

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
FEBRUARY 16, 2016
MEETING MINUTES**

1. 01-02/16: **Call to Order.** Pro-Tem Chairman David Friedman called the meeting of the Architectural Review Commission to order at 7:05 PM.

Chairman Present: Chairman Michael Raimondi (Arrived at 7:07 PM)

Commissioners Present: Pro Tem Chairman David Friedman, Rick Pedersen, Jackie Sieros

Commissioners Absent: Theresa Zagnoli

Also Present: Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski

Visitors Present: Steven Smith (GlenStar), Barbara McCarthy (Forest Glen Construction), Ernie DiFiore (Modern Signs), Julie Wong (Trinity International University), Robert and Stacy Tompkins (1450 North Avenue)

2. 02-02/16: **Visitors Business**
No Visitors spoke.

3. 03-02/16: **Consider a Request for Approval of the December 15, 2015 Meeting Minutes.** Commissioner Pederson moved, seconded by Commissioner Sieros, to approve the December 15, 2015 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Sieros); Nays: None; Absent: Two (Raimondi, Zagnoli).

Chairman Raimondi arrived at the meeting and assumed the duties of running the meeting from Pro-Tem Chairman Friedman.

4. 04-02/16: **Consider Approval of the Removal and Replacement of an Existing Exterior Wall Sign with a New Exterior Wall at Allstate Insurance Company in the Bannockburn Green Retail Center, Located at 2509 Waukegan Road, Bannockburn, Illinois, Submitted by Modern Signs, Inc. and AP POB Bannockburn, LLC.**

The applicant, Ernie DiFiore, noted that the proposal is to remove and replace an existing wall sign with a new sign that contains the businesses new corporate logo. He noted that the sign will have the same colors that it currently has and the sign will have one shut off switch.

Commissioner Pederson moved, seconded by Commissioner Friedman, to Approve the Removal and Replacement of an Existing Exterior Wall Sign with a New Exterior Wall at Allstate Insurance Company in the Bannockburn Green Retail Center, Located at 2509 Waukegan Road, Bannockburn, Illinois, Submitted by Modern Signs, Inc. and AP POB

Bannockburn, LLC. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One (Zagnoli).

5. **05-02/16: Consider Approval of the Removal, Replacement and Relocation of Existing Exterior Lighting along Route 22 (Half Day Road) and the Addition of Exterior Lighting Near the Route 22 (Half Day Road) Entrance at the Existing Trinity International University Campus, Located at 2065 Half Day Road and 2075 Half Day Road, Submitted by Trinity International University.**

The applicant, Julie Wong from Trinity International University, noted that an existing 15,000 lumen bulb along Half Day Road will be removed and replaced with two (2) new lighted poles. She noted the existing light is located adjacent to Half Day Road and was to be removed as part of the Half Day Road expansion. She noted the new light will meet zoning code requirements and that the plan was always to remove this old light along Half Day Road.

The Commissioners discussed further and noted the following: that the existing light that is proposed to be removed is very old looking and appeared that it should be removed; they were also concerned that removing the existing light would become a safety hazard because if the light is removed, it will be difficult to see the main entrance to the university off of Half Day Road; and that Trinity should leave the light up until they come up with a plan to address visibility of the university's entrance off Half Day Road.

Commissioner Pederson moved, seconded by Commissioner Sieros, to Approve the Addition of Exterior Lighting Near the Route 22 (Half Day Road) Entrance at the Existing Trinity International University Campus, contingent on Trinity coming back to the Architectural Review Commission for approval of entry way lighting following the determination of an acceptable alternative lighting solution. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One (Zagnoli).

6. **06-02/16: Consider a Request for Approval of the Installation of a (1) A Concrete Pad and (2) a New Generator at the Property Located at 2345 Waukegan, Bannockburn, Illinois, Submitted by WSC-GSP B/L Office Park Holdings VII, LLC. c/o GlenStar.**

Manager Lasday summarized that this project was zoning compliant and the project is only dealing with a new generator and a concrete pad for the generator. It was noted that the generator was a diesel generator with storage for the fuel underneath the physical unit. It was also noted that the generator proposal has been approved by the Building Commissioner.

The applicant, Steve Smith from GlenStar, noted that the generator would be tested every Friday at about 8:00 AM and every three months the generator will get maintenance. He also added that the generator will have landscaping surrounding it.

Commissioner Friedman moved, seconded by Commissioner Sieros, to Approve the Installation of a Concrete Pad and a New Generator at the Property Located at 2345 Waukegan, Bannockburn, Illinois, Submitted by WSC-GSP B/L Office Park Holdings VII, LLC. c/o GlenStar. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One (Zagnoli).

7. **07-02/16: Consider a Request for Approval of the Removal and Replacement of the Existing Roof from a Cedar Shake Roof to an Asphalt Shingle Roof at the Existing Home, Located at 1450 North Ave, Submitted by Robert and Stacey Tompkins.**

The home owner, Robert Tompkins, noted that the existing cedar shake roof on the entire house is proposed to be replaced with dimensional asphalt shingles which will be weathered wood in color. He also noted that the gutters and downspouts would also be new and would still be white in color.

Commissioner Pederson moved, seconded by Commissioner Friedman, to Approve the Removal and Replacement of the Existing Roof from a Cedar Shake Roof to an Asphalt Shingle Roof at the Existing Home, Located at 1450 North Ave, Submitted by Robert and Stacey Tompkins. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One (Zagnoli).

8. **08-02/16: Consider a Request for Approval of the (i) Removal of an Existing 382.3 Square Foot 1-Story Sunroom and (ii) the Installation of a 1-Story 598.5 Square Foot Frame Addition with Excavated Crawl at the Rear Yard of the Existing Home, Located at 1450 North Ave, Submitted by Robert and Stacey Tompkins.**

The home owner, Robert Tompkins, noted that the siding for the new expansion will be hardiplank siding and will be white in color. They noted that the color of the new siding should blend in well with the existing home. They noted that the patio is remaining, however, it will be smaller in size than the old one. He noted they will be re-salvaging two (2) of the existing lights.

Manager Lasday noted that the landscaping proposed would not meet the current landscaping requirements. However, because the Village is currently reviewing less strict opacity requirement for the entire Village, the Village Board deferred the landscape plan for this project. She suggested that a condition of approval includes that once the landscape requirements are revised, the project is required to meet the landscape requirements that are adopted.

Commissioner Friedman moved, seconded by Commissioner Sieros, to Approve the Removal of an Existing 382.3 Square Foot 1-Story Sunroom and the Installation of a 1-Story approximately 598.5 Square Foot Frame Addition with Excavated Crawl at the Rear Yard of the Existing Home, contingent on the following conditions: complying with the Village Engineer's review comments regarding drainage; complying with the Village's then current bufferyard and screening requirements prior to a Certificate of Occupancy being issued; and the submittal of an "As Built" survey of the property to the Village within 60 days of the completion of the construction of the improvements. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Raimondi, Sieros); Nays: None; Absent: One (Zagnoli).

9. **Adjournment.**

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

The meeting was adjourned at 7:46 PM.