

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MAY 19, 2015
MEETING MINUTES**

1. 01-05/19: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Jackie Sieros, Theresa Zagnoli (7:05PM)

Commissioners Absent: None

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

Visitors Present: Chad Allman (Bramco Construction), Randy Bafia (Bramco Construction), Geoff Kamin (1180 Valley Road), Paul Monahan (Great Lakes Credit Union), Julie Soloway (7 Bannockburn Court), Art Solis (North Shore Sign Co.), Scott Herrmann (Superintendent of Bannockburn School), George Demarakis (ARCON Associates), Scott Renken (Renken Architects), Edie & Michael Cohen (1280 North Ave.)

2. 02-05/19: **Visitors Business**
No Visitors spoke.

3. 03-05/19: **Consider a Request for Approval of the April 21, 2015 Meeting Minutes.**
Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the April 21, 2015 meeting minutes. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One: (Zagnoli).

4. 04-05/19: **Consider Approval of the Removal and Replacement of an Existing Cedar Shake Roof with Asphalt Shingles, Located at 1180 Valley Road, Submitted by Geoff Kamin.**
Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the Removal and Replacement of an Existing Cedar Shake Roof with Asphalt Shingles, Located at 1180 Valley Road, Submitted by Geoff Kamin. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One: (Zagnoli).

Theresa Zagnoli arrived at the meeting.

5. 05-05/19: **Consider Approval of a Modification to the Rear Elevation of an Existing Home to Remove, Replace and Modify a Bathroom Window at the Property Located at 1280 North Avenue, Submitted by Michael and Edith Cohen.**

Chad Allman of Bramco and the applicant requested approval of a modification to the rear elevation of their existing home to remove, replace and modify a bathroom window as part of a

master bath renovation. He noted they would like to remove a large three section casement window in the existing master bath and install one (1) 27” tall x 54” wide fixed transom window to be located approximately 88” above the finished floor to provide privacy while using the tub and master bath facilities. He noted the proposed materials will match existing materials at the house and will include the following: window to be white aluminum clad Marvin to match the existing; and infill wall to be stained cedar lap siding with cedar trim stained to match the existing.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve Modification to the Rear Elevation of an Existing Home to Remove, Replace and Modify a Bathroom Window at the Property Located at 1280 North Avenue, Submitted by Michael and Edith Cohen. On a voice vote, the motion was unanimously approved. Ayes: Five (Friedman, Pedersen, Raimondi, Sieros, Zagnoli); Nays: None; Absent: None.

6. **06-05/19: Consider Approval of the Installation a New Exterior Monument Sign and Ground-Mounted Solar Energy System (Ground Mounted Solar Panel) at Great Lakes Credit Union, Located at 2111 Waukegan Road, Bannockburn, Illinois, Submitted by Great Lakes Credit Union.**

Manager Lasday noted that the Applicant received a recommendation of approval from the Plan Commission / Zoning Board of Appeals on May 18, 2015 for zoning relief for the following items: a Ground-Mounted Solar Energy System (ground mounted solar panel) that is to be used as an external light source for a new ground monument sign along Waukegan Road; a Ground-Mounted Solar Energy System (ground mounted solar panel) that is to be located in the front yard setback of the Subject Property; and a second ground identification sign at the property.

Paul Monahan of Great Lakes Credit Union and Art Solis of North Shore Signs, the applicant for the proposal requested approval from the ARC to change the language from an existing “IPC International” sign to read “Great Lakes Credit Union Corporate Headquarters”, installation of a 4’8” x 6’ double faced monument ground sign along Waukegan Road which will be 4’8” tall and 28 square feet in total area, and the installation of a Ground-Mounted Solar Energy System (ground mounted solar panel) to provide external power to a proposed new ground monument sign along Waukegan Road.

