

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, MAY 21, 2013
MINUTES**

1. 01-05/21: **Call to Order.** Pro Tem Chairman Raimondi called the meeting to order at 7:00PM.

Pro Tem Chairman: Michael Raimondi

Commissioners Present: Rick Pedersen, Allen Chichester, David Friedman, James Kozonis (arriving at 7:04PM)

Commissioners Absent: None

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

Visitors: Anthony Karkazis (1665 Duffy Lane, North Shore Turf Industries), Karen Dodge (3000 Lakeside), Eric Hudson (Anchor Signs), Denny Plauch (Rosebrook Pools), Chris Botsch (Sleepy's), Jack Koenig, Arthur Harris (300 Thornapple Lane), Jeff Tigchelaar (CBRE), Linda Lee (Transwestern)

2. 02-05/21: **Approval of the April 16, 2013 Meeting Minutes.** Commissioners suggested minor changes to the April 16, 2013 meeting minutes. Commissioner Chichester moved, seconded by Commissioner Pedersen, to approve the April 16, 2013 meeting minutes as amended. Motion approved. Ayes: Four (Raimondi, Pedersen, Chichester, Friedman); Nays: None. Absent: One (Kozonis).
3. 03-05/21: **Consider Approval of the Installation of a Ground-Mounted Solar Energy System at the Property, Located at the Address Commonly Known as 300 Thornapple Road, Bannockburn, Illinois, Submitted by Arthur Harris.** Manager Lasday noted that Mr. Harris is the first applicant to seek approval of a solar energy system pursuant to the Village's recently adopted new solar energy zoning regulations. On May 6, 2013 at the Plan Commission/Zoning Board of Appeals meeting, Mr. Harris received a recommendation of approval by the Plan Commission / Zoning Board of Appeals for a Special Use Permit and a variation to allow Mr. Harris' proposed solar energy system on his property. Manager Lasday further noted that, on May 28, 2013, the Village Board will be considering an ordinance

providing the necessary zoning relief for Mr. Harris' proposed solar energy system. Manager Lasday noted that Mr. Harris's solar energy system application is zoning compliant, and he plans to report back to the Plan Commission / Zoning Board of Appeals in the future on the performance of the solar panels. Mr. Harris noted how the proposed solar energy system will be situated on the property, a description of how the solar panels will be rotated. Mr. Harris further noted that the storage batteries will be kept in the garage. Mr. Harris commented that the solar panels do not rotate but are adjusted manually. Commissioner Friedman moved, seconded by Commissioner Chichester, to approve the installation of a ground-mounted solar energy system at the property, located at the address commonly known as 300 Thornapple Road, Bannockburn, Illinois, submitted by Arthur Harris. Motion approved. Ayes: Five (Raimondi, Pedersen, Chichester, Friedman, Kozonis); Nays: None; Absent: None.

Chairman Kozonis arrived at 7:04PM. Pro Tem Chairman Raimondi continued to preside over the meeting until adjournment.

4. **04-05/21: Consider Approval of the Installation of Exterior Signage at Sleepy's – The Mattress Professionals in the Bannockburn Green Retail Center, Located at 1171 Half Day Road, Bannockburn, Illinois, Submitted by AP POB Bannockburn, LLC.** Manager Lasday gave the zoning background for the Sleepy's project. Manager Lasday inquired if the Commissioners had any questions regarding the zoning analysis and the approval required for the proposed tenant's use of the space. Manager Lasday noted that Sleepy's received a recommendation of approval from the Plan Commission/Zoning Board of Appeals to occupy the space as a special use. Manager Lasday noted that Village counsel is preparing an ordinance providing Sleepy's with a Special Use Permit to allow Sleepy's to occupy the old Blockbuster Video space for the Village Board's consideration at their May 28, 2013 Village Board meeting. .

