

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, MARCH 19, 2013
MEETING MINUTES**

1. 01-3/19: **Call to Order.** Pro-Tem Chairman Raimondi called the meeting to order at 7:04 p.m.

Pro-Tem Chairman: Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen

Commissioners Absent: Allen Chichester, James Kozonis

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

Visitors: Ajibade Adebawale (Wright Hierema Architects), Michael Arnold (Wanxiang Bannockburn, LLC), Mark Cicero (McShane Construction), Tony Cincinolli (McShane Construction), Omar Hernandez (Hub Midwest), Vivek Kaushal (1885 Hilltop Lane), David Krajnak (Kornacki & Associates, Inc.), John Ryan (Ives/Ryan Group, Inc.)

2. 02-03/19: **Introduction.** Pro-Tem Chairman Raimondi introduced the Commissioners to the audience.
3. 03-03/19: **Consideration of Approval of the January 22, 2013 Architectural Review Commission Meeting Minutes.** Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the January 13, 2013 Architectural Review Commission Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Friedman, Pedersen, Raimondi), Nays: None, Absent: Two (Chichester, Kozonis).
4. 04-03/19: **Consideration of Approval the Demolition of the Existing Home Located at 1885 Hilltop Lane, Submitted by Vivek Kaushal MD.** Village Manager Lasday stated that she has been working with the applicant to resolve the demolition issues. She stated that the Village engineer submitted a follow-up review of Dr. Kaushal's demolition plan. She stated that if the Commission approves the request, she would recommend that the approval be contingent upon obtaining final review and approval from the Engineer and Forester. Pro-Tem Chairman Raimondi indicated that the concrete will need to be removed in accordance with Engineer's recommendation. He inquired whether there would be any structures remaining on the lot. Village Manager Lasday stated that accessory structures are required to be removed when the principle structure comes down. Dr. Kaushal stated that he intends

to remove the existing shed when he demolishes the house. Upon inquiry from Pro-Tem Chairman Raimondi, Dr. Kaushal stated that he intends to rebuild a new single family residence in the future, but is aware that he would not be allowed to build for one year due to Village's zoning regulations. Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the demolition of the existing home and its accessory structures at 1885 Hilltop Lane subject to final forester and engineer review and approval as well as the removal of concrete of the existing house. On a voice vote, the motion was unanimously approved. Ayes: Three (Friedman, Pedersen, Raimondi), Nays: None, Absent: Two (Chichester, Kozonis).

5. **05-03/19: Consideration of Approval of the Removal, Replacement and/or Installation of New Illuminated Nameplate Signage at the Address Commonly Known as 1200 Lakeside Drive, Submitted by HUB Midwest, LLC.** Mr. Omar Hernandez (Hub Midwest) indicated Hub Midwest was previously approved for nameplate signage but because work had not commenced within six months from Architectural Review Commission approval, the application is required to be resubmitted. Pro-Tem Chairman Raimondi inquired whether there were any changes from the previous submittal. Mr. Hernandez replied that the number 1200 is no longer on the base of the sign but noted that the Village has since changed its regulations on this matter so it complies with Village's Zoning Code. Pro-Tem Chairman inquired about the lighting. Mr. Hernandez replied that the lighting will be installed consistent with the last year's approval, noting that the lighting will be on a light bar. Commissioner Friedman moved, seconded by Commissioner Pedersen, to remove, replace and install new illuminated nameplate signage at 1200 Lakeside Drive. On a roll call vote, the motion was unanimously approved. Ayes: Three (Friedman, Pedersen, Raimondi), Nays: None, Absent: Two (Chichester, Kozonis).

