

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
APRIL 22, 2014
MEETING MINUTES**

1. 01-04/22: **Call to Order.** Pro-tem Chairman Chichester called the meeting of the Architectural Review Commission to order at 7:01 PM.

Chairman Present: Allen Chichester

Commissioners Present: Michael Raimondi, Rick Pedersen

Commissioners Absent: David Friedman, James Kozonis

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

Visitors Present: John C. Williams (Process Creative Studios - Heinen's), Chuck Zenn (North Shore Signs), Jeff Tigchelaar (CBRE), Heidi McClenahan (CBRE).

2. 02-04/22: **Visitors Business**
No visitors spoke.

3. 03-04/22: **Consider a Request for Approval of the March 24, 2014 Meeting Minutes.** Commissioner Raimondi moved, seconded by Commissioner Pedersen, to approve the March 24, 2014 meeting minutes. On a voice vote, the motion was unanimously approved. Ayes: Three (Raimondi, Pedersen, Chichester); Nays: None; Absent: Two (Friedman, Kozonis).

4. 04-04/22: **Consider Approval of the Installation of a New Exterior Wall Sign and the Installation of a Loading Dock at Heinen's Grocery Store in the Bannockburn Green Retail Center, Located at 2503 Waukegan Road, Bannockburn, Illinois, Submitted by Process Creative Studios, on behalf of Heinen's Grocery Store and AP POB Bannockburn, LLC.**

Regarding the proposed wall sign, Mr. Williams explained that the height of the proposed Heinen's Grocery Store wall sign is not zoning compliant since it will be elevated 23'7" above grade. In order to expedite the approval processes and to enable Heinen's Grocery Store to install signage before Heinen's Grocery Store opens, Heinen's Grocery Store needs approval by the ARC of a proposed exterior wall sign prior to obtaining the necessary Village Board and Plan Commission / Zoning Board of Appeals ("PCZBA") approvals. Heinen's Grocery Store needs a variation from Section 9-106.I.5.d of the Village of Bannockburn Zoning Code to allow a wall sign to be 23'7" in height in lieu of the maximum allowed 20' or no higher than the bottom of a second floor window, whichever is less. Heinen's Grocery Store will be seeking a recommendation of approval by the PCZBA on May 5, 2014. Upon being questioned by the Commissioners, Mr. Williams noted the following:

- The proposed exterior wall signage is 12' x 22'6" in dimensions (269 square feet) and will have 3 colors: black, red and green;
- The proposed exterior wall sign will be backlit and 3 inches deep;
- The individual letters of the proposed exterior wall sign will be lit from the back electrically. Applicant will reuse the holes created by Dominick's to bring power to the signs' letters. Any unused holes will be patched, capped and repainted. The owners of BGRC will provide matching paint; and
- The proposed exterior wall sign will be directly mounted to a wall, not on a raceway.

The Commissioners additionally inquired about the previous signage used by Dominick's prior to vacating their space at BGRC. Staff noted that the exterior wall signage previously totaled 312.13 square feet and included the following internally illuminated signs: (1) Starbucks; (2) Dominick's with a wave; (3) Signature Café; (4) Chase and (5) Pharmacy. Similar to the proposed sign, the Dominick's sign exceeded the maximum height requirement of 20 feet. Staff further noted that a variation from Section 9-106 I.5.d of the Village of Bannockburn Zoning Code was granted to the owners of BGRC to allow Dominick's to install a 22'10" in height sign.

