

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
MEETING MINUTES  
OCTOBER 17, 2017**

1. **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 Pederson

Commissioners Absent: Theresa Zagnoli

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

Visitors Present: Taig Barlow (O'Brien Landscape), Paul Knapp (O'Brien Landscape), John Krasnodobski (Lake Forest Landmark), Eric Goebler (Contractor for 1740 Sunset), Julienne & Mike Rosser (1740 Sunset), Thomas Jackson (2125 Telegraph Road)

2. **01-10/17: Introduction.**

Chairman Raimondi introduced the Commission members and Staff in attendance.

3. **02-10/17: Visitor's Business:** None

4. **03-10/17: Consider Approval of the September 19, 2017 Meeting Minutes.**

Commissioner Friedman moved, seconded by Commissioner Pederson, to approve the September 19, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pederson, Raimondi); Nays: None; Absent: One (Zagnoli).

5. **04-10/17: Consider Approval of (i) the Installation of an Outdoor Kitchen, (ii) Removal, Replacement and Enlargement of an Existing Patio, (iii) the Removal of an Existing Deck and the Installation of a New Raised Patio, (iv) Construction of a Roof Shelter/Pavilion, (v) Installation of an Outdoor Fireplace, (vi) Installation of Outdoor Lighting and (vii) Installation of Landscaping at 2125 Telegraph Road, Submitted by Tom Jackson.**

Tom Jackson, the owner, and his consultant Taig Barlow requested approval of the installation of an outdoor kitchen that would be constructed with a natural stone veneer (Eden machine cut) and a natural stone counter top (Indiana limestone). They noted that attached to the outdoor kitchen is a bar/ kitchen island counter constructed in the same way as the kitchen. They noted that the outdoor fireplace and associated chimney would be made out of the same material as the outdoor kitchen, using the same veneer (Eden machine cut). They noted they are proposing to remove an existing paver patio (431 sq. ft.) and replace it with a 530 sq. ft. Smokey Mountain paved patio. They would also remove the existing wooden

deck (731 sq. ft.) and replace it at the same grade with a raised natural stone patio (1,106 sq. ft.). They are proposing to install a roof shelter/pavilion, which will be a closed roof shelter with a pitched roof and will be built out of cedar shingles for the roof. They noted that the proposed structure will provide shelter for the outdoor kitchen, bar counter, seating area and outdoor fire place. They noted that as part of the project they are proposing to install 10 light fixtures that will be hidden under the counter tops in the kitchen island and in the risers of the steps up to the raised patio. They noted that the lights will shine downwards and will have low wattage and be zoning compliant. They also noted that the existing lights on the property are zoning compliant.

One or more Commissioners noted the following discussion related to this item:

- Asked if the raised patio is proposed to have a footing installed. The applicant noted there would be footings.
- Discussed the dimensions of the fireplace and whether this would be a wood burning fireplace.
- Discussed the LED wall lights which the applicant noted they were for the steps and people walking around.
- Discussed the landscaping, specifically that there will be plantings around the perimeter of the property as required by the zoning ordinance.
- Discussed the 200 square foot rain garden that will be put in as part of this project.
- Discussed the drainage of the patio to make sure that it will properly drain away from the property.
- Discussed the seat wall that is proposed and whether there is a back to the seat wall in case someone accidentally fell backwards.
- Discussed whether the new roof which is over the new fire place will be vented at all. The applicant did note that the roof would be vented.
- Discussed whether the new pavilion would have downspouts on it. The applicant confirmed that they would have downspouts.
- Discussed the height of the proposed pavilion which at 16' in height is taller than what the code permits (maximum 15'). The applicant agreed to lower the height of the pavilion to 15'.
- Discussed the height of the chimney, which they asked Staff to verify whether there was an issue related to the height of the chimney from a building code perspective.

