

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
TUESDAY, JULY 22, 2014  
MEETING MINUTES**

1. 01-07/22: **Call to Order.** Chairman Kozonis called the meeting to order at 7:02PM.

Chairman: James Kozonis

Commissioners Present: David Friedman, Michael Raimondi, Rick Pedersen,  
Theresa Zagnoli

Commissioners Absent: None

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

Visitors: Pat Brill (Contractor of 1899 Hilltop Road), Marc Offit  
(1400 North Avenue), Jason Addington (Red Spade  
Environments), Dustin Tallisman (13 Dunsinane Lane)

2. 02-07/22: **Visitor's Business.**

New Architectural Review Commission (ARC) member Theresa Zagnoli and was sworn in by Chairman Kozonis.

3. 03-07/22: **Consider a Request for Approval of the June 17, 2014 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Raimondi, to approve the June 17, 2014 meeting minutes, as amended. Motion approved. Ayes: Five (Raimondi, Pedersen, Friedman, Zagnoli, Kozonis); Nays: None; Absent: None.

4. 04-07/22: **Consider a Request for Approval of the Installation of (1) a New Standby Generator and a (2) Fence at the Property Located at 13 Dunsinane, Submitted by Dustin Tallisman.**

Applicant Dustin Tallisman requested approval to install a standby Kohler Power Systems 14 KW generator on the south side yard of the property and a fence to screen the generator. Mr. Tallisman noted the following:

- The proposed generator will be at least 10 feet from any door and/or window of the house and will be installed within the building box on the property. Therefore, the location of the proposed generator is zoning compliant.
- The proposed generator will be used to supply power to the houses HVAC, appliances and some lights at the property in the event there is a loss of power. He noted the location of the proposed generator.
- There are presently 25 existing exterior lights at the property (12 coach lights on the exterior of the home, 13 pathway lights/landscaping lights), some of which are not zoning

compliant. Since the coach lights are no cut-off fixtures with a clear glass, he stated that he will replace the existing bulbs with low wattage frosted bulbs to be zoning compliant. He further noted that he will be removing all of the existing pathway lights on the property.

- The proposed generator will be screened with a 3'6" high Spruce Dog-Ear Pressure Treated Wood Fence Panel, which will include 4' x 4' post and a gate. The fence material will be painted brown to match the house.
- He reviewed how electricity would be supplied to the generator and that the existing landscape shrubbery will be enhanced.

It was further confirmed that Building Commissioner Dan Orth, through his designee, reviewed the application materials and approved the location of the generator. The ARC members also inquired about the use of the generator and when the weekly testing would be done.

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the Installation of a New Standby Generator and a Fence at the Property Located at 13 Dunsinane Lane. Upon roll call vote, motion approved. Ayes: Five (Raimondi, Pedersen, Friedman, Zagnoli, Kozonis); Nays: None; Absent: None.

5. **05-07/22: Consider a Request for Approval of the Installation of a (1) Concrete Pad and (2) New Standby Generator at the Property Located at 1899 Hilltop Lane, Submitted by Ron and Karen Kinder.**

The applicant's consultant, Pat Brill, requested approval to install a concrete pad and new a Generac Guardian 20kW standby generator at the existing residence on the north east side yard of the property (where a recently approved addition will be constructed). At the meeting, Mr. Brill noted the following:

- That there are no windows or doors within 10 feet of where the generator will be placed. Therefore, the proposed location of the generator is zoning compliant.
- The proposed generator will be screened with landscaping (Spirea). Staff noted that a description of the landscaping was found on the internet and included in the plan review.
- That the existing exterior lights at applicant's property are zoning compliant and lighting issues were resolved when the applicant requested ARC approval for an addition in November 19, 2013.
- Reviewed how electricity and telephone lines will be routed and noted that smart phone technology is built into the generator system.
- That the generator's noise will be minimized since the engine's muffler is located within the cabinet to guard against burns and injury and to keep the generator's noise level to 66db or lower.

Staff confirmed that Building Commissioner Dan Orth, through his designee, reviewed the application materials and approved the location of the generator.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the Installation of a Concrete Pad and New Standby Generator at the Property Located at 1899 Hilltop Lane. Upon voice vote, the motion was approved. Ayes: Five (Raimondi, Pedersen, Friedman, Zagnoli, Kozonis); Nays: None; Absent: None.

