

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
SEPTEMBER 20, 2016
MEETING MINUTES**

1. 01-09/20: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Theresa Zagnoli

Commissioners Absent: Rick Pedersen, Jackie Sieros

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

Visitors Present: Karen Dodge (Jerseys Mike's Subs), Michael Prate (Prate Roofing), Jeff Ohm (28 Aberdeen Court), Liz Weiss (2 Bridle Lane), Linda Atkinson (3 Broadleys Court)

2. 02-09/20: **Visitors Business**

No Visitors spoke.

3. 03-09/20: **Consider a Request for Approval of the August 16, 2016 Meeting Minutes.**

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the August 16, 2016 meeting minutes. On a voice vote, the motion was approved. Ayes: Three (Friedman, Zagnoli, Raimondi); Nays: None; Absent: Two (Pedersen, Sieros).

4. 04-09/20: **Consider Approval of the Installation of an Exterior Wall Sign at Jersey Mike's Subs in the Bannockburn Green Retail Center, Located at 2565 Waukegan Road, Bannockburn, Illinois, Submitted by Corporate Identification Solutions and AP POB Bannockburn, LLC.**

Karen Dodge, the applicant, requested approval for a new 24.65 square foot wall sign with individually mounted illuminated channel letters that will be attached directly to the wall for Jersey Mike's Subs.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Installation of an Exterior Wall Sign at Jersey Mike's Subs in the Bannockburn Green Retail Center, Located at 2565 Waukegan Road, Bannockburn, Illinois, Submitted by Corporate Identification Solutions and AP POB Bannockburn, LLC. On a voice vote, the motion was approved. Ayes: Three (Friedman, Zagnoli, Raimondi); Nays: None; Absent: Two (Pedersen, Sieros).

5. 05-09/20: **Consider a Request for Approval of the Removal and Replacement of an Existing Tile Roof to a Laminate Asphalt Shingle Roof at the Existing Home, Located at 3 Broadleys, Submitted by Mr. Stuart and Mrs. Linda Atkinson.**

Michael Prate from Prate Roofing, on behalf of the applicant, requested approval to remove and replace the existing roof from a light weight concrete tile roof to a laminate asphalt shingle roof. He noted that the new roof is proposed to be made of Tamko Building Products, Heritage Vintage Premium Laminate Asphalt Shingles and the color will be Weathered Wood.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Removal and Replacement of an Existing Cedar Shake Roof to a Laminate Asphalt Shingle Roof at the Existing Home, Located at 3 Broadleys, Submitted by Mr. Stuart and Mrs. Linda Atkinson. On a voice vote, the motion was approved. Ayes: Three (Friedman, Zagnoli, Raimondi); Nays: None; Absent: Two (Pedersen, Sieros).

6. **06-09/20: Consider a Request for Approval of the Removal and Replacement of an Existing Cedar Shake Roof to a Laminate Asphalt Shingle Roof, Located at 2 Bridle Lane, Submitted by Jerry and Liz Weiss.**

Michael Prate from Prate Roofing, on behalf of the applicant, requested approval to remove and replace the existing cedar shake roof to a laminate asphalt shingle roof. He noted the new roof is proposed to be made of Tamko Building Products, Heritage Vintage Premium Laminate Asphalt Shingles and the color will be Weathered Wood.

Mrs. Weiss, the owner of the property, additionally requested approval to paint the metal on the chimneys to match the current trim on the house. Upon confirming that the color (palm spring tan) on the chimney's metal will not be changing, Mrs. Weiss was advised that ARC approval was not required.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Removal and Replacement of an Existing Cedar Shake Roof to a Laminate Asphalt Shingle Roof, Located at 2 Bridle Lane, Submitted by Jerry and Liz Weiss. On a voice vote, the motion was approved. Ayes: Three (Friedman, Zagnoli, Raimondi); Nays: None; Absent: Two (Pedersen, Sieros).

