

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
APRIL 19, 2016  
MEETING MINUTES**

1. 01-04/19: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Chairman Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen

Commissioners Absent: Jackie Sieros, Theresa Zagnoli

Also Present: Village Manager Maria Lasday, Village Counsel Betsy Gates, Village Engineer David Gewalt, Village Forester Todd Sinn, Administrative Assistant Joan Koriath

Visitors Present: Jason Toon (30 Aberdeen Court), Mark Gershon (Polsinelli PC), Eric Thom (Continental Properties), Peter Theodore (Camburas & Theodore, LTD), Max Dickman (Roundy's /Mariano's), Glenn Christensen (Manhard Consulting), Jesse Conrad (Manhard Consulting), Joseph Berkahn (Continental Properties)

2. 02-04/19: **Visitors Business**

No Visitors spoke.

3. 03-04/19: **Consider a Request for Approval of the March 14, 2016 Meeting Minutes.**

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the March 14, 2016 meeting minutes, as amended. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Raimondi); Nays: None; Absent: Two (Sieros, Zagnoli).

4. 04-04/19: **Consider of an Approval of the Installation of an Outdoor Kitchen at 30 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Jason Toon.**

Jason Toon, the owner of the property, requested approval from the Commission to install an outdoor kitchen in the rear yard of his property which is proposed to be 11 feet wide by 3 feet deep by 3 feet tall. He noted that the proposed kitchen will be situated next to an existing patio in the rear yard of the property. He noted that the outdoor kitchen structure will be constructed on top of a 42" foundation of concrete. He noted that it will include a flat top grill, range, outdoor refrigerator and an ice maker. He described the proposed blue stone countertop to be installed, as well as the proposed rocked face edging on the side of the proposed outdoor kitchen.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the Installation of an Outdoor Kitchen at 30 Aberdeen Court in the Tarns of the Moor

Subdivision, Submitted by Jason Toon. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Raimondi); Nays: None; Absent: Two (Sieros, Zagnoli).

5. **05-04/19: Consider Approval of A Proposed Grocery Store Development and Associated Improvements (such as: Exterior Elevations, Exterior Lighting, Signage, Fencing, Parking and Landscaping) on the Property Located Generally at the Northeast Corner of Waukegan Road and Half Day Road, Commonly Known as 23443 North Illinois Route 43, Submitted by Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587.**

The applicant's attorney, Mark Gershon, noted they were seeking approval from the Commission to develop an approximately 74,570 square foot grocery store at 23443 North Illinois Route 43. He provided background information regarding the application and he noted they had held neighborhood meetings, which helped make the proposed development a better project. He noted that the property was zoned in Lake County but was now part of the R-1 Specialty retail District in the Village of Bannockburn.

The applicant's architect, Peter Theodore, described the design process for the proposed Mariano's grocery store. He noted that the store will be built with the best materials and is to be a timeless piece of architecture. He additionally described all of the materials, lights and signage that would be used for the proposed grocery store. He noted that the store will have two wall signs and two monument signs and that the wall signs will be 200 square feet each and be externally illuminated lit with pendent lights. He noted the monument signs were tailored to fit Bannockburn code standards and to be tasteful, rather than be a larger sign.

At the meeting, the Commissioners and applicant discussed the following:

- Whether the installation of a traffic light at the entrance could be installed to help with traffic issues.  
The applicant noted that the Illinois Department of Transportation will not allow a traffic light. They did note that during the initial months of opening, they anticipated needing help from the Village with traffic control.
- Provide an explanation about the refrigeration equipment screening.  
The applicant explained that the refrigeration equipment will be screened by masonry walls at the receiving areas of the proposed grocery store. By using masonry as a sound barrier, the refrigeration units will be brought into compliance with the Village's recommended dBA requirements for both day time and night time.
- Whether the mechanical equipment would be screened, whether there would be access to the equipment and whether there would be supports on the opposite side of the access panels.  
The applicant noted that the two main air-conditioning units by the rear of the proposed grocery store will be fully screened per ordinance with a tan prefabricated unit. They noted that the screening will be powder coated screening with the color matching the other materials. They noted that there will be access to the equipment, there will be supports on opposite side of access panels, and wherever there is public view, the equipment will be screened.
- Whether the current site plan shows a 5 foot wide pedestrian sidewalk within the property, and whether that same 5 foot sidewalk has been extended to the pedestrian

signal at Half Day and Waukegan Roads, approximately 600 feet away. They also requested confirmation that the sidewalk would be installed and maintained.

