

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
OCTOBER 26, 2015
MEETING MINUTES**

1. 01-10/26: **Call to Order.** Pro-tem Chairman Friedman called the meeting of the Architectural Review Commission to order at 6:18 PM.

Pro-tem Chairman Present: David Friedman

Commissioners Present: Rick Pedersen, Theresa Zagnoli

Commissioners Absent: Chairman Michael Raimondi, Jackie Sieros

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

Visitors Present: Scott MacKay (Contractor for 5 Bridle Lane), Amias Turman (Airoom on behalf of 1335 Valley), Matt Gopin (Owner of 29 Aberdeen)

2. 02-10/26: **Visitors Business**
No Visitors spoke.

3. 03-10/26: **Consider a Request for Approval of the September 16, 2015 Meeting Minutes.** Commissioner Zagnoli moved, seconded by Commissioner Pederson, to approve the September 16, 2015 meeting minutes, contingent on a change to line 27. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: Two (Raimondi, Sieros).

4. 04-10/26: **Consider Approval of the Removal and Replacement of an Existing Trex Deck with a New Brick Paver Deck for the Property Located 5 Bridle Lane, Submitted by Sonia Florian.**

Mr. Scott MacKay, contractor for the applicant, provided background of the proposal, including the fact that they are not proposing any expansion of the existing deck footprint. He noted that the handrails will be trek decking and that the underworking will be wolmanized wood.

Manager Lasday noted that in regards to the lighting that most of the lights are shielded, except for light #13 noted in the Staff report. She noted this light will have to be removed or shielded. She also added that Staff will need to verify the lumen count for the fixtures for #9 & #10 noted in the Staff report to make sure they are low wattage bulbs. She noted that the rest of the lights appear to be zoning compliant.

Mr. MacKay also noted that three of the existing globe lights will be removed as part of this project. He noted that the rest are zoning compliant.

Commissioner Zagnoli moved, seconded by Commissioner Pederson, to approve the Removal and Replacement of an Existing Trex Deck with a New Brick Paver Deck for the Property Located 5 Bridle Lane, Submitted by Sonia Florian, contingent on the following: the construction of the deck must be commenced within the next twelve (12) months; the petitioners must submit an "As Built" survey of the property within 60 days of the completion of the construction of the deck; and the applicant complies with the Village of Bannockburn exterior lighting regulations. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: Two (Raimondi, Sieros).

5. **05-10/26: Consider Approval of the (i) Construction of a Mud Room with a Roof Extension, (ii) Installation of Exterior Lighting, and (iii) the Connection of an Existing Detached Garage to the Existing Home located at 1335 Valley Road, Submitted by Paul Taylor.**

Manager Lasday noted that this proposal is not a new garage and they are just connecting the house to the garage. She noted that it is not greater than 200 square feet and does not require meeting the landscape bufferyard (opacity) requirements. She noted that in regards to lighting that there are just two existing lights that are not in compliance but the new lights are in compliance. She noted that Staff will need to confirm that the coach lights have frosted bulbs.

Commissioner Zagnoli inquired as to whether the exterior building materials will be the same materials that are on the existing house.

Amias Turman, the contractor working on behalf of the homeowner, noted that the exterior materials would be the same, which is cedar siding.

Manager Lasday reminded the applicant to have textured glass or frosted bulbs, to shield the floodlights, to point them downward towards the ground and to utilize a low wattage bulb. She noted that Staff would examine these at the time of building permit inspection.

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the (i) Construction of a Mud Room with a Roof Extension, (ii) Installation of Exterior Lighting, and (iii) the Connection of an Existing Detached Garage to the Existing Home located at 1335 Valley Road, Submitted by Paul Taylor, contingent on the following: the construction of the addition must be commenced within the next twelve (12) months; the petitioners must submit an "As Built" survey of the property within 60 days of the completion of the construction of the deck; the applicant complies with the Village of Bannockburn exterior lighting regulations. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: Two (Raimondi, Sieros).

6. **06-10/26: Consider Approval of a Modification to the Previously Approved Rear and Right Side Elevation Plans and the First Floor Plan for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision to Expand and Screen a Previously Approved Rear Yard Patio/Porch, Submitted by Matt Gopin.**

Manager Lasday noted that this is the second time they have come forward for approval for a minor amendment to their previously approved single-family home. She noted they are

proposing to expand a previously approved patio area and have it be enclosed and screened in with roller shades.

Mr. Matt Gopin, owner of the property, noted they are making it about 4 feet wider and 6 feet deeper. He noted that they will also have a roller shade they found on the internet that will be utilized only in the summer.

Pro-tem Chairman Friedman asked if the pitch of the roof has changed.

Mr. Gopin noted that the pitch of the roof did change a little bit due to the proposed change.

Commissioner Pederson inquired as to whether the lighting will be the same.

Mr. Gopin noted that the exterior lighting will be the same.

Discussion amongst the Commissioners ensued regarding the can lights that are within and under the interior screened in area and whether they are part of the approval or if they apply to the zoning ordinance requirements. Manager Lasday noted that they are interior lights which do not require zoning review, but it was suggested to approve the project with the lights “as is” just to ensure the approval was covered.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve the Modification to the Previously Approved Rear and Right Side Elevation Plans and the First Floor Plan for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision to Expand and Screen a Previously Approved Rear Yard Patio/Porch, Submitted by Matt Gopin, contingent on approval only for the patio area and interior lights in patio area. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Pedersen, Zagnoli); Nays: None; Absent: Two (Raimondi, Sieros).

7. Adjournment.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was approved. Ayes: Three (Friedman, Pederson, Zagnoli); Nays: None; Absent: Two (Raimondi, Sieros). The meeting was adjourned at 6:38 PM.