

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, JULY 17, 2012
MEETING MINUTES**

1. 01-07/17: **Call to Order.** Pro-Tem Chairman Raimondi called the meeting to order at 7:05 p.m.

Pro-Tem Chairman: Mike Raimondi

Commissioners Present: Allen Chichester, David Friedman, Rick Pedersen

Commissioners Absent: James Kozonis

Also Present: Village Manager Maria Lasday

Visitors: Village Resident Jackie Ball-Costello (1275 Valley Road), Village Residents Pat and Suzy Carroll (1335 Valley Road), Jeff Eigel (Eigel Builders, LLC., Deborah Fox (811 Chicago Avenue, Evanston, IL) Liz Hayes (Lindsay Associates Architects), Brian Lauck (Keystone Properties), Aldo Lee (Midtown Athletic Club), Tom Lindsay (Lindsay Association Architects), Village Resident Mark Nelson (1400 North Avenue), Ron Ottinger (Rainbow Signs), Village Property Owner Laura Rosenthal (1975 Telegraph Road), Trish Stieglitz (TCA), Steven Swibel (28 Burning Tree Lane, Deerfield, IL), and Jeff Tigchelaar (CB Richard Ellis)

2. 02-07/17: **Introduction.** Pro-Tem Chairman Raimondi introduced the Commissioners to the audience.
3. 03-07/17: **Consideration of Approval of the June 19, 2012 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Friedman to approve the June 19, 2012 Architectural Review Commission Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).
4. 04-07/17: **Consideration of a Request for Approval of an Extension of a Fence, Located at 1400 North Avenue, Submitted by Mr. Mark Nelson and Ms. Carolyn Hild.** Village Resident Mark Nelson introduced himself to the Commission. He stated that the existing fence was built in 1995 or 1996 and he wishes to extend the fence along the western portion of the property to connect to the northern portion of existing fence. Commissioner Raimondi inquired whether the proposed materials will match the existing materials. Mr. Nelson replied that the materials would match. Commissioner Raimondi inquired about the posts. Mr. Nelson replied that the posts would be set in concrete. He stated that the caps would be made of wood and would match the existing fence. Commissioner Chichester moved, seconded by Commissioner

Pedersen, to approve an extension of fence along the western property of 1400 North Avenue. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

5. **05-07/17: Consideration for Approval of an Exterior Wall Mounted Sign at Exercise Coach, Located at the Existing Bannockburn Green Retail Center at 2517 Waukegan Road, in the Village of Bannockburn, Submitted by Exercise Coach and CB Richard Ellis, as Agent of Owner of the Bannockburn Green Retail Center.** Village Manager Lasday stated that the proposed sign is zoning compliant but noted that because the sign has four colors, it will need to have $\frac{3}{4}$ approval of the vote. Upon inquiry from Commissioner Chichester Mr. Jeff Tigchelaar indicated that the trim is made of black. He stated that the colors consist of white, light gray, and orange with a trim of black. Upon inquiry from Commissioner Friedman, Mr. Ottinger indicated that the sign will be lit. Mr. Ottinger stated that the raceway will match the façade. Village Manager Lasday stated that she believes that this may be considered a fifth color. Mr. Tigchelaar replied he did not think that this would be considered a fifth color, noting that Exercise Coach would then have five colors on their sign. Village Manager Lasday stated that Exercise Coach was granted zoning relief. She requested that the raceway be painted white. Mr. Ottinger stated that he could do this, if necessary. Village Manager Lasday stated that she will seek clarification from the Village's attorney regarding this matter. Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the proposed sign subject to the sign and raceway being compliant with zoning regulations. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

