

VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
APRIL 21, 2015
MEETING MINUTES

1. 01-04/21: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:01PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Randy Anderson (V3 Companies), Mehreen Sherwani (NTP Wireless / Verizon), Bill Bordenot (therm Flo), Josh Revter (Partners by Design), Yianni Konstantinou (1250 Cedarcrest Lane), Charles Norwesh (Norcon, Inc., Riverwoods resident), Drue Wax (1150 Cedarcrest Lane), Lillian Lewis (1300 Cedarcrest Lane)

2. 02-04/21: **Visitors Business**

No Visitors spoke.

3. 03-04/21: **Approval of the February 17, 2015 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the February 17, 2015 meeting minutes. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

4. 04-04/21: **Consider Approval of the Removal and Replacement of Three (3) Antennas, and the Installation of Six (6) Tower Mounted Amplifiers, Six (6) Remote Radio Units, One (1) Cable, and One (1) Surge Protector Box at an Existing Monopole, Located at 2051 Waukegan Road, Submitted by Verizon Wireless and Crown Castle.**

Mehreen Sherwani, Esq., on behalf of the owners of Verizon Wireless and Crown Castle USA (collectively the "Applicant"), requested approval to install and replace 3 existing antennae and the installation of six (6) tower mounted amplifiers, six (6) remote radio units, one (1) cable, and one (1) surge protector box at an existing monopole located at 2051 Waukegan Road.

Ms. Sherwani explained that Applicant is not seeking to add any new antennas – just replacing three (3) old ones with three (3) newer ones (for a total of nine (9) antennas). The proposed six (6) tower mounted amplifiers, six (6) remote radio units, one (1) cable, and one

(1) surge protector box will all be mounted behind the antennas. She further explained that the work was needed to improve Verizon's existing 5 year old equipment at the tower.

Manager Lasday confirmed that zoning relief was not needed for the project.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the Removal and Replacement of Three (3) Antennas, and the Installation of Six (6) Tower Mounted Amplifiers, Six (6) Remote Radio Units, One (1) Cable, and One (1) Surge Protector Box at an Existing Monopole, Located at 2051 Waukegan Road, Submitted by Verizon Wireless and Crown Castle. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **05-04/21: Consider a Request for Approval of the Installation of a (1) Sidewalk with a Depressed Curb Cut, (2) Two Concrete Pads, (3) a New Generator, and Two Chillers at the Property Located at 1200 Lakeside, Submitted by 1200 Lakeside Drive, Bannockburn, Illinois, Submitted by Equity Commonwealth.**

Representatives from Baxalta, Partners by Design, Norcon, and therm Flo, on behalf of the Applicant, requested approval to install (1) a sidewalk with a depressed curb cut, (2) two concrete pads, (3) a new generator and two chillers at the Subject Property. They noted that Baxalta is presently doing an 180,000 square feet interior project. The proposed generator and chiller installations are the first component of exterior work. He noted the work is time sensitive and the generator and chillers are needed for a recently approved data center.

The applicant noted that Baxalta is seeking approval for the location of the proposed generator and chillers. The generator will be 50 feet from the building due to Village fire/building code requirements, which is needed due to exhaust system of generator.

The Commissioners asked a question regarding the location of the utility lines in relation to this proposal. The applicant noted that the chiller utility lines and the electrical lines will be on grade to the building. They will not be located underground but noted that the utility lines will be protected with insulation.

The Commissioners inquired about the proposed curb cut and the existing trees. The applicant noted that the curb cut is needed for access to the generator only. They noted a walking path is needed to fuel the generator and the chillers don't need special access. Regarding the trees, they stated that the existing trees will not be removed. They noted that trees are being added to provide screening for the new mechanicals.

The Commissioners noted that Village forester will need to review the site protection package during permit stage to protect the existing trees at the property from damage.

The applicant also noted that the outdoor equipment consists of two 80 ton air cooled chillers and one 600 kW diesel generator. The chillers are air cooled and do not require any city water to operate them. There are single pairs of 4" chilled water lines that will run on grade from the chillers into the building to serve the cooling equipment for the data room and IDF

closets. They noted this is a closed loop system that will have a 35% solution of propylene /water mixture this system does not consume any city water other than a onetime fill. They noted the system will hold an estimated total of 500 gallons of the glycol/water mixture. They noted the air cooled chillers are a redundant system only one chiller will run at a time the other chiller is a stand-by back up.

