

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
TUESDAY, JUNE 17, 2014**

1. 01-06/17: Call to Order. Chairman Kozonis called the meeting to order at 7:02PM.

Chairman: James Kozonis

Commissioners Present: David Friedman, Michael Raimondi, Rick Pedersen

Commissioners Absent: None

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

Visitors: Gary Wagner (1900 Telegraph Road), Tod Brown (Barrington Pools), Yianni Konstantinou (1250 Cedarcrest)

2. 02-06/17: Visitors Business.  
No visitors spoke.

3. 03-06/17: Consider a Request for Approval of the April 22, 2014 Meeting Minutes.  
Commissioner Pedersen moved, seconded by Commissioner Raimondi, to approve the April 22, 2014 meeting minutes, as amended. Motion approved. Ayes: Four (Raimondi, Pedersen, Friedman, Kozonis); Nays: None. Absent: None.

4. 04-06/17: Consider of Approval of the Installation of (1) an In-Ground Pool and Spa, (2) Pool and Spa Lighting, (3) Deck, (4) Walkway, and a (5) Fence at the Existing Residence, Located at 1900 Telegraph Road, Submitted by Theresa Zagnoli and Gary Wagner.

Applicant, Tod Brown of Barrington Pools, requested approval to install a custom in-ground swimming pool and spa, which will be surrounded by a concrete deck/patio. According to Applicant, the proposed pool is to be constructed out of “shotcrete” (concrete) 12” thick with steel and fiber mesh reinforcement, which, according to Applicant’s contractor, it is the most durable in the industry. The deck materials will be poured concrete. The pool is 20’ x 40’ in dimensions (800 sq. ft.) and will include a 7’ x 7’ in dimensions (49 sq. ft.) deck level spa. The pool will be surrounded by a four foot in width concrete deck. Applicant stated that all piping will be schedule 40 with the highest quality mechanicals in the industry. The pool will also be equipped with a locking Auto-Cover (green color) for safety. The design, materials and components of the pool and pool area were developed around the natural environment of the surrounding area at the residence. Mr. Tod Brown also noted the following:

- The proposed spa will be located 6 inches above ground.
- The proposed pool and spa will be finished with glass bead material.
- The proposed cover for the pool is easily removable and automatic. It will only be located over the pool.

- The spa will have an insulated aluminum cover.
- A fence and cover for the pool and spa are building code requirements.
- The pool will be heated with gas. Applicant will be installing a gas line. Commissioner Raimondi requested that the Applicant add the location of the gas line to the plans.
- The spa will be heated with electricity. Applicant will be installing an electric line. Commissioner Raimondi requested that the Applicant add the location of the electric line to the plans.

Mr. Tod Brown requested approval to install 2 pool lights and 1 spa light. The lumen count of the proposed spa and pool light fixtures will be 519 lumens each, which is zoning compliant and Building Code compliant.

Manager Lasday noted that according to the Village of Bannockburn Zoning Code, Building Commissioner approval must be obtained for pool and spa lighting. Accordingly, Building Commissioner Dan Orth reviewed the application materials and noted he approved of the proposed pool and spa lighting.

Mr. Tod Brown confirmed the 519 lumen count for each fixture. Manager Lasday confirmed that the lumens were zoning compliant and that Building Commissioner Dan Orth reviewed the application materials and noted he approved of the proposed pool and spa light fixtures.

Mr. Tod Brown also requested approval to install a natural stone walkway and concrete pool deck in the rear yard of the property. The total deck and walkway area will be 720 square feet. Additionally, there is a patio and walkway attached to the residence rear yard and southern side yard. There is also an existing walkway along the northeast side of the house. The proposed walkway will be from an existing patio to the proposed pool deck. The dimensions of the walkway will be 4' x 22'. Mr. Tod Brown also noted the following:

- The deck will be 4 foot in width.
- The pool deck will surround the proposed pool and spa.
- The walkway's material will be flagstone.
- The flagstone will be set on a gravel/sand base for leveling purposes.

Mr. Tod Brown further requested approval to store pool equipment by the existing barn in the rear yard of the property. They plan on screening the pool equipment with 4 arborvitaes and 3 existing trees. Mr. Tod Brown also noted the following:

- Upon inquiry from the Commissioners, Applicant confirmed the location of the arborvitaes; and
- In response to a concern by the ARC of the impact to the neighbors of the proposed pool, Applicant showed pictures of the property and the views of the pool area and pool equipment area from adjoining neighbor's perspectives. Staff noted that Notice of the Proposed Improvements was mailed to the neighbors. Staff further stated that no objections were received by the neighbors.

Mr. Tod Brown noted that the residence presently includes an existing 5 foot black aluminum fence on the northern side yard, front yard of the property and at a portion of the southern

side yard and rear yard of the property. The residence additionally includes an existing 5 foot chain link fence at a portion of the southern side yard and rear yard of the residence. There is also an existing automatic gate in the front yard of the property.

