

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

1. 01-01/22: **Call to Order.** Chairman Kozonis called the meeting to order at 7:04 p.m.

Chairman: James Kozonis

Commissioners Present: Allen Chichester, Mike Raimondi

Commissioners Absent: David Friedman, Rick Pedersen

Also Present: Village Manager Maria Lasday, Village Administrative Assistant Blanca Vela-Schneider

Visitors: Steve Galindo (North Shore Yoga), Brian Jordison (James Martin Associates), Village Residents Ray and Andrea Moreland (27 Aberdeen Court), Kristi Robinson (James Martin Associates), Jeff Tigchelaar (CBRE)

2. 02-01/22: **Introduction.** Chairman Kozonis introduced the Commissioners to the audience.

3. 03-01/22: **Consideration of Approval of the December 18, 2012 Architectural Review Commission Meeting Minutes.** Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the December 18, 2012 Architectural Review Commission Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Raimondi).

4. 04-01/22: **Consideration for Approval of Exterior Signage at The LAX Shop (The Lacrosse Shop), located at the existing Bannockburn Green Retail Center at 2579 Waukegan Road in the Village of Bannockburn, Submitted by The LAX Shop (The Lacrosse Shop) and CB Richard Ellis, as Agent of Owner of Bannockburn Green Retail Center.** Mr. Jeff Tigchelaar presented a request for a 28.58 sq. ft. exterior wall sign for The Lax (Lacrosse) Shop. He stated that the store will be south of Erehwon. He stated that the sign will be red plexiglass with a black trim. Commissioner Raimondi inquired whether the sign would be placed on two tracks. Mr. Tigchelaar replied that there will be two tracks for the sign. Commissioner Raimondi inquired whether the lacrosse ball would have an individual mount. Mr. Tigchelaar replied affirmatively. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve a 28.58 sq. ft. wall mounted sign for the Lax Shop. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Raimondi).

5. 05-01/22: **Consideration for Approval of Exterior Signage at North Shore Yoga, located at the existing Bannockburn Green Retail Center at 2523 Waukegan Road in the Village of Bannockburn, Submitted by North Shore Yoga and CB Richard Ellis, as Agent of Owner of**

Bannockburn Green Retail Center. Mr. Jeff Tigchelaar presented a request for a 26 sq. ft. exterior wall sign for North Shore Yoga. He stated that North Shore Yoga is just west of Eye Care for You space and occupies a portion of the former Rock River space. He stated that the sign is compact and keeps within compliance regulations. He stated that a raceway will be installed and painted to closely match the façade of the building. He stated that the sign is proposed to have four colors: bronze finish, yellow, white and purple, and understood that it would require a 2/3 approval vote from the Commission. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve a 26 sq. ft. exterior wall sign for North Shore Yoga, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

6. 06-01/22: **Consideration for Approval of Exterior Signage at M&M Event Design Studio, The Special Events Company, located at the existing Bannockburn Green Retail Center at 2515 Waukegan Road in the Village of Bannockburn, Submitted by M&M Event Design Studio, The Special Events Company, and CB Richard Ellis, as Agent of Owner of Bannockburn Green Retail Center.** Mr. Jeff Tigchelaar presented a request for a 19.92 sq. ft. exterior wall sign for M&M Event Design Studio. He stated that the three colors would be bronze, white and orange and that the sign would be on a dual raceway. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve a 19.92 sq. ft. exterior sign, as presented. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).
7. 07-01/22: **Consideration for Approval of Exterior Signage at Green Cleaners, located at the existing Bannockburn Green Retail Center at 2577 Waukegan Road in the Village of Bannockburn, Submitted by Green Cleaners and CB Richard Ellis, as Agent of Owner of Bannockburn Green Retail Center.** Mr. Jeff Tigchelaar presented a request for a 17.25 sq. ft. exterior wall sign for Green Cleaners. Village Manager Lasday inquired why the sign does not reflect “Green” in its sign. Mr. Tigchelaar replied that Green was originally in the sign’s name but that it was removed because it exceeded the maximum size of the sign permitted. He stated that the sign would be white with a bronze trim. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve a 17.25 sq. ft. exterior wall sign for Green Cleaners. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).
8. **Continued Consideration of Request for Approval of a Modifications to Previously Approved Elevations, Exterior Lighting and Landscaping Lighting for 27 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Ray and Andrea Moreland.** Village Residents Ray and Andrea Moreland appeared before the Commission to address the concerns regarding unauthorized modifications to their recently constructed property at 27 Aberdeen Court. Mr. Moreland stated that he and his wife take these issues very serious. Mrs. Moreland stated that she understood that there were some transitions occurring at Orren Pickell Builders and Designers but did not know that the bank was taking over the unsold properties. Mr. Moreland stated that Orren Pickell’s architect left when his property broke ground and he was not aware of any issues with the property until his landscape architect sought approval of some accent lighting. He stated that a lot of thought was given regarding their choices in exterior lighting. Commissioner Raimondi inquired how the balcony was put onto the plans without the

homeowner's knowledge. Mr. Moreland responded that it was always their intent to have a balcony and is not sure why the balcony was not included in the ARC submittal. Commissioner Raimondi noted that Mr. Moreland was advised not to make any changes to approved ARC plans unless he returns to the Commission for approval. Mr. Moreland replied that he was informed during the pre-application meeting not to modify plans without ARC approval but he was assured by the architect that Orren Pickell Designers and Builders would take care of all these issues.

