

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
TUESDAY, OCTOBER 21, 2014**

1. 01-10/21: **Call to Order.** Chairman Kozonis called the meeting to order at 7:00 PM.

Chairman: James Kozonis

Commissioners Present: Rick Pedersen, Michael Raimondi (7:05PM), Theresa Zagnoli

Commissioners Absent: David Friedman

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

Visitors: Nancy Orth (1840 Meadow), Scott Renken (Architect for 29 Aberdeen Court), James Boyle (1825 Wilmot Road), Ronald Kinder (1899 Hilltop Road), Paul Tobak (22 Aberdeen Court), Allan and Melissa Malmed (1250 North Avenue), Yianni Konstantinou (1250 Cedarcrest Lane), Frank Rothing (1350 Aitken Drive)

2. 02-10/21: **Visitor's Business.**

None

3. 03-10/21: **Consider a Request for Approval of the August 19, 2014 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the August 19, 2014 meeting minutes. Motion approved. Ayes: Three (Kozonis, Pedersen, Zagnoli); Nays: None; Absent: Two (Friedman, Raimondi).

Commissioner Michael Raimondi arrived at the meeting at 7:05 PM.

4. 04-10/21: **Consider Approval of the Removal and Replacement of a Portion of the Existing Cedar Shake Roof with Laminate Shingles, Located at 1840 Meadow, Submitted by Mrs. Nancy Orth.**

Commissioner Zagnoli moved, seconded by Commissioner Raimondi, to approve the Removal and Replacement of a Portion of the Existing Cedar Shake Roof with Laminate Shingles, Located at 1840 Meadow, Submitted by Mrs. Nancy Orth, conditioned on changing all of the bulbs of the existing flood lights and up lights with frosted bulbs, as well as directing all of the lights downward toward the pavement. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

5. **05-10/21: Consider Approval of the Installation of a Chain Link Fence at the Existing Residence, Located at 1250 Cedarcrest Drive, Submitted by Ioannis (Yianni) Konstantinou.**

The applicant, Mr. Yianni Konstantinou noted he is requesting approval to install a 6 foot tall chain link fence along the perimeter of the property, except for certain parts of the front yard, and will include a 4 foot gate with a self-closing mechanism, as illustrated in the application materials. He noted it will be installed to meet Building Code requirements for an existing pool on the property. He noted he had recently removed ash trees on his property, which exposed a field fence. He noted the old fence (a chicken wire fence) was damaged through the years and was not building code compliant since there was a pool on the property. He understood that the fence also needed to include a top bar and not have openings so far apart. He noted that a photo of the proposed chain link material, as well as specifications of the proposed fence, was included in the application materials for review.

Commissioner Pedersen inquired whether Lake Forest, the Village's building official, reviewed the existing conditions at the property to determine if the pool fence were building code compliant.

Mr. Konstantinou noted that they had reviewed the existing conditions and noted that the existing fence is not building code compliant because of the existing pool. He also noted that the existing pool will have an automatic pool cover in spring 2015. He further noted that Lake Forest will require a top rail on the fence in order to be building code compliant. He noted the new fence will also need to have a lock; however, a pool cover is not required by the building code since alarms exist in the house to note when someone goes outside. He noted that his understanding was that the alarms and the proposed fence will be enough to be building code compliant.

Commissioner Raimondi inquired whether there would be a gate at the southern property line.

Mr. Konstantinou stated that there would not be a gate at the southern property line because a garden will be planted along the property line. He noted again that a four foot gate will be installed near the northern property line.

Mrs. Melissa Malmed (1280 North Ave) noted that the proposed fence plan depicted a fence abutting an existing wood fence in front of the house.

Mr. Konstantinou addressed the comment and noted that the wooden fence was removed.

Mrs. Malmed inquired whether the fence installation would affect the timing of planting trees.

Mr. Konstantinou stated that he did not believe it would affect the timing of the planting of trees and he hoped to plant trees and shrubs very soon or at the same time of the fence installation.

Regarding staging of the plantings which are part of a separate permit, Mr. Konstantinou noted that the fence installation along the northern property line will be staged and coordinated with Mrs. Lewis due to an issue pertaining to Mrs. Lewis' dog. He noted that he expected the fence installation to take at the most 2 days.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the installation of a 6 foot tall chain link fence at the existing residence located at 1250 Cedarcrest Drive, submitted by Ioannis (Yianni) Konstantinou. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

6. **06-10/21: Consider Approval of (1) a New 8,370 Sq. Ft. Home, (2) Garage, (3) Walk / Patios, (4) Exterior Lighting, (5) Landscaping, and (6) Driveway at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

The applicant's architect, Mr. Scott Renken, presented the following testimony regarding the proposed single-family home at 29 Aberdeen Court:

- That the proposed single-family stone and shingle home will be a 2-story home of approximately 8,000 finished square feet with a 4-car garage. The home will fit in nicely with the wooded site.
- That the home will be set back 74 feet from the front property line and will include a 33 foot building height.

