



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board

May 13, 2015, 2015, 2015

5:15 Caucus

5:30 p.m. Meeting

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

Present: Eric Johnson, Mayor Cegelka, Architect Roberto Pinedo, Jerald Hoover, Building Official Rick Loconti, Engineer Mike Henry, Law Department Mark Marong

Absent: Jerry Eisen

Motion by Jerald Hoover seconded by Eric Johnson to approve the minutes of the March 11, 2015 Architectural Board of Review Meeting.

Yeas—Cegelka, Hoover, Johnson, Pinedo

Nays—None

4 yeas – 0 nays

Motion carried

Motion by Jerald Hoover seconded by Eric Johnson to approve the minutes of the April 8, 2015 Architectural Board of Review Meeting.

Yeas—Hoover, Johnson, Pinedo

Abstain-Cegelka

Nays—None

3 yeas – 0 nays

1 abstain

Motion carried

NEW BUSINESS:

APPROVAL OF DECK AT 28697 NORTH VILLAGE LANE:

Homeowner of 28697 North Village Lane Jeff Bernhard was in attendance. Engineer Rick Loconti commented there are no problems with the plans or the location of the proposed deck. Architect Roberto Pinedo commented the deck has been approved by the Glenwillow Place HOA and is acceptable. Jerald Hoover asked Rick Loconti where the rear yard set-back is. Rick stated he would have to check and get back to him.

Jeff Bernhard stated cedar will be used to construct the deck and will be stained with Rymer Xtreme Weather Wood Sealer with the color 7630 Sienna. Mark Marong stated the homeowner is in compliance with local Ordinance 113.01 that requires an HOA resident obtain written approval from the HOA Board before a permit is issued by the Building Department. The resident has done so and is compliance.

Motion by Eric Johnson seconded by Jerald Hoover for approval of deck at 28697 North Village Lane.

**Yeas—Cegelka, Hoover, Johnson, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

APPROVAL OF NON-ILLUMINATED MONUMENT SIGN & ILLUMINATED WALL MOUNT SIGN:

Rick Loconti stated all of the criteria have been met for signage. Roberto Pinedo stated everything seems appropriate. The size is proportionate with the size of the building and the colors match what Swagelok uses with their other buildings. Lou Marino from ASI, the sign company, was in attendance. Lou stated the sign is made of aluminum. The paint job on the sign is equal to that of a paint job on an automobile. The monument sign is considered a double posted pane, the posts are hidden inside the sign. The illuminated sign uses LED lights and the letters are considered push through that is made of acrylic. Rick Loconti stated there will need to be a sign permit and a separate electrical permit and a shut off switch.

Motion by Jerald Hoover seconded by Eric Johnson for approval of non-illuminated monument and illuminated wall mount sign.

**Yeas—Cegelka, Hoover, Johnson, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

APPROVAL OF ACCESSORY BUILDING AT 27925 PERGL ROAD:

Homeowner of 27925 Pergl Road Tim Caron was in attendance. Rick Loconti stated he could not get a good feel of how the proposed structure will attach to the existing building according to the drawings submitted. Mike Henry stated on the original site plan there's an actual driveway that comes down to the side of the garage toward the pond. On the final approved plan the garage door is accessed. Roberto requested roof and wall samples be provided by the homeowner.

Tim stated he is proposing to build a structure to store his classic car collection and some heavy equipment in. He did not bring any samples of the proposed structure. Rick Loconti stated as far as the structure itself, it looks like a typical pole barn. If the Board approves it this evening, more detailed construction drawings will be needed. How it ties into the existing building will also need to be in the detailed drawings. Rick would also like to see how the water run-off from the roof will be handled. Tim stated McSteen and Associates, the company who did the surveying, proposed a 12 inch pipe for drainage to run underneath the structure. There is an existing 8 inch pipe there now that has been sufficient. The actual storm run-off would be diverted into an existing swale. Where the flow of water is going to end up will not be changed, it is only going to be diverted for 80°. There will be down spouts and gutters only on the south side only. Rick Loconti disagreed. With the increased impervious surface he advised down spouts and gutters need to be on all sides of the building so erosion of the land will not occur. Tim stated he understood. Roberto requested again to have Tim supply samples. Mayor Cegelka questioned what colors the structure would be. Tim stated; the roof will be tan to match the roof on the existing structure, and evergreen siding will be used to match the existing structure, house and barn. Pole Barns Direct, the

company Tim is using, suggested he go with the 29 gauge siding. This would last longer and resist rot better. Tim commented the swale will be approximately 6' - 8' from the edge of the building and will install gutters all the way around the building. Tim stated he is trying to keep as many trees as he can. There are only two maple trees that are going to be near the swale. One is 2" in diameter and the other is 4" in diameter. All other trees that will be removed are dried out and have no leaves. Eric Johnson questioned where the doors will be located on the structure. Tim stated the doors will be on the north side. There will be a door on the back only for the purpose moving items in and out. At other times this will be sealed off. There will be gravel road leading to the structure. Tim also stated he is trying to keep the fill he is using as clean as possible. For the screening on the garage floor he will be using a crushed concrete due to the fact it has a 97% compaction rate for settlement.

Predicated on the following:

Install gutters and downspouts all around

Colors to be provided to the Village Architect and be green and tan to match existing building.

Construction drawings to be provided showing how the new structure will connect to existing structure.

Motion by Eric Johnson seconded by Jerald Hoover for approval of accessory building at 27925 Pergl Road predicated on the conditions stated above.

Yeas—Cegelka, Hoover, Johnson, Pinedo

Nays—None

4 yeas – 0 nays

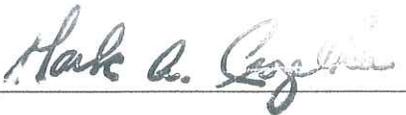
Motion carried

Eric Johnson stated the meeting in June will be a combined meeting with the Planning Commission to discuss the updating of the Building and Planning and Zoning code.

Mike Henry stated a new procedure for ARB and Planning Commission will be; before meetings an electronic copy of the material will be sent to all members. A hard copy will only be supplied to members beforehand if requested. A hard copy will be supplied the night of the meeting for every member.

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

The meeting was adjourned at 6:21 p.m.



Architectural Review Board



Lori A. Pepera
Clerk of Council