

APPROVED

MINUTES OF THE ARCHITECTURAL CONTROL COMMISSION
VILLAGE OF NORTHBROOK
COOK COUNTY, ILLINOIS
January 10, 2019

ACC Commissioners Present (7):

Cliff Town, Chairman
John Albrecht
F. Dirk Heidbrink
David Menn
Chris Urbanczyk
Robert Katz
Lori Jordison

Village Staff Present:

Tom Poupard, Director of Development & Planning
Swati Pandey, Senior Planner
Jackie Clawson, Building Official
Corey Friedman, Electrical Inspector
Colleen Brunner, Recorder

Others Present:

Andrew Kniffen, Bank of America

Call to Order

Chairman Town called the meeting to order in the Terrace Room of Village Hall, 1225 Cedar Lane, at 5:25 p.m.

Roll Call

Roll was called. A quorum was present.

Review of Minutes

A motion was made and seconded to approve the revised October 11, 2018 and December 13, 2018 minutes. There were all ayes and the motion passed.

Public Comments Regarding Items Not on the Agenda

None

Design Review Permits

A. Second Review- PCD-18-12: 1200 Shermer Road- Bank of America Drive Through

Swati Pandey introduced the application and noted that the ACC originally reviewed the proposed building located within the VGO District on October 11, 2018. The Commission had raised some concerns with the initial submittal and the applicant has come back with revisions. Ms. Pandey highlighted some of the changes with the new design, including:

- adding a pedestrian sidewalk on the NE side,

- 1 • the SE sidewalk was moved to accommodate a tree,
- 2 • addition of a bike rack on the SW side,
- 3 • foundation landscaping was added on N, E and S sides,
- 4 • the N side trash enclosure was squared off,
- 5 • no changes to the S elevation,
- 6 • reduction of parking spaces from 10 to 8 but the addition of two electric vehicle spaces, and
- 7 two design options for the elevation facing Lincoln Ave.

8
9 Andrew Kniffen provided updated exterior material samples and colors. He also explained the two
10 different options for the north side elevation, to break up the monotony.

- 11 • One option was a spandrel window and
- 12 • the second was to make the wood element wider.

13 He is also requesting approval for the additional ground sign in a landscape bed. The signage that faces
14 Lincoln Ave. is illuminated and will be lit from dusk to dawn.

15
16 Director Poupard suggested that as they go through the public hearing process, the neighbors might
17 want the sign to go off when the bank closes.

18
19 Members voted which option they preferred. One member was in favor of the window option (option
20 1) and six members were in favor of the wood element option (option 2).

21
22 Upon inquiry by Member Albrecht, Mr. Kniffen replied that the building would be a LEED certified.

23
24 Additional comments were that the landscaping looks good and the stucco color could still be less
25 yellow. The sample provided had too much green. The consensus was to tone down the yellow in the
26 original sample.

27
28 A motion was made to approve the design with neutral stucco (less yellow), the substitution of the
29 option 2 design on the north façade and north side signage not being illuminated late evening hours. It
30 was seconded and all approved.

31 32 **Review of Electrical Commission Recommendations- 2017 NEC**

33
34 Director Poupard referred to the copy of the proposed local amendments to the 2017 National
35 Electrical Code that was provided in the pass out. He asked Corey Friedman to highlight the
36 noteworthy changes recommended by the Electrical Commission.

- 37 1) We will still be using metal conduit.
- 38 2) MC cables on mostly commercial projects, mostly on whips.
- 39 3) Residential new construction- a sleeve must be added in the garage back to the panel to
40 accommodate electric cars
- 41 4) Radon reduction act- it was re worded -receptacle in attic = put outlet by the pipe.
- 42 5) No aluminum conductors allowed, only copper.
- 43 6) Can use PVC for low voltage lighting.
- 44 7) Contractors installing solar panels must have appropriate credentials.
- 45 8) Better labeling of wires, NEC.
- 46 9) Painting of generator a fluorescent color. Makes locating it easier when power is down.
- 47 10) PVC can be used in pool areas. Rigid conduit used underground rots out and becomes unsafe.

1 The ACC though the changes sound logical and acceptable.

2

3 A motion was made and seconded to recommend approval of the Electrical Commission
4 recommendations as presented. On voice vote, the motion passed unanimously.

5

6 **New Single Family Home Elevations:**

7

8 2532 Walters Ave. (R-4 District) - Fred Polito

9

10 A motion was made and seconded to approve the single family elevation as submitted. All
11 approved.

12

13 **New Business**

14 None.

15

16 **Old Business**

17 None.

18

19 **Adjourn**

20 There being no further business, a motion was made and seconded to adjourn the meeting. On a voice
21 vote, the motion was unanimously carried and the meeting adjourned at 6:10 pm.

22

23 Respectfully submitted,

24 Colleen Brunner, Recorder