

**VILLAGE OF BANNOCKBURN
ARCHITECTURAL REVIEW COMMISSION
MEETING MINUTES
January 22, 2019**

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 Pedersen, Theresa Zagnoli

Commissioners Absent: None

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

Visitors Present: Monika Hemm (bba Architects), Jackie Sieros (1800 Meadow Lane), Sarah Mihalov (1800 Meadow Lane), Rick Lamble (Rocco Fiori & Sons), Claire Kaplan & David Korner (1770 Meadow Lane), Gary Beyerl (bba Architects), Mike Raimondi (1360 Aitken)

2. 01-01/22: **Introduction.**

Chairman Cvejic introduced the Commission members and Staff in attendance.

3. 02-01/22: **Visitor's Business.**

None

4. 03-01/22: **Consider Approval of the December 11, 2018 Meeting Minutes.**

Commissioner Zagnoli moved, seconded by Commissioner Pedersen, to approve the November 26, 2018 meeting minutes. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Pedersen, Zagnoli); Nays: None; Absent: None.

5. 04-01/22: **Consider Approval of the (i) Modification of Exterior Elevations, (ii) Construction of an Addition (Garage and Kitchen), (iii) Relocation and Installation of Dormers, (iv) Installation of a Shed with a Covered Porch, (v) Installation of Exterior Lighting, (vi) Installation of a Skylight at the Roof, (vii) Installation of a BBQ Terrace and Grill, (viii) Exterior Hardscape Modifications and Modified Driveway, (ix) Installation of a Canopy, (x) Installation of Landscape Stairs, and (xi) Landscaping Plan at 1800 Meadow Lane, Submitted by Drs. Jackie Sieros and Michael Mihalov.**

Drs. Jackie Sieros and Michael Mihalov ("Applicants"), owners of 1800 Meadow Lane, noted that they need to make modifications to their existing home to accommodate recent medical challenges they have faced. The architect, Gary Beyerl from BBA Architects, discussed in more detail the proposal before the Commission. They need to install a residential elevator for access

to all living levels; elevator shaft positioned to fit within existing building volume, as well as construction of a wheelchair accessible kitchen (63 sq. ft. addition). They would also do a garage addition (436 sq. ft.) to accommodate an elevator area and to provide more accessible paths around parked cars. The new elevator will be situated in a portion of the existing garage; new garage is slightly wider to provide. They would also propose a pool shed (120 square feet) for more accessible seasonal storage, ramps and sloped garden paths for site accessibility by Owner, and a BBQ Terrace to provide wheelchair accessibility from the kitchen. They noted the new north wing extension would include the following: align roof ridge with existing, to blend in building components; re-install salvaged materials (windows, dormers, light fixtures, cedar shakes); and provided new building materials to match existing (brick, copper, cedar shakes, stucco, painted wood trim).

The following concerns were raised by neighbors at the meeting:

- Opacity concerns (landscape bufferyard) were expressed by the owners of 1770 Meadow. Staff noted that the Village Forester reviewed the code again and Applicants' landscape plan. Upon review, he revised his forestry report and noted that opacity is required on the lot line between the 1770 and 1800 Meadow properties.
It was noted that the applicants would comply with the revised Village Forester report and the required opacity.
- Mike Raimondi and Estelle Raimondi (1850 Meadow) expressed concern regarding the following: They would like the utility trash area screened; they don't want to see light coming from the proposed skylight of the house; they wanted the light and porch by the shed to be removed due to visibility concerns; and they requested that an existing path be modified and landscaping be installed in its place. (Instead of the path going from the house to the pool, they suggested that it be moved from the BBQ terrace to the pool).
With regards to the concerns raised by 1850 Meadow, the ARC reviewed and discussed the following: For the utility trash area, they requested that the trash area include a 5-foot fence screen. For the skylight concern, they did not request that the skylight be removed since it appeared to be more of a window on the second floor (confirmed by the architects of the project). For the light and porch by the shed, they requested that the light fixture under the proposed porch by the shed be switched to a recess light. For the modification of an existing path, they did not request that the path be modified due to Applicants' disability issue nor did they request that additional landscaping be installed since the Applicants' landscape plan was zoning compliant at the lot line by the existing path.

Manager Lasday noted that the existing height and north side yard setback are presently legal non-conforming. Commissioner Pedersen expressed concern that the proposed garage addition will not be meeting the Village's setback regulations.

Commissioner Martin moved, seconded by Commissioner Zagnoli, to approve the (i) Modification of Exterior Elevations, (ii) Construction of an Addition (Garage and Kitchen), (iii) Relocation and Installation of Dormers, (iv) Installation of a Shed with a Covered Porch, (v) Installation of Exterior Lighting, (vi) Installation of a Skylight at the Roof, (vii) Installation of a BBQ Terrace and Grill, (viii) Exterior Hardscape Modifications (ix) Installation of a Canopy, (x) Installation of Landscape Stairs, and (xi) Landscaping Plan, subject to Staff recommendations on

page 30-31 of the Staff report dated January 22, 2019, and the following conditions added at the meeting: shall comply with the revised Forester Report and comments from January 22, 2019; that the trash area include a 5-foot fence screen; and, that the light fixture under the proposed porch by the shed be switched to a recess light. On a voice vote, the motion was approved. Ayes: Four (Friedman, Martin, Zagnoli, Cvejic); Nays: One (Pedersen); Absent: None.

Adjournment

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

The meeting was adjourned at 7:58 PM.