6. **06-07/17: Consideration for Approval of the Installation of an Additional New Concrete Pad and an Additional New Generator at the Property Located at 2333 Waukegan Road, Submitted by Keystone Property Group.** Mr. Brian Lauck introduced himself to the Commission. Village Manager Lasday stated that Keystone was able to secure a new tenant but the tenant requires a new generator be installed. She stated that Building Commissioner Orth has approved the location of the proposed generator. Pro-Tem Chairman Raimondi inquired where the fuel tank is located. Mr. Lauck replied that the fuel tank sits below the generator, above ground. He stated that it will hold 400 gallons of fuel. Pro-Tem Chairman Raimondi inquired whether landscape is proposed to be installed. Mr. Lauck replied that landscaping will be installed. He stated that it will be tested once a month for approximately 15 minutes during regular business hours. Pro-Tem Chairman Raimondi inquired about the noise level. Mr. Lauck replied that it would be approximately 75 decibels. Upon inquiry from Pro-Tem Chairman Raimondi, Mr. Lauck stated that the generator is 350 kW, noting that this is specific to the tenant's computer system. Commissioner Friedman inquired about the location of the generator. Mr. Lauck stated that the generator will sit between the building and the cooling tower. He stated that the area will be heavily landscaped to screen the area from the building. Pro-Tem Chairman Raimondi inquired whether an electrical line will be run to the generator. Mr. Lauck replied that a line would be placed in the ground and that the area will be restored. Commissioner Friedman moved, seconded by Commissioner Chichester, to approve the installation of a new concrete pad and new generator subject to zoning and building code compliance. On a voice vote, the motion was unanimously approved. Ayes: Four: (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

7. **07-07/17: Consideration of a Request for Approval of 1) a New 7, 271.94 Sq. Ft. Home, 2) Patio, 3) Exterior Lighting, 4) Standby Generator, 5) Fence, 6) Entry Pillars and 7) Landscaping for 1975 Telegraph Road, Submitted by Mr. Michael and Dr. Laura Rosenthal.** Dr. Laura Rosenthal introduced herself to the Commission and indicated that her husband is unable to attend this evening's meeting. Village Manager Lasday stated that the generator location has been approved by Building Commissioner Orth. Pro-Tem Chairman Raimondi inquired whether a generator is permitted to be placed in an easement. Village Manager Lasday stated that the engineer signed off on the location but she will reconfirm this. She noted that the property owner will be responsible for the repair and/or replacement of the generator if the Village needs to work in the easement. Commissioner Pedersen stated that this will also be the case of the pillars. Mr. Tom Lindsay (Lindsay Associates Architects) indicated that while the generator will be placed in the easement, the Village's sewer pipe is north of the easement. He stated that if the Village works on the pipe, only the conduit would need to be replaced or repaired. He added that the electrical supply is also coming in through this side. Village Manager Lasday clarified that the Village will not be responsible for any damage that is caused to the generator. Mr. Lindsay stated that Mr. Rosenthal should be amenable in signing a hold harmless agreement.

Dr. Rosenthal stated that she does not have a formal presentation as her husband was supposed to attend tonight's meeting but was delayed due to an issue that was not within his control. Pro-Tem Chairman Raimondi expressed concern regarding the Village's sanitary sewer line goes through the front of the property to the south but is not shown in an easement. Village Manager Lasday stated that she is unsure of this, noting that she will speak with Village Engineer Gewalt. Village Manager Lasday stated that their pillars should be completely on their property and not in the easement. Pro-Tem Chairman Raimondi stated that it is on their property but there is a new waterline that is going in right next to the foundation of the northerly pillars. Village Manager Lasday stated that she is referencing Commissioner Pedersen's comment regarding the pillars. Mr. Lindsay stated that the location of the waterline is fairly flexible and would be deeper than the foundation of the pillars but he noted that the waterline will not go directly under the pillars. Commissioner Pedersen stated that the south entrance monument is proposed to be built over the 48" storm sewer which is the Village's right-of-way. Village Manager Lasday stated that Village Engineer Gewalt requested that the house be shifted to allow for maintenance of the Village's easement. Mr. Lindsay stated that the house has been shifted about 4 ft. Pro-Tem Chairman Raimondi stated that this does not address the issue of the southerly entrance pillar. Dr. Rosenthal stated that she is aware of this and noted that if it is in the way, the pillar will be removed.

