

**VILLAGE OF BANNOCKBURN  
ARCHITECTURAL REVIEW COMMISSION  
MEETING MINUTES  
NOVEMBER 26, 2018**

1. **Call to Order.** Chairman Dan Cvejic called the meeting of the Architectural Review Commission to order at 6:01 PM.

Chairman Present: Dan Cvejic

Commissioners Present: David Friedman, Vicki Martin (arrived at 6:04 PM), Rick Pedersen

Commissioners Absent: Theresa Zagnoli

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

Visitors Present: Don Harris (1891 Hilltop), Ron Kinder (1899 Hilltop), Scott Renken (Representative of 1530 Robin), Dennis Plauck (Representative of 1530 Robin), Matt Gopin (29 Aberdeen Ct)

2. 01-11/26: **Introduction.**

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. 02-11/26: **Visitor's Business.**

None

4. 03-11/26: **Consider Approval of the October 16, 2018 Meeting Minutes.**

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

5. 04-11/26: **Consider Approval of the Construction of a (1) Pool with Lighting and Deck, (2) Outdoor Kitchen/Grill, (3) Firepit and (4) Fence at a New 5,012 Sq. Ft. Home Located at 1530 Robin, Submitted by Douglas and Tammy Swill.**

Vicki Martin arrived at the meeting.

Scott Renken, Architect for the project, and Dennis Plauck, pool contractor for the project, noted the proposal contains a pool with lighting and deck, outdoor kitchen/grill, firepit and a fence. It was noted that this was being done as part of the previously approved home at the property. They described the firepit, outdoor kitchen/grill and the proposed 20' x 40' in-ground pool that will be in the rear yard. They also described the black aluminum pool fence that will surround

the pool and will meet the pool code requirements. They lastly noted that there will be 3 gates incorporated into the fence system.

Manager Lasday noted that the pool lighting has been approved by the Building Commissioner and that the bulk calculations had already been approved with the original house approval.

Commissioner Friedman moved, seconded by Commissioner Pedersen, to approve the Construction of a Pool with Lighting and Deck, Outdoor Kitchen/Grill, Firepit and Fence at a New 5,012 Sq. Ft. Home Located at 1530 Robin, Submitted by Douglas and Tammy Swill, subject to the conditions identified on pages 17-19 of the Staff report dated November 20, 2018. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pedersen, Cvejic); Nays: None; Absent: One (Zagnoli).

6. **05-11/26: Consider Approval of the Installation of a New Split Rail Fence and Chain Link Fence at 1891 Hilltop, Submitted by Donald Harris.**

Donald Harris, owner of the property, noted that they were replacing existing split rail fence with new split rail fence, existing chain-link fence with 5' high black vinyl coated chain link fence, and that they were adding approximately 60 feet of new split rail fence with welded wire to the property. He noted that most of it was a like for like change and that the 60 feet of split rail fence on the south side of the project was the only new proposal.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Installation of a New Split Rail Fence and Chain Link Fence at 1891 Hilltop, Submitted by Donald Harris, subject to Staff recommendations on page 5 of the Staff report dated November 20, 2018. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pedersen, Cvejic); Nays: None; Absent: One (Zagnoli).

7. **06-11/26: Consider Approval of the Installation of Exterior Landscape Lighting at 29 Aberdeen Court in the Tarns of the Moor Subdivision, Submitted by Matt Gopin.**

Matt Gopin, property owner, noted that after the 2014 non-approval of a similar lighting proposal, they scratched the plans for lighting. He noted they now have a new plan that is proposing 35 partial cut-off low wattage accent lights/up-lights. It was noted that the lights would be angled towards the trees at about a 40 degree angle and would be about 3 feet out from the trees. The property owner noted that the proposed plan does meet the zoning requirements of the Village of Bannockburn.

One or more of the Commissioners noted the following related to the item:

- Inquired whether all of the lighting was necessary in the back yard of the property, but that really only the people to the west would be the only ones that could potentially see them.
- Felt that there were too many lights as part of the proposal.
- That if the lights are compliant with zoning, they should be approved.

Commissioner Friedman moved, seconded by Commissioner Martin, to approve the Installation of Exterior Landscape Lighting at 29 Aberdeen Court in the Tarns of the Moor Subdivision,

Submitted by Matt Gopin. On a voice vote, the motion was approved. Ayes: Three (Friedman, Martin, Cvejic); Nays: One (Pedersen); Absent: One (Zagnoli).

**Adjournment**

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

The meeting was adjourned at 6:44 PM.