

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
AUGUST 18, 2015
MEETING MINUTES**

1. 01-08/18: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: Jackie Sieros

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

Visitors Present: Jerry Weiss (2 Bridle Lane), Scott Renken (Renken Architects), Paul Johnson (8 Bannockburn Court), Linda Garske (NAI Hiffman), James Brannan (Savilis Studley), David Korner (1770 Meadow)

2. 02-08/18: **Visitors Business**

No Visitors spoke.

3. 03-08/18: **Consider a Request for Approval of the June 16, 2015 Meeting Minutes.**

Commissioner Zagnoli moved, seconded by Commissioner Pederson, to approve the June 16, 2015 meeting minutes, with corrections noted on lines 97 & 111. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: One (Sieros).

4. 04-08/18: **Consider Approval of a Modification to the Previously Approved Elevation Plans for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision to Remove a Chimney and Replace it with Windows, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

The applicant, Scott Renken, from Renken Architects noted that the new owners of the home want to eliminate a chimney on the home in the rear elevation. He noted the before and after building elevations are attached and illustrate the chimney elimination and addition of the window. He noted that the new owners wanted more windows to look at the view of the beautiful back yard.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve a Modification to the Previously Approved Elevation Plans for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision to Remove a Chimney and Replace it with Windows, Submitted by Capitol Custom Homes, Inc. for

Foxford12 LLC. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: One (Sieros).

5. **05-08/18: Consider Approval of the Installation of a New Generator, Concrete Pad, Access Walkway, Rain Garden and Fence at the Property Commonly Known as 3000 Lakeside, Bannockburn, Illinois, Submitted by Donlen Corporation and C-111, MLCFC-2006-4; Bannockburn c/o NAI Hiffman.**

The applicants, James Brannan, representing Donlen and Linda Garske representing NAI Hiffman addressed the ARC. The applicants noted they are requesting approval to install an outdoor generator to provide back-up electrical service for Donlen Corporation's tenant space at 3000 Lakeside, as well as approval to install an approximately 27' by 8' concrete pad, access walkway, fencing, landscaping, and rain garden. They noted Donlen Corporation requires the use of a standby generator for backup electrical service for 72,548 square feet of office space to be leased at 3000 Lakeside Drive. They noted the proposed GENERAC generator will be powered by diesel fuel (SD400) or natural gas (SG400), depending Donlen Corporation ability to access an existing gas utility lines. In response to inquiry from Chairman Raimondi, Mr. Brannan stated that if a gas generator is selected, a meter within an enclosure will be used. If a diesel generator needs to be used, there will be an underground feed under the building. They noted the proposed generator will be housed in a level 2 acoustic enclosure limiting sound levels to 75 dBA, as requested by the Village Engineer and to be confirmed prior to receiving a certificate of occupancy. They noted the proposed generator and associated concrete pad shall have a foot print not exceeding 8 wide feet by 27 feet long. They noted the generator enclosure will be approximately 12.5 feet in height. They noted the generator will be substantially screened by a six feet high closed fencing, the existing building, and an existing wooded berm located adjacent to the east line of the property. They noted the generator will be further screened by vegetation placed in a proposed rain garden along the west and north sides.

The ARC Commissioners inquired whether the Village Engineer David Gewalt recommended the rain garden, whether it could survive in the proposed location, and whether it was truly needed since the water from the generator would be tilted toward the building and then captured by the rain garden. The applicant noted the rain garden would be in a location with lots of sun so they did not believe there should not be a problem. Staff noted that Village Engineer David Gewalt felt the rain garden was necessary and that is why it was recommended.

The ARC Commissioners inquired regarding the location of the proposed generator and whether it could be changed. Staff noted that upon review of the location of the generator and the lack of an alternate generator site being deemed suitable by Donlen Corporation, the location was recommended for approval by the Plan Commission / Zoning Board of Appeals and approved by the Village Board of Trustees.

Per the request of the ARC Commissioners, Mr. Brannan explained that the proposed 6 foot fencing, 3 foot retaining wall and existing high berm located near the proposed generator should help with the noise from the generator. The ARC Commissioners discussed whether the fence could be higher since the generator was 12.5 feet in height. Staff and Mr. Brannan noted that the Village of Bannockburn Zoning Code only allows closed type fences to be 6 feet in height.

Staff stated that the Proposed Improvements will add approximately 261.5 square feet of additional impervious surface coverage, and after the construction of the proposed improvements, will be mitigated by the installation of an approximately 300 square foot rain garden on the subject property. Staff further noted that the proposed impervious surface exceeds the applicable 50% maximum lot coverage under the Zoning Code and therefore required zoning relief, which was recently reviewed by the PCZBA and the Village Board of Trustees. Staff stated that Applicant received the necessary zoning relief by the Village Board on August 10, 2015, which included: an amendment to the Existing Special Use Permit and a special use permit authorizing lot coverage on the property in excess of the applicable 50% limitation set forth in Section 5-111.E of the Zoning Code, provided, however, that the lot coverage on the property shall not exceed 51.57%. Staff also noted that there were a number of conditions of approval which were addressed in the staff packet, including site plan consistency, rain garden installation, noise mitigation and approval of noise from the project.