6. **06-07/22: Consider a Request for Approval of a (1) Modification to an Existing Pool Deck, (2) Installation of a Walkway, (3) Installation of a Fire Pit (4) Installation of a Seat Wall, and (5) Installation of an Outdoor Built-in Grill / Kitchen and Counter Area at the Existing Residence Located at 1400 North Ave, Submitted by Marc Offit.**

The owner Mark Offit and his architect (Jason Addington) requested approval to (1) modify an existing pool deck, (2) install a walkway, (3) install a fire pit (4) install a seat wall, and (5) install an outdoor grill / kitchen with counter area at the residence. At the meeting, the applicant noted the following:

- That in the rear yard of the applicant's property, there is a pool, a flagstone patio adjacent to the pool, a concrete patio and wood decking next to a screened porch, a flagstone walkway in the eastern side of the rear yard, and a wood deck on the western side of the rear yard of the property. Applicant requested approval to modify the existing pool deck, patio and walkway. The proposed square footage for the existing decks, patios and walkway is approximately 2,189 square feet. Staff noted that Village Engineer David Gewalt indicated the net increase in impervious surface is only 237 square feet because of the removal of some existing impervious surfaces.
- That the applicant plans on removing the existing concrete aggregate concrete walkway and patio at the existing rear yard area and replace with Brussels block dry-set pavers in a random ashlar pattern. The proposed pool deck modification includes a new limestone bull-nose pool coping and bullnose edge.
- Upon receiving an inquiry from the ARC whether the existing pool was building code compliant, applicant noted that the pool did not have a cover but the property was fenced. Staff noted that the City of Lake Forest (building inspector) would be asked to determine whether the existing pool is building code compliant. If the pool is not building code compliant, applicant will be directed to bring it into building code compliance.
- The proposed fire pit will be a 12 inch high square fire pit. Each side of the fire pit will be 4'6". The fire pit will include a concrete slab and clay drain. The fire pit will consist of a lannon stone veneer and will include limestone coping. The fire pit will be on a 6" slab and have an under drain. The fire pit will be for fire only, not gas.
- The proposed seat wall will be an 18 inch high lannon stone seat wall that will include a 2 inch blue stone cap. The seat wall will be 42 inches in depth and 12 inch wide.
- The proposed outdoor kitchen will include a counter and built-in grill. The counter will be 14 lineal feet of granite counter, 42 inches in height, 12 inches wide, and 2 inches thick. The kitchen materials will include a lannon stone veneer, similar to the illustration depicted in the application materials. There will be a gas line to the grill. The existing gas line by the pool heater will be extended to the gas grill.
- There are presently no landscaping lights at the property and no new lights are being requested. However, staff noted that there are presently 13 exterior lights at the residence (front yard - 5 coach lights, 2 flood lights and 1 entry light existing at the front yard of

applicant's property, side yard - 1 coach light at the side yard, rear yard - 2 flood lights and 2 coach lights). Staff further noted that all of the coach lighting on the property appear to be zoning compliant. However, the flood lights are not zoning compliant. For the existing flood lights on the property to be zoning compliant, the floodlights will need to be shielded to prevent glare, directed toward a building, structure or site surface, and shielded so the existing light source is not visible from beyond the property line. In addition, the floodlight's lumen count will need to be lowered to be at or below the maximum allowed 700 lumen count for no cut-off fixtures. Upon discussing the lighting issue the ARC desired to have applicant work with Commissioner Rick Pedersen to bring all of the lights to compliance. The applicant agreed to work with Commissioner Pedersen to bring the existing flood lights into compliance or to replace them with zoning compliant lights.

- The applicant noted that he will not be removing any trees.

Commissioner Pedersen moved, seconded by Commissioner Raimondi, to approve a Modification to an Existing Pool Deck, Installation of a Walkway, Installation of a Fire Pit, Installation of a Seat Wall, and Installation of an Outdoor Built-in Grill / Kitchen and Counter Area at the Existing Residence Located at 1400 North Ave subject to compliance with the Village of Bannockburn's Exterior Lighting Regulations and compliance with Village Engineer and Village Forester conditions. Upon voice vote, the motion was approved. Ayes: Five (Raimondi, Pedersen, Friedman, Zagnoli, Kozonis); Nays: None; Absent: None.

#### 7. **Adjournment.**

Commissioner Friedman moved, seconded by Commissioner Raimondi, to adjourn the meeting at 7:41 PM. Motion approved. Ayes: Five (Raimondi, Pedersen, Friedman, Zagnoli, Kozonis); Nays: None; Absent: None.