

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
JULY 16, 2013
MEETING MINUTES**

1. 01-07/16: **Call to Order.** Chairman Kozonis called the meeting of the Architectural Review Commission to order at 7:00 PM. Chairman Kozonis asked Manager Lasday to introduce Village Intern Poris.

Chairman Present: James Kozonis

Commissioners Present: Allen Chichester, Rick Pedersen

Commissioners Absent: David Friedman, Michael Raimondi

Also Present: Village Manager Maria Lasday, Assistant to the Village Manager Ryan Mentkowski, Village Attorney Vic Filippini, and Village Intern Cory Poris

Visitors Present: Frank Karkazis (1665 Duffy Lane), Connor Nett (Mileux Design), Dean Maggos (1665 Duffy Lane), Dan Sher (Alphagraphics), Ron Cohen (RAC Architectural Homes, LLC), Marc Amitadte (Amitadte Arch), Glenn Morris (2900 Telegraph), Lauren Ruushen (2900 Telegraph), Kevin Lewis (1G Casting Inc.), Sharon and Sam Krengel (2000 Telegraph), and Vicki Martin (2085 Stirling).

2. 02-07/16: **Approval of the June 18, 2013 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the June 18, 2013 meeting minutes as presented. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).
3. 03-07/16: **Consider Approval of a Modified Elevation Plan and Installation of a Flag Pole at the Property Located at 1665 Duffy Lane, submitted by Dr. Frank and Mrs. Lisa Karkazis.** Dr. and Mrs. Kakazis apologized to the Village for changing the plans and removing windows without receiving prior approval. The changes are only on the left elevation, and the shape of the roof has not changed at all. A flagpole is also being installed and it is well below the maximum height allowed. Commissioner Pedersen moved, seconded by Commissioner Chichester to approve. On a voice vote the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).
4. 04-07/16: **Consider Approval of the Installation of Exterior Lighting at 2000 Telegraph Road, Submitted by Sam and Sharon Krengel.** Mr. Krengel explained that there are two sets of lights for a total of four lights and they are for safety near the gate. They are low voltage and are zoning compliant. Commissioner Pedersen moved, seconded by Commissioner Chichester to approve. On a voice vote the motion was

unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).

5. **05-07/16: Consideration of a Request for Approval of (1) a Modification to a Previously Approved Landscaping Plan, (2) a Modification to a Previously Approved Exterior Lighting Plan, (2) Installation of a Trellis, (3) Installation of a Generator, (4) Installation of a Statute, (5) Relocation of Driveway, and (6) Modification to a Stone Bridge Elevation for 2900 Telegraph Road, Submitted by Mr. and Mrs. Glenn and Lauren Morris.** Village Manager Lasday explained that their application had been approved several years ago but the approved lighting was not zoning compliant. Mr. and Mrs. Morris have worked with her for the last 4 months to re-do lighting, landscaping and anything else that is not zoning compliant. She stated she gives them a lot of credit for working with her in a team effort to bring everything into compliance, as the previously approved plans were not compliant. The engineer had also asked them to put in a bioswale and that also forced them to change their landscaping plans.

Mr. Morris explained that there were wetlands that had to be mitigated, so they built two retention ponds. The original plan had the water running across the neighbor's property, and that never worked; additionally there is a ditch that helped to control the water, and the driveway as approved was supposed to run up along the ditch. They decided to move the driveway over for safety and while reviewing the plans discovered that two lights that were previously approved would shine on the neighbor's property and were not zoning compliant as they were too bright. The same fixture as originally approved is requested, but with a lesser voltage.

The other safety issue was the faux bridge that was supposed to be built over the two ponds. The initial design was a very long and high bridge and the redesigned bridge is smaller. The new bridge design does not change the operation of the surface water system and this and the bioswale addressed the concerns the Village Engineer had about the water movement on the property.

The original plan had a pool house and a pool and they have been removed from the plans, and that caused changes in the landscaping plan for the back of the yard. The trees that were going to be around the pool have now been moved to the back of the property. The location of the generator also then needed to change from beside the pool to the side of the house, and because of that adjustment the trellis to hide the generator now needs to be approved. The trellis originally had English ivy, but the type of ivy has been modified to a type that is green year-round and flowering plants have also been added. The generator self-tests once a week, but it is being coordinated with the emergency sirens test in order to not disturb the neighbors.

