

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
NOVEMBER 17, 2015  
MEETING MINUTES**

1. 01-11/17: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Chairman Michael Raimondi

Commissioners Present: David Friedman, Rick Pedersen, Jackie Sieros, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Mike Higgins (Platinum Pools), Chris Derrick (Derrick Architecture), David Heller (Heller +Associates Landscape Architecture), Nate Loevy (ARC Construction), Patrick Heneghan (1890 Telegraph Road), Lindsay Gopin (Owner of 29 Aberdeen Court), David Korner (1770 Meadow Lane)

2. 02-11/17: **Visitors Business**  
No Visitors spoke.

3. 03-11/17: **Consider a Request for Approval of the November 17, 2015 Meeting Minutes.**  
Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve the November 17, 2015 meeting minutes, contingent on minor changes to lines 6, 35 and 54. On a voice vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

4. 04-11/17: **Consider Approval of the Removal and Replacement of an Existing Paver Deck with a New Wood Deck for the Property Located 2115 Stirling Road, Submitted by Fay Servicing, LLC.**

The applicant, Mr. Nate Loevy from ARC Construction, noted they are proposing to install a new deck on the rear (East elevation) of the house over an existing raised brick wall patio. He noted the existing patio at the property consists of 12 inch thick by 20 inch tall solid brick retaining walls on the south, east and north sides and is infilled with brick pavers, slate, and small pieces of flagstone. He noted that the new deck and stair framing will be made of kiln dried pressure treated lumber and that the new decking and stair treads will be made of composite decking in a light brown color, which will match the trim color of the existing house. He stated that the new deck and stair framing will be made of kiln dried pressure treated lumber. The new decking and stair treads will be made of composite decking in a light brown color, which will match the trim color of the existing house.

The Commission provided the following additional questions and/or statements regarding the proposal: where will all the water drain that looks like it will be sitting underneath the proposed deck; there was a concern that the proposal was just capping an eyesore; who owned the property; will the existing brick wall support the newly proposed deck; what type of material is proposed for the railing that is on the proposed steps; a suggestion as to whether concrete could address the patio as an alternative or if the applicant could come back with other alternatives for the project; and overall there was a concern about the drainage coming off this deck area.

Upon listening to testimony from the applicant, reviewing the proposed deck installation and materials, and reviewing the application materials, the Commission continued this matter to the next meeting due to the drainage concerns with the proposed development and the selection of materials proposed to be used.

5. **05-11/17: Consider Approval of the Removal and Replacement of an Existing Brick Patio with a New Blue Stone Patio for the Property Located 1890 Telegraph Road, Submitted by Patrick and Kelly Heneghan.**

The owner, Patrick Heneghan of 1890 Telegraph Road, requested approval from the Commission to remove and replace an existing rear yard 660 square foot brick patio with a new 660 square foot blue stone patio. He noted the existing area of the patio is 20' x 33' and consists of brick pavers. He noted the new patio will be the same size as the existing patio and will be on the same foot print. He explained the existing subbase (CA6 stone) will be compacted with a walk behind Wacker vibratory plate. He noted Blue stone pavers are then placed on a stone base and the blue stone pavers will be arranged in random sizes and then filled in between with sand for a natural look. He noted the stairs to the patio are concrete with foundations that were originally build with the house. He noted currently, bricks cover the concrete. He noted that no new lighting is to be installed.

Manager Lasday noted that there are presently 31 existing exterior lights (14 Landscaping fixtures, 14 coach lights, 1 can light, 1 domed front door entry light and 1 flood light fixture) at the applicants' property, some of which are not zoning compliant. She noted that for the existing coach lights to be zoning compliant frosted bulbs will be needed at the existing post light and coach lights fixtures so as to diffuse glare. She noted for the existing floodlight to be zoning compliant, the applicant will need to direct the existing floodlight toward the site surface.