The Commission reviewed each issue regarding changes to the house separately. The first item identified was the modification to the entryway doors. Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the modification of the entryway doors. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

The second and third items identified the addition of a balcony and a modification from windows to the master bedroom balcony door along the eastern elevation. Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the addition of the balcony and modification from master bedroom windows to a master bedroom balcony door. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen). Chairman Kozonis stated that he feels the balcony enhances the aesthetics along this elevation.

Items four and five reflected the removal of a gutter and the modification of windows along the eastern elevation. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve the removed gutter and modified windows along the eastern elevation. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

Item 6 identified modified doors/windows along the southern elevation. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve the modified doors along the southern elevation. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

Items 7 and 8 reflected modified doors and windows on the western elevation. Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the modified doors/windows on the western elevation. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

Village Administrative Assistant Vela-Schneider stated that when she had met with Mr. Moreland regarding the modifications to the house and lighting, Mr. Moreland had indicated that he never reviewed the lighting that was presented to the ARC by Orren Pickell. She stated that Mr. Moreland had indicated that the issue of lighting had not been considered until a few months prior to a Certificate of Occupancy having been issued. Village Manager Lasday stated that the approved lighting consisted of 8 landscape/path lights, 13 coach lights, and 2 can lights for a total of 23 exterior lights. She stated that the applicant has installed 15 coach lights, 2 column lights, 1 wall mounted light, and 3 recessed can lights and seeks to install 10 landscape/path lights for a

total of 31 light fixtures. Mr. Moreland noted that all his exterior lighting is on dimmers. He stated that the lights are at 50% of the maximum and that they could still be dimmed further.

Village Manager Lasday stated that the two coach lights installed outside of the master bedroom are not zoning compliant but that a light is required by the door per Building Code regulations. She also stated that when Orren Pickell brought forth their request, they were informed that the fixtures for the columns (coach lights on entryway pillars) were not included in the approval. The consensus of the Commission is to defer the decision regarding the coach lights outside of the master bedroom and on top of the entryway columns to the Board of Trustees.

Commissioner Chichester moved, seconded by Commissioner Raimondi to approve the additional recessed coach light that was installed by the front entryway door. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

Commissioner Chichester moved, seconded by Commissioner Raimondi to approve the wall mounted light by the sleeper porch. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

Ms. Kristi Robinson (James Martin & Associates) presented the request for landscape lighting. She stated that there are some up-lights that were already installed in accordance with the ARC's previous approval in the front of the house and along a window well on the east elevation. She stated that they would like to add two up-lights to the rear of the house in trees. Commissioner Raimondi stated that he is not in favor of up-lights for trees, noting that the Village is a dark-at-night community. Mr. Moreland stated that there are other properties that have up-lights in trees. Commissioner Raimondi agreed, but noted that none of the up-lights that have been approved for other properties were located in the backyard. Mrs. Moreland stated that she thinks the up-lights would look nice. Commissioner Raimondi stated that he would not vote to approve the plan if there would be up-lights in the rear yard in trees. Mr. Moreland noted that there are temporary lights there right now, but he respects the opinion of Commissioner Raimondi. Commissioner Chichester stated that he is not against having up-lights in trees in the backyard but he is not in favor of the large up-lights presented for approval. He stated that the proposed lights are too bright, but he would be amenable to having up-lights with smaller wattages. Chairman Kozonis stated that the smaller wattage up-lights would not be enough to accent a tree. Commissioner Chichester disagreed. Mr. Moreland indicated that having smaller up-lights would not be worth the effort. Ms. Robinson agreed with Mr. Moreland. After some further discussion, the consensus of the Commission and Mr. and Mrs. Moreland was that the large up-lights in the rear yard would be eliminated from the plan. Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the landscape lighting plan contingent upon the removal of the two large up-lights in the rear yard (south elevation). On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen).

9. 09-01/22: Other Business. Village Manager Lasday noted that she anticipates that 2275 Half Day Road will be included in the February 2013 agenda.

10. 10-01/22: **Adjournment.** There being no further business of the Commission, Commissioner Chichester moved, seconded by Commissioner Raimondi, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Kozonis, Raimondi), Nays: None, Absent: Two (Friedman, Pedersen). The meeting was adjourned at 8:10 p.m.