

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
OCTOBER 18, 2016  
MEETING MINUTES**

1. 01-10/18: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:04 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Rick Pedersen, Theresa Zagnoli

Commissioners Absent: David Friedman

Also Present: Village Manager Maria Lasday

Visitors Present: William White (14 Broadleys Ct)

2. 02-10/18: **Visitors Business**

Manager Lasday stated that, on October 17, 2016, Jackie Sieros submitted her resignation from the ARC. Chairman Raimondi indicated that he would contact Village President Bud Rothing to discuss a replacement.

3. 03-10/18: **Consider a Request for Approval of the September 20, 2016 Meeting Minutes.**

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve the September 20, 2016 meeting minutes, conditioned on line 151 being changed to reflect Commissioner Friedman adjourning the meeting. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

4. 04-10/18: **Consider a Request for Approval of the Installation of an Open Type Fence at the Existing Residence Located at 15 Broadleys Court, Submitted by Srdan Kostic.**

Srdan Kostic, the owner, requested approval to install a 4' tall open type wooden picket fence. He noted that he needed the fence to keep his two young children from going into the pond in the rear yard of his property and to keep them from going into the street.

Applicant's consultant, Dan Cvejic, explained the Applicant's request in more detail. He noted that the proposed fence will be 400 feet long, the color of the fence is white, and the fence posts will be treated wood 4" x 4" and be 6 feet in length. He noted that the existing small fence in the rear yard will be taken down and the new fence will be situated where an old fence was taken down. Upon an inquiry from one of the commissioners, Mr. Cvejic noted that the space between the fence slats will be less than four inches apart, which will not be hazard to Applicant's children. Mr. Cvejic stated that the fence would be situated on Applicant's property only. The Commissioners stated that the survey provided did not note significant markers on the property, which needed to be rectified to determine actual location of the proposed fence. The Commissioners further stated that the fence needs to stay inside the property line and outside of the detention easement area. The Commissioners requested confirmation that the fence would

not encroach on 14 Broadleys and that the fence would not be installed in the detention easement area. Mr. Cvejic stated that the survey was done in haste since the bank only gave a one day notice of the closing. He assured the Commissioners that the fence will be installed within Applicant's property and outside of the detention area. Staff noted that the Village Engineer or Lake County Stormwater Management may need to approve the location due to depicted the detention easement area on the survey.

The Commissioners were also concerned that the fence would be installed on the driveway. Mr. Cvejic indicated that it would not be on the driveway. There is presently grass in the area where the fence will be. The Commissioners further stated that Applicant's plans only include one gate, which they felt would be insufficient. Applicant stated that he agreed and noted that he would install 2 gates instead. The Commissioners noted that there are presently 11 existing exterior light fixtures (combination of coach lights and 1 bulb and 2 bulb flood light fixtures) at Applicants' property and appears to be zoning compliant.

William White, resident at 14 Broadleys, noted that he wanted to make sure that his new neighbor received approval. He noted that the property was in disrepair when owned by the bank and he was happy that the home was purchased by the new owner. Mr. White also inquired why residents on Dunsinane were noticed. He felt that notice should only have been mailed to Broadleys Court residents, especially since the ponds are owned by the Homeowners Association. Chairman Raimondi noted that the Village typically notices surrounding neighbors. The residents noticed on Dunsinane live across the street from Applicant, as noted below.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the Installation of an Open Type Fence at the Existing Residence Located at 15 Broadleys Court, Submitted by Srdan Kostic, conditioned on submittal of an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village to confirm that the fence does not encroach on 14 Broadleys and the fence is installed only on Applicant's property; and they shall seek approval of the location of the proposed fence from the Village Engineer to confirm that the fence is not installed in the detention easement area. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

5. **05-10/18: Consider Approval of the 2017 Calendar Year Schedule for the Architectural Review Commission Meetings.**

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the 2017 Calendar Year Schedule for the Architectural Review Commission Meetings as presented. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

6. **Adjournment**

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was approved. Ayes: Three (Pedersen, Raimondi, Zagnoli); Nays: None; Absent: One (Friedman).

The meeting was adjourned at 7:30 PM.