Mr. Solis provided information regarding the location of the battery and power pack with the solar panel, which will be situated behind the panel and that it has a battery life of 25 years. He noted the solar panels will be non-rotating 2’x2’ panels that will be no higher than 4 feet. He noted the solar panels will require very little maintenance. He noted the post for the solar panel will be situated in a concrete base and that a power cord will run underneath via a metal conduit. He noted that it would be cost prohibitive to install power and Great Lakes Credit Union wants a “Green” solution. He noted the location of the proposed and existing signs at the property and that an existing directional sign will be removed from Waukegan Road. He noted the base of the proposed sign will be cut stone and will include a limestone cap on top. He noted the proposed sign will be illuminated with white LED, and has a 12 inch depth.

Commissioner Friedman moved, seconded by Commissioner Sieros, to approve the Installation a New Exterior Monument Sign and Ground-Mounted Solar Energy System (Ground Mounted Solar Panel) at Great Lakes Credit Union, Located at 2111 Waukegan Road, Bannockburn, Illinois, Submitted by Great Lakes Credit Union, subject to landscaping being installed by the

solar panel and zoning relief being granted by the Board of Trustees. On a voice vote, the motion was unanimously approved. On a voice vote, the motion was unanimously approved. Ayes: Five (Friedman, Pedersen, Raimondi, Sieros, Zagnoli); Nays: None; Absent: None.

7. **07-05/19: Consider Approval of the Renovation of Existing Library Space and Construction of a Building Addition and Related Improvements including Landscaping and Exterior Lighting on the Property commonly known as the Bannockburn School located at 2165 Telegraph Road, Bannockburn, Submitted by the Bannockburn School.**

Manager Lasday noted to the ARC that the Applicant received a recommendation of approval from the Plan Commission / Zoning Board of Appeals to construct a one story 1,370 square foot addition to Bannockburn School, which required the following zoning relief: variation from the landscaped bufferyard regulations set forth in Sections 9-107 and 9-108H of the Village of Bannockburn Zoning Code to exempt the Applicant from installing the required landscaped bufferyards along the street frontages; an amendment to the existing special use permit granted in Ordinances Nos. 96-20, 2004-10 and 2008-18 to modify the previously approved plans; and an amendment of the Floor Area Ratio Special Use Permit granted in Ordinance No. 2008-18 to permit the buildings on the Subject Property, to exceed a floor area ratio of 0.10; provided, however, that in no event shall the floor area ratio on the Subject Property exceed 0.228.

Manager Lasday further noted that the Plan Commission / Zoning Board of Appeals recommendation of zoning relief was contingent upon the Village Forester approving Applicant's revised landscaping plan, planting 30" of caliper trees by Fall of 2016 and mitigating existing oak, honeylocust and red maple trees should they not survive the construction of the addition, meeting the condition noted in Village Engineer David Gewalt's report, and the forestry and engineering conditions noted above being completed within 18 months.

Scott Herrmann, Superintendent of Bannockburn Schools and George Demarakis, architect from ARCON, were the applicants representing Bannockburn School and requested approval from the ARC to construct a one story 1,370 square foot addition to Bannockburn School. They noted the intent of the project at Bannockburn School stems from the growing needs of providing safety and security to their existing facility. They noted the 1,370 square foot addition ties directly into the remodeling of their main office and the new main office is designed to have a secure vestibule, with proper sight lines from the main office to the front doors. They noted bulletproof glazing is being installed to protect the reception area, as well as create a protected entrance to the building in which the school has better control over who can enter the building. They noted the new main office also brings all the administration staff to the front of the building to establish a control center that can properly administer the students and staff. They noted in regards to the remodeling portions of the work, many of the elements help with the life safety needs of the school. They noted replacing all the exterior doors with proper panic hardware, replacing the tactile surface on the ramp to properly meet ADA compliance, providing acoustical panels to help sound in the gymnasium, all of these items are derived for the well-being of the student population. They noted the other major remodeling element to the project is the redevelopment of the existing library. They noted with technology playing a much more prominent role in the education of the children, the concept of a library has changed. They noted this new library will combine the computer lab and existing library spaces into one larger room that house a Green Room for video presentations, loose furniture for small group sessions, proper wall mounted technologies for instruction, and a more inviting atmosphere for students to be in.