Commissioner Cvejic moved, seconded by Commissioner Friedman, to approve the Installation of an Outdoor Kitchen, Removal, Replacement and Enlargement of an Existing Patio, the Removal of an Existing Deck and the Installation of a New Raised Patio, Construction of a Roof Shelter/Pavilion, Installation of an Outdoor Fireplace, Installation of Outdoor Lighting and Installation of Landscaping at 2125 Telegraph Road, Submitted by Tom Jackson, conditioned on the following: shall have the Village Forester inspect the tree protection fencing once it has been installed and prior to construction; shall comply with the Village's Tree Protection and Preservation Ordinance; shall comply with the Village's Bufferyard Ordinance; shall comply with the Village of Bannockburn's Exterior Lighting Regulations; shall install a 200 SF rain garden in the area shown on the Village Engineer's marked-up grading plan; shall lower the height of the pavilion to 15 feet; shall obtain confirmation from the Village's Building Inspector, the City of Lake Forest, that the chimney

and seat wall are building code compliant; and shall 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, Pederson, Raimondi); Nays: None; Absent: One (Zagnoli).

6. **07-10/17: Consider Approval of the Construction of a (1) a New 6,028 Sq. Ft. Home, (2) Driveway, (3) One 3-car attached Garage, (4) One Second Level Balcony, (5) Exterior Lighting, and (6) Landscaping at 1740 Sunset, Submitted by Mike and Julienne Rosser.**

The applicants, Mike and Julienne Rosser, described their request for approval to construct a new 6,028 sq. ft. single-family residence with one attached three car garage, landscaping, exterior lighting, a driveway, and second level balcony at 1740 Sunset. They noted the existing asphalt driveway will remain the majority of the way to the home and they will rework the existing driveway to add a new asphalt drive area for the new garage layout. They noted that one second floor balcony is proposed and will be situated off of a second level office. They noted that they are proposing to install 8 coach lights and all of the proposed light fixtures will have frosted globes inside the fixtures and will not exceed the maximum allowed 700 lumen count. They described the materials proposed, including cedar shake for the roof, cedar siding material with lannon stone at the base of the walls and the chimneys.

Village Manager Lasday noted that the residents to the east and west came by Village Hall to see the plans for the project. Overall, they thought the house would bring value and looked nice, but asked to have additional landscaping added adjacent to their property, if possible. The general consensus from the Commissioners was that if the plan meets the zoning requirements then they should not be required to add additional plantings, but could add on their own to accommodate neighbor concerns.

One or more Commissioners noted the following discussion related to this item:

- Asked about tree #458 and house close it is to the house and the fact it will need to be protected. The applicant noted that this would be worked through in the future when they came back with a hardscape plan.
- Discussed the location of the air conditioners and sump pump.
- Discussed the access to water service and the need to cap the existing well.
- Discussed the Village Engineer's requirement to install a rain garden.

Commissioner Cvejic moved, seconded by Commissioner Pederson, to approve the Construction of a New 6,028 Sq. Ft. Home, Driveway, One 3-car attached Garage, One Second Level Balcony, Exterior Lighting, and Landscaping at 1740 Sunset, Submitted by Mike and Julienne Rosser, conditioned on the following: that the east side garage back out area be limited to 10 feet in width in order to save the neighbors tree #418 and possibly #417; the existing water well and underground tank and pit must be abandoned in accordance with Lake County Health Department standards; downspouts to the front east side of the home should be directed to the proposed north west rear yard swale on the property; the owner televise the existing sanitary sewer service and cleanouts and verify that it is in good condition for reuse; and that the rain garden detail be consistent with the Village Engineer's

rain garden detail. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pederson, Raimondi); Nays: None; Absent: One (Zagnoli).

7. **08-10/17: Consider Approval of the Removal and Replacement of Two Windows with One Large Window on the Southeastern Elevation at the Existing Residence at 1900 Telegraph Road, Submitted by Theresa Zagnoli.**

The applicant was not present for this item so no action was taken on the application.

8. **09-10/17: Consider Approval of the 2018 Calendar Year Schedule for the Architectural Review Commission Meetings.**

Commissioner Friedman moved, seconded by Commissioner Pederson, to approve the 2018 Calendar Year Schedule for the Architectural Review Commission Meetings as provided by Staff. On a voice vote, the motion was approved. Ayes: Four (Cvejic, Friedman, Pederson, Raimondi); Nays: None; Absent: One (Zagnoli).

### **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 (Cvejic, Friedman, Pederson, Raimondi); Nays: None; Absent: One (Zagnoli).

The meeting was adjourned at 7:53pm.