

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
JUNE 20, 2017**

1. 01-06/20: **Call to Order.** Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Dan Cvejic, Rick Pedersen

Commissioners Absent: David Friedman, Theresa Zagnoli

Also Present: Village Manager Maria Lasday, Assistant to Village Manager Ryan Mentkowski and Village Forester Todd Sinn

Visitors Present: John Streetz (Doyle Signs), John Forehand (Orren Pickell), Elaine Barek (3000 Telegraph Road), Pat Tyson (2840 Telegraph Road)

2. 02-06/20: **Visitors Business:** None

3. 03-06/20: **Consider Approval of the May 16, 2017 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the May 16, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Cvejic, Pedersen, Raimondi); Nays: None; Absent: Two (Friedman, Zagnoli).

4. 04-06/20: **Consider a Request for Approval of (1) a New 6,637 Sq. Ft. Home, (2) Five Car Attached Garage, (3) Two Covered Porches, (4) Second Level Terrace, (5) Four Balcony Railings, (6) Exterior Lighting, (7) Generator, (8) Concrete Pad, and (9) Landscaping for 3000 Telegraph Road, Bannockburn, Illinois, Submitted by Orren Pickell Design Group & Builders for Darrin and Elaine Bareck.**

John Forehand, the architect for the project requested approval of the construction of a new 6,637 sq. ft. home located at 3000 Telegraph. He reviewed all of the details of the proposed home. He described in detail the following materials to be used for the exterior of the proposed home: Halquist Stone' "Chalet Grey"; 3 Coat Cementitious Stucco thorough coat finish; 'Vandehey Raleigh' "High Barrel Tile" (custom color); Natural Indiana cut Limestone –Buff Color. He explained that gutters would not be used and polished bronze downspouts and rain gardens would be used for storm water runoff. Regarding railings, he explained the location of the proposed railings and noted that the railings would not have light fixtures next them. Windows are to be "Windsor" brand "Pinnacle" wood clad casement style windows; clad color to be "Bronze". He requested to install 22 Exterior Light Fixtures on the home [11 Coach Lights, 4 Pendant Lights and 7 Recessed Lights] but no landscape lighting fixtures were being proposed at this time. He noted that there would be

a rain garden in the front yard and that they would be removing the tennis court from the property. He noted that the driveway, a pool and a fence will come back to the ARC in the future. He noted that in the meantime, the fencing in the front will disappear and there are no columns or gate proposed.

One or more of the Commissioners and Village Staff discussed the following related to the project:

- Asked if additional landscape plantings can be added to area 8 that is identified on the landscape plan. The applicant noted that there are existing plantings, including buckthorn in this area. It was still requested that a couple of 3" trees be added to area 8 of the landscape plan.
- Asked what was going to be done with the pond. The applicant noted those are existing wetlands but they will likely put in an aerator to keep the water moving a little bit.
- Asked where the generator will go on the property. The applicant noted it will go on the south side of the house on a 3 foot by 5 foot concrete pad. Staff noted that the proposed generator is zoning compliant
- Manager Lasday noted that tree tag 1650 was noted as declining but will need an arborist to tell for sure.
- Manager Lasday noted that the Village Engineer had reviewed the applicants' plans and had recommended approval of the plans subject to certain conditions as noted in the Staff report.
- Manager Lasday noted that a neighbor had provided an email with some concerns related to stormwater runoff, as well as landscape screening. The applicant noted that some of the water from 2900 Telegraph Road actually runs across the property of 3000 Telegraph Road.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the New 6,637 Sq. Ft. Home, Five Car Attached Garage, Two Covered Porches, Second Level Terrace, Four Balcony Railings, Exterior Lighting, Generator, Concrete Pad, and Landscaping for 3000 Telegraph Road, Bannockburn, Illinois, Submitted by Orren Pickell Design Group & Builders for Darrin and Elaine Bareck, subject to the conditions noted in Staff's plan review, as well as the following additional conditions: they shall install a couple of extra trees in section 8 noted in the landscape plans to address neighbor Glenn Morris' concern. The location of such plantings is subject to the Village Forester approval; they shall comply with the Village of Bannockburn's Exterior Lighting Regulations; and they must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village. On a voice vote, the motion was approved. Ayes: Three (Cvejic, Pedersen, Raimondi); Nays: None; Absent: Two (Friedman, Zagnoli).

5. **05-06/20: Consider a Request for Approval of the Installation and Maintenance of New Temporary Signage, including the Amount, Location, Size, Height, Duration, and Design of such Proposed Temporary Signage, at the Property Commonly Known as 2999 Waukegan Road (Mariano's Grocery Store Development), Bannockburn, Illinois, Submitted by Continental Beeson Corner LLC.**

John Streetz, Mariano's Grocery Store's consultant, requested approval to install new temporary signage, including the amount, location, size, height, duration, and design of such

proposed temporary signage, at the property commonly known as 2999 Waukegan Road (Mariano's Grocery Store Development). He indicated that he incorrectly advised the Plan Commission & Zoning Board of Appeals of the location of the flags. At the PCZBA meeting, Mr. Streetz stated that the proposed 12 flags would be located as follows: 10 flags at the western elevation; and 2 at the southern elevation of the roof of the future Mariano's Grocery Store. He stated that Mariano's Grocery Store would like the 12 flags on light poles instead. He noted the 'Coming Soon' and 'Now Open' signs window cling material would be installed on the curved portion of the building. The signs along the street would be made of MDO material.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the installation and maintenance of new temporary signage, including the amount, location, size, height, duration, and design of such proposed temporary signage, at the property commonly known as 2999 Waukegan Road (Mariano's Grocery Store Development), Bannockburn, Illinois, Submitted by Continental Beeson Corner LLC, subject to the following conditions: zoning relief being granted to allow the installation of all of the proposed temporary signs; zoning relief being granted to allow the proposed 12 flags to be installed on light poles; the temporary signs being removed no later than 30 days after opening; and the Village Engineer approving the location of the temporary ground signs. On a voice vote, the motion was approved. Ayes: Three (Cvejic, Pedersen, Raimondi); Nays: None; Absent: Two (Friedman, Zagnoli).

Adjournment

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

The meeting was adjourned at 7:50PM.