

VILLAGE OF KILDEER

ARCHITECTURE COMMITTEE

February 8, 2016



MINUTES

1. Call to Order. A meeting of the Village of Kildeer Architecture Committee was held on February 8, 2016 in the Village Hall, 21911 Quentin Road, Kildeer, IL.

The meeting was called to order at 7:05 p.m. Upon roll call:

Present: Chairman Wolter and Members Adler, Butler, and Blasgen
Director of Building Permits Litzhoff

2. Motion by Member Butler, seconded by Member Adler, to approve the minutes of the January 6, 2016 meeting. The motion passed by unanimous voice vote.

3. Requests to approve:

- i. Addition, Lot 15-3-4 Farmington (21746 N Andover Road)

Plans for an addition were presented by Jennifer Fabsik, homeowner. Member Butler motioned to approve the plans as submitted. The motion was seconded by Member Adler, which passed by unanimous voice vote.

- ii. Patio, Lot 55 Sanctuary Club (23737 N Sanctuary Club Drive)

Plans for a patio were presented by Robin Walovitch, homeowner. Chairman Wolter motioned to approve the plans with the following conditions:

- a) a plat of survey with the patio more accurately drawn to scale be submitted;
and
- b) the seat wall does not encroach beyond the 35' building setback line.

The motion was seconded by Member Butler, which passed by unanimous voice vote.

- iii. Remodel, Lot 8-2-3 Farmington (20772 Buffalo Run)

Plans for an exterior remodel were submitted by Mark and Judith Ray, homeowners. Chairman Wolter motioned to approve with the condition that the double hung window on the plans is changed to a casement window. The motion was seconded by Member Adler, which passed by unanimous voice vote.



iv. Pool and Enclosure, Lot 18 Sanctuary Club (23120 N Sanctuary Club Drive)

Plans for a pool and pool enclosure were submitted by Kim Sharun, homeowner. Chairman Wolter motioned to deny the plans as submitted and asked that new plans reflecting a smaller fencing footprint be resubmitted for review.

v. Completion Bond Return, Lot 14 Meadowood Estates (22096 N Windridge Court)

Chairman Wolter inspected the as-built home and reported the following deviations from the approved plan:

- a) windows were added to the garage door (4-3-2b);
- b) a window is missing from the right elevation (4-3-2b); and
- c) window shutters were added to the right elevation (4-3-2b).

Member Adler moved to recommend that the Village Board return 70% of the completion bond representing a 30% reduction for changes resulting in a minor change to the overall design intent of the approved plans (Village Code 4-2-3b). The motion was seconded by Member Butler, which passed by unanimous voice vote.

vi. Completion Bond Return, Lot 2 Enclave (20940 W Summit Drive)

Chairman Wolter inspected the as-built home and reported the following no deviations from the approved plan. Chairman Wolter moved to recommend that the Village Board return 100% of the completion bond. The motion was seconded by Member Butler, which passed by unanimous voice vote.

vii. Completion Bond Return, Lot 43 Tall Oaks (20585 High Ridge Drive)

Chairman Wolter inspected the as-built home and reported the following deviations from the approved plan:

- a) Addition of a two-window dormer to the left elevation (4-2-3d);
- b) the approved two-window dormer on the rear elevation enlarged to three windows (4-3-2b); and
- c) the approved left window on the rear elevation changed from four windows to five (4-3-2b).

Chairman Wolter moved to recommend that the Village Board return 60% of the completion bond representing a 40% reduction for changes resulting in minor changes to the overall design intent of the approved plans (Village Code 4-2-3d and 4-2-3b). The motion was seconded by Member Adler, which passed by unanimous voice vote



viii. New Single Family Home, Lot 8 Sanctuary Club (23199 N Sanctuary Club Drive)

Plans for a new single family home were submitted by Icon Building Group (developer). Member Adler motioned to approve the plans dated 1-25-16 with the following conditions:

- a) add two transom windows to the right elevation (one above the garage and one above the exit door); and
- b) the color of siding to be changed from Iron Gray to avoid a monotony conflict with Lot 20 across the street.

The motion was seconded by Member Butler, which passed by unanimous voice vote.

ix. New Single Family Home, Lot 10 Sanctuary Club (23213 N Sanctuary Club Drive)

Plans for a new single family home were submitted by Icon Building Group, developer. Member Adler motioned to approve the plans dated 12-09-15 with the addition of a window to the second floor laundry room. The motion was seconded by Member Butler, which passed by unanimous voice vote.

4. Other Matters


i. Garage Addition Design Change, Lot 16 Hickory Hill (Lot 16, 21323 Cuba Road)

Plans for a new design to a garage addition previously approved at the May 11, 2015 meeting were presented by Howard Granat, homeowner. The committee reviewed the plans. The change will be formally reviewed at the next scheduled meeting.

5. A motion to adjourn the meeting was made by Member Butler and seconded by Member Adler. The motion was unanimously approved by voice vote. The meeting adjourned at 9:20 p.m.

Respectfully submitted by Andrea Litzhoff,

Approved by:


Ken Wolter, Chairman