

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
TUESDAY, AUGUST 21, 2012
MEETING MINUTES**

1. 01-08/21: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 p.m.

Chairman: James Kozonis

Commissioners Present: Allen Chichester, Rick Pedersen, Mike Raimondi

Commissioners Absent: David Friedman

Also Present: Village Manager Maria Lasday

Visitors: Village Resident Jordan Matt (1800 Hilltop Lane), Denny Plauck (Rosebrook Pools)

2. 02-08/21: **Introduction.** Chairman Kozonis introduced the Commissioners to the audience.

3. 03-08/21: **Consideration of Approval of the July 17, 2012 Meeting Minutes.** Commissioner Raimondi identified a correction to the meeting minutes. Commissioner Pedersen moved, seconded by Commissioner Raimondi to approve the July 17, 2012 Architectural Review Commission Meeting Minutes, as amended. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Kozonis, Pedersen, Raimondi), Nays: None, Absent: One (Friedman).

4. 04-08/21: **Consideration of a Request for Approval Exterior Plans to Allow the Installation of (1) an In-Ground Pool, (2) Fire-pit, (3) Deck, (4) Fence and (5) Pillars at the Existing Residence, Located at 1800 Hilltop Lane (formerly known as 2480 Telegraph Road), Submitted by Mr. and Mrs. Jordan Batt.** Village Manager Lasday stated that the property has a deed restriction on the property due to a wetland. She stated that the area identified in the deed restriction is not permitted to be altered in anyway. Commissioner Raimondi stated that the drawings do not reflect actual dimensions of the wetland area and inquired whether the submitted plans comply with the deed restriction. Village Manager Lasday stated that Village Engineer Gewalt reviewed the plan with the applicant and signed off on the plan. She stated that the Village should be very clear in the release of a permit of the wetland deed restrictions. She stated that an as-built will be required. Commissioner Pedersen stated that his concern is in regards to the maximum limitation of the bufferyard regulations. Village Manager Lasday stated that Mr. Batt does meet the setback regulations. Mr. Jordan Batt introduced himself and Mr. Plauck to the Commission. Commissioner Raimondi stated that the elevations measured by Greenguard Incorporated show the edge of the brick patio to between 694.5 and 694.6. He stated that the color rendering show two steps with 6” risers that go to the pool but reflect the same elevation as the brick patio. He stated that the plans should be modified to reflect the pool at an elevation of 695.5. Commissioner Chichester inquired whether Commissioner Raimondi is sure there is a

riser. Commissioner Raimondi replied affirmatively. Mr. Plauck stated that the risers can be eliminated so that the elevation remains the same. Mr. Batt stated that the risers are needed because the pool has an infinity edge which gives it the appearance of a waterfall. Commissioner Raimondi suggested that Mr. Batt's engineer review the elevations.

Commissioner Raimondi inquired whether the existing patio brick is red. Mr. Batt replied that the color is more of a tan. Mr. Plauck stated that the 3-D elevation software has a limited variety of colors available for display. He stated that the color on the plan is not reflective of what actually exists. Commissioner Raimondi questioned why the proposed patio does not match the pool deck area. Mr. Batt replied that the colors will actually be very similar, once again noting that the 3-D elevation software does not accurately reflect the materials that will be used. Mr. Plauck stated that the wall stone on the pillars will also match that of the house. Chairman Kozonis inquired whether there will be an automatic pull cover. Mr. Plauck replied that there will be an automatic pool cover. Commissioner Raimondi inquired whether a gate can be added to the south side. Mr. Plauck replied that there is a gate proposed by the south side near the equipment pad as well as a gate proposed on the north side. Commissioner Raimondi stated that raising the deck a foot will change all the contours. Mr. Plauck stated that he will speak with his engineers tomorrow to see where the error occurred in regards to the elevations. Commissioner Raimondi inquired about some markings on the proposed plan. Mr. Plauck replied that the markings are walking stones that lead to the proposed gate. Chairman Kozonis stated that corrections will need to be submitted with the building permit application.

Commissioner Raimondi stated that the neighbor to the north had expressed some concern regarding a dead tree on the property. Village Manager Lasday stated that the Village Forester identified two trees on the property that are dead and/or diseased that should be removed. Mr. Plauck stated that the forester's letter was forwarded to Mr. Batt. Mr. Batt stated that he is unsure of which trees they are. Village Manager Lasday stated that the locations are identified in the tree report. Commissioner Raimondi inquired about the fire pit. Mr. Batt stated that there is a gas lighter.

Commissioner Chichester moved, seconded by Commissioner Raimondi, to approve the in-ground pool, fire-pit, deck, fence and pillars subject to the applicant complying with 1) the Village Tree Protection and Preservation Ordinance by removing a 5" American elm and willow tree as noted in the Village Forester review; 2) complying with the Village's Bufferyard Ordinance and the Wetland Restrictive Covenant by Deed; 3) complying with the Village Engineer's conditions of a) installing a silt fence at least two feet away from the deed restricted area and maintaining it during the construction process, protecting and preserving the wetland area by preventing any grading and/or encroachment of the native wetlands, b) installing a movable chain link fence to protect the excavation and the pool during construction, c) installing the permanent fence at least 5 feet away from the restricted deed wetland area, and d) submitting to the Village an "as-built" survey of the property that reflects the improvements and the deed restricted area with 60 days of the completion of the construction; and 4) confirming and correcting the plans to accurately reflect the elevation of the risers and/or pool. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Kozonis, Pedersen, Raimondi), Nays: None, Absent: One (Friedman).

5. 05-08/21: **Other Business.** None.
6. 06-08/21: **Adjournment.** There being no further business of the Commissioner, Commissioner Raimondi moved, seconded by Commissioner Chichester, to adjourn the Architectural Review Commission meeting. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Kozonis, Pedersen, Raimondi), Nays: None, Absent: One (Friedman). The meeting was adjourned at 7:22 p.m.