

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
FEBRUARY 17, 2015
MEETING MINUTES**

1. 01-02/17: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Jim Olguin (McDonald's Attorney), Mary Meyer (McDonald's Rep, Warrenville, IL), Al Daniels (McDonald's Rep (Construction Supervisor), Warrenville, IL), Dan Olson (Watermark Engineering (McDonald's Engineer)), Jeff Tigchelaar (Bannockburn Green / CBRE), Ellene Shapiro (1801 Telegraph Road)

2. 02-02/17: **Visitors Business**

No Visitors spoke.

3. 03-02/17: **Approval of the January 20, 2015 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the January 20, 2015 meeting minutes. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

4. 04-02/17: **Consider Approval of the Installation of a New Exterior Wall Sign at Marigold Maison in the Bannockburn Green Retail Center, Located at 2535 Waukegan Road, Bannockburn, Illinois, Submitted by Captivating Signs, on behalf of Marigold Maison, and AP POB Bannockburn, LLC.**

Jeff Tigchelaar from CBRE and representing the applicant provided a description of the proposed wall sign. He noted the San Gabriel sign and the Postino concept will be coming down. He noted that it will have three colors which will stand out well and will be internally lit LED lighting.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the Installation of a New Exterior Wall Sign at Marigold Maison in the Bannockburn Green Retail Center, Located at 2535 Waukegan Road, Bannockburn, Illinois, Submitted by Captivating Signs, on behalf of Marigold Maison, and AP POB Bannockburn, LLC, as presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **05-02/17: Consider Approval of the Installation a New Exterior Wall Sign at Sylvan Learning Center in the Bannockburn Green Retail Center, Located at 2513 Waukegan Road, Bannockburn, Illinois, Submitted by Sign Central, on behalf of Sylvan Learning Center, and AP POB Bannockburn, LLC.**

Jeff Tigchelaar from CBRE and representing the applicant noted that Sylvan was moving locations and the new sign will be similar to the old sign, but significantly smaller.

Village Manager Lasday added that the proposed sign was zoning compliant and no longer required a variation for the size.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the Installation a New Exterior Wall Sign at Sylvan Learning Center in the Bannockburn Green Retail Center, Located at 2513 Waukegan Road, Bannockburn, Illinois, Submitted by Sign Central, on behalf of Sylvan Learning Center, and AP POB Bannockburn, LLC, as presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

6. **07-02/17: Consider Approval of the Removal and Replacement of Three (3) Antennas, and the Installation of Six (6) Tower Mounted Amplifiers, Six (6) Remote Radio Units, One (1) Cable, and One (1) Surge Protector Box at an Existing Monopole, Located at 2051 Waukegan Road, Submitted by Verizon Wireless and Crown Castle.**

As there was no applicant present at the meeting, no action was taken on the item.

7. **06-02/17: Consider Approval of a Proposed Fast-Food Restaurant Use with (1) a Drive-Through, (2) Landscaping, (3) Exterior Lighting, (4) Parking, (5) Signage, and (6) Trash Enclosure on the Property Located Generally at the Southeast Corner of Waukegan Road and Half Day Road, Commonly Known as 2529 and 2595 Waukegan Road, Bannockburn (Bannockburn Green Retail Center), Submitted by McDonald's USA, LLC and AP POB Bannockburn, LLC.**

McDonald's representatives, Jim Olguin, Al Daniels, Mary Meyer and Dan Olson, as well as Jeff Tigchelaar, provided discussion regarding the project which included the following:

- A description of the proposed restaurant located within Bannockburn Green Retail Center in the open lot to the south of the PNC Bank.
- A review of the materials to be used on the building, which they noted will utilize high quality materials.
- That they intend to protect as many desirable and healthy trees as possible (24 trees). They noted that a majority of trees at the site will need to be removed because they are diseased ash trees. They also noted the location of the preserved trees to the Commission. They also noted the locations of 2 large rain gardens that were proposed and are being installed for engineering and aesthetic reasons. They noted the rain gardens will be installed at a low spot and where dead trees are currently situated. Rain gardens are also being installed for storm water management purposes per Village Engineer David Gewalt's review comments.
- They noted that McDonald's will be maintaining all of the landscaping, including the trees and the rain gardens once they are installed.

The ARC Commissioners requested additional landscaping to be installed north of the proposed rain garden.

- McDonald's representatives noted that they could add low ground landscaping to decorate. It was noted this landscaping could help reduce light spillage from the headlights, which would help residents living on Dunsinane Lane across the street.
- The McDonald's representatives continued and noted they have been working on this project for 2 years. They noted that changes were made to the McDonald's prototypical building to fit into Bannockburn.
- They described the challenges of the site, including that it is difficult to see the site due to its location at Bannockburn Green Retail Center ("BGRC") and the woody area that surrounds the lot.
- They noted that signs are important to McDonald's because the restaurant is not a destination location and that it is a "Drive-By" location.

The ARC Commissioners asked questions regarding the signs locations and the need for each of the signs. The questions included what signage will be able to be seen from Waukegan Road; whether the welcome signs will be lit and whether the monument sign is internally lit.