Commissioner Pedersen asked if the proposed height calculation was accurately clarified following the pre-application meeting discussion on the issue. Mr. Renken explained that the proposed home was engineered to bring grade up and to lower the peak of the roof to be zoning compliant. He noted that the existing grade was problematic since it is so low.

- That the proposed plans do not include a fence, posts, or gates in the front yard, nor do the plans include landscape lighting in the front yard.
- That the garage and associated driveway pad is located on the high side of the lot (west side) because the grade slopes downward toward the retention pond.
- That the proposed home is the second home the builder will be doing at the Tarns of the Moor Subdivision and the seventh home to be constructed in the development.
- That the proposed home will back up to a pond and will consist of the following materials: Medium cedar shake roof; Machine cut cedar wall shingles factory stained in a gray-taupe color similar to photos; Stone base from Eden Stone Co. in a buff/gray with limestone cap; Pre-finished white aluminum gutters and downspouts; Mahogany or equal wood stained front and service door and colored in dark walnut; Garage doors are a metal insulated paneled door in dark walnut color; White wood trim; Aluminum clad wood windows in white; Copper shed roof feature on garage front; and wood decorative brackets in white per elevations.
- That the front covered porch extends across the front of the house from the garage to the stair element. The area of this porch is 301 square feet. The porch is 1 step down from the

finished floor and is roofed over by white columns and the material is bluestone on a mortar bed.

- That the rear covered porch (215 square feet) wraps around the home behind the kitchen area and is accessible from the breakfast room. The material is bluestone on a mortar bed, exactly as the front.

Upon an inquiry from Commissioner Zagnoli, Mr. Renken noted that the porch will wrap around to the rear yard. He also noted that the porch will have two lights hanging and a sliding French door.

- That there is a patio located in the rear yard of the property and will consist of a dry-laid Unilock paver in pattern. He noted the color will be a combination of Unilock limestone/sandstone. He noted that it will be situated at grade and 2 steps down from the bluestone covered rear porch. The size of the rear patio is 717 square feet and with White Permacast decorative columns.
- The driveway is asphalt with a 50 foot diameter circular drop-off at the front and the circle is 13 feet 6 inches. He noted a Unilock paver banding occurs at the front entry apron on the inside and outside of the circle and will be approximately 12 -16 inches wide and in the same color as the rear patio.

Commissioner Zagnoli noted that the proposed driveway to the property line is 15 feet, which is zoning compliant.

Commissioner Raimondi inquired why the driveway was engineered on the side depicted (near contours and the water's edge) and why the house was lower than the curb.

Mr. Renken noted that the builder wanted to have a view of the pond and the engineers advised him that it was better not to have steps to the garage; otherwise, the garage would have to be lowered. He noted there is a problem with the slope, too much of a drop (3 1/2 foot drop).

Chairman Kozonis noted that the setback requirements were met with the proposed layout.

- That relating to Water Detention the home is engineered to deposit runoff water in the detention pond on the site. He noted that the site is sloping and some foundation stepping will occur to follow the contours of the site.
- That there is no landscape lighting or entry piers proposed at this time. He noted the only lighting is shown on the elevations, which consists of 9 exterior light fixtures (3 Coach Lights by the garage and 6 Hanging Lights at the front and rear porches). He noted the neighbors to the west will see lights on garage due to the existing contours on the property.

Mr. Renken then described the proposed landscaping plan and noted that the intent of the plan is to preserve all existing plant material as a natural state landscape. He stated that the proposed landscape plan meets the Village's opacity requirements.

Mr. Paul Toback (22 Aberdeen) noted that he was particularly concerned with the proposed landscape at the northern property line and wanted to make sure there was adequate screening to his home. He also inquired as to whether the setbacks for the home could be increased and move the home further south.

Commissioner Raimondi noted that the southern property line has buckthorn and ash trees.

Mr. Renken stated that the existing vegetation will be removed in the future. Staff noted that the opacity requirements will need to be met when the vegetation is removed at the southern property line according to the Village Forester and the Village Ordinances.

