

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
JANUARY 17, 2017**

1. 01-01/17: **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, David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Matt Gopin (29 Aberdeen Court)

2. 02-01/17: **Visitors Business**
None

3. 03-01/17: **Consider a Request for Approval of the December 12, 2016 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the December 12, 2016 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

4. 04-01/17: **Consider Approval of the Installation of an (i) In-Ground Pool and Spa, (ii) Pool Deck/Patio, (iii) Interior Pool Lighting, (iv) Fencing, (v) Pool Equipment Pad, (vi) Expanded Driveway, (vii) Walkway, (viii) Exterior Lighting, (ix) One Car Garage Addition, and (x) Landscaping for the Property Located at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Matt Gopin.**

Matt Gopin, the owner of the property, requested approval to construct an in-ground pool and spa, pool deck/patio, interior pool lighting, fencing, pool equipment pad, expanded driveway, walkway, exterior lighting, an approximately 285 square foot one car garage addition, and associated landscaping at his property at 29 Aberdeen Court. It was noted the in-ground pool and spa is 23' x 50' in dimensions and will include Capital Stone Pewter Mist coping and 3 "white/non-color" interior pool lights and 1 "white/non-color" spa light. It was noted the pool and spa are proposed to be located behind the rear of the existing residence where they will be fenced with 440 lineal feet of a 4' high aluminum open type safety fence. It was noted the in-ground pool and spa will be surrounded by a 1,103-square foot deck/patio. There will be a screened pool equipment pad that will be located next to the house to screen the pool equipment. The materials for the one car garage addition, expanded driveway and walkway will match existing materials at the residence, as shown below.

One or more of the Commissioners discussed the following:

- Where the generator is in relation to the pool equipment, as well as the plantings for the proposed equipment. It was clarified that the pool equipment will utilize the existing plantings that are part of the existing generator.
- Related to the location of the gas lines in relation to the garden, two small trees and fire pit. It was clarified that the line will go around the garden.
- Related to the proposed lighting on the garage. It was clarified that they are just adding one more off the garage.
- Related to the roofline of the expansion, which it was noted that it will be extended in line with the existing roofline and will be subdued.
- That the trees adjacent to the house expansion will need to be relocated.
- Whether the proposed pool will have a cover on it. It was clarified that it will have an auto-cover and the door to the house will also have alarms if they are opened.
- The location of the retaining wall that will be extended. It was clarified that the existing retaining wall will be extended to the south and will just be stacked rocks.

Manager Lasday noted for record that the building commissioner had approved the lighting in the pool. She also noted that the property is at the maximum for the floor area ratio (FAR) requirements and the lot coverage is about 500 square feet away from the maximum requirements.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the installation of an in-ground pool and spa, pool deck/patio, interior pool lighting, fencing, pool equipment pad, expanded driveway, walkway, exterior lighting, one car garage addition, and landscaping for the property located at 29 Aberdeen Court in the Tarns of the Moor subdivision, submitted by Matt Gopin, subject to the following conditions: must submit an "As Constructed" survey of the property within 60 days of the completion of the construction of the improvements to the Village; and they shall not expand the floor area of the residence any further. On a roll call vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **Adjournment**

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

The meeting was adjourned at 7:15 PM.