

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
APRIL 18, 2017**

1. 01-04/18: **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 Pedersen, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Ken Pywell (Signarama), Jeremy Lew (Jeremy Lew & Associates Architecture), Robert Lew (Jeremy Lew & Associates Architecture), Adam Findlay (O'Donnell Haddad, LLC)

2. 02-04/18: **Visitors Business:** None

3. 03-04/18: **Consider Approval of the March 14, 2017 Meeting Minutes.**

Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the March 14, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

4. 04-04/18: **Consider Approval of a Modification to the Exterior Elevations and the Installation of an Exterior Wall Sign at College Park Athletic Club located at 2223 Half Day Road, Bannockburn, Illinois, Submitted by College Park Athletic Club.**

Ken Pywell, sign contractor for the applicant, discussed that they are proposing to add a wall sign to the canopy over the existing entryway. He noted the following about the sign: the actual sign face of the proposed sign is 5.8 square feet; the full sign area, if you're factoring the 7.2 ft. length x the 4-ft. height, is 28.83 square feet; and, that the sign will be internally illuminated with white LED light.

One or more of the Commissioners and Village Staff discussed the following related to the signage:

- They questioned how the sign and the arch portions of the sign will be installed. CPAC's sign consultant explained that the sign will be mounted to a straight raceway which will be secured to the face of the canopy frame. The arched portions of the sign (top and bottom arches) will each be attached to the sign body using two 1" diameter tubes running vertically.

- Village Manager Lasday noted that the proposed sign is zoning compliant.

Jeremy Lew, consultant on behalf of College Park Athletic Club, discussed that they were requesting approval to replace the chipped and peeling areas of the exterior building with an Exterior Insulation and Finish System (“EIFS system”). Mr. Lew noted that the EIFS would be applied on top of the existing concrete block wall. He noted this was being done to enhance the aesthetic curb appeal and designed with narrow joints within the EIFS to create the look of separate panels. He noted that the EIFS system will be added in all the areas except where there is existing brick.

One of more of the Commissioners discussed the following related to the signage:

- They questioned whether the material would be stucco. CPAC noted that an EIFS material would be installed which is a synthetic stucco material on one inch insulation that is screwed onto the building.
- They questioned whether there would be a problem with the roof line now that the EIFS would extend farther than the existing roof line. CPAC indicated that there would not be a problem due to a design extension being created for the existing roof.
- They requested confirmation that no areas will be repainted. CPAC confirmed that no painted areas will remain.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the Modification to the Exterior Elevations and the Installation of an Exterior Wall Sign at College Park Athletic Club located at 2223 Half Day Road, Bannockburn, Illinois, Submitted by College Park Athletic Club, subject to the conditions noted in Staff’s plan review. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **05-04/18: Consider Approval of the Installation of an Additional Exterior Wall Sign at Bentley’s Pet Stuff in the Bannockburn Green Retail Center, located at 1111 Half Day Road, Bannockburn, Illinois, Submitted by Bentley’s Pet Stuff and AP POB Bannockburn, LLC.**

Adam Findlay, the applicant, requested approval to install an additional wall sign at their store. The proposed wall sign would be visible from Half Day Road. The proposed 19.6 square feet exterior wall sign includes individually mounted illuminated channel letters and is proposed to include three colors: black, white and green. He noted that the proposed sign will be internally illuminated with white LED lighting and will be very similar to the sign that was installed on the front of their building.

Village Manager Lasday noted that the proposed sign is zoning compliant.

Commissioner Friedman moved, seconded by Commissioner Cvejic, to approve the Installation of an Additional Exterior Wall Sign at Bentley’s Pet Stuff in the Bannockburn Green Retail Center, located at 1111 Half Day Road, Bannockburn, Illinois, Submitted by Bentley’s Pet Stuff and AP POB Bannockburn, LLC. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

Commissioner Zagnoli excused herself from the table at 7:22PM.

6. **06-04/18: Consider of Approval of the Installation of (i) an Expanded Driveway, (ii) Expansion of Two (2) Existing Deck/Patios, (iii) a Seat Wall, (iv) a Gas Fire Pit, and (v) to Replace a Walkway at the Existing Residence, located at 1900 Telegraph Road, Submitted by Theresa Zagnoli.**

Theresa Zagnoli, owner of the property, noted that they were seeking approval to expand the existing driveway, expand two (2) existing areas of deck/patio, install a seat wall, install a gas fire pit, and to replace a walkway at their home.

