

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MARCH 18, 2014
MEETING MINUTES**

1. **01-03/18: Call to Order.** Pro-tem Chairman Allen Chichester called the meeting of the Architectural Review Commission to order at 7:02 PM.

Chairman Present: Allen Chichester

Commissioners Present: David Friedman, Rick Pedersen

Commissioners Absent: James Kozonis, Michael Raimondi

Also Present: Assistant to Village Manager Ryan Mentkowski

Visitors Present: Chris Derrick (Architect – 21 Aberdeen Court), Larry Crone (Capital Custom Homes – 21 Aberdeen), Ray Moreland (27 Aberdeen Court), Diana Lackner & Jim Thomas (2475 Telegraph Road), Paul Toback (22 Aberdeen Court).

2. **02-03/18: Visitor's Business**

No visitors spoke.

3. **03-03/18: Approval of the February 18, 2014 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the February 18, 2014 meeting minutes as presented. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Friedman, Pedersen); Nays: None; Absent: Two (Kozonis, Raimondi).

4. **04-03/18: Consider Approval of (1) a New 7,620 Sq. Ft. Home, (2) Garage, (3) Two Patios (4) Exterior Lighting, (5) Landscaping, (6) Driveway, and (7) Pillars at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

The applicants, Chris Derrick from Derrick Architecture and Larry Crone from Capital Custom Homes presented and discussed their proposal for the 7,620 square foot single-family spec home, garage, two patios, exterior lighting, landscaping, driveway, and pillars on the existing 161,102 square foot lot located at 21 Aberdeen Court to the Architectural Review Commission.

The visitors and neighbors of the property (27 Aberdeen Court, 2475 Telegraph Road, 22 Aberdeen Court) presented the following concerns regarding the new single-family home proposed by the applicants: the drainage patterns on the property and the effect to the adjacent properties, especially to the properties to the north and east; the opacity/landscaping as it relates to the existing properties to the north and the east; the

location of the home on the property and questioned the reasoning behind the location chosen; and potential sound created by the air conditioning units.

The applicants generally noted the following regarding the concerns raised by the visitors: regarding the location on the lot and the drainage, they noted that a lot of engineering has gone into the property already, it will be done correctly, and includes two rain gardens to help keep additional stormwater on the property; they noted that the lighting proposed with the home was zoning compliant; regarding the landscaping, they noted they would be amenable to the Commission's suggestion of additional landscaping on the north and east sides of the property and that they would not be doing any landscape lighting; regarding the sound of the air conditioners, they noted they would be amenable to the Commission's suggestion to move them from the east side of the home to the west side of the home.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to conditionally approve the new 7,620 square foot home, garage, two patios, exterior lighting, landscaping, driveway, and pillars at 21 Aberdeen Court in the Tarns of the Moor Subdivision, submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, the approval conditioned on: relocation of the air conditioning units to the west side of the home; a 20% increase in tree opacity on the north and east side of the property lines with review and approval by the Village Forester; they shall comply with the Village's Tree Protection and Preservation Ordinance; they shall comply with the Village's Bufferyard Ordinance; they shall seek final Village Forester approval regarding tree removals and tree protection fencing; they shall prepare and execute a Lake County Stormwater Management Commission Watershed Development Permit prior to applying for a building permit; they shall install two rain gardens (200 square feet upstream of the two 8 inch drains to the north of the new home); they shall not have any coach lighting being illuminated between 12:00 a.m. and 7:00 a.m. unless it is activated by a motion sensor that is triggered by activity within a lot or security alarm that is operational for no longer than five minutes per activation., with the exception of coach lighting located immediately adjacent to the edge of the driveway that serves as the primary access to the property; 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 unanimously approved. Ayes: Three (Chichester, Friedman, Pedersen); Nays: None; Absent: Two (Kozonis, Raimondi).

5. **05-03/18: Adjournment.**

Commissioner Friedman moved, seconded by Commissioner Pedersen, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was unanimously approved. Ayes: Three (Chichester, Friedman, Pedersen); Nays: None; Absent: Two (Kozonis, Raimondi). The meeting was adjourned at 8:15 PM.