The applicant confirmed that a sidewalk would be installed and maintained.

- Regarding the proposed lighting plans, which included a series of sharp cut off, LED fixtures, mounted on various heights, the lighting plans depicted 60 total light fixtures proposed along the building, parking lot and proposed signs. The plans noted there are eight wall mounted full cut off fixtures that had a proposed 14 foot mounting height which are situated in the back of the building (rear yard property line). The applicant noted that there will be zero foot candles at the eastern property line and adjacent to the Del Mar Woods residential subdivision.
- Regarding the height of the proposed wall mounted fixtures; the Commissioners requested that the fixtures be lowered to 8 feet to be less obtrusive to the neighboring residents at Del Mar Woods.

The applicant noted that 4 of the lights would be on timers and on motion sensors. The applicant noted that the foot candle at the north property line is 0 and less than 0.5 at the south property line, which is zoning compliant. The applicant additionally noted that the lighting plans include eight full cut off fixtures that are 15 feet in height and mounted on poles and are situated in the north and west parking lot limits. Applicant further stated that the lighting plans include eighteen full cut off fixtures that are 25 feet in height and mounted on poles and the fixtures are situated in the main interior parking area and south of the building (adjacent to the Beeson property). The applicant noted the foot candle varies at the west and south property line from 0 to 2.1 foot candles and that the 2.1 foot candle along the west property line required a Special Use Permit since it exceeded the maximum allowed of 0.5 foot candle.

- Whether the drainage issues have been addressed at the property and whether the access to the underground storage will be locked.

The applicant noted that they will comply with all of Army Corp of Engineers and Lake County Stormwater Management ordinance requirements. They noted the existing site has a 32 cfs of flow off it and it will drop to 9 cfs following the installation of the improvements, which is 70 percent rate of flow reduction. They noted that the runoff from the property will not increase to the eastern neighborhood of Del Mar Woods. They noted that the stormwater runoff onsite will be detained and released in a controlled rate and that the stormwater will be stored underground. They noted that the access to underground storage will be locked. They noted that bioswales and rain gardens will be incorporated into the landscaping plan for water detention, which specifically includes the drainage ditch bordering the Del Mar Woods subdivision. They noted that the ditch to the north of the Del Mar Woods subdivision is being cleaned by the Lake County Forest Preserve District. They noted that there will be a 100 foot buffer between the development property and the forest preserve property.

- Provide a description of the Building Wall Signage and Lighting for the Signs.

The applicant noted there are two wall signs and two monument signs (with 2 faces) shown on the site plan. They noted that the two wall signs are 250 square feet each and they are to be situated on the west and south elevations of the building. They noted that there are 10 light fixtures proposed for the two wall signs (5 lights for each wall sign). They noted the lights will be covered by a canopy and will be directed toward building and fully shielded by the building. They noted that each side of the 2 monument signs

are proposed to be up lit with 2 ground mounted LED cut-off up-light fixtures. They noted the light fixtures are considered partial cut-off fixtures with a lumen count of 1800.