For the driveway, they are proposing to remove and replace the existing driveway, expand a portion of the existing turnaround area, as well as adding an additional parking area on the north end of the existing driveway (~1,630 new square feet). It was also added that a portion of the driveway near the front walkway will have brick installed on a concrete base. She noted that they are also proposing to install and expand the eastern and northwest side of the existing pool deck. The eastern side of the deck will consist of a 250-square foot expansion (~6' x 40') straight east and they are proposing to utilize grey concrete pavers as the material. She noted that the area to the northwest side of the existing pool deck (adjacent to the hot tub) will consist of an approximately 360 square foot expansion and will also utilize the same grey concrete pavers. She noted they are also proposing to create a patio area that will be located to the south of the home and be 910 square feet in area which would utilize "porous pavers" as the material. She noted that they will be adding a garden wall / seat wall along a portion of the upper terrace patio area. She noted that this serves as a boundary and also as a retaining wall because of the grade change that occurs as the wall runs from east to west. The proposed garden wall will be 24" in height, will utilize a cut flagstone material for the walls and will have a bluestone material cap and will be installed on 18" x 8" compacted stone base. She noted that a gas fire pit will be installed within the upper terrace patio area which will be approximately 48" wide by 28" deep and 15" tall. She also noted that they are proposing to remove and replace the existing 4' wide walkway with brick pavers and will also increase the width of the walkway to 5' wide.

One of more of the Commissioners discussed the following:

- They asked if the steps adjacent to the driveway would be replaced. The Applicant noted that they would prefer to fix the steps versus replace them, but were seeking approval in the case that they cannot fix them.
- They asked if new lighting was being added. The Applicant noted that no new lighting would be added.
- They asked about the impervious surface, which the Applicant stated was below the minimum permitted impervious surface ratio. Staff confirmed that the Village Engineer confirmed zoning compliance related to the impervious surface ratio.
- They noted concern about whether or not there would be a gas shut off at the house and where the gas line would be located. The Applicant stated she didn't know exactly where the gas line is located but that it would be installed per the building code.
- They asked about the garden wall, including how tall it was, how it will be set into the ground and also how it fits into the overall grade of the area. The Applicant noted that the garden wall is more like a retaining wall because of the way the property is graded. She

noted that it would be tallest on the east side at 24" and would get shorter as it got closer to the pool. She noted that it was holding the grass pervious pavers in their location.

- They asked whether the rocks noted as being removed from the front pond in their plans would actually be removed. The Applicant indicated that they will not be removing the rocks and will just be installing plantings.
- They asked about the material that will be utilized around the pool area. The Applicant clarified that the material being used are the gray concrete pavers.
- They asked about the patio area adjacent to the backdoor, specifically whether anything was going to be done to it. The Applicant noted that nothing was going to be done to the patio area adjacent to the back door.

Commissioner Cvejic moved, seconded by Commissioner Friedman, to approve the Installation of an Expanded Driveway, Expansion of Two (2) Existing Deck/Patios, a Seat Wall, a Gas Fire Pit, and to Replace a Walkway at the existing residence, located at 1900 Telegraph Road, Submitted by Theresa Zagnoli, subject to the following conditions: they shall comply with the Village's Tree Protection and Preservation Ordinance, including but not limited to, providing a tree protection fencing plan; shall comply with the Village's Bufferyard Ordinance; Indicate which downspouts splash on grade; Provide more elevations for the proposed storm sewer on the property and verify that the Telegraph Road pavement elevation for runoff flow to the east will not cause ponding near the 18 inch catch basin or pool deck; Any drain pipes going through the buffer vegetation will need to be hand dug or re-routed around the critical root zones established by the Village Forester; and the Applicant must submit an "As Built" survey of the property that should show the improvements, including the deed restricted area, within 60 days of the completion of the construction of the improvements to the Village. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pedersen, Raimondi); Nays: None; Abstain: One (Zagnoli); Absent: None.

Theresa Zagnoli returned to the table at 7:46PM.

Adjournment

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

The meeting was adjourned at 7:47PM.