

**VILLAGE OF BANNOCKBURN
MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, MARCH 20, 2012**

1. 01-03/20: **Call to Order.** Chairman Kozonis called the meeting of the Architectural Review Commission to order at 7:00 p.m.

Chairman: Jim Kozonis

Commissioners Present: Allen Chichester, David Friedman, Richard Pedersen, Michael Raimondi

Commissioners Absent: None

Also Present: Village Manager Maria Lasday

Visitors: Village Resident Samuel Kregel (2000 Telegraph Road), Village Resident Sharon Rajmaira (2100 Telegraph Road), and Peter Wodarz (Milieu Design, Inc.)

2. 02-03/20: **Approval of the February 21, 2011 Architectural Review Commission Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Raimondi, to approve the February 21, 2012 Architectural Commission Meeting Minutes, as submitted. On a roll call vote, the motion was unanimously approved. Ayes: Five (Chichester, Friedman, Kozonis, Pedersen, Raimondi), Nays: None, Absent: None.
3. 03-03/20: **Consideration of a Request for the Installation of 1) A New Pool with Pool Deck Which Includes a Stone Wall/Seating Bench and Fire Pit, 2) a Pool House, 3) Pergola with a Raised Terrace Which Includes a Build-in Barbeque Grill, Built-in Pizza Over, and Built-in Wall Fountain, 4) Exterior Lighting, 5) Pool Fence with Gates and Stone Columns, and 6) Enhanced Landscaping Proposed for the Rear Yard at the Existing 8,312 Sq. Ft. Residence of 2000 Telegraph Road, Submitted by Sam and Sharon Kregel.** Mr. Sam Kregel introduced himself and his landscape architect, Mr. Peter Wodarz (Milieu Design, Inc.). Village Manager Lasday stated that she and Mr. Peter Wodarz reviewed the lighting plan extensively. She stated that there are 32 existing lights in the front yard identified in the lighting plan, 5 coach lights in the front yard that are required by building code but not reflected on the plan, 10 existing rear yard lights reflected on the plan, 5 existing coach lights along the side and rear of the house not reflected on the plan, and 26 proposed lights for a total of 78 lights. She stated that a summary of the location of the lights has been provided as well as pictures of the existing lights. She stated that because the proposed project requires Architectural Review Commission approval, the Applicant is now required to comply with zoning regulations on the Village's current exterior lighting regulations (unless a variation is sought).

Mr. Wodarz discussed the exterior lighting fixtures. He stated that the proposed landscape plan identifies the proposed lighting fixtures in the rear yard and are in compliance with zoning regulations. He stated that of the 26 proposed lights, 11 of the lights are Louver lights which are lights set into the pool wall or steps which are more of a safety factor and have minimal lighting. He stated that they are proposing 4 down-lights in trees by on either side of the gates of the pool. Commissioner Raimondi requested that the 4 tree down-lights on the west side of the patio be substituted for pathway lights and be placed on the ground, noting that the neighbors would likely be appreciative. Mr. Wodarz replied that this could be done. Mr. Kregel agreed. Mr. Wodarz stated that the other two down-lights are hidden in the pergola. Commissioner Raimondi inquired whether there are any existing lights that will be removed. Mr. Wodarz replied that there would be two existing lights removed: one by an ash the other by the corner of the house.

Commissioner Raimondi inquired about the height of the stone wall. Commissioner Pedersen stated that the stone wall is depicted to be 48in. tall. Commissioner Raimondi inquired why the pergola area has been raised. Mr. Kregel stated it's to prevent the kids from running around this area.

Commissioner Chichester inquired whether there was any concern regarding the proposed exterior lights. The consensus was that there were no concerns. Village Resident Sharon Rajmaira (2100 Telegraph Road) stated that she lives north of the property and inquired how these lights will impact her. Commissioner Raimondi stated that he believes that the only lights that would have impacted her were the 4 down-lights that have been swapped for pathway lights.

Chairman Kozonis inquired whether the existing lights are compliant. Mr. Wodarz stated that he would have to review whether the existing lights are compliant. He informed Mrs. Rajmaira that any of the lights pointing in her direction would impact her but noted that there are no existing or new lights that will point in her direction. He noted that there may be a glow created but not a direct light source. Mr. Kregel stated that if she finds that there is an issue with any of the lights, he can address it.

Village Manager Lasday inquired about the wattage of the bulbs. Mr. Wodarz stated that all the fixtures are low-voltage with 20-25 watt bulbs. Commissioner Chichester stated that all the fixtures with the exception of the soffit lighting have 20 watt bulbs.

Upon inquiry from Commissioner Chichester, Village Manager Lasday stated that she began reviewing the existing lights for compliance yesterday. She stated that the rear lights are in compliance with the Village's zoning regulations. She stated that the front yard light fixtures identified as N, O, P on the southeastern corner are floodlights and subject to several restrictions. Mr. Kregel stated that the fixtures are low voltage lights. Mr. Wodarz stated that many of these lights are Louver lights, set into the ground with a vent-like cover.

Village Manager Lasday stated that the Village's zoning regulations include language that prevents landscape lighting from having a visible light source beyond the property line and requiring that the lighting be shielded from glare. She inquired whether all the landscape

lights are shielded. Mr. Wodarz stated that all the landscape lights are set into the ground with a cap that extends about 2 in. above ground. Village Manager Lasday stated that the zoning code also dictates that landscape lighting directed toward a tree, shrub, bush, or any other natural feature that is not 100% opaque, shall not be directed toward any neighboring property or public right-of-way but instead directed toward the interior of the owner's property and/or the ground. Mr. Wodarz stated that the existing landscape lighting can be slightly adjusted to comply with this regulation. Village Manager Lasday suggested that a couple of Commissioners be assigned to review the existing light fixtures to determine whether they are compliant. Commissioner Pedersen agreed, stating that the Commissioners can meet on the property in the early evening to review the lights and how they impact neighboring properties. Mr. Wodarz and Mr. Kregel agreed that this would be an acceptable solution.

