

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
JUNE 19, 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

Visitors Present: Ron Kinder (1899 Hilltop), Raffi Arzoumanian (A & C Architects – 1885 Hilltop)

2. 01-06/19: Introduction.

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. 02-06/19: Visitor's Business: None

4. 03-06/19: Consider Approval of the April 17, 2018 Meeting Minutes.

Commissioner Pederson moved, seconded by Commissioner Zagnoli, to approve the April 17, 2018 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pederson, Zagnoli, Cvejic); Nays: None; Absent: None.

5. 04-06/19: Consider Approval of (1) a New 13,985.78 sq. ft. Home, (2) Two Attached Garages (total 3,432 sq. ft.) (3) One Patio (4) Two Balcony Porches (5) Four Pillars (6) Railings, (7) Exterior Lighting, (8) Landscaping, (9) Retaining Walls, (10) Front Entry Gate and (11) Driveway on the Property Commonly Known as 1885 Hilltop Lane, Submitted by Mike Bousis.

Chairman Cvejic asked for visitor's comments related to this project. Ron Kinder, resident at 1899 Hilltop, expressed concern of potential drainage issues that could be caused by the construction of the new home. He indicated that there has been a history of drainage issues along Hilltop that have affected his home.

Architect Raffi Arzoumanian, and applicant for 1885 Hilltop Lane, noted that a few different storm water management installations are being installed to manage water. He reviewed the proposed civil engineering plans and stormwater management plans. He indicated that a water detention area and berm is being created at the southern property line to keep the water on the Applicant's property. A restrictor overflow is also being installed so stormwater stays on

Applicant's property and then slowly is released. He noted that water from the front yard goes to rain gardens. Two rain gardens are proposed to be installed.

Staff noted that Applicants storm water management plans/civil engineering were thoroughly vetted by neighbor Jim McShane, Village Engineer Gewalt and Chairman Mike Raimondi before Applicant was able to seek for zoning relief with the Plan Commission Zoning Board of Appeals. Staff further stated that the plans are zoning compliant since the Village Board adopted an ordinance consistent with the PCZBA's recommendation to grant a variation to grade and height. Staff stated that if the plans were not zoning compliant, Applicant would not have been able to seek ARC approval for the proposed new home.

Applicant further described the 20' wide driveway, proposed entry gate and pillars, back patio, building elevations, retaining walls, landscape plan and light fixtures on the house and the property. Related to the lighting plan, he noted that the proposed plan included the installation of 40 Exterior Light Fixtures (18 Post Landscaping Lights, 20 Coach Lights, 2 recessed lights).

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

- They inquired about the impact of the down spouts. Village Manager Lasday read Village Engineer Gewalt's comments about the downspouts, which include the following: "Downspouts are piped to go into rain gardens. Downspouts to the north side of the home are directed to the proposed north side front yard catch basins. Downspouts to the south side of the home are directed to the proposed south yard catch basins and swale on the property.
- Raised concerned about the amount of proposed lights, including the 18 post lights proposed along the driveway. The applicant noted that they would be 30 feet apart from each other and would be dark sky compliant.

Commissioner Friedman moved, seconded by Commissioner Pederson, to approve a New 13,985.78 sq. ft. Home, Two Attached Garages (total 3,432 sq. ft.), One Patio, Two Balcony Porches, Four Pillars, Railings, Exterior Lighting, Landscaping, Retaining Walls, Front Entry Gate and Driveway on the Property Commonly Known as 1885 Hilltop Lane, Submitted by Mike Bousis, contingent on the following conditions:

- The detention system vegetation should be selected to absorb the runoff readily and proper soils should be placed in the detention bottom to enhance natural growth of plant materials. The storm runoff should be detained and then drain into the depressional area for further evaporation and dissipation. The area should be more of a natural wooded wet zone for detention of stormwater, rather than a cleared and mowed lawn as depicted on the landscape plan.
- All 4-foot and higher structural retaining walls must be design by a structural engineer. All retaining walls adjacent to driveway shall be protected against falling hazard.
- The sanitary sewer connection cannot be started until a Lake County Public Works Department connection permit is obtained.
- The final grading plan should consider the preservation of the existing high quality native trees around the new home.
- A LCSMC watershed development permit application should be prepared and be signed by the owner and the engineer prior to applying for a building permit.

- An IEPA Notice of Intent for grading operations must be submitted because the size of the grading area is approximately 2.7 acres.
- The driveway must be limited to 20 feet to satisfy the Village Code. This is still being show at 27 feet on the L1-01 plan.
- Shall comply with the Village's Tree Protection and Preservation Ordinance.
- Shall comply with the Village's Bufferyard Ordinance.
- Shall revise the Landscape Plan to provide landscaping to bufferyards H and K with 1 evergreen each.
- Shall prepare and execute a Lake County Stormwater Management Commission Watershed Development Permit and be signed by the owner and the engineer prior to applying for a building permit.
- Shall not have any coach 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.
- Must submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village.
- Civil Engineering shall be subject to further review by the Village within 3 years after certificate of compliance is granted to determine whether storm water management efforts are sufficient and, if not, to require appropriate modifications to ensure efficacy of such storm water management facilities and systems.
- All coach lights having textured glass.

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

Adjournment

Commissioner Friedman moved, seconded by Commissioner Pederson, 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 8:18 PM.