign if there is not an existing line there.

Village Manager Lasday stated that the Plan Commission/Zoning Board of Appeals has made a request to the Board of Trustees that a text amendment to the Zoning Code be considered to permit signs along the Tollway to be lit day and night. Pro-Tem Chairman Raimondi stated that he would prefer to see the illumination turned off at a certain time. Commissioners Chichester and Friedman stated that they had no aversion to having the sign illuminated day and night.

Commissioner Chichester moved, seconded by Commissioner Friedman, to approve the two exterior nameplate signs along Lakeside Drive and the Tollway with the recommendation that the Board reevaluate the lighting source of the sign on Lakeside Drive and subject to compliance of zoning regulations. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis). The Commission further provided their support of zoning relief to allow lighting of the signs day and night as well as the removal of the requirement to have the number portion of the address on the base of the sign.

6. 06-02/21: **Other Business.** Village Manager Lasday updated the Commission on Open Meetings Act requirements and notified the Commissioners that they will be required to submit certification of the training of OMA by the end of the year.
7. 07-02/21: **Adjournment.** There being nothing further coming before the Commission, Commissioner Chichester moved, seconded by Commissioner Pedersen, to adjourn the meeting. On a voice vote, the meeting was adjourned at 7:55 p.m. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).