Village Manager Lasday stated that the coach lights on the pillars are non-compliant and will need to have either a frosted bulb or frosted panes. Mr. Kregel stated that he will comply with these regulations. Commissioner Pedersen noted for the record that the existing light fixtures were not illegally installed, but installed prior to the Village approving exterior lighting regulations. He stated that if no work was completed, the property owner would not need to comply with the exterior lighting regulations. He stated that it is because there are modifications that the property owners will need to comply. Mr. Kregel stated that the lighting is for safety reasons, but he is happy to work with the assigned Commissioners so that his property comes into compliance.

Mr. Wodarz walked the Commission through the proposal. He stated that the property owner would like to install a pool on the property and that the outdoor space has been designed to accommodate and compliment the outdoor pool and existing house. He stated that the pool, pool house, and stone wall area comply with zoning setbacks. He presented a prospective design of the area. He stated that the fire pit will be elevated 6 – 8 in. off the pool deck area. He stated that there will be a stone wall with a bench area worked into the circular area. He stated that under the bench there will be some wall lighting. He stated that there are two access points from the yard on the northwest and southwest corner of the wall with two stone pillars at each of the entryways. He noted that the wall previously was depicted showing a knee wall and a fence above it, but that it was changed to a solid stone wall.

Commissioner Raimondi inquired whether blue stone will be placed above the existing concrete patio. Mr. Wodarz replied yes. Mr. Kregel noted that there the existing patio has a solid foundation below it. He also added that the pool house will not be used for living quarters but merely has a bathroom to allow people to change their clothing. Mr. Wodarz stated that the pool house will be 18 ft. x 13 ft.

Upon inquiry from Commissioner Raimondi, Mr. Wodarz stated that shrubbery will be incorporated to meet opacity requirements. He stated that the shrubbery is not currently reflected on the plan but that the Village Forester recommended that the shrubbery be installed to comply with opacity regulations.

Village Manager Lasday stated that the Village Engineer expressed concern regarding drainage and requested that a rain garden be included in the project. Mrs. Rajmaira stated that there are

already drainage issues toward the rear her property caused by runoff from the rear yard of the Krengel property. She stated that she does not understand how having a rain garden installed in the southern portion of the front yard on the Krengel property will help alleviate her drainage issues, particularly when there will be more impervious surface installed at the rear of the Krengel property. Village Manager Lasday stated that the Village Engineer provided this recommendation. She stated that the location is typically based upon the lowest topography. She inquired whether a rain garden can be installed on the north side of the property, noting that the Village has a Rain Garden Program which will reimburse the Village up to 50% of the cost of the project up to \$5,000. She stated that if the Commission approves the proposal, it could be contingent upon review of a rain garden.

Upon inquiry from Commissioner Pedersen, Village Manager Lasday stated that pools are recreational facilities and need to be naturally lit. Chairman Kozonis stated that the building code may require lighting to be installed to light the pool. Chairman Kozonis inquired whether the pool will have a pool cover. Mr. Krengel replied that it will have a cover.

Commissioner Raimondi inquired about the pizza oven noting that one elevation reflects that there is a stone wall with a wood stacking area next to the pizza oven and that another elevation reflects a stone step. Mr. Wodarz replied that there will be a stone wall with a wood stacking area and that there will not be a step.

Mr. Wodarz stated that the pergola will have stained cedar wood and a natural stone. He stated that the pool house will have a matching brick color. Commissioner Raimondi inquired whether the cedar would be stained grey. Mr. Wodarz replied that it would be stained grey. Upon inquiry from Chairman Kozonis, Mr. Wodarz stated that the pool will be fenced in and have an automatic cover.

Mrs. Rajmaira inquired about the location of the proposed project in relation to her property line. Mr. Wodarz replied that the stone wall is set 60 ft. from the property line. Mrs. Rajmaira inquired whether there is any landscaping proposed to be installed between the stone wall and her property line. Mr. Wodarz replied that there is landscaping proposed to be installed between her property line and the stone wall, referring her to the landscape plan. He stated that there are existing, large trees along the property line and that the Forester does not recommend any new trees be installed. He stated that the forester recommended that 4 ft. shrubs be installed.

Chairman Kozonis appointed Commissioners Pedersen and Friedman to review the existing exterior lighting to confirm compliance. Commissioner Raimondi moved, seconded by Commissioner Chichester, to approve the project as submitted subject to confirmation of compliance of existing exterior light fixtures by Commissioners Pedersen and Friedman, having the Village Engineer Gewalt identify a location potentially in the rear yard for a second rain garden on the property, installation of a pool cover for the pool, and building code regulations be met for pool safety features. On a voice vote, the motion was unanimously approved. Ayes: Five (Chichester, Friedman, Kozonis, Pedersen, Raimondi), Nays: None, Absent: None.

Commissioners Friedman and Pedersen agreed to meet the following evening at 7:00 p.m. Mr. Kregel inquired whether he would have the ability to make a fixture zoning compliant if it is found not to do so. The Commission indicated that they would be allowed to make the fixture zoning compliant.

4. 04-03/20: **Other Business.** None.
5. 05-03/20: **Adjournment.** There being nothing further coming before the Commission, Commissioner Friedman moved, seconded by Commissioner Chichester, to adjourn the meeting. On a voice vote, the meeting was adjourned at 7:47 p.m. Ayes: Five (Chichester, Friedman, Kozonis, Pedersen, Raimondi), Nays: None, Absent: None.