Mr. Morris stated that the driveway, water drainage and bridge have all been approved by the Village Engineer, and the trellis and generator location have been approved by the Building Commissioner. The statue of an eagle is proposed for an area that cannot be seen by the neighbors. Mr. Morris submitted photos from the proposed location of the

statue to show that the neighbors cannot be seen from that spot and therefore the neighbors will not be able to see the statue.

Village Manager Lasday read from a report from the Village Forester regarding the three phase planting plan. With a beginning total calculated at 346 inches, the total number of plantings required was 548 inches. These original plans show 278 inches of new trees being installed. Using the foot height to diameter inches conversion table the Village Forester recalculated the total of new tree plantings at 373, bringing the total in the three phases of tree planting to 719 inches of new tree plantings. Village Manager Lasday observed that all that is required is 548, and it is actually at 719 inches. The Village Forester report also noted that several plantings installed during the first two phases are dead or in poor condition, including some redbud and other trees and various shrubs. These will have to be replaced before the final landscape review. There is also a dead 10 inch American Elm which will need to be removed.

Mr. Morris stated that he had been planting additional trees every 6 months because they had expected that there would be die-off. The report also noted the plans show seeded areas on the edge of the turf in natural areas but they are not identified in the plans, and the seed mix should be identified in the plans. There are also some open planting areas that will need to be repaired prior to final inspections. Mr. Morris stated that he did have information on the seed mix used, and that it is similar to what is used near the Village property; it is comprised of certain prairie grasses that grow very well in this area and that it would be noted on the plans.

Village Manager Lasday requested to go back through the list before the Village Board. Regarding the modification to the previously approved landscaping plan they met the requirements and the Village Forester approved it subject to removing the dead trees and identifying the mix used in the natural areas. Regarding the modification to the previously approved lighting plan as has been discussed previously the building code requires a light and there is a light noted on the plans. Village Manager Lasday stated that the Village will have to change the zoning codes to make sure our zoning code is consistent with our building code. The light on the balcony is 8 feet above the ground but none of the other lights are above 8 feet. The previously approved lights were much brighter, but now all of the lights being installed are zoning compliant.

Village Manager Lasday further explained that the building code mandates the light, but the zoning code states that no coach lights can be above 8 feet. The ordinances are being codified and that will be changed as part of that process. It was clarified that the light is not more than 8 feet above the balcony, but above grade. This will be brought up to the Village Board at the August 12th meeting. The Village had actually approved a light there before that was of a higher intensity. The proposed light is the only thing that is not zoning compliant but is building code compliant. Overall the number of lights has been reduced and the proposed lights are of a lower intensity; the previously approved lights were of a high intensity with no shielding and were pure glass. The previous landscaping plan did not have enough inches of new trees planted. With these proposed changes the plans are now all zoning compliant. Village Manager Lasday asked that if approved that

it be conditional on what staff has noted: compliance with Village Exterior Lighting Regulations, an “As Built” survey submitted within 60 days of completion, the lighting fixtures not being illuminated between 12:00 am and 7:00 am, the Building Commissioner approval for the generator, compliance with Village’s bufferyard and landscape regulations, and approval from the Village Engineer and Village Forester.

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

6. **06-07/16: Consider Approval of the Installation of Exterior Signage at Alphagraphics in the Bannockburn Green Retail Center, Located at 2561 Half Day Road, Bannockburn Illinois, Submitted by AP POB Bannockburn, LLC.** Mr. Sher was present from Alphagraphics and had just been at the Plan Commission meeting an hour earlier. Because the sign is not zoning compliant, they recommended approval for a zoning compliant sign; this will go before the Village Board at the August 12th meeting with the actual ordinances. Village Manager Lasday clarified that the Village Board reviewed it at their last meeting because there was not going to be a second meeting in July. The code says the sign can only be 12 square feet because of their building frontage. There was an ordinance adopted in 2006 that gave them 24 square feet. Now they are requesting an increase to 26.5 square feet because of a change in Alphagraphics policy and the signs available for their use on the building. PCZBA is considering it a hardship because of the way their building is shaped. Therefore they are recommending approval. This would be approved subject to Village Board approving ordinances for it; everything else is zoning compliant except the width. Commissioner Chichester moved, seconded by Commissioner Pedersen to approve. On a voice vote the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).
7. **07-07/18: Adjournment.** Commissioner Chichester moved, seconded by Commissioner Pedersen, to adjourn the meeting of the Architectural Review Commission at 7:37 PM. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Chichester, Pedersen); Nays: None; Absent: Two (Friedman, Raimondi).