7. **07-09/20: Consider Approval of Modified Elevations and Plans to a Previously Approved Residence, which includes (1) a New 7,199 Sq. Ft. Home, (2) Three Garages, (3) One Patio (4) One Covered Porch (5) Exterior Lighting, (6) Landscaping, and (7) Driveway at 28 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

Jeff Ohm, the applicant's representative, requested approval to modify the recently approved plans for 28 Aberdeen Court, which included modifications to the elevations, site plan, landscaping plan, and the exterior lighting plan. In comparison to the ARC's June 21, 2016 approval, the proposed plans included plans for a home with a smaller footprint, less impervious surface and less exterior lighting. He noted that the modified plans included a change in materials to the side elevations, trim and fascia of the proposed residence. He also noted the proposed modified home will have a different look, including the following: there will be one less garage; there will be a change to some of the materials; the siding will be a pewter gray color; 3 originally approved pillars will be removed; the front patio was removed; the window trim will be painted white to match windows; the base will be made of stone. He noted the roof will be the same as originally approved and will be a cedar shake roof. That there is an elevator shaft noted in the plans in case an elevator is needed in future. He noted that lighting has been

reduced from 17 to 11 fixtures, including two coach lights at the front entry, two coach lights at the garage doors, two outdoor wall mount lights located at the patio, as well as 5 can lights on the structure. He noted that there will be PVC sleeves under the front walk. He noted that no generator is requested and the air conditioners will be located by the kitchen area (Southwest corner of lot). He lastly added that there will be a full 10-foot tall basement.

The Commissioners discussed the proposal, including the following:

- ARC Chairman Mike Raimondi noted that the maximum height was not shown on the plans. He noted for the record that the height of the home is at 35'.
- ARC Chairman Mike Raimondi reviewed the concerns from neighbor Matt Gopin (29 Aberdeen), which were included in an email sent to Village Staff. The email generally noted the following concerns: that there was going to be more than the minimum measures to screen their house, including all lighting from view of their house; that they commit not to remove the plants and trees surrounding the pond that almost entirely sits on their property; that the developer and builder take extra precaution to prevent harm to those plants/trees surrounding the pond during construction and to prevent landscape and/or construction waste from entering the pond; protect the village sprinkler system from damage; include PVC sleeves under all legs of the driveway for future use by the HOA; protect the smaller pond (near the village path) in a manner similar to how it was described above for the other pond on is property; and, he would like to see the developer commit remove all the dead trees on the property.

In response to Mr. Gopin's concerns, Mr. Ohm noted the following: dead trees will be removed; there is screening where there is lighting and only minimal lighting is proposed (2 coach lights) by Mr. Gopin's property (west side of Applicant's home); they will not remove plants and trees by the pond; they will take extra precaution by the ponds, including installing a double silt fence; PVC sleeves are by driveway for the Homeowners Association use and if there is a line there, they will install a PVC sleeve; and that they will repair damage to the sprinkler system, if any occurs.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the Modified Elevations and Plans to a Previously Approved Residence, which includes a New 7,199 Sq. Ft. Home, Three Garages, One Patio, One Covered Porch, Exterior Lighting, Landscaping, and Driveway at 28 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, contingent on the following: they shall identify the maximum height of the home, and the location of the air conditioning units on the plans; 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. Instead of fencing each tree individually, the fence should be located along the edge of grading/disturbance, as previously recommended by the Village Forester; as stated in the Village Forester's June 13, 2016, review, impacting the existing trees with new plantings may require additional mitigation. Care should be taken not to locate new plantings over the acceptable percentage of impacted root zones per the ordinance requirements; they shall prepare and execute a Lake County Stormwater Management Commission Watershed Development Permit and be signed by the owner and the engineer prior to applying for a building permit; 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; they submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village; they shall comply with the 8 Village Engineer's conditions identified on page 21 and 22 of the Staff Plan Review; they will not remove plants and trees by pond; they take extra precaution by the ponds, including installing a double silt fence; that there are PVC sleeves by the driveway for the Homeowners Association use and if there is a line there, they will install a PVC sleeve; and they repair any damage to the sprinkler system. On a voice vote, the motion was approved. Ayes: Three (Friedman, Zagnoli, Raimondi); Nays: None; Absent: Two (Pedersen, Sieros).

8. Adjournment

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

The meeting was adjourned at 7:43 PM.