Commissioner Pedersen moved, seconded by Commissioner Sieros, to Approve the Removal and Replacement of an Existing Brick Patio with a New Blue Stone Patio for the Property Located 1890 Telegraph Road, Submitted by Patrick and Kelly Heneghan, contingent on the following: the construction of the addition must be commenced within the next twelve (12) months and the applicant complies with the Village of Bannockburn exterior lighting regulations. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

6. **06-11/17: Consider Approval of the Installation of a (i) In-Ground Pool and Spa, (ii) Pool Deck/Patio, (iii) Interior Pool Lighting, (iv) Pool Fencing, (v) Pool Equipment Pad and**

**(iv) Landscaping for the Property Located 3 Broadleys, Submitted by Stuart and Linda Atkinson.**

The applicant, Mike Higgins from Platinum Pools, requested approval to install an in-ground pool and spa. He noted the in-ground pool and spa is 25 feet x 45 feet and will include Buff Honed coping. He noted it is proposed to be located behind the rear of the existing residence where it will be fenced with the required safety fence. He noted that the in-ground pool and spa will be surrounded by a 70' x 35' deck/patio made from Richcliff Pavers (Dawn Mist color). He noted that he is requesting approval to install 3 "white/non-color" pool lights for safety purposes with no additional lights proposed as part of the project.

Staff noted that the Building Commissioner approved the lighting request and that the lights were zoning compliant as proposed.

The applicant additionally requested approval to install 282 lineal feet of a 4' high aluminum open type safety fence, which will surround the proposed in-ground pool and will include a safety latch. He also requested approval of a screened pool equipment pad that will be located next to the house. He noted they plan on screening the pool equipment with landscaping.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to Approve the Installation of a (i) In-Ground Pool and Spa, (ii) Pool Deck/Patio, (iii) Interior Pool Lighting, (iv) Pool Fencing, (v) Pool Equipment Pad and (iv) Landscaping for the Property Located 3 Broadleys, Submitted by Stuart and Linda Atkinson, contingent on satisfying the conditions noted in the Village Staff report. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

**7. 07-11/17: Consider Approval of (i) a New 5,941 Sq. Ft. Home, (ii) Two (2) Two-car Attached Garages, (iii) Cedar Deck with Railing (iv) Terrace, (v) Exterior Lighting, (vi) Landscaping, (vii) a Pillar with an Attached Sloping Wall, (viii) Two Second Floor Balconies, and (viii) a Driveway with an Apron and an Area for Guest Parking, at 24 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC.**

Chris Derrick, applicant and architect for the property, noted that the proposed house is a 2-story single family residence of 5,941 square feet with 5 bedrooms, designed by Derrick Architecture of Wheaton, and to be built by Capital Custom Homes of Kildeer. He noted that he was there with the Landscape Architect, David Hellar. He noted the property is a 2.3 acre lot with existing wetlands, a small pond and mature trees. He noted that the house will be surrounded by a gently curving front paver walkway leading up to a stone clad covered entry. He noted the entrance sequence consists of paver-built steps leading up to the entry, flanked by landscaped planting beds. He noted that the substantial solid wood and glass paneled arch-top custom front door is set back within the stone covered entry, greeting all visitors to this country manor estate. He noted that the first floor master bedroom is positioned to allow views over the private pond in the southeast corner of the property. He noted there will be high-quality materials, thoughtful landscaping, and overall design of this impressive estate home all ensure that it blends seamlessly with the character of the development and the unique community of Bannockburn. He noted that the driveway will be a circular asphalt drive with a 12 foot width and that the driveway includes an apron and guest parking. He noted that the

applicant seeks approval of two (2) two-car garages. One is side loaded and the other is front loaded. He noted that to accommodate the proposed two-car garages, they had to work within site limitations caused by a drainage easement on the property and building setbacks. He noted that they had to move the house back 140'6" from the front property line, which places the house within 6 inches of the 40 foot side yard setback to the south and within 2 feet of a drainage easement to the north. He noted they are looking to install one 42" tall stone pillar with a limestone cap which will be situated near the house by the garage. He noted the dimensions of the pillar will be 2' Width x 2' Length x 42" high. He noted they are proposing to install one cedar deck with railing at the rear of the house which will be 22' X 14' in size. He noted that there are two second floor balconies proposed. He noted that one balcony is situated off of bedroom 3 and another is situated off the master bedroom and that the applicant is seeking approval of 2 light fixtures per balcony. He noted that they are proposing to install 16 exterior light fixtures which will all be coach lights.

