

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
NOVEMBER 19, 2013
MEETING MINUTES**

1. 01-11/19: **Call to Order.** Pro-tem Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: James Kozonis

Commissioners Present: Allen Chichester, Rick Pedersen, David Friedman

Commissioners Absent: Michael Raimondi

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

Visitors Present: Ron Kinder (1899 Hilltop Lane), and Wells Wheeler (Architect for 1899 Hilltop Lane)

2. 02-11/19: **Consider a Request for Approval of the October 22, 2013 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Chichester, to approve the October 22, 2013 meeting minutes as amended to the “visitors present” section and grammatical revisions on lines 132 and 144 of the minutes presented. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Kozonis); Nays: None; Absent: One (Raimondi).

3. 03-11/19: **Consider a Request for Approval of (1) a Modified South and East Elevation for a Proposed Addition, (2) a New Exposed Aggregate Patio, (3) the Removal, Replacement and Expansion of a Masonry Garden Wall with an Iron Railing in the Rear Yard, and (4) the Installation of Additional Exterior Lighting for the Existing Residence at 1899 Hilltop Lane, Submitted by Ron and Karen Kinder.**

Mr. Ron Kinder, the applicant and owner, requested approval to modify the existing south and east elevation of the existing residence to add a 1,520 square foot addition. Mr. Kinder and Mr. Wells Wheeler (the Architect for the project) explained the details of the proposed addition, which included expanding the size of the dining room, remodeling the kitchen and adding a great room. They indicated that all of the new exterior materials and finishes proposed for the addition will be similar to the current exterior materials at the existing home. The new roofing material will be cedar shakes to match the existing roof, and the new sheet metal roofing and saddles will match the existing copper-tone finish of the front entrance canopy. The masonry exterior walls and chimneys will be brick to match the existing walls. The gables will match the existing buff-colored painted plywood siding with half-timbered brown trim. The new gutters and downspouts will match the existing painted (brown) sheet metal components.

Mr. Kinder also requested approval to expand an existing patio in the rear yard of the property. The expanded patio area (hardscape) will be a concrete slab with exposed aggregate

to match the existing patio. The dimensions of the new proposed patio are 16' x 16'7" with a total square footage of 265 square feet.

Mr. Kinder also requested approval to remove, replace and expand an existing masonry garden wall that includes an iron railing. Mr. Kinder would like to re-build most of the existing garden wall, as the garden wall is dissolving from many years of exposure to freezing/thawing conditions. The garden wall configuration will be changed to envelope the new patio on two sides. Mr. Wheeler noted that Mr. Kinder would like to remove and replace 9' of the existing garden wall and expand the existing garden wall by an additional 16'. The total lineal footage of the proposed garden walls is proposed to be 56 lineal feet. The existing and proposed expanded garden wall will consist of a 2'7" masonry base and iron post balusters affixed on top of the masonry base. The total height of the wall is 4'6".

Village Manager Lasday noted that regarding exterior existing lighting, 26 exterior light fixtures exist at Mr. Kinder's property, some of which are not zoning compliant. It was noted that some were installed prior to the Village of Bannockburn lighting regulations being created and if there are existing lights that are not zoning compliant, they are not considered legal non-conforming per Section 9-101.D.10 of the Village of Bannockburn Zoning Code. She noted that all non-zoning compliant lights will need to become zoning compliant or removed.

Mr. Kinder requested approval to retain all of the existing exterior lighting on the property. It was noted that the composition of the 26 existing light fixtures included the following types: 4 existing wall-mounted natural gas decorative fixtures with a 500 lumen count, which is zoning compliant; however, it was noted that the existing gas light fixtures are not presently working; 15 existing wall-mounted incandescent coach light fixtures with an 800 lumen count, which exceeds the maximum allowed 700 lumen count; 1 exterior wall-mounted duplex flood light with a 3200 lumen count, which exceeds the maximum allowed 700 lumen count; and 6 incandescent recessed light fixtures with an 800 lumen count, which exceeds the maximum allowed 700 lumen count.

Village Manager Lasday noted that for the existing coach light fixtures and incandescent recessed light fixtures to be zoning compliant, Mr. Kinder will need to make changes to all of the existing coach light fixtures. They will need to be surrounded on all sides by a textured glass or by a frosted glass light fixture or include a frosted bulb in each of the existing coach light fixtures to diffuse glare. In addition, they will need to lower the lumen count of the existing coach light fixtures and the incandescent recessed light fixtures. She noted that for the existing flood lights on the property to be zoning compliant, the floodlights will need to be (i) shielded to prevent glare; (ii) directed toward a building, structure or site surface; and (iii) 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.

Mr. Kinder stated that he will make the necessary changes to all of the existing light fixtures to be zoning compliant. He additionally noted that most of the exterior lighting fixtures face Trinity International University and are needed for security. He noted that he needs all of the

lights since he has had problems with his neighbors (trespassing, a gate issue, and materials being illegally placed at his property line that caused storm water flow issues).

Mr. Kinder noted that he also sought approval to install 2 new coach lamps flanking the patio door at the new family room (addition). Mr. Wheeler noted that Mr. Kinder intends to match the existing coach light fixtures used throughout the existing house. Should Mr. Kinder not be able to locate an identical (or similar) fixture to match the existing coach light fixtures, Mr. Kinder plans to relocate 2 of the existing coach light fixtures from other locations around the perimeter of the house.

Village Manager Lasday noted that compliance with the Village of Bannockburn's bufferyard requirements will be required since Mr. Kinder proposes to construct a patio greater than 200 square feet and also add a 1,520 square feet addition. She noted that Village Forester Todd Sinn reviewed the applicants' application materials and upon review he noted that there are no issues with opacity and approved the Applicant's landscaping plan subject to the installation of an additional 2" Class 1 tree.

Village Manager Lasday noted that Village Engineer David Gewalt reviewed the impervious lot coverage for 1899 Hilltop Lane as it relates to the Mr. Kinder's request to add a 1,520 square foot home addition. He noted that the maximum allowable impervious surface for this 160,002 square foot lot is 25,500.30 square feet. He noted that the proposed total impervious coverage is 23,314 square feet, which is zoning compliant. The total proposed impervious surface area is approximately 91% of the maximum impervious coverage allowed. He additionally noted that the proposed floor area is less than that permitted, including the outside canopy. Village Engineer David Gewalt approved Mr. Kinder's proposed plans subject to erosion control plan notes and details being added to Mr. Kinder's grading plan prior to issuing a final grading permit.

Commissioner Chichester moved, seconded by Commissioner Friedman, to approve the application for the property at 1899 Hilltop Lane subject to the following: 1. Submittal of an "As Built" survey of the property within 60 days of the completion of the installation; 2. Compliance with the Village's Tree Preservation and Protection Ordinance; 3. Compliance with the Village's Exterior Lighting Regulations; 4. Installation of a 2" "Class 1" tree, as recommended by Village Forester Todd Sinn; and 5. Inclusion of an Erosion Control Plan with notes and details added to Applicants' grading plan prior to issuing the final grading permit, as recommended by Village Engineer David Gewalt. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Kozonis); Nays: None; Absent: One (Raimondi).

4. 04-11/19: Adjournment.

Commissioner Chichester moved, seconded by Commissioner Friedman, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was unanimously approved. Ayes: Four (Chichester, Friedman, Pedersen, Kozonis); Nays: None; Absent: One (Raimondi). The meeting was adjourned at 7:30 PM.