

**VILLAGE OF BANNOCKBURN  
SPECIAL ARCHITECTURAL REVIEW COMMISSION  
NOVEMBER 21, 2016  
MEETING MINUTES**

1. 01-11/21: **Call to Order.** Pro-tem Chairman Friedman called the Special meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Pro-tem David Friedman

Commissioners Present: Rick Pedersen, Dan Cvejic

Commissioners Absent: Michael Raimondi, Theresa Zagnoli

Also Present: Village Manager Maria Lasday, Administrative Assistant Joan Koriath

Visitors Present: Rich Wojikowski (American Fence Professional), Dave Block (Terra Architects), Karen Dodge (Shell Sign Company), Jeremy Stanulis (J Stanulis Architects)

2. 02-11/21: **Visitors Business**

None

3. 03-11/21: **Consider a Request for Approval of the October 18, 2016 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the October 18, 2016 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

4. 04-11/21: **Consider a Request for Approval of the Installation of an Open Type 4 Foot Galvanized Steel Tube Fence at 2800 Lakeside, Submitted by LTD Commodities.**

Rich Wojikowski, the applicant, from American Fence Professional, requested approval of the installation of 130 lineal feet of a 4' open type galvanized steel tube fence for LTD Commodities. It was noted the proposed fence posts will be 8 feet apart, the fence will be OSHA and handicap compliant and the color of the fence will be black.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the Installation of an Open Type 4 Foot Galvanized Steel Tube Fence at 2800 Lakeside, Submitted by LTD Commodities. On a roll call vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

5. 05-11/21: **Consider Approval of a (1) New 12,372 Sq. Ft. Home, (2) Garage, (3) Porches, (4) Patio, (5) Pool, (6) Pool House, (7) Fence, (8) Exterior Lighting, (9) Landscaping, (10) Fountain and (11) Driveway at 2125 Wilmot Road, Submitted by Elizabeth Porikos-Gorgees.**

Jeremy Stanulis, the applicant and architect for the project, requested approval to construct a new 12,372 sq. ft. plantation style home, garage, porches, patio, pool, pool house, fence, exterior lighting, landscaping, fountain and driveway at 2125 Wilmot Road.

One or more of the Commissioners discussed the following:

- Question about the pool. Village Staff noted that the pool was zoning compliant and building code compliant. She also noted that the pool house and mechanicals are okay.
- Discussed the size of the house.
- Discussed reducing the number of lights proposed on the house, including the wall lighting and also reduce the lumens of the lights.
- Suggested removing the middle garage lights and lights that weren't by a door.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve a New 12,372 square foot Home, Garage, Porches, Patio, Pool, Pool House, Fence, Exterior Lighting, Landscaping, Fountain and Driveway at 2125 Wilmot Road, Submitted by Elizabeth Porikos-Gorgees, subject to the following conditions: shall comply with the Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall comply with the Village Forester's comments and Village Engineer's comments noted in the staff report dated November 14, 2016; shall not have any lighting being illuminated between 12:00 a.m. and 7:00 a.m., unless it is activated by a motion sensor that is triggered by activity within a lot or security alarm that is operational for no longer than five minutes per activation; they shall provide a pedestrian pathway easement for the east side of Wilmot Road for future pathway needs, as necessary; they shall provide a pedestrian pathway easement for the west side of Telegraph Road for an existing pathway; must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village; and they shall remove 5 lights from the house as discussed at the meeting. On a roll call vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

6. **06-11/21: Consider a Request for Approval of the Removal and Replacement of the Existing EIFS (Dryvit) on the Exterior Elevations with the Installation of Cedar Siding at 3 Broadleys, Submitted by Mr. Stuart and Mrs. Linda Atkinson.**

Dave Block, the applicant from Terra Architects, requested approval to remove and replace the existing EIFS (Dryvit) on the exterior elevations at their home with vertical cedar siding. It was noted that the existing brick will not be replaced. It was noted that the proposed vertical siding color will be a blend between an almond and sandy color.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the Removal and Replacement of the Existing EIFS (Dryvit) on the Exterior Elevations with the Installation of Cedar Siding at 3 Broadleys, Submitted by Mr. Stuart and Mrs. Linda Atkinson, conditioned on David Friedman approving the final siding color selection on site. On a roll call vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

7. **07-11/21: Consider a Request for Approval for (i) the Removal and Replacement of an Existing Exterior Wall Sign and Pylon Sign and (ii) to Extend the Existing Colored Band at**

**the Exterior Building (Shelter), (iii) to Change the Color of the Existing Band on the Shell Gas Station Shelter Building, and (iv) Remove and Replace Shell Signs on Existing Canopy Fascia with Shell Logo At 1301 Half Day Road, Submitted By RDK Ventures LLC.**

Karen Dodge, the applicant, requested approval to remove and replace an existing exterior wall sign and a pylon identification sign with a new exterior wall sign and pylon sign. They were also requesting approval to extend the existing colored band at the exterior building on the property (the shelter), to change the color of the band, and to remove and replace Shell signs on existing canopy fascia with Shell Logo.

Ms. Dodge noted the dimensions of the proposed pylon sign are 6'1-1/8" x 26'-1 1/4", which is 99 square feet and smaller than the existing pylon sign. The proposed sign's colors include four colors: black, white, red and white. The proposed sign will be internally illuminated with white LED lighting. Per Manager Lasday, the proposed sign is zoning compliant since it smaller than the existing pylon sign and does not exceed the lumen count granted in Ordinance 2008-43. Ms. Dodge also noted that in regards to extending the length of the colored band on the Shelter building, they propose to change the paint band color from orange (existing) to yellow and red. Ms. Dodge also noted they are proposing to remove an existing red "Service Center" wall sign. The proposed new "Service Center" wall sign is 147.21" x 31.50" in dimensions, which is 32.20 square feet and the proposed new wall sign colors include white and red. The proposed wall sign will not be internally illuminated. She lastly requested approval to remove and replace two Shell signs on the existing canopy fascia with a Shell Logo and the color of canopy fascia would remain the same.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the Removal and Replacement of an Existing Exterior Wall Sign and Pylon Sign, to Extend the Existing Colored Band at the Exterior Building (Shelter), to Change the Color of the Existing Band on the Shell Gas Station Shelter Building, and to Remove and Replace Shell Signs on Existing Canopy Fascia with Shell Logo At 1301 Half Day Road, Submitted By RDK Ventures LLC. On a roll call vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

**8. Adjournment**

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to adjourn the Special meeting of the Architectural Review Commission. On a voice vote, the motion was approved. Ayes: Three (Cvejic, Friedman, Pedersen); Nays: None; Absent: Two (Raimondi, Zagnoli).

The meeting was adjourned at 7:43 PM.