Pro-Tem Chairman Raimondi inquired whether the new storm sewer that wraps around the house and connects to the Village's storm sewer will be maintained by the owner. Mr. Lindsay replied that this is correct. Village Manager Lasday stated that Village Engineer Gewalt also requested that a swale and rain gardens be installed to improve drainage. Dr. Rosenthal stated that the rain garden was recommended by the Village Engineer Gewalt but that it was not required. Village Manager Lasday stated that she would highly recommend that the ARC require that the rain gardens be installed. Dr. Rosenthal stated that the location of one of the proposed rain gardens would be where there are existing trees and she feels that it would be counterproductive to have

the trees cut down. Village Manager Lasday stated that Village Engineer Gewalt recommended two 200 sq. ft. rain gardens, noting that the other rain garden would be located by the swale. Village Manager Lasday stated that if she had known that the owner was not interested in completing the rain garden, she would have requested that Village Engineer Gewalt conduct a further review of the property. Dr. Rosenthal stated that she is not averse to putting in the rain gardens but wanted the Commission to be aware of the removal of existing trees to accommodate the rain garden. Dr. Rosenthal was able to contact her husband on the phone. Mr. Rosenthal stated that he and Village Engineer Gewalt have discussed the matter and have agreed on the location of the rain garden. Mr. Lindsay clarified that since Village Engineer Gewalt's report, he has been working with Village Engineer Gewalt on revised grading plans which help minimize the damage to the existing trees and shrubs. Dr. Rosenthal stated that they will work with the engineer and follow his recommendations.

Commissioner Pedersen inquired about whether this proposal puts the property at maximum buildout. Village Manager Lasday stated that the proposal does indicate that it would be within 1 ft. of maximum floor area ratio. She stated that Village Engineer Gewalt has requested that CAD drawings be provided. Mr. Lindsay stated that he can modify the plans to ensure that the building does not exceed the maximum floor area ratio. Village Manager Lasday cautioned the property owner that modified plans may require additional ARC review and that the zoning enforcement officer will confirm that what was provided is what was approved. Dr. Rosenthal stated that she understands.

Commissioner Friedman inquired about the proposed duration of construction. Mr. Jeff Eigel indicated that he anticipates it will take a little over a year to complete. Pro-Tem Chairman Raimondi inquired about the secondary roof. Mr. Lindsay stated that the pitch is so slight, that it cannot be seen from the street. Pro-Tem Chairman Raimondi inquired about the location of the exhaust for the furnace and water heater. He stated that it has not been determined but indicated that they would not be located on the roof but may be connected to the chimney. Pro-Tem Chairman Raimondi inquired whether there are any balconies. Mr. Lindsay replied that there are no balconies.

Pro-Tem Chairman Raimondi inquired about the front entryway coach lights. Village Manager Lasday stated that the coach lights would be 590 lumens, below the maximum allowed. She stated that there are 10 coach lights on the house. Mr. Eigel stated that the dimensions are identified on the plan. Village Manager Lasday stated that the plan does call for frosted bulbs but noted that the plan otherwise complies with Village zoning requirements.

Village Manager Lasday noted that there is a doorway with a light proposed in the proposed office. She inquired whether Dr. Rosenthal or Mr. Rosenthal intends to conduct business out of the office. Dr. Rosenthal replied that they would not be conducting business out of the home office.

Commissioner Pedersen inquired whether there will be any landscaping to soften the look of the pillars. Dr. Rosenthal replied that she intends to put some landscaping there, maybe bushes. Commissioner Pedersen requested that some landscaping be put in to soften the pillars.

