

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
MEETING MINUTES  
JANUARY 16, 2018**

1. **Call to Order.** Chairman Dan Cvejic called the meeting of the Architectural Review Commission to order at 7:00 PM.

Chairman Present: Dan Cvejic

Commissioners Present: David Friedman, Vicki Martin, Rick Pederson, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Kate Robu (1818 Duffy), Margaret Antonik (2560 Telegraph Road), Piotr Filipek (2560 Telegraph Road), Chris Derrick (Derrick Architects)

2. **01-01/16: Introduction.**

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. **02-01/16: Visitor's Business:** None

4. **03-01/16: Consider Approval of the October 17, 2017 Meeting Minutes.**

Commissioner Friedman moved, seconded by Commissioner Pederson, to approve the October 17, 2017 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

5. **04-01/16: Consider a Request for Approval of the Installation of a 5-foot Open Type Aluminum Fence in the Front Yard of the Existing Residence, located at 1818 Duffy Lane, Submitted by Omer Kutay and Kate Robu.**

Kate Robu, the owner, requested approval to install 217 feet of a 5-foot open type aluminum fence in the front yard of the existing residence. There is presently a black chain link fence in the rear yard of the property. She noted that the proposed fence would be black in color.

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the Installation of a 5-foot Open Type Aluminum Fence in the Front Yard of the Existing Residence, located at 1818 Duffy Lane, Submitted by Omer Kutay and Kate Robu, conditioned on the following: confirming that the fence will be installed at least 6 inches from Applicant's property line prior to installation. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

6. **05-01/16: Consider Approval of Modifications to Previously Approved Elevation Plans, Landscaping Plan, Site Plan, and Lighting Plans Pertaining to the Construction of a (1) New 5,522 Sq. Ft. Home, (2) 3 Car Attached Garage, (3) Patios, (4) Walkways, (5) Exterior Lighting, (6) Landscaping, (7) Driveway, (8) Pillars, (9) a Front Yard Fence and Gate, and a (10) Rear Yard Wrought Iron Arbor at 2560 Telegraph Road, Submitted by Peter Filipek and Margaret Antonik.**

Manager Maria Lasday noted that following the December 12, 2016 ARC approval of their home, the Applicants began construction of their approved home. During construction, Staff noticed that changes were in the process of being made or being proposed to the landscape plan and elevation plans that were not approved by the ARC. She noted that upon receiving notice to stop construction of all items not approved from the ARC, the Applicant stopped work on the unapproved items, except for the driveway due to weather conditions.

Chris Derrick, the owners consultant, as well as the owner Margaret Antonik requested approval of modifications to previously approved Elevation Plans, the Landscaping Plan, Site Plan, and Lighting Plans to allow the following: modifications to the building elevations, the installation of front gate/fence and pillars in the front yard; the installation of a wrought iron arbor in the rear yard; proposed changes to the approved lighting plan; change to the previously approved gutters; proposed changes to the front stoop and terrace; the installation of a rear stone patio to be located outside of the breakfast room in the rear yard; the installation of a built-in enclosure for grill; changes to the configuration and materials of the driveway; changes to the previously approved landscape plan; and a change to the impervious surface calculations.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Changes to the Front (East) Building Elevation, Rear (West) Building Elevation, North (Side) Building Elevation, new gutters and downspout materials and other updated materials, as presented. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Changes to the South (Side) Building Elevation as presented. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pederson); Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Changes to the Front Stoop and Terrace, Changes to the Previously Approved Grill Deck Area, and the Addition of a Built-In Enclosure for a Grill, as presented. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Addition of Pillars, Fence and Gate to the Front Yard, and contingent on the following: Chairman Dan Cvejic approving the specification sheets of two proposed light fixtures by the pillars; and the fence shall be installed on the Applicants' property. On a voice vote, the motion was

approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pederson); Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Addition of a Wrought Iron Arbor in the Rear Yard and a Stone Patio Off of the Breakfast Room in the Rear Yard, as presented. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Exterior Lighting Plan, contingent on the following: limited to a total of 15 fixtures at the property (13 coach lights and 2 lights by the pillars and fence). On a voice vote, the motion was approved. Ayes: Three (Friedman, Martin, Cvejic); Nays: Two (Pederson, Zagnoli); Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the reconfigured driveway. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pederson); Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the revised landscape plan, contingent on Village Forester and Village Engineer's final approvals. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pederson); Absent: None.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the revised site plan. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pederson); Absent: None.

