

**VILLAGE OF BANNOCKBURN  
BOARD OF TRUSTEES  
TUESDAY, MAY 22, 2012**

1. 01-05/22: **Call to Order.** Pro-Tem Chairman Raimondi called the meeting to order at 7:00 p.m.

Pro-Tem Chairman: Michael Raimondi

Commissioners Present: Allen Chichester, David Friedman, Rick Pedersen

Commissioners Absent: Jim Kozonis

Also Present: Village Manager Maria Lasday, Village Administrative Assistant Blanca Vela-Schneider (arrived at 7:15 p.m.)

Visitors: Village Residents Jeff and Joanne Burgess (1735 Wilmot Road), Village Resident Lillian Lewis (1300 Cedarcrest Lane), Village Resident Laura Miller (1675 Wilmot Road), Ms. Amy Olson (Olson Landscape Architects), Tim Tacheny (Estate Lighting Inc.), David Wigodner (Interwork Architects, Inc.)

2. 02-05/22: **Introduction.** Pro-Tem Chairman Raimondi introduced the Commissioners to the audience.
3. 03-05/22: **Consideration of Approval of the April 17, 2012 Meeting Minutes.** Commissioner Pedersen noted corrections to the April 17, 2012 draft Architectural Review Commission Meeting Minutes. Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the April 17, 2012 Meeting Minutes, as amended. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).
4. 04-05/22: **Consideration of a Request for Approval of the Installation of a New Standby Generator at the Property Located at 1300 Cedarcrest Lane, Submitted by Mrs. Lillian Lewis.** Pro-Tem Chairman Raimondi noted that this issue will be considered later in the evening.
5. 05-05/22: **Consideration of a Request for Approval of Exterior Lighting, Off-Street Parking, Sidewalk Modifications, and a Landscape Plan at the Property Commonly Known as 1000 Lakeside Drive, Bannockburn, Illinois Submitted by Bannockburn Associates, Ltd. And Walgreens Co.** Mr. David Wigodner introduced himself and Amy Olson to the Commission. He stated that he represents Bannockburn Associates and Walgreens. He stated that additional parking was necessary as part of the Walgreens' lease. He stated that the property owner was supposed to secure the necessary approvals from the Village but passed away prior to starting the process with the Village. He stated that his heirs requested that Walgreen's move forward with securing the necessary approvals. Village

Manager Lasday stated that the Village has received written consent for Interwork Architects to act on the owner's behalf.

Mr. Wigodner stated that the existing building's parking lot has 326 parking stalls but due to employee shift changes, 363 parking spaces are required. He stated that the zoning code indicates that a single-tenant use may be permitted to have 8 ½ ft. parking stalls (rather than 9 ft. parking stalls) with a Special Use Permit. He stated that the Plan Commission/Zoning Board of Appeals recommended approval of a Special Use Permit and that the Board of Trustees will be considering an ordinance for a Special Use Permit at the next Board of Trustees Meeting. He presented the Site/Parking plan. He noted that the location and number of handicap parking stalls is being changed to comply with existing building code and handicap accessibility regulations.

Mr. Wigodner presented the landscape plan. He stated that the plan identifies existing and proposed trees. He stated that because there is a loss of parking islands, they are proposing to increase the number of trees in the parking field. He stated that they will also be replacing deteriorated trees. He stated that 36 trees are needed but that there will be 41 trees. Ms. Olsen reviewed the types of trees that will be planted.

Village Manager Lasday stated that Walgreens has been very cooperative in working with the Village, noting that they will be trying to assist the Village in securing an easement for a 319 Grant for best management practices.

Mr. Wigodner discussed the exterior lighting. He stated that because of non-compliant light fixtures, zoning relief was sought. He stated that the height of pole mounted light fixtures is too high and that the fixtures have a higher lumen count than the maximum lumen count permitted. He stated that along the north and south sides of the site, there was spillover due to the pole-mounted fixtures. He stated that the petitioner agreed to replace the 5 fixtures on the north and south sides to full cut-off fixtures. He stated that pole mounted lights along the northern portion of the property, with the exception of the parking area adjacent to the Tollway, will be put timers. He stated that approximately 30 minutes after the second shift change, the lights will be turned off. Commissioner Pedersen inquired whether there are a lot less employees on the third shift. Mr. Wigodner replied affirmatively, noting that the first shift would have the most employees, that the second shift would only have approximately 60 employees, and that the third shift would be basically operated on a skeleton crew of approximately 20 employees.

Mr. Wigodner stated that there is also a problem of the existing wall mounted light fixtures. He stated that while the fixtures have a full cutoff shield, the lumen count was too high. He stated that most of the wall mounted lights contribute to illuminating the parking area and will not be changed. He did note that there are four wall mounted lights that will be replaced with zoning compliant light fixtures.