Village Manager Lasday noted the property owners have worked diligently to provide a comprehensive plan. Village Resident Jackie Ball-Cosetello (1275 Valley Road) indicated that she neighbors the property to the north. She expressed concern regarding the marked trees. She inquired whether these trees are being counted for inventory purposes. Village Manager Lasday stated that she is unsure. She assured Mrs. Ball-Costello that the Village Forester has been on the site several times and will ensure that opacity requirements are met. Mr. Steven Swibel stated that he is the landscaper and the surveyor put an orange dot on all the trees for inventory purposes. He stated that his company did inventory on trees 2” and larger and pink dots were placed on those trees. He assured Mrs. Ball-Costello that the trees are not slated for removal. He stated that trees that are in the buffer zone have been tagged and ribboned. He stated that more trees will be planted than removed. Village Residents Patrick and Suzy Carroll (1335 Valley Road) stated that they did not have any concerns regarding the proposed house. They welcomed Dr. Rosenthal to the neighborhood.

Pro-Tem Chairman Raimondi stressed the point that any deviation from the plans may require ARC approval and that the property owner should contact the Village first. Commissioner Chichester moved, seconded by Commissioner Friedman, to approve a new 7, 271.94 Sq. Ft. Home, patio, exterior lighting, standby generator, fence, entry pillars and landscaping for 1975 Telegraph Road subject to adding shrubs to the front of the house, complying with the Village’s tree and bufferyard ordinances, complying with exterior lighting regulations including only using frosted bulbs on the coach lights, obtaining Village Forester approval on tree removals and tree protection fencing, obtaining a Lake County Stormwater Management Commission watershed development permit, constructing the window wells with poured concrete with concrete bottoms and gasket drains, installing the necessary drainage swale(s) and rain garden(s) in accordance with Village Engineer Gewalt’s approval, connecting the Village’s sanitary sewer system as identified on the plan, agreeing to hold the Village harmless regarding any structure located in the Village’s right-of-way or easement, and submitting an “as-built” survey with 60 days of the completion of the construction of the improvements. On a voice vote, the motion was unanimously approved. Ayes: Four: (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

8. **08-07/17: Consideration of a Request for Approval of Exterior Modifications to the Existing Structure for the Installation of a Temporary Awning and Screen Wall at Athletico’s Exterior Entrance at Midtown Athletic Club Located at 2211 Waukegan Road, Submitted by Midtown Athletic Club.** Village Manager Lasday stated that only the trellis can be considered by the ARC. Ms. Trish Stieglitz stated that Athletic is a tenant of Midtown Athletic Club. Village Manager Lasday stated that if Midtown seeks to keep the awning, it will need to obtain zoning relief. Ms. Stieglitz stated that the trellis’ are designed to make the area look nicer and to screen the trash enclosure. Pro-Tem Chairman Raimondi inquired whether the bush by the trellis will be removed. Ms. Stieglitz stated that the bush would be removed. Pro-Tem Chairman Raimondi inquired about the foundation of the trellis. Ms. Stieglitz replied that the trellis would be set in a concrete foundation and will attach to the metal façade on either side of the entryway. Pro-Tem Chairman Raimondi inquired about the dumpster location. Ms. Stieglitz replied that the dumpsters would sit on crushed stone. Village Manager Lasday noted that Building Commissioner Orth approved the temporary awning. Pro-Tem Chairman Raimondi inquired about the color of the trellis. Ms. Stieglitz replied that it would be brown, noting that the

material is made of trax. She stated that you will not be able to see past the trellis, noting that it is screened very well with 1 – 1 ½” gaps. Commissioner Friedman moved, seconded by Commissioner Chichester, to approve the installation of trellis at 2211 Waukegan Road. On a voice vote, the motion was unanimously approved. Ayes: Four: (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis).

9. 09-07/17: **Other Business.** None.

10. 09-07/17: **Adjournment.** There being no further business of the Commissioner, Commissioner Friedman moved, seconded by Commissioner Chichester, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Raimondi), Nays: None, Absent: One (Kozonis). The meeting was adjourned at 7:56 p.m.