Jeff Ticghelaar, Property Manager of Bannockburn Green, introduced himself and noted that Sleepy's seeks approval of signage. Chris Botsch (Sleepy's) and Eric Hudson (Anchor Signs) were also present. The applicant noted that the proposed wall signs have a black edge and are to be illuminated. A hanging sign on the facade is wood and similar to other signage at Bannockburn Green. Noting Pro Tem Chairman Raimondi's temporary position as Chairman, Chairman Kozonis moved, seconded by Commissioner Pedersen, to approve the installation of 4 new signs proposed for Sleepy's – The Mattress Professionals in the Bannockburn Green Retail Center, located at 1171 Half Day Road, Bannockburn, IL, submitted by AP POB Bannockburn LLC. Motion approved. Ayes: Five (Raimondi, Pedersen, Chichester, Friedman, Kozonis); Nays: None; Absent: None.

5. **05-05/21: Consider Approval of the Installation of a New Ground Nameplate Sign, Located at 3000 Lakeside Drive, Submitted by Transwestern.** Manager Lasday indicated

that on May 6, 2013 at the Plan Commission/Zoning Board of Appeals meeting the Plan Commission/Zoning Board of Appeals recommended approval to the Village Board a Special Use Permit for Applicant's proposed nameplate sign. Karen Dodge, applicant, introduced herself and gave background on the nameplate sign. The original nameplate sign had been removed due to the widening of Route 22. The nameplate sign will be located on the corner of Half Day Road. Ms. Dodge commented that the proposed nameplate sign will be aesthetically pleasing and smaller than the original sign. Ms. Dodge noted that the central character of the area will not be affected. Neighbors had been notified of the proposed sign. Manager Lasday indicated that the applicant revised their sign renderings several times to present a zoning compliant nameplate sign. Commissioner Chichester moved, seconded by Chairman Kozonis, to approve the installation of a new ground nameplate sign, located at 3000 Lakeside Drive, submitted by Transwestern. Motion approved. Ayes: Five (Raimondi, Pedersen, Chichester, Friedman, Kozonis); Nays: None; Absent: None.

6. **06-05/21: Consider Approval of a Modified Pool, Patio and Spa Plan and a Modified Landscaping Plan at the Property Located at 1665 Duffy Lane, Submitted by Dr. Frank and Mrs. Lisa Karkazis.** Anthony Karkazis, brother of Frank Karkazis, introduced himself. Mr. Karkazis stated that the pool had been modified from a free form pool to a rectangular pool to accommodate a safety cover. The pool will be in the same location. The new plan indicates the diving board will be located adjacent to the spa. Manager Lasday specified that the modified pool is smaller than the original pool, and that the two safety lights inside the modified pool are zoning compliant.

Regarding the proposed modified landscaping plan, Manager Lasday stated that the Architectural Review Commission serves as the Village's authority on tree and landscaping approval. Therefore, the Architectural Review Commission must review the proposed changes to remove buckthorn and ash trees along Wilmot Road. Many of the ash trees have emerald ash borer. The applicant stated they will work around healthy trees and the new plant material will be suitable for the wet ground conditions that exist. Dogwoods, alders, pines, and spruces were some of the trees named in the new landscape plans. Pin oaks were exchanged for swamp white oaks in the new plans at the suggestion of the Village Forester. Chairman Kozonis moved, seconded by Commissioner Friedman, to approve a modified pool, patio, and spa plan and a modified landscaping plan at 1665 Duffy Lane, submitted by Dr. Frank and Mrs. Lisa Karkazis. Motion approved. Ayes: Five (Raimondi, Pedersen, Chichester, Friedman, Kozonis); Nays: None; Absent: None.

7. **07-05/21: Other Business.** Manager Lasday introduced two new employees. Ryan Mentkowski, Assistant to the Village Manager, and Andrea Litzhoff, Intern. Mr. Mentkowski has Masters in Urban Planning from UW-Milwaukee and will be helping Maria with planning and zoning items. Mr. Mentkowski previously worked for Gurnee, IL and met

Manager Lasday on a sustainability committee. Manager Lasday has been his mentor for the last 4 years.

8. 08-05/21: **Adjournment**. Chairman Kozonis moved, seconded by Commissioner Friedman, to adjourn the meeting at 7:25 PM. Motion approved. Ayes: Five (Raimondi, Pedersen, Chichester, Friedman, Kozonis); Nays: None; Absent: None.