Manager Lasday noted that the Village Forester recommended accepting the Applicant's option presented for the southern half of the property, with the condition, that if the future residents wish to remove buckthorn within the southern half of this lot, an opacity review would have to be completed and approved for all the remaining bufferyards.

Commissioner Pedersen inquired as to whether a rain garden would be installed on the property.

Mr. Renken stated that a rain garden would be installed on the property, as directed by the Village Engineer.

Manager Lasday stated that the Village Engineer Gewalt reviewed the engineering and site plans, which noted certain conditions that needed to be adhered to when developed.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve a New 8,370 Sq. Ft. Home, Garage, Walk / Patios, Exterior Lighting, Landscaping, and Driveway at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, subject to the following conditions: (1) Shall comply with the Village's Tree Protection and Preservation Ordinance; (2) Shall comply with the Village's Bufferyard Ordinance; (3) Shall seek final Village Forester approval of tree removals and tree protection fencing; (4) Shall prepare and execute a Lake County Stormwater Management Commission Watershed Development Permit prior to applying for a building permit; (5) Shall connect to the existing sanitary sewer service at the north side of the lot. One cleanout should be installed; (6) Shall indicate which downspouts splash on grade. Downspouts to the east side of the home should be directed to the existing pond on the property. Downspouts to the west side and south sides of the home should be connected to a rain garden or bio-swale in order to prevent concentrated runoff from eroding the pond shoreline. One smaller inlet is necessary on the west side of the front door to drain runoff before it crosses the front door sidewalk; (7) Shall prevent damage to the field tiles running through the property. If field tiles are encountered during construction, storm inlets should be used to mark their location and piping should be used to drain the field tile water into the

pond; (8) Shall install a rain garden and consider un-mowed natural prairie landscape areas to absorb some of the increase runoff from the larger impervious area, especially to the south or between the home and the existing pond. The landscape plan for this property should mitigate this increased runoff by using one rain garden or bio-swale of 100 square feet upstream of pond either in the rear yard or the east side yard; (9) Shall not have any lighting being illuminated between 12:00 a.m. and 7:00 a.m. unless it is activated by a motion sensor that is triggered by activity within a lot or security alarm that is operational for no longer than five minutes per activation, with the exception of coach lighting located immediately adjacent to the edge of the driveway that serves as the primary access to the property; and (10) must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

7. **07-10/21: Consider a Request for Approval of the (1) Removal and Replacement of a Small Portion of the Roof with Cedar Shakes, and (2) Modified North, South and East Elevations to Substitute Windows at the Residence Located at 1899 Hilltop Lane, Submitted by Ron and Karen Kinder.**

The applicant, Mr. Ron Kinder requested approval of modified elevations to substitute existing windows. He noted the new windows will include a bronze clad exterior with wood interior and will match the existing arch windows at the house. He additionally requested approval to replace a small existing copper roof area above the new kitchen (South Elevation) with cedar shakes. He stated that the current area of the roof is leaking.

Mr. Kinder noted that the architect did not realize that he needed to include the following modifications in the previously approved November 19, 2013 addition plans:

- Substitute triple arch – top casement window for 2 pairs of casements on the south wall of the new family room (brown clad anodized finish to match existing).
- Substitute single arch – top windows for the pairs of casements on the east wall of the family room flanking the fireplace (brown clad anodized finish to match existing).
- Substitute triple arch – top casement window for rectangular casements/picture window on the east wall of the dining room (brown clad anodized finish to match existing).
- Substitute arch – top casements for the rectangular flanking the new fireplace in the dining room (north elevation - brown clad anodized finish to match existing).

Commissioner Zagnoli moved, seconded by Commissioner Raimondi, to approve the Removal and Replacement of a Small Portion of the Roof with Cedar Shakes, and Modified North, South and East Elevations to Substitute Windows at the Residence Located at 1899 Hilltop Lane, Submitted by Ron and Karen Kinder. Motion approved. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

8. **08-10/21: Consider Approval of a 2015 Calendar Year Schedule for the Architectural Review Commission Meetings.**

Commissioner Zagnoli moved, seconded by Commissioner Raimondi, to approve a 2015 Calendar Year Schedule for the Architectural Review Commission Meetings as presented in

the packet. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

9. **Adjournment.**

Commissioner Raimondi moved, seconded by Commissioner Pedersen, to adjourn the meeting at 7:54 PM. Motion approved. Ayes: Four (Kozonis, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).