Mr. Demarakis provided a review of the proposed elevations and facade improvements. He noted in particular that the arch radius will match and there will be good symmetry. He noted there are 3 gabled roofs proposed in the front elevation. He noted they will be replicating the same brick face of the cafeteria with white bricks to tie materials together and they will not be using painted bricks. He noted that after the addition, a person will have to go through the office to get into the school. He noted they will work with the forester to determine if trees need to be mitigated because the forester expressed concern in his report that the some of the existing trees will be damaged. He noted that they will mitigate the caliper inches of the damaged trees. He noted that all storm manhole structures will be a minimum 4 foot diameter, which is consistent with one of Village Engineer David Gewalt's conditions.

Manager Lasday noted that residents expressed concern with storm water issues at the Plan Commission / Zoning Board of Appeals meeting on May 18th, 2015.

Mr. Demarakis additionally requested approval from the ARC to replace two existing floodlights with new Lumark LED shield flood lights since the existing lights will be damaged during construction. The proposed lights are to be accents to the statue that is place in front of the Bannockburn School.

Manager Lasday noted that the Applicant's proposed new flood lights are zoning compliant.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the Renovation of Existing Library Space and Construction of a Building Addition and Related Improvements including Landscaping and Exterior Lighting on the Property commonly known as the Bannockburn School located at 2165 Telegraph Road, Bannockburn, Submitted by the Bannockburn School, subject to the Village Forester approving Applicant's revised landscaping plan, the applicant planting 30" of caliper trees by Fall of 2016 and mitigating existing oak, honey locust and red maple trees should they not survive the construction of the addition, per Village Engineer David Gewalt's report, the following needs to be completed by Applicant: All storm manhole structures shall be a minimum four (4) foot diameter; The water meter used during construction be calibrated after construction; Smoke testing/ dye testing shall be performed with a Village of Bannockburn representative on site to observe; and Cleaning and restoring of the storm water detention system in the eastern portion of the property shall be completed; and that the forestry and engineering conditions stated above being completed within 18 months. On a voice vote, the motion was unanimously approved. Ayes: Five (Friedman, Pedersen, Raimondi, Sieros, Zagnoli); Nays: None; Absent: None.

8. **08-05/19: Consider Approval of (1) a New 8,100 Sq. Ft. Home, (2) 4-Car Garage, (3) Rear Yard Porch/Terrace, (4) Walkways and Stoops (5) Exterior Lighting, (6) Landscaping, (7) Driveway, (8) Piers, and (9) Parking Area at the Property Located at 23 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

Scott Renken, of Renken Architects, and applicant on behalf of Julie and Brett Soloway, requested approval from the ARC to construct a new single-family residence. He noted that the proposed single family home is a 2-story approximately 6,000 finished square feet with a 4 car garage on a wooded lot. He noted the style is French Country and the materials to be used on the home include a medium cedar shake roof, stone front (center of the home on 2 floors), chimneys and stoop front faces from Eden Stone Co. in a buff/gray, brick is the predominate material for

walls in areas other than stone, pre-finished dark taupe colored (to match trim) aluminum gutters and downspouts, mahogany or equal wood stained front and service door – stain in dark walnut color, dark taupe wood trim, aluminum clad wood windows in dark bronze, wood decorative brackets at dormers in trim color per elevations, black wood shutters, light beige minor stucco accents on small second floor areas such as dormers and a portion of wall per elevations. He also noted the garage doors to be metal insulated paneled door in dark walnut color. He noted that the Soloways' are not maxing out their Floor Area Ratio. He noted the lot chosen is the largest lot in the Tarns of the Moor development, which will enable them to not clear out trees.

