

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, JUNE 19, 2012**

1. 01-06/19: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 p.m.

Chairman: Jim Kozonis

Commissioners Present: Louise Feeney, David Friedman, Rick Pedersen

Commissioners Absent: Allen Chichester, Mike Raimondi

Also Present: Village Manager Maria Lasday, Village Administrative Assistant Blanca Vela-Schneider

Visitors: Craig Dowden (James Dowden & Associates), Village Resident Marilyn Heath (1675 Duffy Lane), Anthony Karkazis (North Shore Turf), Village Property Owners Dr. Frank and Lisa Karkazis (1665 Duffy Lane), Village Resident James Kendall (1393 Aitken Drive), Dean Maggios (Curatolo & Associates), Michael Mascolino (2690 Birchwood Lane, DMW), Village Residents Jack and Goldie Miller (1900 Duffy Lane), Village Resident Thomas Winter (1670 Meadow Lane)

2. 02-06/19: **Introduction.** Chairman Kozonis introduced the Commissioners to the audience.

3. 03-06/19: **Consideration of Approval of the May 22, 2012 Meeting Minutes.** Commissioner Friedman moved, seconded by Commissioner Pedersen to approve the May 22, 2012 Architectural Review Commission Meeting Minutes, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi).

4. 04-06/19: **Consideration of a Request for Approval of the Installation of a New Flagpole at the Residence Located at 1900 Duffy Lane, Submitted by Mr. Jack Miller.** Village Manager Lasday stated that Mr. Miller is requesting a flagpole on the front, side yard of his property. She stated that the request is zoning compliant. She stated that the area that the flagpole will be placed is depicted in the photo and the specifications of the flagpole have been provided. Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the installation of a new flagpole, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi).

5. 05-06/19: **Consideration of a Request for Approval of the Removal and Replacement of an Existing Deck, at the Property Located at 1670 Meadow Lane, Submitted by Tom and Cosette Winter.** Village Manager Lasday stated that Mr. and Mrs. Winter are seeking to replace their existing deck with a deck that is identical with the exception of the railing.

Commissioner Pedersen stated that he thinks that the railing will look nice. Commissioner Feeney moved, seconded by Commissioner Friedman, to approve the removal and replacement of an existing deck, as submitted. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi).

6. 06-06/19: **Consideration of a Request for Approval of 1) Demolition of an Existing House and Accessory Structures, 2) a New 11, 268 Sq. Ft. Home, 3) New Pool and Patio, 4) Exterior Lighting, and 5) Landscaping at the Property Located at 1665 Duffy Lane, Submitted by Dr. Frank and Mrs. Lisa Karkazis.** Village Manager Lasday stated that the proposed request is zoning compliant. She stated that the Village has received the letter-of-no-impact from the Stormwater Management Commission and that Village Engineer Gewalt and Village Forester Sinn have reviewed and approved the grading and forestry plans. She noted that Village Engineer Gewalt has suggested a rain garden be installed to improve drainage on the property. Village Manager Lasday stated that Building Commissioner Orth has approved the location of the generator. She stated that the petitioner is seeking very minimal lighting of 6 exterior landscape lights, 2 exterior fixtures lights for the entryway pillars, and 16 exterior coach lights. Mr. Michael Mascolino introduced himself to the Commission. He stated that the contemporary house would incorporate stone and a slate roof, noting that the same stone as 8 Broadleys Court will be used. He presented a full set of working drawings to the Commission. He stated that there will be a cast steel gutter with larger capacity for water and that the house will basically be on the same footprint as the existing house, but will be set further back into the property and is shorter. He stated that there is a 150 ft. front yard setback. Commissioner Friedman indicated that the packet provided is extremely thorough and thanked the petitioner for such complete drawings. Commissioner Pedersen inquired whether the entryway piers can be softened with landscaping. Mr. Mascolino replied that the owner will add landscaping at the front of the piers to soften the look. Upon inquiry from Commissioner Pedersen, Mr. Mascolino stated that there would not be a front gate. Chairman Kozonis inquired whether a pool cover is being proposed. Mr. Mascolino replied that a pool cover has not been considered but that the owner could install one. Chairman Kozonis stated that a pool cover will be safer and requested that the owner install a pool cover. Mr. Mascolino indicated that a pool cover will be added. Chairman Kozonis stated that the petitioner has done a great job in his submittal to the Village. Mr. Craig Dowden (James Dowden & Associates) identified where the proposed rain garden will be placed. Commissioner Pedersen moved, seconded by Commissioner Feeney, to approve the demolition of the existing residence and accessory structures, a new single family residence, pool and patio, exterior lighting, fence, and landscaping on the property subject to landscaping by the front entry pillars, the petitioner complying with Village regulations regarding trees and bufferyards, complying with the Village's exterior lighting regulations, obtaining approval for tree protection fencing and fencing from the Village Forester, connecting to the Village's sanitary sewer and water services, installing a rain garden in a location approved by the Village Engineer, submitting to Lake County Stormwater Management Commission the Watershed Development Permit application, and submitting an as-built survey within 60 days of completion of the construction improvements. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi).

7. 06-06/19: **Other Business.** **1393 Aitken Drive*. Village Manager Lasday reported that the property owners of 1393 Aitken Drive have reduced the scope of work and will no longer be adding an addition or a portico to the front entryway. She inquired whether the Commission would prefer to have a second review of it. Mr. James Kendall (1393 Aitken Drive) indicated that the project is just being scaled down. He did present the proposed fencing for the project. Village Administrative Assistant Vela-Schneider noted that public notice was provided for this issue so that the Commission could approve the fencing this evening, if the Commission preferred. Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the proposed fence as presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi). In regards to the other items, the consensus of the Commission is that the Commission would not like to see this issue again as the project has been reduced in scope. **27 Aberdeen Court*. Village Manager Lasday stated that the property owner has decided to go with a taller fence but noted that the same materials will be used. The consensus of the Board is that this issued would not need to be returned to the ARC for consideration.
8. 09-06/19: **Adjournment.** There being no further business of the Commissioner, Commissioner Pedersen moved, seconded by Commissioner Friedman, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Feeney, Friedman, Kozonis, Pedersen), Nays: None, Absent: Two (Chichester, Raimondi). The meeting was adjourned at 7:25 p.m.