Regarding the diesel generator, the applicant noted it will provide stand-by/back up power for all the computer/data room mechanical and computer equipment. They noted this generator will be a self-contained unit with a 1,000 gallon diesel fuel storage base tank, which is part of the generator frame. They noted the fuel storage tank is a double wall UL listed storage tank and that conduits that will run from the generator will run on grade and follow the same path as the existing conduits that now serve the building. They noted the generator will run a test run once a week for 20 minutes at a time agreed upon between the tenant and landlord. They noted that the equipment can be placed anywhere the architect's, civil engineer, landlord and city officials agree upon. They also noted the proposed generator will be at least 10 feet from any door and/or window of the office building at the property and will be screened with landscaping.

Manager Lasday noted that the location of the proposed generator is zoning compliant. She also noted that the Building Commissioner reviewed the application materials and approved the location of the generator.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the Installation of a (1) Sidewalk with a Depressed Curb Cut, (2) Two Concrete Pads, (3) a New Generator, and Two Chillers at the Property Located at 1200 Lakeside, Submitted by 1200 Lakeside Drive, Bannockburn, Illinois, Submitted by Equity Commonwealth. On a voice vote, the motion was unanimously approved. Ayes: Four (Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

6. **06-04/21: Consider Approval of the (1) Removal and Replacement of an Existing Rear Deck, Patio and Walkways with a New Concrete and Stone Deck, Patio and Walkways, (2) Installation of a Fire Pit, (3) Installation of a Seat Wall, (4) Installation of an Outdoor Built-in Grill / Island, (5) Installation of a Generator with a Concrete Pad, (6) Installation of Landscaping, and the (7) Installation of Exterior Lighting at the Existing Residence, Located at 1250 Cedarcrest Drive, Submitted by Ioannis (Yianni) Konstantinou.**

Yianni Konstantinou, the applicant for the proposal, noted that he previously had approval from the ARC for a back patio modification, however, the approval lapsed. He noted that while he did have previously approved plans, he has made changes to those plans. He noted the new proposal includes the following items: removal and replacement of an existing rear deck, patio and walkways with a new concrete and stone deck, patio and walkways; installation of a fire pit; installation of a seat wall; installation of an outdoor built-in grill / island; installation of a generator; and installation of exterior landscape lighting.

Mr. Konstantinou noted that in the rear yard of his property, there is presently a deck, patio and walkway totaling 2,280 square feet. The proposed new deck, patio and walkway will be

3,676 square feet. He explained that the portion of the deck by the existing back patio door will be replaced with a blue stone tru blue thermal patio paving material. He noted the new patio area will include two, 2'10" in height seat walls made of mortared chalet stone. He noted there will be two steps going down from the patio to the newly added concrete deck area. He indicated that he is replacing the existing deck and putting in a concrete deck to make it easy to install pool enclosure.

Mr. Konstantinou noted the fire pit will be a 21 inch high, 4' in diameter circular fire pit, and will include 3'6" of concrete full footing. He noted the fire pit will consist of a mortared chalet stone veneer and will include mortared limestone coping. He noted the seat wall will be 21 inches high and will be on 3'6" of concrete full footing. He noted the seat wall will consist of a mortared chalet stone veneer and will include mortared limestone coping. He noted the outdoor built-in grill / island area will include a counter and built-in grill. He noted the counter will be 9'3" lineal feet of limestone top, 3' in height, 4' wide, and 2 inches thick and the base of the outdoor built-in grill / island will consist of a mortared chalet stone veneer. He noted the electric and gas lines will be located directly under the gas grill and stem from the basement. He noted the location of the proposed utility lines will not impact the critical root zone of any trees. He noted that he plans to install a new 30' wide Aquamatic pool cover. He noted the color will be gray, that an aluminum cap will be installed on the deck to allow the pool cover to be functional. He noted two tracks on top of concrete will be installed. He noted the inside of the pool will be refinished to match the existing color and material (light blue plaster).

Mr. Konstantinou noted that he plans to expand his existing 2,421 square foot asphalt driveway. He plans to replace and expand the existing driveway with a new asphalt 3,621 driveway that will include a Unilock Paver Stone front apron. Manager Lasday advised the Commissioners that the driveway was not on the agenda for their consideration since the driveway is not considered a structure per the Village of Bannockburn Zoning Code.

