

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
JUNE 21, 2016  
MEETING MINUTES**

1. 01-06/21: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Chairman Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: Jackie Sieros

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

Visitors Present: Chris Derrick (Derrick Architecture), Stacey Tompkins (1450 North), Larry Debb (Glenstar), Jim Robinson (Glenstar), Tracey Belcourt (21 Aberdeen Court), Nick Patera (Teska Associates, Inc.)

2. 02-06/21: **Visitors Business**

No Visitors spoke.

3. 03-06/21: **Consider a Request for Approval of the May 17, 2016 Meeting Minutes.**

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve the May 17, 2016 meeting minutes. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

4. 04-06/21: **Consider Approval of Exterior Modifications to a Previously Approved Site Plan to Install a Rear/Side Yard Patio with a Seat Wall and Fire Pit, Located at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Tracey Belcourt.**

Tracey Belcourt, the applicant, requested approval of exterior modifications to a previously approved site plan to install a 50' x 32' side yard patio with a seat wall and fire pit. The majority of the patio will consist of pea gravel.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Exterior Modifications to a Previously Approved Site Plan to Install a Rear/Side Yard Patio with a Seat Wall and Fire Pit, Located at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Tracey Belcourt, contingent on providing a site plan that illustrates the exact location of the patio on the property. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

5. **05-06/21: Consider a Request for Approval of Modifications to the West and North Elevations of an Existing Home for the (1) Removal and Replacement of Windows and (2) the Relocation of a Fireplace, Located at 1450 North Ave, Submitted by Robert and Stacy Tompkins.**

Stacy Tompkins, the applicant, requested approval of modifications to the west and north elevations of an existing home for the removal and replacement of windows and the relocation of a fireplace at 1450 North Avenue.

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the Modifications to the West and North Elevations of an Existing Home for the Removal and Replacement of Windows and the Relocation of a Fireplace, Located at 1450 North Ave, Submitted by Robert and Stacy Tompkins, contingent on the removal of 3 lights that were added to the north elevation which were not previously approved. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

6. **06-06/21: Consider Approval of (1) a New 7,659 Sq. Ft. Home, (2) Two Garages, (3) Three Patios (4) One Covered Porch (5) One Covered Balcony Porch (6) Three Pillars (7) Exterior Lighting, (8) Landscaping, and (9) Driveway at 28 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

Chris Derrick, Foxford12 LLC's architect and the applicant, requested approval of a new 7,659 sq. ft. home, two garages, three patios, one covered porch, one covered balcony porch, three pillars, exterior lighting, landscaping, and driveway at 28 Aberdeen court in the Tarns of the Moor Subdivision.

The Commissioners discussed the proposed lighting, including the request to remove the "Juliet" lighting from the balcony on the second floor of the front elevation.

Commissioner Zagnoli moved, seconded by Commissioner Pederson, to approve a New 7,659 Sq. Ft. Home, Two Garages, Three Patios, One Covered Porch, One Covered Balcony Porch, Three Pillars, Exterior Lighting, Landscaping, and Driveway at 28 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, contingent on meeting all plan review conditions provided for in the staff report and the removal of the two 9033RZ - Courtyard (One Light Outdoor Wall Mount by Kichler Lighting Fixtures) fixtures located at Bedroom 2 on the second floor balcony. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

7. **07-06/21: Consider Approval of (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage, and other Related Improvements; on the Property Commonly Known as 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Larry Debb from Glenstar, the applicant, noted that his company recently purchased Bannockburn Lake Office Buildings I, II, III, and IV and plans to eventually purchase Bannockburn Lake Office Building V (2121 Waukegan). He noted that in order to facilitate leasing of the properties, he needed to upgrade the buildings with new improvements and amenities that will cost approximately \$30,000,000.00. He noted that the improvements for 2333 Waukegan Road included the following: one new 12'x12' Trash Enclosure; proposed trees and other planting material in existing parking lot; proposed 5' wide concrete walk; proposed concrete pavement to replace existing concrete unit pavers at front entrance; proposed landscape for (1) monument sign, (1) directories/name plate signs, and (2) way finder/onsite informational signs; and proposed tree up-lights and new LED bulbs for parking lot lights.

