

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
MEETING MINUTES  
MARCH 14, 2017**

1. **01-03/14: 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

Commissioners Absent: Theresa Zagnoli

Also Present: Assistant to Village Manager Ryan Mentkowski,  
Administrative Assistant Joan Koriath

Visitors Present: Salim Fakhoury (1925 Half Day Road), Frank Mariani  
(Mariani Landscape), Rob Schwartz (Mariani Landscape)

2. **02-03/14: Visitors Business:** None

3. **03-03/14: Consider Approval of the February 21, 2017 Meeting Minutes.**

Commissioner Pedersen moved, seconded by Commissioner Friedman, to approve the February 21, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Zagnoli).

4. **04-03/14: Consider a Request for Approval of the Removal of an Existing Closed Type Fence in the Front Yard Except for the Existing Columns and Gate and the Installation of a 6-foot Open Type Fence in the Front Yard of the Existing Residence Located at 1925 Half Day Road Submitted by Salim Fakhoury.**

The owner/applicant, Salim Fakhoury, requested approval to replace the existing approximately 164-foot long existing brick fence along Half Day Road (that is approximately 26 years old) with a new 6-foot-tall ornamental fence. The proposed color of the fence is black. He noted the color "black" was selected to "bring a beautiful uniqueness". He noted that they will also be making the front gates black in color (were previously proposed to remain white). The four (4) columns that currently exist on the brick fence will remain.

One of more of the Commissioners discussed the following:

- There was a question as to whether the four columns would be kept in place, which Mr. Fakhoury verified that they would be kept in place. In addition, it was asked whether they would be reusing the old brick on the columns and Mr. Fakhoury stated they would be utilizing new brick.
- They asked about the proposed white color of the gate. Mr. Fakhoury stated that they decided to also make the gate black to match the rest of the fence.
- They asked whether the existing foundation will be utilized for the new fence. Mr. Fakhoury noted that they would be re-using the existing foundation.

Commissioner Friedman moved, seconded by Commissioner Cvejic, to approve the Removal of an Existing Closed Type Fence in the Front Yard Except for the Existing Columns and Gate and the Installation of a 6-foot Open Type Fence in the Front Yard of the Existing Residence Located at 1925 Half Day Road, subject to the following conditions: No grading or paving of the property without necessary engineer approval and permits; the petitioners must submit an "As Built" survey confirming the location of the fence on the property within 60 days of the completion of installation. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Zagnoli).

5. **05-03/14: Consider a Request for Approval of the Installation of (i) Recreational Facilities (Ball Field and Sports Court), (ii) 3 20-foot Flag Poles, (iii) an 8-foot Open Type Chain Link Fence, (iv) 8-foot Sport Court Netting, (v) 4-foot High Micromesh Chain-Link Fence (Non-Climbable) with Self Closing Gates to Enclose Pool Area, and (vi) Landscaping in the Rear Yard of the Existing Residence Located at 3 High Terrace, Submitted by Jim Coleman.**

Rob Schwartz and Frank Mariani ("Applicant"), from Mariani Landscape, noted that they were there on behalf of James Coleman who could not make the meeting. They noted they were seeking approval to install recreational facilities (ball field and sports court), three 20-foot flag poles, an 8-foot open type chain link fence, 8-foot sport court netting, 4' high micromesh chain-link fence (non-climbable) with self-closing gates to enclose pool area, and landscaping in the rear yard of the existing residence located at 3 High Terrace.

They noted that an existing tennis court, chain link fencing, asphalt pad and shed on the property are proposed to be removed to allow for the installation of the ballfield. There will be no modifications to the existing home, existing front walk, existing asphalt driveway, or the existing pool and deck. However, an existing Micromesh chain-link fence that currently encloses the backyard and goes to the west side of the tennis court will remain (portion to be removed temporarily for construction access). They noted that the removal of the tennis court, plus the addition of the new Sport Court will reduce the overall impervious on the site by 3,745 square feet. They noted that no additional lighting would be added. They noted that they have and will continue to work with Engineer Gewalt to solve some of the drainage issues. They noted that the ball field was initially closer to the south side of the property line, but relocated in part due to setbacks and drainage. They noted that they would be installing a rain garden to help enhance the stormwater retention, as well as installing drainage inlets.

They then noted that they are seeking approval to install a new 50'x75' Sports Court with a new 8' high x 123' long ball containment net fencing. The proposed Sports Court surface will be blue and green. They noted that they are seeking approval to install a new ball field (infield gravel mix and sod to be permeable). The baseball infield will consist of grass turf and infield mix (which is an orange-reddish gravel material). The field will be 88' x 84' with 60' between bases. They also noted that they were seeking to install a new 4' high x 35' long Micromesh chain-link fence (non-climbable) with self-closing gates to enclose the pool area to satisfy pool safety codes and match the existing Micromesh fencing on the property. They also noted they were requesting to install three new 20' tall aluminum flag poles "to evoke the nostalgia of the ball park theme."

One of more of the Commissioners discussed the following:

- There was a concern about the three flag poles and whether they were necessary. They were concerned that the flag poles would be utilized in the future for netting to keep balls within the property.
- There was a question whether the orientation of the ball field could be modified to face a different direction, so as not facing another property owner's home. The applicant noted that they did have it oriented in a different manner, however, this was ultimately the preferred option.
- There was a question as to whether the neighbors had raised any concerns about the proposal. Staff noted that notices were sent out to all the neighbors on March 8, 2017 and that no one had contacted the Village office with comments or concerns.
- That perhaps the flag poles could be permitted if the applicant receives written approval from the neighbor to the north, as well as the neighbor to the south.

Commissioner Pedersen moved, seconded by Commissioner Zagnoli, to approve the Installation of Recreational Facilities (Ball Field and Sports Court), 3 20-foot Flag Poles, an 8-foot Open Type Chain Link Fence, 8-foot Sport Court Netting, 4-foot High Micromesh Chain-Link Fence (Non-Climbable) with Self Closing Gates to Enclose Pool Area, and Landscaping in the Rear Yard of the Existing Residence Located at 3 High Terrace, subject to the following conditions: must contact the property owner of 2 High Terrace and gain written approval/acknowledgement from the property owner regarding the full proposal; that the fence surrounding the sport court meets the swimming pool code in regards to the barrier requirements; that the three flag poles are only permitted if written approval is provided from the property owner to the north (2 High Terrace) and the property owner to the south (2250 Wilmot); shall comply with the Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall install an additional thirty-seven (37) 3' tall shrubs along with the thirteen shrubs depicted on the landscape plan and install an additional 13 ornamental trees per the Village Forester's recommendation; and must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pedersen, Raimondi); Nays: None; Absent: One (Zagnoli).

### **Adjournment**

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

The meeting was adjourned at 7:47 PM.