

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
JUNE 18, 2013  
MEETING MINUTES**

1. 01-06/18: Call to Order. Chairman Kozonis called the meeting of the Architectural Review Commission to order at 7:03PM. Chairman Kozonis asked Manager Lasday to introduce Village Intern Litzhoff and Assistant to the Village Manager Mentkowski. Mr. Mentkowski noted that he has a Masters degree in Urban Planning and Policy and was previously a planner at the City of Gurnee.

Chairman Present: James Kozonis

Commissioners Present: David Friedman, Michael Raimondi

Commissioners Absent: Allen Chichester, Rick Pedersen

Also Present: Village Manager Maria Lasday, Assistant to the Village Manager Ryan Mentkowski, Village Intern Andrea Litzhoff

Visitors Present: Mark and Terri Minkus (11 Lakewood Drive), Fred Zimmerman (1638 Wilmot Road), Marilyn and Sheldon Banks (4 Dunsinane Lane), Omar Hernandez (1200 Lakeside Drive), Yianni Konstantinou (1250 Cedarcrest Lane), Paul Came (1370 Aitken Drive), Mary Gold (1380 Aitken Drive), Dan Cvejic (2640 Telegraph Road), Jeff Van Dixhorn (2223 Lakeside Drive)

2. 02-06/18: Approval of the May 21, 2013 Meeting Minutes. Commissioner Raimondi moved, seconded by Commissioner Friedman, to approve the May 21, 2013 meeting minutes as presented. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).
3. 03-06/18: Consider Approval to Replace an Existing Deck with a New Deck for the Existing Residence Located at 2 Dunsinane Lane, Submitted by Mr. and Mrs. Sheldon and Marilyn Banks. Village Manager Lasday summarized that the deck is being reduced to be within the building box. The deck will be a wood deck. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve the replacement of an existing deck with a new deck for the existing residence located at 2 Dunsinane Lane, submitted by Mr. and Mrs. Sheldon and Marilyn Banks. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).
4. 04-06/18: Consider Approval of (i) the Removal and Replacement of the Existing Roof, (ii) the Removal and Replacement of the Existing Gutters, and approval of (ii) an Exterior Color Change to the Existing Soffits, Garage Door, Windows and Entrance Door, Located at 1250 Cedarcrest Drive, Submitted by Ioannis (Yianni)

**Konstantinou.** The Architectural Review Commission and Village Manager Lasday welcomed Mr. Yianni Konstantinou, a new resident, to the Village. Mr. Konstantinou's home was built in the 1960s and is in need of a new roof. Mr. Konstantinou stated that he would like to replace the roof in a similar style. The soffits and garage door will be changed to a creamy, white color. Mr. Konstantinou stated that he would like to change the brown color gutters to the creamy white color. Commissioner Raimondi pointed out spotlights in the pictures and Manager Lasday stated that the spotlights were not zoning compliant. Manager Lasday stated that if the request is approved it must be subject to the removal of noncompliant lighting. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve (i) removal and replacement of the existing roof, (ii) the removal and replacement of the existing gutters, and (iii) an exterior color change to the existing soffits, garage door, windows and entrance door, located at 1250 Cedarcrest Drive, submitted by Ioannis (Yianni) Konstantinou subject to the removal of noncompliant lighting. On a voice vote, the motion was unanimously approved. Ayes: Two (Friedman, Raimondi); Abstain: One (Kozonis); Nays: None; Absent: Two (Chichester, Pedersen).

5. **05-06/18: Consider Approval of the Removal and Replacement of the Existing Roof, Located at 11 Lakewood Drive, Submitted by Marc and Terri Minkus.** Mr. Minkus (11 Lakewood Drive) stated that the existing roof had safety issues and needed replacement. Village Manager Lasday and Mr. Minkus both indicated that the new shingles will be asphalt. Mr. Minkus stated that the vents will be replaced with the same color. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve the removal and replacement of the existing roof, located at 11 Lakewood Drive, submitted by Marc and Terri Minkus. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).
6. **06-06/18: Consider Approval of a New Standby Generator, Located at 1638 Wilmot Road, Submitted by Mr. and Mrs. Fred and Kathryn Zimmermann.** Mr. Fred Zimmerman (1638 Wilmot Road) was present and summarized that he wished to install a generator at the south end of his home. Mr. Zimmerman stated that he wanted a generator in the event of a power outage. As stated, a generator will keep subpumps in his basement working. Mr. Zimmerman stated that a concrete pad will be placed under the unit. Village Manager Lasday noted that a generator cannot be located within 10 feet from a window or a door. Village Manager Lasday reported that the Village Building Commissioner approved the location. Village Manager Lasday suggested that if the request is approved, it should be subject to a location 10' away from doors or windows and have landscaping screening. Commissioner Raimondi moved, seconded by Friedman, to approve a new standby generator, located at 1638 Wilmot Road, submitted by Mr. and Mrs. Fred Zimmerman, subject to a location 10 feet away from a window or door and screened with natural screening. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).
7. **07-06/18: Consider Approval of the (1) Removal and Replacement of Exterior Doors, (2) Installation of a Garden Fence, (3) Installation of a Fence for a Dog Run, and (4) Modifications to the Second Floor Elevation, Located at 2640 Telegraph**

