



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Architectural Review Board

January 14, 2015

5:15 Caucus

5:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 5:15 p.m.

Present: Mayor Mark Cegelka, Eric Johnson, Jerald Hoover, Architect Tony Fini,  
Building Official Rick Loconti, Engineer Mike Henry,

Absent: Jerry Eisen

OTHERS PRESENT: Laurie Hoover, Gurvis Smith

**Motion by Eric Johnson seconded by Jerald Hoover to approve the minutes of the  
December 10, 2015 Architectural Board of Review Meeting.**

**Yeas—Cegelka, Fini, Hoover, Johnson,**

**Nays—None**

**4 yeas – 0 nays**

**Motion carried**

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**OLD BUSINESS:**

**APPROVAL OUTSIDE STORAGE BUILDING AT 7650 BOND STREET:**

Tom Cultrona, owner of Bob Cultrona Landscaping located at 7650 Bond Street, was in attendance this evening. Building Official Rick Loconti gave an update on the request for an outside storage building at 7650 Bond Street. He reported Tom Cultrona has submitted another plan to date. The picture of the building Tom submitted looks similar to a garage with a gable roof in a contemporary style. Tony Fini requested Tom go over the details about the materials used in constructing the building. Tom reported the building will be a metal structure on a concrete slab. The roof, door and overhead door will also be metal. Tony stated he would like to see a 12" overhang on the eave and lower edge of the roof along with gutters and downspouts. Tony stated the lower portion of the wall should be a contrasting color. He suggested the top portion be a taupe and the bottom a lighter beige or tan and should be 3' up from the ground. The roof should match to the lower portion of the wall with the doors to match the upper portion and trimmed in the lighter color. Rick stated the slab the building will be on will have to be on a 12" footer all the way around. Mayor Cegelka asked who the manufacturer of the building is. Tom stated the manufacturer is Power Build Buildings. Mayor Cegelka questioned if there are any other modifications to the building in regards to the look other than that of the recommendations of Tony Fini. Tom stated it will look like the picture and there will be no windows on the building anywhere. Rick Loconti questioned if there will be any electrical run to the building. Tom stated there will not be, that it is only going to be used for storage. Rick stated he will check the Ordinance for any requirements for minimal electric to be installed. If so, Tom would be required to install the minimal amount required. Mike Henry questioned the size of the building. Tom replied it will be 45' x 45'.

Rick Loconti stated there are some outstanding issues that have not been addressed. Before any permits are issued for the building under discussion this evening, all of the outstanding issues that have been previously documented will be taken care of. This includes the north border landscaping, wall or fence and addressing the parking lot. Eric Johnson asked Tom if he plans to construct any other buildings on the property in the future, other than the one in question. Tom stated he does not but would like to add to the back of his building in approximately 3 to 4 years. Eric verified with Rick that the landscaping improvements will be completed before construction of the outside storage building begins. Rick is waiting for documentation from the Law Department what the Ordinance clearly states regarding landscaping screening, fence or wall. Rick states the drawing submitted shows the building being 44' x 30"; therefore Rick changed the drawings to reflect the building to be 45" x 45".

At 5:45 p.m. Jerry Eisen joined the meeting.

Jerry stated he was very pleased with the drawing that Tom submitted.

The following contingencies were discussed before approval:

Taupe color on bottom of building to go 3' up from the ground and roof to be taupe

Light beige or tan on upper portion of building

Doors to be the light beige or tan with the taupe trim

12' overhang along roof

Gutters and downspouts

If required, minimal electric

Landscaping improvements and all outstanding issues to be completed before construction begins

**Motion by Eric Johnson seconded by Jerry Eisen to approve the outside storage building at 7650 bond street predicated on the color changes as suggested above, the bottom color to be 3' up from the ground, gutters and downspouts, no windows and a 12" overhang with the Building Officials approval of the necessary lot improvements, check of any utility requirements, approval of site plan and construction drawings, along with approval from the Fire Department, Engineering Department and the Planning Commission.**

**Yeas— Cegelka, Eisen, Fini, Johnson**

**Abstain-Hoover**

**Nays—None**

**4 yeas – 0 nays**

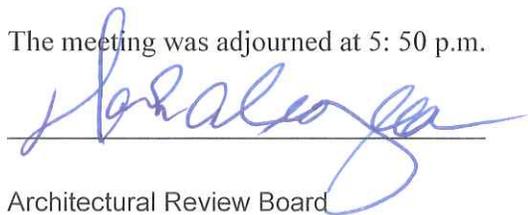
**1 abstain**

**Motion carried**

Rick stated excavating for the new Geis building has begun and Friday is the final walk through at Core Mark.

There being no further business to come before the Architectural Review Board, motion by Jerald Hoover seconded by Tony Fini to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 5: 50 p.m.

  
Architectural Review Board

  
Lori A. Pepera  
Clerk of Council