Commissioner Pedersen inquired whether there are any islands being installed in the parking area. Mr. Wigodner replied that there would be only two parking islands in the parking lot.

Commissioner Chichester moved, seconded by Commissioner Friedman, to approve the exterior lighting, off street parking, sidewalk modifications, and a landscape plan contingent upon obtaining approval from the Village Board for zoning relief. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi).

6. **06-05/22: Consideration of a Request for Approval of the Installation of a New Standby Generator at the Property Located at 1300 Cedarcrest Lane, Submitted by Mrs. Lillian Lewis.** Mrs. Lillian Lewis introduced herself to the Commission and put forth her request for a new standby generator. Commissioner Pedersen inquired whether there would be any landscaping around the generator. Mrs. Lewis replied that she does anticipate adding some landscaping but is not sure what will be installed. She added that she may also install a stone wall around the generator to muffle the noise. Village Manager Lasday and Commissioner Pedersen stated that she would need to return to the Commission for approval of the stone wall. Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the installation of a new standby generator subject to building code compliance. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi).
  
7. **06-05/22: Consideration of a Request for Approval of Modifications to the Previously Approved Exterior Lighting Plan for 1735 Wilmot Road, Submitted by Jeff and Joanne Burgess.** Mrs. Joanne Burgess introduced herself to the Commission and stated that she has resided in her home for two years and has realized that there is insufficient lighting on her property. She stated that the front driveway to the garage is very dark, noting that there have been several fender benders due to the inadequate lighting. She stated that she would like to remove the tree lights that are supposed to illuminate the driveway and replace them with other lights. She stated that having alternate lighting would make the drive safer. Commissioner Pedersen inquired about the number of exterior lights being requested. Village Manager Lasday stated that while the write-up indicated that they are proposing 35 exterior lights, she realized that the applicant removed 10 exterior lights from the plan that were washing the house with lights.

Commissioner Pedersen stated that he understood the need for additional lights but did not understand the reasoning for the up-lights on the house. Mr. Tim Tacheny introduced himself to the Commission and indicated that there is a long expanse across the front of the house. Pro-Tem Chairman Raimondi stated that the house cannot be washed with light. Mr. Tacheny agreed but noted that the zoning code does allow the ability to light architectural elements of the house. Mr. Jeff Burgess stated that the lighting is to provide safety to his wife and child when he is out of town. He stated that there is one house that has just been approved for modifications on Telegraph Road that have too many lighting fixtures. Commissioner Pedersen stated that the house had pre-existing lights and noted that they actually have to bring their property into compliance. Mr. Burgess stated that the lights he are proposing are not intended to be on 24 hours a day and stated that the lights will be turned off at 11:00 p.m. Commissioner Pedersen stated that he drove by the property at night and he thinks that the area is sufficiently lit and looks great. He stated that the Village is a dark-at-night community. He stated that 55 lights were previously approved for the property and that he does not have a problem with them reworking some lights but is concerned with an additional 25 lights. Pro-

Tem Chairman Raimondi stated that additional lights in the driveway make sense but that noted that there is a security system on the property for safety. Mr. Burgess stated that he has a security system and a gate but he wants additional lighting for safety. He stated that requiring individuals to come to the Village prior to building the house is “butt-backwards”. He stated that it was difficult to guess on the lighting until he lived in the house for some time. He stated that he is trying to improve the lighting. He stated that he wanted to be put on record that his issue is a safety concern.

Commissioner Chichester stated that he appreciates Mr. and Mrs. Burgess’ need for safety but does not understand the need to install lights on the house. Mrs. Burgess stated that there are two paths to the service entrances that she wants to illuminate. Commissioner Chichester stated that lighting the paths may be achieved via path lights. Mr. Burgess stated that the path lights might not light all the dark spots around the house. Mr. Tacheny stated that the proposed lights shouldn’t be too visible from the street but provides enough light around the house.

Commissioner Pedersen inquired why more bollards aren’t being added to the driveway instead of the landscape lighting fixtures. Mrs. Burgess replied that people keep hitting the bollards, noting that she has had to repair them several times.

Commissioner Chichester inquired whether there are any zoning issues with the proposed request. Village Manager Lasday stated that her interpretation of the code is that the proposed lighting plan is zoning compliant as long as the entire façade is not illuminated. Mr. Burgess inquired whether the role of the ARC to ensure compliance. Mr. Pedersen stated that the ARC is an opinion board but that compliance is also part of the review. He stated that he feels that the number of lights being proposed is too many, but the Board can appeal an ARC’s decision. Mr. Tacheny added that while the number of exterior lights being proposed is going up, the lumen count is decreasing significantly. He stated that he places lights strategically and will ensure that they are tastefully and discreetly installed.