- The McDonald's representatives provided a description of the circulation constraints at the site, which is why the drive thru is proposed to be situated along Waukegan. They noted that for alignment reasons and the need to match up with PNC bank, the proposed drive thru is situated as noted.
- They then provided a description of the trash enclosure, which will match the materials of the building and it will be screened near the Shell gas station, which will minimize the impact to BGRC. They noted it is designed to accommodate recycled materials and regular garbage. They noted the proposed size is needed due to the size of the containers needed. They noted there will be no lighting installed by the trash enclosure area and they will use the parking lot lights for lighting.

The ARC Commissioners asked why the trash enclosure is not attached to the building like the Panera located in BGRC.

- The McDonald's representatives commented there is a space issue at the site and that McDonald's doesn't typically attach enclosures. They noted that if they did, the enclosures could interfere with the drive thru use. They noted McDonald's looked at various locations for the dumpster and chose the best location from their perspective. They noted McDonald's didn't want to put it along Waukegan Road or an area where people could see it from BGRC.

The ARC Commissioners then had questions about the proposed drive-thru. They questioned how many cars could be queued at any given time and how circulation will work with the access connection with PNC bank.

- McDonald's representatives stated that 12-15 cars can be queued at a time. They noted that no backlog is expected. They noted the drive thru has the ability to double up cars which helps filter customers through quicker.

- The McDonald's representatives reviewed the proposed signs and the proposed lights for the project, which they noted were illustrated in Exhibit E of the packet that staff had provided.
- They noted the lights will be lit during operation hours. They noted that all of the logo signs will be illuminated. They noted that the McDonald's letters on the proposed wood mark signs and monument sign will be internally lit.
- They noted that there will be accent lighting to light the arches, roof caps and the building at night. The proposed lighting is part of the architecture. In addition, they stated that the accent lighting helps drive thru business.
- They noted the parking lot lights, or the "VPL lights" will light the parking lot. They noted that they are LED fixtures, which are more efficient than the current BGRC parking lot current lights and they have a less lumen count.

The ARC Commissioners inquired whether the lights and the number of signs could be reduced because of the effect this may have on the adjacent property owners on Dunsinane Lane.

- The McDonald's representatives noted that they need lights on during business hours. They noted this site will be open until 1:00 a.m. on Friday and Saturday. They noted McDonald's is usually open for 24 hours at their new sites. Mr. Tigchelaar noted for reference that BGRC is currently lit 24 hours.

The ARC Commissioners requested that one sconce light be eliminated from the building elevation that is not by a door to keep the light from washing the wall. They also requested that 2 accents lights above the west elevation first window be eliminated, as well as a light illuminating a roof cap.

- The McDonald's representatives agreed to only install Radius wall sconce by doors.
- The McDonald's representatives also agreed to remove the two accent lights above the west elevation first window, as well as the light illuminating a roof cap.
- The McDonald's representatives then provided a description of the location of the proposed canopies on the building, welcome signs and the stand alone drive thru signs, all of which will not be lit except for the menu board.
- They provided a review of the parking stalls, including the fact that the number of parking stalls provided is a little higher than the average number of stalls provided in a typical restaurant. They also noted that 2 handicap parking stalls and signs are going to be provided per code.
- They provided a brief review of the interior of the building, which will have about 69 seats and is average for McDonald's right now. They noted that 70 percent of the expected business at the McDonald's will go thru the drive thru. They also noted that McDonald's expects 1,100 customers a day with an average check of \$5.00.
- It was also noted that in order to get McDonald's into the center, the existing BGRC monument sign along Half Day Road will be changed to add "Erewhon" on it. They noted that this sign is at the easterly most entrance on Half Day Road. They noted that this was done to accommodate a McDonald's sign within the existing BGRC identification sign that is also along Half Day Road (which is adjacent to the western entrance on Half Day Road).

The ARC Commissioners then requested additional landscaping be provided to the property to diffuse head lights along Waukegan Road and the residents along Dunsinane Lane.

- The McDonald's representatives and Jeff Tigchelaar from CBRE agreed to install additional landscaping along Waukegan Road. They understood that some of the landscaping will need to be installed in BGRC property that is not part of the McDonald's site due to limited space available.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve a Proposed Fast-Food Restaurant Use with (1) a Drive-Through, (2) Landscaping, (3) Exterior Lighting, (4) Parking, (5) Signage, and (6) Trash Enclosure on the Property Located Generally at the Southeast Corner of Waukegan Road and Half Day Road, Commonly Known as 2529 and 2595 Waukegan Road, Bannockburn (Bannockburn Green Retail Center), Submitted by McDonald's USA, LLC and AP POB Bannockburn, LLC, approval conditioned on the following: that the number of Hiras Linear accent lights is reduced from 12 to 9 and the number of Radius sconce lights is reduced from 11 to 10, which included (i) a revised building elevation to remove roof cap elements associated LED light, (ii) the removal of the northernmost Radius wall sconce (not located over a door) along the western building elevation, and (iii) the removal of the 2 accent lights over the northernmost window on the western building elevation; and, that additional landscaping is installed along Waukegan Road. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

8. **08-02/17: Consider Approval of an Amendment to the Architectural Review Commission's 2015 Meeting Calendar to Change the Scheduled Tuesday, March 17, 2015 Meeting Date to Monday, March 16, 2015.**

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve an Amendment to the Architectural Review Commission's 2015 Meeting Calendar to Change the Scheduled Tuesday, March 17, 2015 Meeting Date to Monday, March 16, 2015, as presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

9. **Adjournment.**

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

The meeting was adjourned at 8:17 PM.