Mr. Konstantinou noted there will be a new standby Generac 16 KW generator and concrete pad which will be situated next to pool equipment and screened by landscaping in the rear yard and northern side yard of the property. He noted the concrete pad will be lying on top of the ground and not going underground and felt that the critical root zones of trees will not be affected.

Manager Lasday confirmed that the Building Commissioner approved the location of the generator and that the Applicant's application materials depict the proposed generator to be at least 10 feet from any door and/or window of the house. She noted the location of the proposed generator is zoning compliant. She added that the proposed generator will be used to supply power to the furnace, appliances and some lights at the Property in the event there is a loss of power.

Manager Lasday noted that Applicants' proposed plans trigger compliance with Section 9-107 of the Zoning Ordinance, requiring compliance with the landscape bufferyard regulations.

Mr. Konstantinou stated that he will be complying with the Village's landscaping requirements in accordance with a reforestation plan agreed to by the Village Board of Trustees. He noted that some of the new plant materials will be installed on May 7, 2015, which will include understory trees, evergreens and shrubbery. He noted the plant materials will be installed all at once and he anticipates planting all of the landscaping depicted in the reforestation plan by July 1, 2015, provided he can obtain all of the needed plant material.

Lillian Lewis (1300 Cedarcrest Lane) noted that Mr. Konstantinou had promised her privacy when he removed the existing buckthorn and plant materials. She noted that she still doesn't see the privacy promised. She further noted that the recently installed chain link fence is too open, there are not enough trees, and the property needs more screening. She stated that she was promised more screening and therefore would like Mr. Konstantinou to install a solid fence now. She stated that she didn't want to wait 3 years for the landscaping to grow.

Dru Wax (1150 Cedarcrest) noted that she and Ms. Lewis supported Mr. Konstantinou in the past but they are presently upset about the type of trees to be planted and the timing of the plantings. She inquired whether the reforestation plan could be revisited to add more screening.

Mr. Konstantinou stated that he promised that he would plant according to the Village's code and will be planting sooner than ordinarily required for buckthorn removal (5 years) and for improvements over 200 square feet (2 years). He further noted that the property was previously abandoned and no one did anything for 20 years on the property. He noted he is trying to improve the property and felt privacy will be provided when the evergreens are planted, which is very soon. He was troubled that his neighbors had not spoken to him about their concerns prior to the meeting.

Manager Lasday noted that the reforestation timeline was given by the Village Board. She also noted that landscaping approval at 1250 Cedarcrest was not on the ARC's agenda for consideration tonight.

Manager Lasday noted that per the applicant's plans, there are presently no landscaping lights at the property. She noted however, there are presently 3 exterior lights at the residence (front yard - 1 coach light and 1 hanging light; back yard - 1 spot light). She noted that the coach light and back yard light are not zoning compliant. She noted that should the applicant desire to keep the coach light, a frosted low wattage bulb will be needed for the fixture to become zoning compliant.

Mr. Konstantinou stated that he will be removing the back yard light, as well as the front yard coach light.

Commissioner Friedman noted that regarding the number of lights proposed on the property he felt that all of them should be approved because they were needed for safety since there are presently no lights in the background except for the existing flood that is to be removed.

After discussing the location of the light extensively, the Commissioners requested that the applicant remove 6 pathway lights and 4 Vanguard lights. They noted that they applicant may eliminate at his discretion 4 Vanguard lights. With respect to the pathway lights, they noted the applicant needs to remove 2 pathway lights from each condensed landscape areas depicted in applicant's landscape/lighting plan (2 in the front of the house, 2 southwest of the house, and 2 northwest of the house).

Commissioner Friedman left the meeting at 7:41PM.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the (1) Removal and Replacement of an Existing Rear Deck, Patio and Walkways with a New Concrete and Stone Deck, Patio and Walkways, (2) Installation of a Fire Pit, (3) Installation of a Seat Wall, (4) Installation of an Outdoor Built-in Grill / Island, (5) Installation of a Generator with a Concrete Pad, (6) Installation of Landscaping, and the (7) Installation of Exterior Lighting at the Existing Residence, Located at 1250 Cedarcrest Drive, Submitted by Ioannis (Yianni) Konstantinou, approval conditioned on applicant removing 6 pathway lights and 4 Vanguard lights from the proposed plans. On a voice vote, the motion was unanimously approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

7. Adjournment.

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

The meeting was adjourned at 8:29PM.