

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
OCTOBER 22, 2013  
MEETING MINUTES**

1. 01-10/22: **Call to Order.** Pro-tem Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Allen Chichester, Rick Pedersen, David Friedman

Commissioners Absent: James Kozonis

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

Visitors Present: John Beslow (100 Thornapple), Stuart Atkinson (3 Broadleys Ct.), Dave Block (Architect for 3 Broadleys), Kathy Ottinger (Rainbow Signs) and Michael Reed (Bannockburn Family Wellness Center)

2. 02-10/22: **Approval of the September 17, 2013 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the September 17, 2013 meeting minutes as presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Kozonis).

3. 03-10/22: **Consider Approval of the Removal and Replacement of the Existing Roof, Located at 100 Thornapple Lane, Submitted by John Beslow.**

Village Manager Lasday noted that the applicant, John Beslow, is requesting removal and replacement of the existing roof at 100 Thornapple Lane. She noted that Mr. Beslow is specifically requesting approval to remove his existing cedar shake shingle roof and to replace it with a new Timberline Shingles roof. The color of the new roof is proposed to be Hickory. A color sample and picture of the new roof material was presented to the Commission. It was confirmed that the existing lighting on the property was zoning compliant.

Commissioner Chichester moved, seconded by Commissioner Friedman, to approve the removal and replacement of the existing roof at 100 Thornapple Lane. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Kozonis).

4. 04-10/22: **Consider Approval of the Installation of Exterior Signage at Bannockburn Family Wellness in the Bannockburn Green Retail Center, Located at 2521 Half Day Road, Bannockburn, Illinois, Submitted by Steve Burlison and AP POB Bannockburn, LLC.**

Village Manager Lasday noted that the applicant, Steve Burlison and AP POB Bannockburn, LLC are requesting approval of the installation of a wall sign for Bannockburn Family Wellness in the Bannockburn Green Retail Center. She noted the proposed sign was zoning compliant and the proposed sign could not be centered on the building due to a metal bar attached to the facade of the building.

The applicant's sign consultant, Kathy Ottinger from Rainbow Signs stated that they were requesting approval of an exterior sign for Bannockburn Family Wellness, a future tenant at Bannockburn Green Retail Center. The proposed wall signage is 10' x 3' in dimensions (30.00 square feet) and will have 2 colors: blue and white. It will consist of a Plexiglass face and include individually illuminated channel letters. The proposed Bannockburn Family Wellness sign will be internally illuminated with white LED lighting.

Commissioner Friedman moved, seconded by Commissioner Chichester, to approve the Installation of Exterior Signage at Bannockburn Family Wellness in the Bannockburn Green Retail Center, Located at 2521 Half Day Road. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Kozonis).

5. **05-10/22: Consider Approval of a Modification to the Exterior Elevation to Enclose the Existing Covered Patio Area at the Property Located at 3 Broadleys Court, Submitted by Stuart and Linda Atkinson.**

Village Manager Lasday stated that the new property owner, Stuart Atkinson, and Mr. Atkinson's architect, Dave Block, were requesting approval to modify the exterior elevation of his home to add a screened enclosure to an existing covered patio area in the rear yard of the property.

The Applicants' architect, Dave Block, noted that currently the existing patio is paved with concrete pavers laid on an existing concrete slab with perimeter frost level foundations and footings. Existing 6x6 wood columns wrapped with EIFS support the roof structure above which is to remain. The enclosure will be of screened partitions infilling between the existing columns. The partitions are to be constructed upon a new masonry knee wall that will be constructed with brick and lime stone sills that match the existing materials on a reinforced CMU backup. The height of this knee wall will correspond to the height of the existing family room windows adjacent to the patio. Atop of this knee wall will be wood framed screened panels to provide the patio area with insect free outdoor environment. These panels will be constructed with painted wood framing and trim to match the existing hemlock green aluminum framed casement windows located throughout the home. The screen will be a durable charcoal aluminum mesh which helps reduce glare for good outward visibility. The existing paved floor will be cut back and repaired to match existing. The ceiling will remain as a painted T & G pine board ceiling. Hinged wood screened doors with closers will be constructed to match the screen partitions. The space currently has 6 recessed cans for illumination. The owner intends to replace 2 of these cans with ceiling fan/light units and additionally add 2

exterior grade duplex receptacles. The existing patio area of concrete pavers that resides beyond the covered patio area will remain "AS IS" although some maintenance will take place to make it look new again.

The applicant also noted that the existing built-in grill will be removed and a free standing grill will be put in its place. In addition, regarding the existing patio and porch pavers, they will remain without any expansion. Lastly, he noted that downspouts will be remade to match existing downspouts.