The Commissioners discussed the proposal with the applicant, including discussion regarding the location of the trash enclosure, signage and the colored lights proposed on the property.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve of the changes to the Previously Approved Site Plans and the Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage, and other Related Improvements; on the Property Commonly Known as 2333 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on meeting all plan review conditions provided for in the staff report. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

8. **08-06/21: Consider Approval of (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Signage, Off-Site Nameplate Sign, Driveways and Parking, Trash Enclosures, Walkways, Generator, and other Related Improvements; on the Property Commonly Known as 2345 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Larry Debb from Glenstar, the applicant, noted that this property is where most of the changes will be occurring. He noted that the improvements for 2345 Waukegan Road included the following: new north parking lot area with tree removal; new north drop-off drive with tree removal; new Terrace and Garden area with tree removal and replacement; revised parking at east lot; (1) new 12'x12' Trash Enclosure; proposed trees and other planting material for existing and proposed parking lot, revised road layout and new terrace and garden area; screen new generator with landscaping; proposed 5' wide concrete walk, and gravel walk to replace existing asphalt walk surface; proposed concrete paving to replace existing concrete unit pavers at front entrance; proposed landscape for (1) directories/name plate signs and (4) way finder/onsite informational signs; proposed tree up-lights and new LED bulbs for parking lot lights; and proposed off-site nameplate sign.

The Commissioners discussed the proposal with the applicant, including discussion regarding the location of the trash enclosure and the colored lights proposed on the property.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve of the Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Signage, Off-Site Nameplate Sign, Driveways and Parking, Trash Enclosures, Walkways, Generator, and other Related Improvements; on the Property Commonly Known as 2345 Waukegan Road, Bannockburn, Illinois, contingent on meeting all plan review conditions provided for in the staff report. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

9. **09-06/21: Consider Approval of (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, and other Related Improvements; on the Property Commonly Known as 2355 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Larry Debb from Glenstar, the applicant, noted that this is the “boring one”. He noted that the parking ratio is low here because the typical parking ratio now is 4 per 1,000 square feet of building area and some are even asking for 5 per 1,000 square feet of building area. He noted that the improvements for 2355 Waukegan Road included the following: pond enlargement w/ tree removal; revised parking due to new drive layout; 1 new 12’x12’ trash Enclosure; proposed trees and other planting material for existing and proposed parking lot; revised road layout; gravel walk to replace existing asphalt walk surface; concrete paving to replace existing concrete unit pavers at front entrance; landscape for (1) directories/name plate signs and (1) way finder/onsite informational; signs; and proposed tree up-lights and new LED bulbs for parking lot lights.

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve of the Changes to the Previously-Approved Site Plans, Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, and other Related Improvements; on the Property Commonly Known as 2355 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on meeting all plan review conditions provided for in the staff report. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

10. **10-06/21: Consider Approval of (i) Changes to the Previously-Approved Site Plans; (ii) Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage and other Related Improvements; on the Property Commonly Known as 2201 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C.**

Larry Debb from Glenstar, the applicant, generally noted that they are adding parking and taking some area off of the pond to increase storage capacity. He noted that the improvements for 2201 Waukegan Road included the following: Pond enlargement and Peninsula with tree removal; new south parking lot with tree removal; new south parking lot

– southwest corner of lot; new parking south of Midtown Fitness; 1 new 12'x12' Trash Enclosure; proposed trees and other planting material for existing and proposed parking lot; gravel walk to replace existing asphalt walk surface; tea house demolition; concrete paving to replace existing concrete unit pavers at front entrance; landscape for (1) directories/name plate signs and (2) way finder/onsite informational; signs; tree up-lights and new LED bulbs for parking lot lights; new building signage.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve of the Changes to the Previously-Approved Site Plans, Installation and Maintenance of New or Modified Building and Site Improvements including Landscaping, Exterior Lighting, Driveways and Parking, Trash Enclosures, Walkways, Signage and other Related Improvements; on the Property Commonly Known as 2201 Waukegan Road, Bannockburn, Illinois, Submitted by Glenstar Properties and WSC-GSP B/L Office Park, Owner VII, L.L.C., contingent on meeting all plan review conditions provided for in the staff report. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Sieros).

#### **11. Adjournment**

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

The meeting was adjourned at 8:36 PM.