Mr. Renken reviewed pictures of the proposed property with the ARC to confirm that the driveway of the neighbor across street will not be next to the proposed driveway. He noted the entry drive, motor court and garage approach will be made of asphalt and consists of 5,399 in total square footage. He noted the motor court will be 49' x 33', which is equal to 1,617 square feet. He noted the entry drive width will be 14' and the pad in front of the garage is 28' deep.

Mr. Renken noted the hardscape areas will be constructed with bluestone with mortared joints that will be included on the 513 square foot front stoop and walkway, the 238 square foot rear porch, the 38 square foot side stoop, and the 50 square foot bedroom stoop. He then noted the rear patio and walkway consists of 1,094 square feet of dry laid Brussels stone pavers. He noted there are two columns proposed near the front entry of the home and 4 in the rear of the home. He noted the color of the columns will match trim on the house and the two columns also appear in the Left Side Elevation. He noted they are proposing 2 entry way / driveway pillars. He noted the mortared entry piers will be made of stone to match the home with a 4" limestone cap and the size of each pier was proposed to be 24" x 24" x 6' with an address stone on one of the piers.

Manager Lasday noted that the height of pillars noted on the plans is not zoning compliant since they are greater than 6' in height. To be zoning compliant, applicant has stated that the pillars will be reduced to 6' in height when submitting for a building permit. Mr. Renken noted that there will not be any lighting fixtures installed on the pillars.

Mr. Renken noted that the Soloways' would like a back-up generator. Manager Lasday noted that a generator is not depicted in the plans. Therefore, Applicant will need to seek approval for the generator at another ARC meeting.

Mr. Renken noted to the ARC the location of the air-conditioners, which is on the left side of home. He noted they are requesting approval to install 18 Exterior Light Fixtures on the exterior walls of the proposed home only, which includes 10 coach lights and 8 hanging lights. He noted on the front building elevation in the plans there are 5 hanging lights (front porch and service door.) and 2 coach lights by the front door. He noted on the right side building elevation there are 6 coach lights (by sides of garage doors) and on the rear building elevation there are 3 hanging lights (2 at rear porch and 1 at rear bedroom) and 2 coach lights at the breakfast room. Manager Lasday noted that for the proposed hanging light to be zoning compliant, the proposed hanging lights will require frosted bulbs to be used. Mr. Renken stated that the bulbs will be frosted.

Upon additional review of the proposed lighting plan, the ARC requested that 2 of the coach lights by the garage be removed.

Manager Lasday noted that the Engineer and Forester had reviewed the proposed plans and their review and conditions are attached with the ARC review packets.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve a New 8,100 Sq. Ft. Home, 4-Car Garage, Rear Yard Porch/Terrace, Walkways and Stoops, Exterior Lighting, Landscaping, Driveway, Piers, and Parking Area at the Property Located at 23 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, 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 remove 2 of the coach lights by the garage; shall mitigate 11.65" inches of caliper trees; shall not have any coach lighting being illuminated between 12:00 a.m. and 7:00 a.m. unless it is activated by a motion sensor that is triggered by activity within a lot or security alarm that is operational for no longer than five minutes per activation, with the exception of coach lighting located immediately adjacent to the edge of the driveway that serves as the primary access to the property; shall reduce the size of the proposed 6'5" foot pillars to no greater than 6' in height; shall only use frosted bulbs for the proposed coach lights and hanging lights; and must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village. On a voice vote, the motion was unanimously approved. On a voice vote, the motion was unanimously approved. Ayes: Five (Friedman, Pedersen, Raimondi, Sieros, Zagnoli); Nays: None; Absent: None.

9. Adjournment.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was unanimously approved. Ayes: Five (Friedman, Pedersen, Raimondi, Sieros, Zagnoli); Nays: None; Absent: None. The meeting was adjourned at 8:01PM.