

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
APRIL 17, 2018**

1. **Call to Order.** Chairman Dan Cvejic called the meeting of the Architectural Review Commission to order at 7:02 PM.

Chairman Present: Dan Cvejic

Commissioners Present: David Friedman, Vicki Martin, Rick Pederson

Commissioners Absent: Theresa Zagnoli

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

Visitors Present: Ellen Imai (24 Aberdeen), Alex Navarro (Quantus Pools), Jay McFarum (Quantus Pools), Matt Polich (Quantus Pools), Ed Howey (GRNE Solar), Brian Wu (General Manager of College Park Athletic Club)

2. 01-04/17: **Introduction.**

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. 02-04/17: **Visitor's Business:** None

4. 03-04/17: **Consider Approval of the January 16, 2018 Meeting Minutes.**

Commissioner Pederson moved, seconded by Commissioner Friedman, to approve the January 16, 2018 meeting minutes. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pederson, Cvejic); Nays: None; Absent: One (Zagnoli).

5. 04-04/17: **Consider Approval of the Installation of an (i) In-Ground Pool and Spa, (ii) Pool Deck/Patio, (iii) Interior Pool Lighting, (iv) Fencing, (v) Pool Equipment Pad, (vi) Retaining Wall and (vii) Landscaping for the Property Located at 24 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Braven Imai.**

Alex Navarro, the consultant representing the owner, requested approval to install an in-ground pool and spa, pool deck/patio, interior pool lighting, fencing, pool equipment pad, retaining wall and landscaping at 24 Aberdeen Court. He noted that the proposed in-ground pool and spa was going to be 21' x 46' x 8' in dimensions and will include 138 square feet of coping. He noted it will be located behind the rear of the existing residence where it will be fenced with the required safety fence. He noted the in-ground pool and spa will be surrounded by an 1,116 square foot deck/patio and that the pool will have a winter pool cover, which will be anchored to the patio. He noted the patio's materials will be Riviera Colored Travertina Raw from Techo-Bloc and will match the existing pavers at the home. He noted that the proposed plans include the installation of 3 colored LED pool lights, and 1 colored LED spa light for safety purposes. He then

described the proposed rock formation toward the hill side of the pool and the retaining wall. He stated that they will be made of all Eden outcropping stone to retain the natural look of the pond on the property. The applicant noted that the proposed 50 foot long retaining wall will be constructed of Eden outcropping stone and will be constructed to not interfere with an existing wetland buffer area on the property. He noted that the spa will be made from Eden stone veneer and that it will tie into the finish of the Eden outcropping and Eden steppers. He noted they would be installing 550 lineal feet of a 4' high aluminum open type safety fence which will have a powder coated black finish. He noted that the fence will surround the proposed project and will include one single gate at the north end of the property and 1 double gate to the southern end of the property for entry. He noted that there will be a 4' x 12' pool and spa equipment pad and will be installed on the back of the garage wall facing the rear of the yard and will be screened year-long with evergreen bushes.

One or more of the Commissioners discussed the following related to the project:

- The Commissioners requested that the Building Official confirm that the gate latches for the fence are building code compliant.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Installation of an In-Ground Pool and Spa, Pool Deck/Patio, Interior Pool Lighting, Fencing, Pool Equipment Pad, Retaining Wall and Landscaping for the Property Located at 24 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Braven Imai, conditioned on the following:

- shall comply with the Village's Tree Protection and Preservation Ordinance;
- shall comply with the Village's Bufferyard Ordinance;
- shall submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village;
- shall obtain Building Commissioner approval for pool and spa lighting;
- the proposed pool deck elevation is 674.4, or 3 feet above the wetland high water level. The homeowners shall acknowledge that water may be standing in the rear yard to this elevation during rainy periods in the spring or fall;
- a LCSMC watershed development permit application has been prepared and must be signed by the owner and the engineer prior to applying for a building permit;
- the two spruce trees shown to be removed in the construction access off of the driveway will need to be replaced as they were included in the opacity and tree removal mitigation;
- three American elms within the foot print of the proposed pool shall be replaced as they counted towards tree removal mitigation;
- the double row of silt fence protecting the wetland in the southeast lot corner shall not be located within the critical root zone of existing trees. This silt fencing should be located where the tree protection fencing is located south and east of the residence. There is no disturbance proposed beyond the tree protection fencing and installing silt fence beyond the tree protection fence would damage the critical root zones of existing trees;
- since the plan does not show sizes or species of any of the trees adjacent to the construction access route, Applicant shall have the Village Forester conduct a review in the field to determine if any existing trees will need critical root zone protection (6"-8" of washed stone on top of filter fabric);

- subject to a final determination by the Village Forester of how many trees that will need replacement and which will need critical root zone protection;
- Shall revise the plans to show that the silt fence will not be located where it is shown within the critical root zones of existing trees, but sandwiched with the tree protection fencing; and
- Shall confirm that the gate latches are building code compliant with the Village's Building Official.

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

6. **05-04/17: Consider Approval of the Installation of Flush Mounted Solar Energy Systems (Solar Panels) on Two of the Existing South Facing Roofs at College Park Athletic Club for the Property Located at 2223 Half Day Road, Bannockburn, Illinois, Submitted by College Park Athletic Club.**

Ed Howey of GRNE Solar and Brian Wu of CPAC, stated that they were requesting approval to install Flush Mounted Solar Energy Systems (Solar Panels) on two of the existing south facing roofs at the College Park Athletic Club. They noted that the proposed solar panels would be flush mounted to the roof of the existing buildings. They described how the system would be installed, how it works and noted that the system will produce 85-87% of the annual energy consumption needed at College Park Athletic Club. They also stated, which was confirmed by staff, that the system is zoning compliant. They were just able to comply with the maximum 80% requirement of roof surface coverage.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Installation of Flush Mounted Solar Energy Systems (Solar Panels) on Two of the Existing South Facing Roofs at College Park Athletic Club for the Property Located at 2223 Half Day Road, Bannockburn, Illinois, Submitted by College Park Athletic Club. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pederson, Cvejic); 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 (Friedman, Martin, Pederson, Cvejic); Nays: None; Absent: One (Zagnoli).

The meeting was adjourned at 7:41PM.