Village Manager Lasday noted that Village Engineer David Gewalt reviewed the application materials and noted the following regarding the proposal: The maximum lot Floor Area Ratio (FAR) for 3 Broadleys is 12,250 square feet (SF), including accessory uses. The existing FAR is 10,695 SF. The proposed enclosed porch is 734 SF. This results in a new FAR of 11,429 SF. The requested 11,429 SF is below the maximum of 12,250 SF by 821 SF. The lot will still be zoning compliant with respect to the FAR.

Village Manager Lasday noted there are presently 25 existing exterior landscaping fixtures and 38 fixtures (36 are can lights) on the existing residence at Applicants' property, some of which are not zoning compliant. It was noted that they were installed prior to the Village of Bannockburn lighting regulations being created and per the zoning ordinance; all non-zoning compliant lights will need to become zoning compliant or removed.

The Applicant stated that in order to be zoning compliant, 22 of the existing 25 exterior landscape lights would be removed since they were either not working or non-zoning compliant. The fixtures to be removed include existing flood light fixtures (the H1 and H2 fixtures noted in the plan), as well as the L1 and L2 fixtures (pathway lights) noted in the exterior lighting plan. G1 and E lights (entry lights by driveway in front yard) will remain. The applicant noted they would reduce the lumen count and add frosted bulbs to the existing coach lights. Lastly, the applicant indicated that he will return to the ARC for exterior lighting approval in a year should he require additional lighting.

Village Manager Lasday also noted that the Applicant may be required to install 2 new lights per the Village's building code since two doorways are proposed as part of the patio enclosure request. The applicant noted that should these lights be required by the building code, they will be installing can lights. It was noted that if the two additional lights are installed, Applicant's home will include 40 exterior lights on the residence.

The ARC Commissioners noted that the 6 front porch "can" lighting fixtures were acceptable. However, they noted that the other can lights in the exterior soffit of the residence were too extensive and were washing the facade. In response to this concern, the Applicant noted that he would try to reduce the bulbs on the can lights to a 300 lumen count.

Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the Modification to the Exterior Elevation to Enclose the Existing Covered Patio Area at the Property Located at 3 Broadleys Court conditioned on removal of non-compliant lighting

as discussed at the meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Kozonis).

After the motion was made, the ARC Commissioners informally requested that the Village Board consider additional zoning regulations to not allow can lights to be used on exterior soffits on residential properties. At a minimum, the ARC requested similar regulations imposed on floodlight fixtures that prohibit illuminating the entire facade of any building or structure be applicable to “can” lights.

Commissioner Pederson recused himself from the meeting at 7:31 PM.

6. **06-10/22: Consider Approval of the (i) Removal and Replacement of the Existing Cedar Shake Roof to a New Architectural Shingle Roof, and (ii) the Removal and Replacement of the Existing Gutters and Downspouts, Located at 2080 Stirling Road, Submitted by Richard Pedersen.**

The applicant, Mr. Richard Pedersen, noted that he was requesting approval from the ARC to remove the existing cedar shake shingle roof and to replace it with a new Oakridge Pro 30" AR Shingles roof. The color of the new roof is proposed to be Estate Gray. A color sample and picture of the new roof material was presented to the ARC. He also requested approval to remove and replace his existing white gutters/downspouts and plans to replace them with new white gutters/downspouts.

Village Manager Lasday noted that there are presently 11 existing exterior lights at Applicants' property, some of which are not zoning compliant. Please note that they were installed prior to the Village of Bannockburn lighting regulations being created. She noted that all non-zoning compliant lights will need to become zoning compliant or removed.

Mr. Pedersen agreed to have all of the existing coach light fixtures situated on his property to be surrounded on all sides by a textured glass or to include a frosted bulb in each of the existing coach light fixtures to diffuse glare. In addition, Mr. Pedersen agreed to make changes to the existing flood lights since they are also considered non-zoning compliant in their current state. Mr. Pedersen agreed to direct the flood lights toward the site surface, to have the existing flood lights' source shielded so the light source is not visible from beyond the property line and to prevent glare and to reduce the lumen count of all of the flood lights to be below the maximum allowed 700 lumen count for no cut-off fixtures.

Commissioner Friedman moved, seconded by Commissioner Chichester, to approve the Removal and Replacement of the Existing Cedar Shake Roof to a New Architectural Shingle Roof, and the Removal and Replacement of the Existing Gutters and Downspouts, Located at 2080 Stirling Road. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Friedman, Raimondi); Nays: None; Absent: One (Kozonis, Pedersen).

7. 07-10/22: **Consider Approval of a 2014 Calendar Year Schedule for the Architectural Review Commission Meetings.**

Commissioner Pedersen re-entered the meeting at 7:42 PM.

Commissioner Chichester moved, seconded by Commissioner Friedman, to approve the 2014 Calendar Year Schedule for the Architectural Review Commission Meetings, contingent on revising the document to state that the meetings take place on Tuesdays. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Kozonis).

8. 08-10/22: **Adjournment.**

Commissioner Chichester moved, seconded by Commissioner Friedman, to adjourn the meeting of the Architectural Review Commission. 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 7:47 PM.