Village Manager Lasday presented the 2009 ARC approval to help better clarify the proposed locations of the lights.

Commissioner Chichester inquired why pathway lights could not be installed on the path to the service entrances. Mrs. Burgess replied that the landscape that is growing will obscure it. Commissioner Chichester stated that the landscaping can be controlled via maintenance. Mr. Burgess stated that the illumination will only extend about 8 ft. from the house.

Commissioner Friedman stated that the lights proposed on the house seem to illuminate the front of the house, not the service entrances. Commissioner Chichester stated that Mr. and Mrs. Burgess’ request to light the driveway and service entrance is reasonable from a safety standpoint, but the issue the Commissioner is grappling with is the number of lights being proposed to offer security. He stated that the proposed lights are not going to achieve security, noting that the lights will not be triggered by proximity. He stated that Mr. Burgess had indicated that the lights will be turned off at 11:00 p.m.

Commissioner Pedersen stated that when he drove by the property at night, there were more lights than what are reflected on the photos presented this evening. Mr. Burgess questioned whether he is being accused of falsifying the photos. Commissioner Pedersen stated no, but that the photos are not a true representation of all the lights on the property. Village Resident Laura Miller (1675 Wilmot Road) indicated that she is comfortable with the proposed lighting plan.

Commissioner Chichester inquired whether the lights on the side of the home are intended to light the path. Mrs. Burgess stated that is part of the answer but noted that there are certain areas of the house that are not visible. Commissioner Chichester stated that all houses in Bannockburn, unless previously grandfathered in, have areas that are not visible. He clarified that the reason for the lights on the side of the house are for security and safety. Mr. Burgess replied affirmatively. Commissioner Chichester suggested the use of proximity floodlights.

Pro-Tem Chairman Raimondi stated that he thinks down, tree lights are obtrusive. Mr. Tacheny inquired why Pro-Tem Chairman Raimondi does not light down-lights. Pro-Tem Chairman Raimondi stated that the lighting sources can be viewed and feels that they are obtrusive. Mr. Tacheny stated that he agrees but indicated that there will not be a glow from the lights he intends to install. Pro-Tem Chairman Raimondi inquired why there is a need for lights north of the garage. Mr. Tacheny replied that there is a good distance between the garage and the perimeter and that this will provide more visibility when someone is backing out of the driveway. Pro-Tem Chairman Raimondi stated that he was able to see the northern perimeter of the driveway from the roadway at 10:00 p.m.

Commissioner Pedersen inquired why the bollards are not working in the circular driveway. Mr. Tacheny stated that there are only four bollards and are not sufficient to light the circular drive. Pro-Tem Chairman Raimondi inquired about the spacing between bollards. Mrs. Burgess stated that the bollards are approximately 30-40 ft. apart. Mr. Burgess stated that they really only illuminate about a 1 ½ ft. from the bollard.

Commissioner Chichester stated that the only item he has an issue with is the lights on the house. Pro-Tem Chairman Raimondi agreed, stating that if the petitioner could install pathway lights from the front walkway to the service entrance and remove the lights on the house, he would find the request more acceptable. Village Manager Lasday inquired about the number of lights for the pathway. Mr. Tacheny stated that he believes that they would need to be spaced 12 ft. apart and estimated that there would probably be three lights on each side of the path. Pro-Tem Chairman Raimondi inquired why there are 8 up-lights on plants. Mr. Tacheny explained the need for them. Commissioner Friedman stated that the Commission cannot discount the need for the lights because they are aesthetically pleasing. Commissioner Chichester stated that he understands the need for them.

Commissioner Chichester stated that if the property owners feel the need for a proximity floodlight, they can return to the Commission for consideration. He noted that he has a proximity floodlight on his property for security.

After some further discussion regarding the location of lights, Commissioner Chichester moved, seconded by Commissioner Friedman, to approve 6 up-lights in plants, and 6 pathway lights for the paths by the service entrances, and 7 down lights in trees for the driveway in accordance with the revised site plan in the original packet. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: None.

Commissioner Pedersen inquired whether the owners are happy with the compromise. Mrs. Burgess replied that she is happier than when the conversation first began.

8. 08-05/22: **Other Business.** None.
9. 09-05/22: **Adjournment.** There being no further business of the Commissioner, Commissioner Pedersen moved, seconded by Commissioner Chichester, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis). The meeting was adjourned at 8:27 p.m.