

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
SEPTEMBER 19, 2017**

1. **Call to Order.** Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Dan Cvejic, David Friedman, Rick Pederson, Theresa Zagnoli

Commissioners Absent: None.

Also Present: Village Manager Maria Lasday, Administrative Assistant Joan Koriath

Visitors Present: John Streetz (Doyle Signs), Patrick Heneghan (1890 Telegraph Road), Mark Golan (Architect for 1400 North Avenue), Tony Phelps (SAC Wireless LLC)

2. **01-09/19: Introduction.**

Chairman Raimondi introduced the Commission members and Staff in attendance.

3. **02-09/19: Visitor's Business:** None

4. **03-09/19: Consider Approval of the July 18, 2017 Meeting Minutes.**

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the July 18, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **04-09/19: Consider Approval of the Installation of a New Seating Area Consisting of a Seat Wall and Patio Area at the Property Located 1890 Telegraph Road, Submitted by Patrick and Kelly Heneghan.**

Patrick Heneghan described the request for the new seating and patio area at approximately 160 square feet. He noted this will be adjacent to his existing driveway in the front/side yard. He noted the seating area will not be visible from the street.

Commissioner Zagnoli moved, seconded by Commissioner Cvejic, to Approve the Installation of a New Seating Area Consisting of a Seat Wall and Patio Area at the Property Located 1890 Telegraph Road, Submitted by Patrick and Kelly Heneghan. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

6. **07-09/19: Consider Approval of the Installation of an Exterior Wall Sign at @ properties in the Bannockburn Green Retail Center, located at 2571 Waukegan Road, Bannockburn, Illinois, Submitted by @properties and AP POB Bannockburn, LLC.** Rob Feldman described the proposed exterior wall sign for @properties. He noted the sign will be 29.6 square feet with illuminated channel letters with white LED lighting. He noted the black lettering of the sign will turn white at night. The Commissioners discussed the placement of the sign.

Commissioner Pederson moved, seconded by Commissioner Friedman, to Approve the Installation of an Exterior Wall Sign at @ properties in the Bannockburn Green Retail Center, located at 2571 Waukegan Road, Bannockburn, Illinois, submitted by @properties and AP POB Bannockburn, LLC, subject to the following condition: the sign be moved more to the center (of the pole). On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

7. **08-09/19: Consider Approval of the Installation and Maintenance of a New Starbuck's Coffee Wall Sign, at the Property Commonly Known as 23443 North Illinois Route 43 (Mariano's Grocery Store Development), also known as 2999 Waukegan Road, Bannockburn, Illinois, Submitted by Continental Beeson Corner LLC.** John Streetz described the proposed signs to be added to the Mariano's west exterior building elevation. He noted the size is approximately 36.25 square feet and will be internally illuminated with white light.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to Approve the Installation and Maintenance of a New Starbuck's Coffee Wall Sign, at the Property Commonly Known as 23443 North Illinois Route 43 (Mariano's Grocery Store Development), also known as 2999 Waukegan Road, Bannockburn, Illinois, Submitted by Continental Beeson Corner LLC. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

8. **09-09/19: Consider a Request for Approval of the Construction of an Addition at the Existing Residence Located at 1400 North Ave, Submitted by Marc Offit.** Mark Golan (applicant's architect) requested approval to construct a 743-square foot addition at 1400 North Avenue. He noted the current square footage of the home is 5,574 square feet. Mr. Golan reviewed with the ARC the details and materials to be used. Mr. Golan stated that the addition will have similar materials (grey wood siding and white trim) as currently being used on the existing home. Mr. Golan also explained where the air conditioners and stone wall are to be situated once the addition is completed. He noted air conditioners and screening are being added near the addition and will not be visible from the street. The stone wall will stay in its current location.

The Commissioners inquired about the rate projection and gutter overhang.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to Approve the Construction of an Addition at the Existing Residence Located at 1400 North Ave, Submitted by Marc Offit, subject to the following conditions: Shall comply with the

Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall submit as "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village; and shall comply with the Forester and Engineer conditions noted in the Staff report. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

9. **09-10/19: Consider Approval of the (i) Removal and Replacement of 6 Existing Antennas with New Commscope Antennas, (ii) the Removal and Replacement of Three (3) Radios for New Radios, (iii) the Installation of Six (6) New Radios, and (iv) the Installation of Related Cabling at the Monopole Tower Located at 2051 Waukegan Road, Submitted by AT&T and Crown Castle USA.**

Tony Phelps noted that AT&T is requesting approval to remove and replace six (6) antennas for new antennas, remove and replace three (3) radios for new radios, add six (6) radios, and install related cabling at the monopole tower located at 2051 Waukegan Road. He noted that AT&T is in the process of updating their facility to increase capacity in the area. AT&T will not be increasing the height and will not be performing any ground work to the site. All electrical work will be low voltage. The proposed antennae would be mounted to an existing antenna carrier's (AT&T) brackets at 86', which is below the allowed maximum height of 10' and therefore zoning compliant. The representative stated that the new radios will be water proof and that they will not be visible from the street. The new radios will be situated either near or behind the antennas. He additionally indicated that there will be no exterior changes to the shelter at the property.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to Approve the Removal and Replacement of 6 Existing Antennas with New Commscope Antennas, the Removal and Replacement of Three (3) Radios for New Radios, the Installation of Six (6) New Radios, and the Installation of Related Cabling at the Monopole Tower Located at 2051 Waukegan Road, Submitted by AT&T and Crown Castle USA. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pederson, Raimondi, Zagnoli); Nays: None; Absent: None.

Adjournment

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

The meeting was adjourned at 7:42pm.