**Road, Submitted by Padmila Pavlovic and Dan Cvejic.** Village Manager Lasday introduced Mr. Cvejic, a new Bannockburn resident. Village Manager Lasday stated that in her plan review a balcony had been approved by the Building Commissioner to be boarded up in order to keep the children safe. The boarded up balcony requires a remodel of the second floor. The exterior doors also require removal because they contained lead. Mr. Cvejic indicated that a garden will be located in the back of the house. Discussion continued regarding the dog run fence, which will be four feet tall and is permitted in required yards as a permitted obstruction per the zoning ordinance. The dog run will be a green chain link fence. Mr. Cvejic stated that he will address the balcony after consulting an engineer about siding. The balcony will be temporarily boarded up and sealed. Mr. Cvejic stated that the dog run will prevent his dog from running away and protect against coyotes. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve the removal and replacement of exterior doors, (2) the installation of a garden fence, (3) the installation of a fence for a dog run, and (4) modifications to the second floor elevation, located at 2640 Telegraph Road, submitted by Padmila Pavlovic and Dan Cvejic. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).

8. **08-06/18: Consider Approval of a Handicap Entrance Ramp, Located at 2223 Half Day Road, Submitted by College Park Athletic Club.** A representative from College Park Athletic Club stated that he has been working with the States Attorney Office regarding the installation of the handicap ramp. Village Manager Lasday stated that if the handicap entrance is approved, the Village Engineer will require the parking lot to be restriped with 5 additional handicap spots. Village Manager Lasday indicated that the ramp is not a zoning issue, just a compliance issue. Commissioner Raimondi asked if the applicant required additional zoning review for lighting of the ramp. Manager Lasday responded that because the current entrance is not ADA compliant, the item is strictly a compliance issue. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve a handicap entrance ramp, located at 2223 Half Day Road, submitted by College Park Athletic Club. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).
  
9. **09-06/18: Consider Approval of (1) 3 New Door Entrances and (2) Modifications to Previously Approved Elevation Plans, Located at 1200 Lakeside Drive, Submitted by Reit Management & Research LLC.** Mr. Omar Hernandez indicated that the site plan shows three new doors and the addition of a sidewalk for emergency egress. Mr. Hernandez stated that the new doors are for a new corridor that leads to a patio in the back of the building. Village Manager Lasday stated that the Village Engineer could be consulted for ADA approval. Mr. Hernandez stated that the new entrances will accommodate a new tenant moving into the wing, and that the tenant will require a new back door with a paved sidewalk.

Commissioner Raimondi suggested installing a 250 square foot rain garden. Mr. Hernandez stated that if the Village requires a rain garden, the tenants will add a rain garden. Commissioner Raimondi stated that the extra runoff should be detained on the

property. Village Manager Lasday indicated that Village Engineer Gewalt suggested a location on the south side of the building to build the rain garden. Mr. Hernandez indicated that Village Engineer Gewalt's proposed rain garden location conflicts with the proposed site plans. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve (1) 3 new door entrances and (2) modifications to previously approved elevation plans, located at 1200 Lakeside Drive, submitted by Reit Management subject to Village Engineer confirmation of location of the proposed rain garden. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).

10. 10-06/18: **Consider Approval of a (1) New Built-in BBQ, (2) Built-in Fireplace, and (3) Modification and Enlargement of an Existing Patio, Located at 1380 Aitken Drive, Submitted by Stephen Gold.** Mrs. Gold was present on her husband's Stephen Gold behalf. Mrs. Gold stated that they would like to install a built-in barbecue and built-in fireplace by enlarging an existing patio. Mrs. Gold explained that the existing patio is terraced. The lower terrace level would be built out to hold the new barbecue and fireplace level with the existing patio. Mrs. Gold stated that there is brick on the foundation structure. Commissioner Raimondi inquired where the gas line will run and if they will run a gas line from their home. Mrs. Gold stated that the gas line will be installed with the modifications to the existing patio. Commissioner Raimondi suggested the new patio have a concrete foundation. Discussion ensued on the location of a gas line for the built-in barbecue. Manager Lasday instructed the applicant to inform the Village Board about the proposed gas line location for the barbecue at the next meeting.

Manager Lasday confirmed that the height, depth, and location of the accessory structure are zoning compliant. Commissioner Raimondi inquired if the applicant would install a rain garden. Mrs. Gold stated that most of the water is discharged to one side of the house. Manager Lasday indicated that the location of a rain garden needs to be reviewed by the Village Engineer. Mrs. Gold stated that if they need to install a rain garden, they would prefer the location to be close to the shed. Mrs. Gold indicated that they will work with the Village Engineer on the location of a rain garden. Commissioner Friedman moved, seconded by Commissioner Raimondi, to approve (1) a new built-in barbecue, (2) built-in fireplace, and (3) modification and enlargement of an existing patio, located at 1380 Aitken Drive, submitted by Stephen Gold, subject to Village Engineer confirming a location for rain garden and Village Forester approval of tree protective fencing. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).

11. 11-06/18: **Adjournment.** Chairman Kozonis noted that the next meeting will be held on July 16, 2013. Commissioner Friedman moved, seconded by Commissioner Raimondi, to adjourn the meeting of the Architectural Review Commission at 7:58PM. On a voice vote, the motion was unanimously approved. Ayes: Three (Kozonis, Friedman, Raimondi); Nays: None; Absent: Two (Chichester, Pedersen).