

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
DECEMBER 12, 2016**

1. 01-12/12: **Call to Order.** Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 6:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Rick Pedersen, Dan Cvejic, Theresa Zagnoli

Commissioners Absent: David Friedman

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

Visitors Present: Piotr Filipek (Owner 2560 Telegraph Road), Chris Derrick (Architect, via phone), Mr. & Mrs. Kizawa (adjacent neighbors)

2. 02-12/12: **Visitors Business**

None

3. 03-12/12: **Consider a Request for Approval of November 21, 2016 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the November 21, 2016 meeting minutes, as amended. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

4. 04-12/12: **Consider Approval of the Construction of a (1) New 5,522 Sq. Ft. Home, (2) 3 Car Attached Garage, (3) 3 Patios, (4) Walkways, (5) Exterior Lighting, (6) Landscaping, (7) Driveway, and (8) 2 Pillars at 2560 Telegraph Road, Submitted by Piotr Filipek.**

Peter Filipek, the Applicant, recently purchased the property and would like to demolish an existing structure on the property and build a new home for his family. He noted that he is looking to construct a new 5,522 square foot home, a 3-car attached garage, 3 patios, walkways, exterior lighting, landscaping, driveway, and 2 pillars at 2560 Telegraph Road.

One or more of the Commissioners discussed the following:

- Discussed the material discrepancy on the rear of the building.
- Discussed the lighting proposed for the home, including the amount of lighting on the garage.
- Discussed the landscaping, including whether additional evergreen plantings can be added to the north property line adjacent to the garage area.

Commissioner Pedersen moved, seconded by Commissioner Cvejic, to approve the Construction of a New 5,522 Square Foot Home, a 3-Car Attached Garage, 3 Patios, Walkways, Exterior Lighting, Landscaping, Driveway, and 2 Pillars at 2560 Telegraph Road, Submitted by Piotr

Filipek, subject to the following conditions: that the Dryvit material is removed from the rear elevation of the building; that one light be removed from the garage elevation; shall add three evergreen trees to the north side of the property, north of the driveway; shall comply with the Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall comply with the Village Forester's comments and the Village Engineer's comments noted in the staff report dated December 12, 2016; shall not have any lighting being illuminated between 12:00 AM and 7:00 PM 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; and 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 roll call vote, the motion was approved. Ayes: Four (Cvejic, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

5. Adjournment

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

The meeting was adjourned at 7:33 PM.