Manager Lasday discussed that the existing fence does not surround the entire rear yard of the property. Therefore, to be Building Code compliant, Applicant requested approval to add 570 lineal feet of a 5' chain link fence to a portion of the southern side yard and rear yard of the property to enclose the entire property. The added fence installation will cover an area of the property that does not include fencing to be Building Code compliant. The proposed fence will match the existing chain link fence material and height at the southern side yard and rear yard of the residence. Mr. Tod Brown also noted the following:

- The Building Code requires the additional fencing.
- The pool cover is included per building code requirements, which Staff confirmed.
- Mechanism at existing gate will be changed to automatically close for safety purposes and to be Building Code compliant.
- Automatic cover on pool is very strong. Therefore, there is no present safety issue by not having a fence surrounding the pool. The Commissioners would have preferred a fence immediately surrounding the pool. Commissioners inquired about the ages of the children.

Mr. Tod Brown noted that additional landscaping would be added per the Village Forester recommendation. Manager Lasday noted that there are special bufferyard regulations for recreational facilities as defined in the zoning ordinance section 9-107.

Commissioner Raimondi moved, seconded by Commissioner Friedman, to approve the Installation of an In-Ground Pool and Spa, Pool and Spa Lighting, Deck, Walkway, and a Fence at the Existing Residence, Located at 1900 Telegraph Road conditioned on the following: Install 10" of mitigation plantings; Ten (10) shrubs measuring 3' tall be installed along the property line where there is no existing vegetation; satisfying items 1 thru 4 stipulated in the May 29, 2014 LONI issued by Lake County Stormwater Management Commission; that the applicant does not create any encroachments or disturbances into the identified wetlands with equipment; applicant provides two signed copies of the LCSMC watershed development application, dated May 19, 2014 that were submitted to LCSMC for Village records; any landscape plantings that are identified by the Village Forester shall be included in the plan; the Applicant submit an "As Built" survey of the property that show the improvements, including the deed restricted area, within 60 days of the completion of the construction of the improvements to the Village; the Applicant shall note proposed utility lines for the spa and pool on the plans. Upon roll call vote, motion approved. Ayes: Four (Raimondi, Pedersen, Friedman, Kozonis); Nays: None. Absent: None.

5. **05-06/17: Consider Approval to Remove and Replace an Existing Deck and Walkway with a New Concrete Deck and Walkway at the Existing Residence Located at 1250 Cedarcrest Drive, Submitted by Ioannis (Yianni) Konstantinou.**

Chairman Kozonis stepped down from Board table and recused himself from the discussion. Commissioner Raimondi assumed the Pro-tem Chairman duties for this item.

The applicant, Yianni Konstantinou, requested approval to remove an existing wood and aggregate deck at the rear yard of the property and a walkway at the northern side yard of the property. Applicant would like to replace the existing deck and walkway with a concrete deck and concrete walkway. The current deck and walkway total 2,280 square feet. The proposed new deck and walkway will be 3,235 square feet.

At the meeting, Applicant additionally noted the following:

- A tree near the deck will need to be removed because it is dead. He will mitigate the caliper inches of the tree, as requested by the Village Forester. Although, it should be noted that the Applicant did not agree with the forester's findings. The ARC Commissioners stated that the tree needs to be mitigated since it would be damaged regardless with the type of deck being built.
- Commissioner Raimondi inquired about 3 steps noted on the plans by the walkway and whether a railing would be required. Applicant stated that the plans incorrectly noted 3 steps to be added at the walkway- only one step will be installed. Therefore, a railing would not be required.
- Commissioner Raimondi inquired about the existing fencing on the property. Applicant indicated that a partial portion of the fence will need to be relocated, which will cause a gap in the fencing. Presently the property is all fenced. Since Applicant has a pool, additional fencing will be needed for the existing pool to be Building Code compliant.
- In response to an inquiry from the Commissioners, Applicant stated that he has two small children. To protect them, the existing pool has an automatic cover for safety, which is being replaced with a better cover. However, he noted that there will not be a fence immediately surrounding the pool.
- There will be one step from the existing deck to the walkway.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve a New Concrete Deck and Walkway at 1250 Cedarcrest Lane subject to the following conditions: Applicant shall install additional fencing needed by the pool or property line to be Building Code compliant. The additional fencing shall match the existing fence; applicant shall install a pool cover for safety; applicant shall mitigate for trees lost as a result of the installation of the proposed deck/patio and walkway at the property per the recommendation of the Village Forester; applicant shall comply with the Village Engineer's recommendation that any approval be conditioned on the following: applicant installs a silt fence on the north and west sides of the pool construction limits; Applicant adds rain gardens in the rear yard and request Village reimbursement under the rain garden installation and cost share program; applicant works with Mrs. Lewis, at 1300 Cedar Crest Lane in solving some of the standing water problems between 1250 Cedar Crest Lane and 1300 Cedar Crest Lane. Upon voice vote, the motion was approved. Ayes: Three (Raimondi, Pedersen, Friedman); Nays: None. Absent: One (Kozonis).

Chairman Kozonis returned to the Board table following the motion on the agenda item.

6. **Adjournment.**

Commissioner Friedman moved, seconded by Commissioner Pedersen, to adjourn the meeting at 7:55 PM. Motion approved. Ayes: Three (Raimondi, Pedersen, Friedman); Nays: None; Absent: None.