

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
FEBRUARY 21, 2017**

1. 01-02/21: **Call to Order.** Chairman Michael Raimondi called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: Dan Cvejic, David Friedman, Rick Pedersen, Theresa Zagnoli

Commissioners Absent: None

Also Present: Village Manager Maria Lasday, Administrative Assistant Joan Koriath

Visitors Present: Amanda Marijanovic (Taste Buds Kitchen), Tom Donahue (Donahue Design PC), Janet & Gary Davis (1861 Hilltop)

2. 02-02/21: **Visitors Business:** None
3. 03-02/21: **Consider Approval of the January 17, 2017 Meeting Minutes.** Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the January 17, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

4. 04-02/21: **Consider Approval of the Installation of an Exterior Wall Sign at Taste Buds Kitchen in the Bannockburn Green Retail Center, located at 2521 Waukegan Road, Bannockburn, Illinois, Submitted by Taste Buds Kitchen and AP POB Bannockburn, LLC.**

Amanda Marijanovic, from Taste Buds Kitchen, summarized the business operation and then noted the proposed raceway will be the same color and noted the color of the sign.

Village Manager Lasday noted that the pylon sign, while in the packets, was not being reviewed by the ARC. She also added that the white color on the pylon sign needs to be the same color as the existing signage on the pylon.

Commissioner Zagnoli moved, seconded by Commissioner Cvejic, to approve the Installation of an Exterior Wall Sign at Taste Buds Kitchen in the Bannockburn Green Retail Center, located at 2521 Waukegan Road, Bannockburn, Illinois, Submitted by Taste Buds Kitchen and AP POB Bannockburn, LLC. Ayes: Five (Cvejic, Friedman, Pedersen, Raimondi, Zagnoli); Nays: None; Absent: None.

5. **05-02/21: Consider Approval of (i) a New 11,598 Sq. Ft. Home, (ii) 4-Car Attached Garage, (iii) 2-Car Detached Garage, (iv) 2 Patios (v) Covered Lanai (vi) 2 Garden Walls (vii) Exterior Lighting, (viii) Landscaping and (ix) Driveway at 1841 Hilltop, Submitted by David Friedman and Mary Szela.**

Commissioner Friedman removed himself from the table.

David Friedman, applicant and owner of the property, requested approval to construct a new 11,598 sq. ft. single-family residence with a 4-car attached garage, a 2-car detached garage, landscaping, exterior lighting, a driveway, two patios, 2 garden walls, and a covered lanai. He noted, the front yard garden wall is made from Wisconsin flagstone with a Wisconsin flagstone coping. The color will be a "Buff" color. The wall is proposed to be 3' tall and 18" wide. The rear yard garden wall is made from Wisconsin flagstone with a Wisconsin flagstone coping. The color will be a "Buff" color. The wall is proposed to be 2' tall and 12" wide. The rear yard garden wall will serve as a retaining wall between the upper and lower patio / terraces. He noted, there are two proposed patios/terraces for the rear yard of the property and the material proposed will be a New York bluestone set in a random dimensioned pattern. He noted the 2-car detached garage is proposed to be situated next to the driveway and it will have electric service, which will be provided from the home. The materials of the home included the following: Northern Wisconsin stone will be the primary exterior finish with creamy colored stucco as the secondary finish where stone is not historically present or structurally practical; there will be vertical cedar tongue & groove cedar siding to articulate and identify nodes of entry, vertical circulation, and architectural exterior accents, the aluminum-clad casement windows will have a dark bronze exterior finish and simulated divided lites; the roofing will be medium split cedar shingles; and the roof of the rear projecting sunroom will be a standing seam aluminum roof with a 'weathered zinc' painted finish. He noted for the lighting, they are proposing to install 14 Exterior Light Fixtures (10 Coach Lights, 2 Ceiling lights and 2 Recessed Lights).

Manager Lasday noted the following concern from the Village Engineer, which was also noted in the staff report: the entry driveway appears to be too close to the east property line (closer than 15 feet). She also noted that a back-up generator and concrete pad was not part of this application and would require approval from the ARC in the future if installation is requested. She also noted that since Hilltop is a private road, she would inquire with the Village attorney and engineer what protections could be in place to protect from future road damage caused by the construction and also to determine whether the road would be resurfaced when the Village does their future water main project on Hilltop.

One or more of the Commissioners discussed the following:

- That staff confirm with the Village's Building Official that railings are not required for either garden wall. Should a railing be required, Applicant can install it to be building code compliant without further ARC approval.

- The ARC questioned the Applicant about the engineer's driveway concern. The Applicant indicated that the driveway will be adjusted to address the engineer's concerns and will be incorporated into the permit drawings.
- The ARC discussed straightening the driveway, using landscaping to hide the house and not having such a sharp drive.
- The ARC inquired about the rain garden condition noted by the Village Engineer. The Applicant indicated that it wasn't on the plans since it would affect the property's wetlands. The ARC and Village Manager noted that it was a Village condition due to drainage issues on the site and that the Applicant's engineer and the Village's engineer would have to find an alternative location to make sure that there are no drainage issues on the property or their neighbor's property.

Gary and Janet Davis (1861 Hilltop) noted their concerns regarding drainage and future potential road damage from the construction.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the New 11,598 Sq. Ft. Home, 4-Car Attached Garage, 2-Car Detached Garage, 2 Patios, Covered Lanai, 2 Garden Walls, Exterior Lighting, Landscaping and Driveway at 1841 Hilltop, Submitted by David Friedman and Mary Szela, subject to the following conditions: shall comply with the Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall comply with the Village Forester's comments and the Village Engineer's comments noted in the staff report dated February 21, 2017; shall prepare and execute a Lake County Stormwater Management Commission Watershed Development Permit and be signed by the owner and the engineer prior to applying for a building permit; shall not have any lighting being illuminated between 12:00 AM and 7:00 PM 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; shall not install a generator, concrete pad, pillars nor change exterior light fixtures without Architectural Review Commission approval; must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village; and allowing minor modifications to the plans to allow for adjustments required by the Village Engineer and Village Forester. Ayes: Four (Cvejic, Pedersen, Raimondi, Zagnoli); Nays: None; Abstain: One (Friedman); Absent: None.

Commissioner Friedman rejoined the Commission at the table.

Adjournment

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

The meeting was adjourned at 8:00 PM.