Resident Jerry Weiss from 2 Bridle Lane expressed concern with the noise level of the proposed generator. He inquired about the sound attenuation from the muffler and enclosure. He asked whether a sound wall could be created. Mr. Brannan noted that the enclosure, fence and berm will capture most of the noise. He noted the noise will not be louder than 75 dBA at the property line, which will be confirmed prior to a certificate of occupancy being issued. He provided an example of the sound level on his mobile device.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Installation of a New Generator, Concrete Pad, Access Walkway, Rain Garden and Fence at the Property Commonly Known as 3000 Lakeside, Bannockburn, Illinois, Submitted by Donlen Corporation and C-111, MLCFC-2006-4; Bannockburn c/o NAI Hiffman, subject to (i) the applicant installing a 300 square foot rain garden per Village Engineer David Gewalt's recommendation and (ii) the generator is housed in a level 2 acoustic enclosure to limit sound levels to 75 dBA and the sound level be confirmed prior to a certificate of occupancy being issued, as recommended by the PCZBA. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: One (Sieros).

6. **06-08/18: Consider Approval (i) to Expand an Existing Deck, (ii) to Remove, Relocate and Install a New Hot Tub and Pergola, and (iii) to Relocate Some of the Existing Exterior Landscape Lighting, (iv) to Install a New Fireplace, Seat Wall and Pillars, (v) to Install Landscaping and (vi) to Remove an Existing Tree at the Rear Yard of the Existing Residence Located at 8 Bannockburn Court in the Bannockburn Court Subdivision, Submitted by Paul Johnson.**

The applicant, Paul Johnson of 8 Bannockburn Court, requested approval from the ARC to (i) expand an existing deck, (ii) remove, relocate and install a new hot tub and pergola, and (iii) relocate some of the existing exterior landscape lighting, (iv) install of a new fireplace, seat wall and pillars, (v) install landscaping and (vi) remove an existing tree at the rear yard of the existing residence. Applicant noted they were looking to relocate, remove and install a new hot tub and pergola. Staff and Applicant noted that the existing hot tub is not compliant with the Village's current zoning and building regulations. The applicant referred to the site plan to explain his request for approval to expand the existing patio by 193 square

feet. The applicant stated that the existing and proposed expanded patio will be 877 square feet total and will be made with Unilock – Flag Stone Torino pavers with a Holland soldier course. The applicant stated the columns on the existing patio are sinking and the new columns will be installed 40” below the frost line and the new patio will sit on a sand base but they won’t know for sure exact specifications until the work begins. The applicant additionally stated that a new step is also needed in the patio to be code compliant and referred to the patio layout provided in the packet. The Applicant brought a sample of the materials to be used for the patio, which he noted is similar to the current brick on the existing home. The applicant noted that the outdoor fireplace will be situated at the edge of expanded patio area and attached to the pergola. The applicant noted that he plans to install a gas line to the fireplace and the line will run underneath the patio to the fireplace in a conduit. The applicant noted that the fireplace will be similar to the depiction noted in the plans and brought a sample of the material to be used. The applicant explained to the ARC that the proposed expanded patio includes a proposed 1’ wide and 18” - 20” high seat wall and two pillars located on each side of the seat wall. He noted that the proposed pillars will be 2’ x 2’ x 3’. The applicant brought a sample of the material that is proposed to be used. The applicant also requested approval to replace the existing pergola with a new 10’6” in height wood pergola that will look similar to the pergola illustrated in the plans and will be situated in the expanded patio area. The applicant noted that there will also be a curved 8’ in height pergola between the proposed fireplace and hot tub and the pergola will be painted to match the colors of the house. The applicant noted that the existing hot tub is currently not building code nor zoning code compliant since it is situated next to a door and window and requested approval to remove, replace and relocate the existing hot tub with a new above ground 7’ x 7’ hot tub. He noted that it will be situated in the expanded patio area and be at least 10 feet from any window or door, which is building code compliant, unlike the existing hot tub.

With regards to landscaping, the applicant referred to the plans in the packet and explained that he is planning on adding additional landscaping and also removing a tree. Staff noted that the Village Forester Todd Sinn reviewed and approved applicant’s landscape plans and proposed tree removal and mitigation.

With regards to lighting, the applicant stated that one of the existing up-lights on the property is not zoning compliant and that he will be removing the non-zoning compliant light. The applicant stated that he would like to relocate 6 existing coach lights and remove 5 existing landscape lights. The ARC Commissioners confirmed that the plans note that the applicant proposes to only have 18 exterior landscape lights on the property, instead of the existing 22 landscape light fixtures.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, for approval (i) to Expand an Existing Deck, (ii) to Remove, Relocate and Install a New Hot Tub and Pergola, and (iii) to Relocate Some of the Existing Exterior Landscape Lighting, (iv) to Install a New Fireplace, Seat Wall and Pillars, (v) to Install Landscaping and (vi) to Remove an Existing Tree at the Rear Yard of the Existing Residence Located at 8 Bannockburn Court in the Bannockburn Court Subdivision, Submitted by Paul Johnson, subject to complying with the Village Forester conditions noted in the staff report, removal of non-zoning compliant up-light on the property, the construction of the addition must be commenced within the next 12

months and submittal of an “as built” survey of the property within 60 days of completion. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: One (Sieros).

7. 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: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: One (Sieros). The meeting was adjourned at 8:00 PM.