

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
SEPTEMBER 16, 2015  
MEETING MINUTES**

1. 01-09/16: **Call to Order.** Chairman Raimondi called the meeting of the Architectural Review Commission to order at 6:00 PM.

Chairman Present: Michael Raimondi

Commissioners Present: David Friedman, Jackie Sieros, Theresa Zagnoli

Commissioners Absent: Rick Pedersen

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

Visitors Present: Andrew Ptusiewski (Poul's Landscaping), Glen Miller (2500 Telegraph Road), Paul Monahan (Great Lake Credit Union), Carolyn Slone (11 Lakewood Drive), Diana Lackner (2475 Telegraph Road), Justin Podgolski (Bramco Construction).

2. 02-09/16: **Visitors Business**  
No Visitors spoke.

3. 03-09/16: **Consider a Request for Approval of the August 18, 2015 Meeting Minutes.**  
Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the August 18, 2015 meeting minutes, with corrections noted on lines 97 & 111. On a voice vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

4. 04-09/16: **Consider Approval of the Installation of a New Wood Closed Type 6 Foot in Height Fence, Located at 2475 Telegraph Road, Bannockburn, Illinois, Submitted by Diana Lackner.**

The owner of the property, Diana Lackner, noted the proposal to install a new fence on the south lot line of the property. She noted that the fence would be 6 feet in height, would be colored green and would actually be about 3 feet from the property line when installed. She noted that any lighting issues noted in the packet had been resolved.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Installation of a New Wood Closed Type 6 Foot in Height Fence, Located at 2475 Telegraph Road, Bannockburn, Illinois, Submitted by Diana Lackner. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

5. 05-09/16: **Consider Approval of the Installation of a New Wood Closed Type 8 Foot in Height Fence to Screen an Existing Chiller at Great Lakes Credit Union, Located at 2111 Waukegan Road, Bannockburn, Illinois, Submitted by Great Lakes Credit Union.**

The applicant, Paul Monahan noted that they are seeking approval of an 8 foot high fence around the existing chiller unit which is located around the back corner of the property. He noted that

the fence will just be three sided with nothing proposed on the south side of the fence and is being installed simply for aesthetic purposes.

Village Manager Lasday noted that the PCZBA just recommended approval of the proposed project at the 5:00pm meeting and it will be going forward on the 28<sup>th</sup> of September for action before the Village Board.

Commissioner Raimondi noted the location of the fence as it relates to the property line, specifically inquiring as to how the fence would stay on their property. He inquired as to whether there would be a gate to access the chiller. Lastly, he inquired as to whether the chiller is already there and if it makes noise.

Mr. Monahan noted that the chiller is already installed at the location. He noted that there would not be a gate because the fence is only three sided. He also confirmed that the chiller can be quite noisy.

Commissioner Zagnoli asked for clarification again as to the height of the fence, which Mr. Monahan clarified that it was an 8 foot tall fence.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the Installation of a New Wood Closed Type 8 Foot in Height Fence to Screen an Existing Chiller at Great Lakes Credit Union, Located at 2111 Waukegan Road, Bannockburn, Illinois, Submitted by Great Lakes Credit Union. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

6. **06-09/16: Consider Approval of a Modification to the Rear Elevation of an Existing Home to Remove, Replace and Modify a Recently Approved Bathroom Transom Window with a Picture Window with No Mullions at the Property Located at 1280 North Avenue, Submitted by Michael and Edith Cohen.**

The applicant, Justin Podgolski with Bramco Construction, noted that they were in to request an increase in the size of window in the bathroom which had been approved by this Commission a couple of months ago. He noted that after getting approval for the other window, the owners decided that they wanted the outside window larger to let in more light. He noted that the windows will be the same type of windows, which are Marvin aluminum clad windows.

Commissioner Friedman moved, seconded by Commissioner Sieros, to approve a Modification to the Rear Elevation of an Existing Home to Remove, Replace and Modify a Recently Approved Bathroom Transom Window with a Picture Window with No Mullions at the Property Located at 1280 North Avenue, Submitted by Michael and Edith Cohen. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

7. **07-09/16: Consider Approval of the (i) Removal, Replacement and Extension of an Existing Wooden Retaining Wall with a New Stone Retaining Wall and (ii) the Installation of Additional Exterior Lights at the Property Located at 11 Lakewood Drive, Submitted by Reuben and Carolyn Slone.**

The applicant, Andrew Ptusiewski from Poal's Landscaping noted that he was here on behalf of the owners and noted the following about the project. He noted that the Lannon stone is the style and that the height of the retaining wall will be the same as previously installed on the property.

Chairman Raimondi noted that the wall looks pretty straight forward and asked about the lighting on the property, including whether the trees will have the lights physically installed on the tree.

Mr. Ptusiewski noted that they would be removing 32 existing lighting fixtures and is simply installing 6 new down lights in the trees. He noted that they are looking to add light to the driveway. He also noted that the trees will have the lights installed on them.

Ms. Sloan, the owner of the property, noted that the current lighting plan is currently unacceptable so it was the time to get the lights upgraded so that they can see the driveway because it gets very dark back there.

Commissioner Zagnoli asked about the “F” flood lights on the back of the house.

Manager Lasday noted that the lights will have to be shielded towards the ground in order to be zoning compliant.

Mr. Ptusiewski noted that they will be compliant with the zoning ordinance and that the lights on the back are only on when they let the dogs out of the house at night so they can see the dog.

Commissioner Zagnoli moved, seconded by Commissioner Friedman, to approve the (i) Removal, Replacement and Extension of an Existing Wooden Retaining Wall with a New Stone Retaining Wall and (ii) the Installation of Additional Exterior Lights at the Property Located at 11 Lakewood Drive, Submitted by Reuben and Carolyn Slone, subject to complying with the Village’s exterior lighting ordinances. On a roll call vote, the motion was approved. Ayes: Three (Friedman, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

**8. Adjournment.**

Commissioner Friedman 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, Sieros, Zagnoli); Nays: None; Absent: One (Pederson).

The meeting was adjourned at 6:22 PM.