

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
JUNE 16, 2015
MEETING MINUTES**

1. 01-06/16: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00PM.

Chairman Present: Michael Raimondi

Commissioners Present: Rick Pedersen, Jackie Sieros

Commissioners Absent: David Friedman, Theresa Zagnoli

Also Present: Village Manager Maria Lasday, Administrative Assistant Joan Koriath

Visitors Present: Margaret Antonik (1 Broadleys Court), Lillian Lewis (1300 Cedarcrest Lane), Drue Wax (1150 Cedarcrest Lane), Diana Lackner (2475 Telegraph Road), Tracey Belcourt (21 Aberdeen Court)

2. 02-06/16: **Visitors Business**

No Visitors spoke.

3. 03-06/16: **Consider a Request for Approval of the May 19, 2015 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Sieros, to approve the May 19, 2015 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Sieros); Nays: None; Absent: Two (Friedman, Zagnoli).

4. 04-06/16: **Consider Approval of the Installation of a Natural Western Red Cedar Fence Along the South Property Line at the Existing Residence, Located at 1300 Cedarcrest Drive, Submitted by Lillian Lewis.**

The applicant, Lillian Lewis, requested approval of a 6 foot tall closed type fence to be installed along 365 feet of the southern property line.

Manager Lasday noted that there are presently 34 existing exterior light fixtures (flood lights, coach lights, up lights and landscaping lights) at applicant's property, some of which are not zoning compliant. She noted they were installed prior to the Village of Bannockburn lighting regulations being created. She provided a description of lights, which were also attached with the Staff report. She also noted that the security lights need to be turned toward the site surface in order to be zoning compliant.

Commissioner Pedersen moved, seconded by Commissioner Sieros, to approve the installation of a natural western red cedar fence along the south property line at the existing residence, located at 1300 Cedarcrest Drive, submitted by Lillian Lewis, contingent on the

existing security lights (flood lights) being turned toward a site surface to be zoning compliant and the light source not be visible from beyond the property line. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Sieros); Nays: None; Absent: Two (Friedman, Zagnoli).

5. **05-06/16: Consider Approval of the Installation of a Gate and Stone Walls at the Front Entrance of the Existing Residence, Located at 1 Broadley's Court (Lot #1 Bannockburn Brae Subdivision), Submitted by Margaret Antonik and Piotr Filipek.**

The applicant, Margaret Antonik requested approval to install a gate and stone walls at the front entrance of the existing residence. She noted that the gate will be situated in the middle of two 6' high x 12' wide stone walls and will be motorized as illustrated on the plans. She noted the materials to be used for the walls will be stone, which will match the materials on the existing home. She noted there will not be any lights proposed with this project.

Manager Lasday noted the Village Engineer had reviewed the applicants' proposal and his comments were noted in the report and was noted that he did not have any concerns. She also noted that the proposed gate will not be too close to the existing pond.

The Commissioners discussed the location of the proposed stone wall and gate and the fact they are proposed to be installed within the property setbacks and will not affect existing pavers. They also discussed the height of the proposed wall at 6 feet in height and the gate at 7 feet in height, which was confirmed by Manager Lasday that the proposed stone wall (closed type fence) and gate (open type fence) were zoning compliant. The Commissioners also discussed whether a Homeowner's Association is present at the property and will require review. It was noted by Manager Lasday that technically, Bannockburn Brae is not a legal Homeowner's Association. It was noted that documents required by the State have not been filed and the only State recognized Homeowner's Association in the Village is Tarns of the Moor.

Manager Lasday inquired whether consent by the Homeowner's Association should be obtained as a condition of approval but it was agreed that they do not need to gain consent to an entity that did not exist.

Commissioner Pedersen moved, seconded by Commissioner Sieros, to approve the Installation of a Gate and Stone Walls at the Front Entrance of the Existing Residence, Located at 1 Broadley's Court (Lot #1 Bannockburn Brae Subdivision), Submitted by Margaret Antonik and Piotr Filipek. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Sieros); Nays: None; Absent: Two (Friedman, Zagnoli).

