

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
FEBRUARY 18, 2014
MEETING MINUTES**

1. 01-02/18: **Call to Order.** Chairman Kozonis called the meeting of the Architectural Review Commission to order at 7:05 PM.

Chairman Present: James Kozonis

Commissioners Present: Allen Chichester, Rick Pedersen

Commissioners Absent: David Friedman, Michael Raimondi

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

Visitors Present: Salim Shariff (Sign Contractor for In Box & More), Andrew Feeley (Owner, In Box & More), Scott Garcia (Crown Castle/Sprint), Eric Lennington (Verizon Wireless), Bob Heilman (Metro Storage), David Meek (Becker Gurian, Counsel Metro Storage), Nick Patera (Landscape Architect, Metro Storage)

2. 02-02/18: **Visitors Business**
No Visitors spoke.

3. 03-02/18: **Approval of the December 17, 2013 Meeting Minutes.**
Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the December 17, 2013 meeting minutes, as amended. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

4. 04-02/18: **Consider Approval of the Installation a New Exterior Wall Sign at Inbox & More in the Bannockburn Green Retail Center, Located at 2549 Waukegan Road, Bannockburn, Illinois, Submitted by Sign America, on behalf of Inbox & More, and AP POB Bannockburn, LLC.**

Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the Installation a New Exterior Wall Sign at Inbox & More in the Bannockburn Green Retail Center, Located at 2549 Waukegan Road, Bannockburn, Illinois, Submitted by Sign America, on behalf of Inbox & More, and AP POB Bannockburn, LLC, as presented. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

5. **05-02/18: Consider Approval of the Installation of a New Concrete Pad, a New Standby Generator and Landscaping Adjacent to an Existing Monopole Located at 2051 Waukegan Road, Submitted by Verizon Wireless and Mr. Richard Dolan.**

Commissioner Chichester moved, seconded by Commissioner Pederson, to approve the Installation of a New Concrete Pad, a New Standby Generator and Landscaping Adjacent to an Existing Monopole Located at 2051 Waukegan Road, Submitted by Verizon Wireless and Mr. Richard Dolan as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

6. **06-02/18: Consider Approval of the Installation of (i) Three New Additional Antennas, Three Additional Remote Radio Units and Cabling to an Existing Tower Configuration at an Existing Monopole, and a (ii) Growth Cabinet to an Existing Equipment Shelter at an Existing Monopole Located at 2051 Waukegan Road, Submitted by Sprint PCS and Crown Castle USA.**

Commissioner Pederson moved, seconded by Commissioner Chichester, to approve the Installation of (i) Three New Additional Antennas, Three Additional Remote Radio Units and Cabling to an Existing Tower Configuration at an Existing Monopole, and a (ii) Growth Cabinet to an Existing Equipment Shelter at an Existing Monopole Located at 2051 Waukegan Road, Submitted by Sprint PCS and Crown Castle USA. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

7. **07-02/18: Consider Approval of (i) Modifications to an Existing Building and the Addition of 2 New Buildings for a Self-Storage / Mini-Warehouse Facility, (ii) Modification to the Existing Exterior Landscaping, (iii) Modification to the Existing Off-Street Parking (iv) the Installation of Exterior Lighting, (v) the Installation of Exterior Signage, (vi) the Installation of a Fence, and (vii) the Installation of Two Gates at the Property Commonly Known as 1951 Waukegan Road, Bannockburn, Submitted by Metro Storage LLC and Sears, Roebuck & Co.**

Village Manager Lasday noted that Metro Storage went before the Plan Commission/Zoning Board of Appeals (“PCZBA”) who recommended approval subject to a number of conditions including the applicant work with this commission to propose a different exterior material for the 2 proposed metal buildings panels at the rear of the property.