The ARC's approval noted above was contingent on the following conditions:

- Applicants' plan shall be Building Code compliant;
- 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 recommendations, which include the following:
  - The landscape plan needs to incorporate the rain gardens, as required by the Village Engineer.
  - Additional proposed shrubs will need to be carefully located in the field to limit the amount of damage to existing trees critical root zones. Existing trees have been installed within the critical root zone.
  - A remedial action plan is required to be prepared by a certified arborist of existing trees impacted by the construction damage noted in the 11/14/17 review.
  - If a remedial action plan is not submitted to the Village, an additional 98' of mitigation may be required.
- Shall not have any lighting being illuminated between 12:00 a.m. and 7:00 a.m. 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 comply with the Village Engineer’s recommendation, which include the following:
  - Applicant shall comply with the Village Forrester recommendations,
  - The basement window well on the Architectural plans for the south side need to be constructed of reinforced concrete.
  - The top elevation of the area wells must be a minimum 695.50.
  - Grading cannot encroach into the wetland and a buffer must be provided with a deed restriction. Preservation of the isolated wetlands and buffer area shall be provided by a deed restriction or plat restriction prior to final certificate of occupancy.
  - The existing accessory structures (shed) shall be demolished and removed.
  - The existing individual water supply well must be abandoned in accordance with the Lake County Health Department standards.
  - The Architect must state and verify that the measured height from the top of foundation of 695.00 is less than 34 feet to the peak roof elevation. The maximum building roof elevation cannot be greater than 729.00.
  - Another rain garden in the rear yard shall be installed.
  - A new 12-inch reinforced concrete culvert with flared end section should be installed to facilitate ditch drainage in this area.
  - Applicant shall modify the grading permit plans as follows:
    - Add a construction sequence to the plans.
    - Provide a restoration plan and details for demolition of the old house and driveway, and the protection to the wetland and provide a buffer for the drainage swale.
    - Provide an overland flow route across the property and indicate the limits of any ponding or depressional areas with estimated quantity of ponding through the drainage swales.
    - State measures being used to control erosion.
    - State when grading activities will begin and when the majority of the grading will be stabilized.
    - Identify trees to be removed with an “X”.
    - Trees to be protected must have tree protection set off the trunk one foot for each inch diameter of tree size to be protected.
    - Trees near the water service are to be protected if trenching is to take place in that area.
    - Auger water service in areas where large trees need to be protected.
    - Identify the limits of disturbance for the proposed drainage swales and utilities.
    - Label the water service size and b-box location.
    - State peak roof elevation on plans.
    - State lowest adjacent grade (694.00) finished floor, peak roof elevation on grading plans.
- The proposed fence along Telegraph Road needs to be installed on Applicants’ property instead of the Village’s right of way. It should be placed 10 to 15 feet west of the property line provided the fence is positioned so that the trunk of any tree is on one side of the fence or another and the fence posts are located as far as possible from the trunk. The fence post excavations will impact some of the roots unless the trunk of the tree is centered. Root zone protection should be implemented before the fence posts are excavated so as to not compact the remaining critical root zone. This should be part of the

remedial action plan that the Village Forester has recommended to be submitted to the Village in his December 16, 2017 review; 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.

Following the voting of the item above, Commissioner Pederson moved, seconded by Commissioner Zagnoli, to recommend to the Village Board that the Village Board determine whether monetary fines should be assessed for 2560 Telegraph Road. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pederson, Zagnoli,); Nays: One (Cvejic); Absent: None.

### **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: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

The meeting was adjourned at 8:07PM.