Mr. Heller, the applicant's landscape architect, described the proposed landscaping and referred to the proposed landscaping plan provided at the meeting. He noted on the color rendering where they were proposing foundation plantings and also where they were proposing to utilize massing of shrubs.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve of (i) a New 5,941 Sq. Ft. Home, (ii) Two (2) Two-car Attached Garages, (iii) Cedar Deck with Railing (iv) Terrace, (v) Exterior Lighting, (vi) Landscaping, (vii) a Pillar with an Attached Sloping Wall, (viii) Two Second Floor Balconies, and (viii) a Driveway with an Apron and an Area for Guest Parking, at 24 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Capitol Custom Homes, Inc. for Foxford12 LLC, contingent on satisfying the conditions noted in the Village Staff report. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

8. **08-11/17: Consider Approval of a Modification to the Previously Approved Rear Elevation Plan to (i) Relocate and Expand the Previously Approved Patio, (ii) Install Exterior Landscape Lighting and to (iii) Install a Built-in Grill, Seat walls and a Fire-pit for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Matt Gopin.**

Lindsay Gopin, owner of 29 Aberdeen Court, noted that they were requesting approval to relocate a previously approved patio and expand the patio with multiple terraces, add 24 additional exterior landscape lighting fixtures, and to install a built-in grill, seat walls and a fire pit for the home presently under construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision.

Manager Lasday noted the original rear yard patio/porch approved was to be dry-laid with a Unilock paver in pattern. She noted the size of the previously approved rear patio was 717 square feet and the applicant has requested approval to relocate the previously approved patio (with multiple terraces), to increase the size of the newly relocated patio by 705 square feet and to install a built-in grill, seat wall and a fire pit in the rear yard. She noted that the proposed site plan was illustrated in the staff report. She then noted the following details on the proposed improvements: the patios which included the eastern-most terrace is an

approximately 16' x 14' rectangle, a terrace centered on house is an approximately 36' x 20' rectangle, a grill terrace is an approximately 22' x 12' rectangle and will have a total square footage of 1,422 square feet; the seat wall will be 2' tall and borders most of the main terrace, the rear of center terrace, as well as the front corners of center terrace and grill terrace; a fire pit which will be two feet tall and have a diameter of 6 feet; and a built-in grill which include a counter and will be 34" tall x 8' wide x 30" deep. She noted that the applicant plans on using a building stone that matches the house.

Manager Lasday then noted that the applicant previously received approval to install 9 zoning compliant exterior light fixtures (3 Coach Lights, 6 Hanging Lights) at the October 21, 2014 ARC meeting. She noted that the applicant was requesting additional lights as part of this proposal. She noted they were requesting to install 24 additional light fixtures which included 19 low voltage accent lights/up lights, as well as 5 path lights.

The Commissioners noted to the applicant that they had concerns with the number of lights that were proposed and inquired as to whether the number of lights could be reduced.

Following the discussion of the Commissions concern with the lighting, Mrs. Gopin agreed that she would talk to her husband about reducing the lighting proposal when he returned from his work trip so that they could take up the subject again with this Commission at a later meeting.

Commissioner Zagnoli moved, seconded by Commissioner Sieros, to approve a Modification to the Previously Approved Rear Elevation Plan to Relocate and Expand the Previously Approved Patio and to Install a Built-in Grill, Seat walls and a Fire-pit for the Home Presently Under Construction at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Matt Gopin, contingent on no additional tree/brush removal occurring from the original approved plans per the Village Forester recommendation. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

9. **09-11/17: Consider Approval of a 2016 Calendar Year Schedule for the Architectural Review Commission Meetings.**

Commissioner Pederson moved, seconded by Commissioner Sieros, to approve the 2016 Calendar Year Schedule for the Architectural Review Commission Meetings, as amended. On a roll call vote, the motion was approved. Ayes: Four (Friedman, Pedersen, Sieros, Zagnoli); Nays: None; Absent: None.

10. **Adjournment.**

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

The meeting was adjourned at 8:37 PM.