

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

1. **Call to Order.** Chairman Dan Cvejic called the meeting of the Architectural Review Commission to order at 7:01 PM.

Chairman Present: Dan Cvejic

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

Commissioners Absent: None

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

Visitors Present: Mark Downey (Downey Szafarz Architects), Scott Grobarek (Downey Szafarz Architects), David Heller (Earth Developments), David & Elizabeth Ansani (1375 Valley Road)

2. **01-07/17: Introduction.**

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. **02-07/17: Visitor's Business:**

Village Manager Lasday noted an email had been received from Kim Barkemeyer that was addressed to the Architectural Review Commission (ARC). She noted that the contents of the email were not an ARC matter but a Village Board matter.

David Friedman wished a happy birthday to Commissioner Martin.

4. **03-07/17: Consider Approval of the June 19, 2018 Meeting Minutes.**

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the June 19, 2018 meeting minutes. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pedersen, Zagnoli, Cvejic); Nays: None; Absent: None.

5. **04-07/17: Consider Approval of the (i) Removal of an Existing Patio, (ii) Installation of a New Patio, and the (iii) Installation of a New Firepit, at the Property Located at 1375 Valley, Bannockburn, Submitted by David and Elizabeth Ansani.**

Libby and David Ansani, owners of the property, noted that they will be removing an existing 134.3 square foot patio and a 155.9 square foot gravel area in order to install the proposed 689.20 square foot paver patio and fire pit in an adjacent location in the rear yard of the property. The net impervious surface square footage would be 399 square feet. They noted that the access to the patio will be from the rear porch. They noted they will be using blue stone paves and will be a simple flat design. They noted they would be installing a fire pit that would be 5-feet in

diameter and 20" in height and would be situated on the proposed patio. They noted that they are installing more landscape in the bufferyard than is required by the Village Code, and in coordination with Village Engineering, they are addressing the drainage for their property.

Commissioner Pedersen moved, seconded by Commissioner Martin, to approve the Installation of a New Patio and a New Fire pit at the Property Located at 1375 Valley Road, Submitted by David and Elizabeth Ansani, subject to the following conditions:

- Shall comply with the Village's Tree Protection and Preservation Ordinance.
- Shall comply with the Village's Bufferyard Ordinance.
- Shall comply with the following Village Forester condition:
  - Applicants' contractor shall hug the driveway with the 4" downspout drainage pipe off the garage, so that minimal root damage occurs to the oak located southeast of the driveway; and
- Applicants shall comply with the following Village Engineer conditions:
  - Applicants' shall comply with the Village Forester condition of approval concerning the 4-inch downspout drain being incorporated into Applicants' plan.

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

6. **05-07/17: Consider a Request for Approval of (i) the Construction of a 3-Car Detached Garage with a Bathroom, and (ii) the Addition of Exterior Lights on the 3-Car Detached Garage, at the Existing Residence Located at 9 Broadley's Court (Bannockburn Brae Subdivision), Submitted by Mr. and Mrs. Michael and Joanne Hakimi.**

Mark Downey, applicant on behalf of the owners, described the project which included a new 1,094 square foot 3-car detached garage, along with 6 new lights on the garage. He noted that the materials on the proposed garage would be the same as what is on the house, which is brick. He noted that the proposed garage improvements are zoning compliant.

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

- They inquired about the lighting on the proposed garage, including the number of lights and the location of the lights. The applicant confirmed that there would be 4 coach lights and 2 can lights proposed. The applicant also noted that the light fixtures would match what is on the existing house.

Manager Lasday noted that the Village Engineer and Forester recommended approval of the proposed 3-car detached garage.

Commissioner Friedman moved, seconded by Commissioner Zagnoli, to approve the Construction of a 3-Car Detached Garage with a Bathroom, and the Addition of Exterior Lights on the 3-Car Detached Garage, at the Existing Residence Located at 9 Broadley's Court (Bannockburn Brae Subdivision), Submitted by Mr. and Mrs. Michael and Joanne Hakimi, subject to the following conditions:

- Shall comply with the Village's Tree Protection and Preservation Ordinance.
- Shall comply with the Village's Bufferyard Ordinance.

- Shall comply with the Village's Exterior Lighting Regulations, which includes (i) Coach lights will have a frosted bulb so as to diffuse glare, and (ii) For the proposed fixtures to have a maximum lumen output of 700 to be zoning compliant, the bulb must be less than a 60-watt bulb.
- Shall comply with the Village's Exterior Lighting Regulations, which also includes that no coach lighting may be 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 only install frosted light bulbs that are less than 60 watts on the exterior coach lights on the detached 3-car garage.
- Shall comply with the following Village Forester conditions:
  - 19.75" of new plantings be added to the plans prior to final approval.
  - The 48" diameter catch basin needs to be located so that it would not be within the critical root zone of any of the neighbor's trees. There is a 6" tree and a 10" tree located on the neighbor's lot and the catch basin should be situated so that it would not impact either of these trees. That can be adjusted in the field as necessary.
- Shall submit an "As Built" survey of the property within 60 days of the completion of the construction of the improvements to the Village; and
- Shall comply with the following Village Engineer conditions:
  - The landscaping along the east side of the new garage needs to be moved so that the drainage ditch is not blocked by the plant material. The closest that the plants can be to the east property line is 15 feet at full maturity.
  - Applicants shall verify that the Floor Area Ratio of the existing residence. Note: Applicants provided scans of the garage attic addition, as well as the first and second floor of the existing house along with the page of building sections showing the ceiling heights and attic. There are no spaces that are greater than 12' tall on all floors. Village Engineer David Gewalt needs to confirm that the condition requirement has been met.
  - 4,653 SF of brick pavers must be modified and placed on a 12-inch deep stone base that will allow a 33% reduce in impervious surfaces to reduce the total to below 13,578 SF including the new detached garage. The proposed calculations show that the final impervious surface will be reduced to 13,319 SF.
  - Applicants shall address concerns and changes to the engineering drawing attached in the Village Engineer's review.

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

### **Adjournment**

Commissioner Zagnoli moved, seconded by Commissioner Martin, to adjourn the meeting of the Architectural Review Commission. On a voice vote, the motion was approved. Ayes: Five (Friedman, Martin, Pedersen, Zagnoli, Cvejic); Nays: None; Absent: None.

The meeting was adjourned at 7:19 PM.