Mr. Bob Heilman, on behalf of the Applicant, requested approval to modify an existing single story building (noted as Building A in Applicant’s application materials) and add two new buildings (noted as Buildings B and C in Applicant’s application materials) at 1951 Waukegan Road to operate a Self-Storage/ Mini-Warehouse Facility. He noted that Building A is the existing building situated on the property and the front building noted in Applicant’s application materials (Building A) and will remain structurally the same but will get a face lift. He noted that Building B is a new building and is proposed to be 35,360 square feet, as noted in the Proposed Building Floor Plan. He noted that Building C is an additional new building being proposed and will be 6,900 square feet, as noted in the Proposed Building Floor Plan.

Mr. Heilman noted they originally submitted plans with forest green accents on the buildings and the two back buildings (Buildings B and C) were to include a corrugated metal façade and perimeter overhead doors. The metal panels on the exterior of 2 of the buildings were to be white, gutters were proposed to be forest green, and were to originally include green metal doors made of fiberglass. He noted they revised the original plans to account for changes requested by the PCZBA because they wanted the Applicant to work with the Architectural Review Commission to propose a different material for the 2 proposed metal buildings panels and doors. He noted that as a result they revised the materials (panel finish) for the exterior of the 2 out-buildings (Buildings B and C). He noted that the proposed panel finish for Buildings B and C (non-directional embossed) would match the existing building's (Building A) synthetic stucco finish. He noted that Building A will be painted with an Ascot White Kynar 500 paint finish and the garage doors in Buildings B and C will also be painted with the Ascot White Kynar 500 paint finish color. He noted the walls surrounding the garage doors will be painted the color "Parchment", which is an off-white color. He noted the only remaining green on Buildings B and C will be on the gutters.

Mr. Heilman further noted the facility will be a single story facility and a Class "A" storage facility since it will be a climate controlled facility. He noted that Buildings A and B will be heated and air-conditioned. He noted that there will be a reduction of impervious surface with the proposed use (50%) and there will be 8 parking spaces, which is less than the existing 400 spaces. He noted in Buildings B and C, the gutters will be painted green and the color "Parchment" was proposed for the exterior building color (Building B and C) with white garage doors.

Mr. Nick Petara, the applicant's landscape architect, described the landscape that will be shielding the proposed parking area. He noted the buffer yard requirements have been met except for the rear yard line (east property line). He noted a variation was requested at the PCZBA meeting on February 3, 2014 since landscaping cannot be installed at the east property line due to the Village's recently installed '319 project'. He noted that a water main will be installed for domestic water and for the fire hydrants. He noted that the proposed and existing landscaping and the high school would conceal the two buildings and there will be a significant tree hedge row, trees and a 6 foot fence.

The ARC Commissioners concurred with the landscaper's thoughts on screening and noted that the landscaping will mute the impact of the white garage doors and the green trimming.

Manager Lasday noted that Karen Walters (residential neighbor across the street) called the Village to inquire about the proposed lights on the property. Manager Lasday stated that the proposed lights are zoning compliant and are full cut-off fixtures.

Mr. Heilman described the applicant's proposed signs. He noted that the signs will be illuminated and the lighting is minimal in the front and the two cut off fixtures are all

zoning compliant with limited lighting along the front. He noted that the monument sign will need to be lit at night.

Commissioner Pedersen noted the monument sign wouldn't do too much to the lighting, especially considering it is adjacent to the football field to the south which has a lot of bright lighting.

Commissioner Chichester moved, seconded by Commissioner Pedersen, to approve the (i) Modifications to an Existing Building and the Addition of 2 New Buildings for a Self-Storage/ Mini-Warehouse Facility, (ii) Modification to the Existing Exterior Landscaping, (iii) Modification to the Existing Off-Street Parking (iv) the Installation of Exterior Lighting, (v) the Installation of Exterior Signage, (vi) the Installation of a Fence, and (vii) the Installation of Two Gates at the Property Commonly Known as 1951 Waukegan Road, Bannockburn, Submitted by Metro Storage LLC and Sears, Roebuck & Co., subject to the conditions noted on the ARC report of page 30 and 31 including the amended architecture as presented at the meeting tonight. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

8. Adjournment.

Commissioner Chichester moved, seconded by Commissioner Pedersen, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi). The meeting was adjourned at 7:36 PM.