- Provide a description of the fencing proposed for the project.  
The applicant reviewed the proposed closed type fence, which is to be situated 2 feet east of the rear yard curb line and runs from the south end of the property to the south limit of the 100 foot buffer. They noted that it does not go to the north property line in order to not block the view of the Lake County Forest Preserve District property.  
Chairman Raimondi requested that the 100 feet of fence also be added to southeast corner of the property (the area that borders the property to the south). The applicant agreed to add the additional fencing along the southeast corner.
- Provide a description of the building elevation proposed for the project.  
The applicant described the proposed elevations and showed a video and boards that depicted the elevations.  
Chairman Raimondi requested that the shopping carts not be placed in front of the store. Max Dickman, a Roundy's representative, agreed to only store the carts at the sides of the building or in corrals situated in the parking lot. He noted that it would be too difficult to have them all inside the building. Village Counsel Betsy Gates noted that the Village currently has regulations pertaining to storage of carts and the Applicant's Special Use Permit allows onsite storage of carts.
- Where the bike racks will be situated at the building.  
Mr. Dickman noted that the bike racks will be situated at the front of building at each side of the door and by the umbrellas and entryways.
- Provide a description of the landscaping and bufferyard requirements.  
The applicant noted that the landscape plan included a variety of salt tolerant species and mainly native trees. They noted that there will be landscaping in the islands and there will be green infrastructure in the larger islands. They noted they were concerned with the salt tolerance of the plants and is why they chose salt tolerant plants. They stated that they needed to pick landscaping that was also compliant with Illinois Environmental Protection Agency standards. They noted that in order to protect the landscaping from the salt, they will be managing the salt disbursements in accordance with Lake County standards.
- Regarding the proposed pitch of the parking lot.  
The applicant noted that the slope of parking lot will be at 2 percent. They noted that everything will drain to the landscape islands, which complies with Army Corp's request to reduce the amount of underground water storage. They also noted that the function of bioswales includes the following: Prevent Flooding; Clean water; and Keep water on the site.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the Proposed Grocery Store Development and Associated Improvements on the Property Located Generally at the Northeast Corner of Waukegan Road and Half Day Road, Commonly Known as 23443 North Illinois Route 43, Submitted by Continental Beeson Corner LLC, Continental 165 Fund LLC and Chicago Title Land Trust Company Trust No. 126587. Approval is subject to the following conditions: That the hours of operation shall be from 6:00 AM to 10:00 PM; that the Village Engineer reviews and approves the final plans; the rooftop equipment shall be designed, located, and screened (including with acoustically

sound-attenuated enclosures if appropriate) to minimize noise impacts (complying with the following standards: day time (6:00 AM to 11:00 PM) exterior noise level of 62dBA and night time (11:00 PM to 6:00 AM) exterior noise level of 57dBA) on neighboring residential properties at the property line, subject to review and approval by the Village Engineer; that no deliveries shall be made between 11:00 PM and 6:00 AM; that the applicant submit an acoustical analysis of the noise levels before development and after the building is built and in operation. Such analysis shall demonstrate compliance with all applicable noise regulations, subject to review and approval by the Village, prior to receiving a certificate of occupancy; that the applicant shall also install an 8 foot wooden fence in accordance with the plans submitted; that the applicant's use of the property shall comply with all applicable laws and regulations, including noise regulations; that prior to the installation of the monument signs, Village Engineer David Gewalt shall approve the final location of the monument sign to confirm that the monument signs will be at least 10 feet from any lot line and 15 feet from the edge of any curbed pavement in order to allow for maximum safe sight distance; that the applicant pay a fee in lieu payment due pursuant to the Village's tree protection ordinances of \$130,324.50, which amount is to be paid to the Village prior to the issuance of any certificate of occupancy or temporary occupancy; that a sidewalk is installed along Waukegan Road as depicted on plans; that the property owner maintains the sidewalk; that the eight wall mounted full cut off fixtures that had a proposed 14 foot mounting height situated in the back of the building (rear yard property line) be lowered to 8 feet to be less obtrusive to the neighboring residents at Del Mar Woods; that 100 feet of fence be installed at the southeast corner of the property (the area that borders the property to the south); that shopping carts are not stored at the front of the store, only at the sides of the building or in corrals situated in the parking lot; and, that an "As Built" survey of the property is submitted to the Village within 60 days of the completion of the construction of the improvements. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Raimondi); Nays: None; Absent: Two (Sieros, Zagnoli).

#### **6. Adjournment**

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

The meeting was adjourned at 8:08 PM.