Mr. Williams additionally requested approval of a loading dock and explained the parameters of the request. Upon being questioned by the Commissioners, Mr. Williams noted the following:

- The loading dock will slope down four feet;
- The French drain will feed into the existing stormwater system but may need to be relocated;
- Bricks used for the loading dock structure will match the existing building;
- Existing bollards will be replaced with new similar bollards;
- Dominick's had a lifting loading dock, which is being removed;
- An existing pair of doors used by Dominick's will be the new dock area;
- An existing large light will be relocated and placed by the "man-door";
- An alarm system and security camera will be relocated;
- Fire regulations were followed for the width of the fire lane in the back of the building;
- There will be a four foot guard rail on top of the retaining wall;
- There will be a new landing to the east side of the building;
- Another light by the loading dock door and overhead may be needed if the building code requires it;
- The most western wall of the building and the trash compactor will be demolished;
- Walgreens will not be affected by the loading dock. The proposed loading dock will not stick out since it will be long enough for trucks (58 feet long);
- Walgreens has its own dock. They usually use a 22 foot long box truck, not a tractor trailer. Therefore, the new loading dock for Heinen's should not be a problem for Walgreens.

Upon being questioned by the Commissioners regarding the monument signs, Mr. Williams noted the following:

- References to monument signage will be replaced from Dominick's to Heinen's. Staff noted that ARC approval will not be required if Heinen's Grocery Store only uses 3 colors, which they intend to.

Commissioner Raimondi moved, seconded by Commissioner Pedersen, to approve the Installation of a New Exterior Wall Sign and the Installation of a Loading Dock at Heinen's Grocery Store in the Bannockburn Green Retail Center, Located at 2503 Waukegan Road, contingent on applicant obtaining a variation from Section 9-106.I.5.d of the Village of Bannockburn Zoning Code to allow Heinen's Grocery Store to install their 23'7" tall wall sign and Applicant adding zoning compliant lighting if the building code requires it by the loading dock door and overhead. On a voice vote, the motion was unanimously approved. Ayes: Three (Raimondi, Pedersen, Chichester); Nays: None; Absent: Two (Friedman, Kozonis).

5. **05-04/22: Consider Approval of the Replacement of the Existing Cedar Shake Roof and Installation of a New Synthetic Shingle Roof at Bannockburn Green Retail Center, Located at 2525 Waukegan Road, Bannockburn, Illinois, Submitted AP POB Bannockburn, LLC.**

At the ARC meeting, Jeff Tigchelaar, Senior Real Estate Manager at CBRE - Asset Services, on behalf of the owners of Bannockburn Green Retail Center ("BGRC"), and CBRE's construction manager requested approval to remove an existing cedar shake roof and to replace it with a new synthetic shingle roof at BGRC. Upon being questioned by the Commissioners, Mr. Tigchelaar noted the following:

- The proposed roof is a new Bellaforte shake shingles roof ("faux" cedar shake), manufactured by DaVinci;
- The color of the new roof is proposed to be Espresso;
- Only the entire visible area of the roof will be replaced, not the back area.
- Roof needs to be replaced because existing shakes are flying off;
- Cedar shakes require a maintenance plan;
- The existing roof is 30 years old;
- The current cedar shakes available to purchase only have a life span of 15-20 years;
- The proposed Bellaforte shake shingles roof is a new product on the market;
- The look of the Bellaforte shake shingles roof will not fade over time;
- The Bellaforte shake shingles roof's life span should be 50 years;
- It is only \$30,000 - \$40,000 more to do the Bellaforte shake shingles roof versus a cedar shake roof; and
- Ice shield (guards) will be needed and installed in certain areas to prevent ice sliding off the roof. The shielding will be underneath the proposed roof where there are steeper eaves.

Commissioner Raimondi moved, seconded by Commissioner Pedersen, to approve the Replacement of the Existing Cedar Shake Roof and Installation of a New Synthetic Shingle Roof at Bannockburn Green Retail Center, Located at 2525 Waukegan Road, Bannockburn, Illinois, Submitted AP POB Bannockburn, LLC. On a voice vote, the motion was unanimously approved. Ayes: Three (Raimondi, Pedersen, Chichester); Nays: None; Absent: Two (Friedman, Kozonis).

6. **Adjournment.** Commissioner Raimondi 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 (Raimondi, Pedersen, Chichester); Nays: None; Absent: Two (Friedman, Kozonis). The meeting was adjourned at 7:35 PM.