6. **06-06/16: Consider Approval of Exterior Modifications to a Previously Approved Site Plan to (i) Extend a Previously Approved Rear Yard Patio, (ii) Install a Seat Wall and Fire Pit in the Rear Yard Extended Patio, and to (iii) Install Two Driveway Entry Monuments/Pillars with an Affixed Exterior Light Fixture at the Entrance of the Property, Located at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Tracey Belcourt.**

The applicant, Tracey Belcourt, described the requested approval to the previously approved site plan, including extending a previously approved rear yard patio, installing a seat wall and fire pit in the rear yard extended patio, and to install two driveway entry monuments/pillars with an affixed exterior light fixture at the entrance of the property. She noted that Diana Lackner is located in the rear yard. She noted that the patio will be installed and be in accordance with the engineer's request. She noted that the proposed monuments/pillars would be made of stone veneer to match the existing monuments/pillars and residence. She referred to the application materials to note a depiction of the location of the proposed pillars at the front entry driveway.

Manager Lasday advised the ARC that the proposed 4'6" tall monuments/pillars are zoning compliant since they are below the maximum allowed 6'.

Ms. Belcourt requested approval to extend the existing 378 square foot rear yard patio by 540 square feet, which includes a 20' wide x 27' length extension. She noted the extended patio's corners will include 24" x 24" x 42" corner pillars. She noted the request includes a curved seat wall to frame one side of the patio perimeter and the seat wall dimensions will be 20" W x 20" H. She also noted that she would like to include in the extended patio a 48" diameter fire pit placed in the interior of the patio which is proposed to be 5' from the curved seat wall. She stated that she plans to use Brussels's block pavers (UNILOCK) for the material, "Q" pattern in Sierra color. She noted that the material selected matches the material and pattern used for the existing paver walks and other patios currently existing at the property.

Manager Lasday and Ms. Belcourt noted that the proposed light fixture to be attached to the pillars is similar to the other pillar light fixtures situated on the property. Ms. Belcourt noted that no additional lighting would be installed. Applicant noted that she would like to install one 9532RZ fixture on each of the proposed new pillars at the front driveway entry and that the lumen count of the fixture is 60, which is below the maximum allowed of 700 lumens.

Ms. Belcourt noted no additional lighting will be added beyond the request tonight.

The Commissioners inquired whether the builder of their home approved of the proposed improvement. Ms. Belcourt noted the architect and builder who built the home are the same builder and architect preparing the plans for the proposed work. She noted the builder will be constructing the proposed improvements and consent is not an issue. The Commissioners reviewed pictures included in the plan review that depicted the existing landscaping on the property. Manager Lasday noted the applicant's property presently meets opacity requirements pursuant to landscape plans approved at the March 24, 2014 ARC meeting for the construction of the home at 21 Aberdeen Court.

The Commissioners noted that the area where the proposed extended patio, seat wall and fire pit will be situated is presently open land and there was a concern that the rear yard neighbor (Diana Lackner at 2475 Telegraph) may be affected. The Commissioners were concerned that there may be drainage issues arising as a result of the proposed installation of the extended patio, seat wall, and fire pit. Manager Lasday advised the Commission that Village Engineer David Gewalt reviewed the applicant's application material. Chairman Raimondi

noted that Village Engineer Gewalt requested that the patio drain to the west front yard swale and not to the north to enable the adjacent rain garden to accommodate the additional runoff and that the patio needs to be sloped to the southwest. Manager Lasday noted that Village Engineer Gewalt provided a follow up review on Monday June 15, 2015, which was provided in the Staff report. Upon reviewing Village Engineer Gewalt's comments, the Commission expressed concern with the mound depicted in Village Engineer Gewalt's illustration of the proposed drainage flow, which was provided in the Staff report. Following additional discussion and review of the plans, Chairman Raimondi noted that the water will flow to a rain garden. The Commissioners further noted that the inlet will flow into a French drain and the flow of water is expected to go eastward and not towards the neighbor. Ms. Belcourt confirmed to the Commission that the extended rear yard patio will not disturb drainage and that she will comply with the Engineer's recommendations and will install the patio, fire pit in accordance with the Engineer's requests.

Commissioner Pedersen moved, seconded by Commissioner Sieros, to approve the exterior modifications to a previously approved Site Plan to extend a previously approved rear yard patio, install a seat wall and fire pit in the rear yard extended patio, and to install two driveway entry monuments/pillars with an affixed exterior light fixture at the entrance of the property, located at 21 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Tracey Belcourt, subject to complying with Village Engineer David Gewalt's recommendations noted in the Staff report. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Sieros); Nays: None; Absent: Two (Friedman, Zagnoli).

7. Adjournment.

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

The meeting was adjourned at 7:24PM.