

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
TUESDAY, SEPTEMBER 18, 2012  
MEETING MINUTES**

1. 01-09/18: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 p.m.

Chairman: James Kozonis

Commissioners Present: Allen Chichester, David Friedman, Rick Pedersen

Commissioners Absent: Mike Raimondi

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

Visitors: Village Resident Lori Clune (9 Broadleys Court), David Fiore (JB Brickworks), and Suzanne Rossi (Elements Spa & Massage)

2. 02-09/18: **Introduction.** Chairman Kozonis introduced the Commissioners to the audience.

3. 03-09/18: **Consideration of Approval of the August 21, 2012 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Chichester to approve the August 21, 2012 Architectural Review Commission Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Kozonis, Pedersen,), Nays: None, Absent: One (Friedman).

4. 04-09/18: **Consideration for Approval of Exterior Signage at Elements Therapeutic Massage, located at 2519 Waukegan Road at the Existing Bannockburn Green Retail Center, Submitted by CB Richard Ellis, as Agent of Owner, AREA Property Partners and P.O'B. Montgomery & Company.** Mr. Suzanne Rossi introduced herself to the Commission. She stated that Elements Therapeutic Massage is a national franchise group. She stated that she worked with the management company and property owners to submit a zoning compliant wall sign of 24.5 sq. ft. She stated that Village Manager Lasday informed her that because the sign contains four colors, the sign could only be approved with a 2/3 approval vote. Commissioner Friedman moved, seconded by Commissioner Chichester to approve the Wall Mounted sign for Elements Therapeutic Massage, as presented. On a roll call vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Kozonis, Pedersen), Nays: None, Absent: One.

5. 05-09/18: **Consideration of a Request for Approval of the (i) Enlargement of an Existing Patio, (ii) Relocation of an Existing Pool Fence, and (iii) the Addition of Exterior Lighting at the Residence Located at 9 Broadley's Court (Bannockburn Brae Subdivision), Submitted by Mr. and Mrs. Michael and Lori Clune.** Mr. David Fiore (JB Brickworks) introduced Village Resident Lori Clune and himself to the Commission. He presented the proposed work to be completed which includes enlarging the patio and adding a walkway. He

stated that the patio will be made with bluestone. Mr. Fiore stated that the patio will be surrounded by a brick seat wall that will match the brick on the house and noted that his client intends to relocate the fence to comply with pool requirements.

Upon inquiry from Chairman Kozonis, Mr. Fiore stated that there are 33 existing exterior lights on the property but that 18 of them will be removed to comply with the Village's zoning regulations. He stated that his client proposed to add 11 low-wattage wall light fixtures under the seat wall stoop and 5 landscape lights: two by the front door entrance and three located at the center of the circle drive. He stated that a total of new and existing fixtures would be 31, less than what is currently there.

Mr. Fiore noted that no new landscaping is proposed to be installed. Village Manager Lasday stated that because there are no structures being proposed, the property owner does not have to comply with bufferyard regulations. Mr. Fiore noted that one tree will be relocated. Village Administrative Assistant Vela-Schneider stated that the Village Forester will need to review the tree prior to its relocation and after it is installed but noted that this could be completed during the permit application submittal.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the expansion of the existing patio, relocation of the pool fence, and the exterior lighting plan contingent upon the applicant complying with the Village's zoning regulations regarding exterior lighting and submitting an as-built survey reflecting that project complies with zoning setback regulations. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Kozonis, Pedersen), Nays: None, Absent: One (Raimondi)

6. 06-09/18: **Other Business.** None.
7. 07-09/18: **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, Kozonis, Pedersen), Nays: None, Absent: One (Raimondi). The meeting was adjourned at 7:16 p.m.