6. **06-03/19: Consideration of Approval of the (i) Retention of Some of the Existing Exterior Lighting, (ii) Installation of New Exterior Lighting (iii) Installation of a New Illuminated Nameplate Sign along the Illinois Tollway Frontage of the Property, (iv) Installation of a New Ground Identification Sign along Lakeside Drive at the Property, and (v) a New Exterior Façade at the Existing Building Located at 2275 Half Day Road, Submitted by Bannockburn Wanxiang, L.L.C.** Mr. Michael Arnold introduced himself and his colleagues to the Commission. He stated that that Wanxiang acquired Bannockburn Executive Plaza and will be renovating the interior and exterior of the building to convert it into a product that is competitive in today's market. Pro-Tem Chairman Raimondi inquired whether tenants would be able to remain in the building during the renovations. Mr. Arnold replied that there is a 38% occupancy rate at this time, but all the tenants will be able to remain during the renovations. He stated that the building has vertical columns and an overhang. He stated that the columns will be removed and a new crown will be installed. He stated that while not all the area will be new, the changes proposed will give the illusion of an entirely new wall. He stated that existing spandrel glass windows will be replaced with new spandrel glass windows and there will be new awnings. Upon inquiry from Pro-Tem Chairman Raimondi, Mr. Arnold confirmed that the existing columns are merely decorative and do not provide any structural support to the building. He presented a proposed rendering. Upon inquiry from Commissioner Friedman, Mr. Arnold stated that he anticipates the renovations to take 8 months to complete.

Mr. Arnold stated presented signage along the Tollway and at the entrance of the property. He stated while Wanxiang proposes to keep the existing identification sign structure along Half Day Road, the name on the sign will be changed to reflect the name change of the building. He stated that it is the intention of Wanxiang to utilize a curb cut that will bring guests through the north side of the building. There was discussion regarding whether the property extends onto Lakeside Drive. Village Manager Lasday stated that some properties extend into the middle of the road but she will review this information with the Village Engineer.

Pro-Tem Chairman Raimondi inquired whether the smoking hut will remain. Mr. Arnold replied that it would remain. Pro-Tem Chairman inquired whether there will be any mechanicals on the roof, noting that there is an existing skylight. Mr. Arnold replied that mechanicals are not permitted on rooftops without a Special Use Permit.

Commissioner Pedersen stated that the modifications will be nice. Pro-Tem Chairman Raimondi inquired whether the crowning will also be stainless. Mr. Arnold replied that the crowning will be an off-white color. Mr. Arnold presented material samples for the building.

Mr. Arnold indicated that Wanxiang has sought zoning relief to keep the existing parking lot lights. He stated that they are proposing decorative lighting for entrances and corners of the building. Village Manager Lasday clarified that the Board is considering approval of maintaining the existing parking lot lights for a period of five years which would then require Wanxiang and the Board of Trustees to reevaluate whether new parking lights are needed. Village Manager Lasday stated that there are 52 existing, exterior light fixtures and Wanxiang is requesting approval to have 54 exterior light fixtures. She stated that other than the existing parking lot light fixtures, all the new fixtures will be zoning compliant.

Commissioner Friedman inquired whether there will be any modifications to the existing parking lot plan. Mr. Arnold replied that the parking lot configuration will remain the same. Village Manager Lasday noted that Wanxiang will install a rain garden on the northwest corner of the building.

Pro-Tem Chairman inquired about landscaping. Mr. Arnold replied that there are a lot of ash trees that will need to be removed. Village Manager Lasday stated that Wanxiang will need to work with the Village Forester to come up with a plan.

Village Manager Lasday stated that the applicant received zoning relief to have a 28 ft. monument sign along the Tollway, the same height as the existing sign along the Tollway. Commissioner Raimondi inquired how the sign along the Tollway will be lit. Mr. Arnold replied that the sign will be internally lit. Pro-Tem Chairman Raimondi clarified that the new signs will look similar to the new building renovations but that the existing sign along Half Day Road will not be modified to look like the new renovations. Mr. Arnold confirmed this.

Pro-Tem Chairman Raimondi inquired whether there will be a new glass canopy. Mr. Arnold replied that there would be a new glass canopy.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the proposed exterior lighting plan, the installation of two additional signs, and new exterior renovations for the property located at 2275 Half Day Road, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Friedman, Pedersen, Raimondi), Nays: None, Absent: Two (Chichester, Kozonis).

7. 07-03/19: **Other Business:** None.
8. 08-03/19: **Adjournment.** There being no further business before the Architectural Review Commission, Commissioner Friedman moved, seconded by Commissioner Pedersen, to adjourn the meeting. On a voice vote, the motion was unanimously approved. Ayes: Three (Friedman, Pedersen, Raimondi), Nays: None, Absent: Two (Chichester, Kozonis). The meeting was adjourned at 7:28 p.m.