



Architectural Review Board
August 19, 2020
5:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 5:30 p.m.

Present: Mayor Mark Cegelka, Tim Hauptert, Jerry Eisen, Barb DiBacco, Roberto Pinedo

Others present: Law Director Mark Marong, Engineer Mike Henry

Motion by Barb DiBacco seconded by Jerry Eisen to approve the minutes of the July 15, 2020 Architectural Board of Review Meeting.

**Yeas—Mayor Cegelka, Hauptert, DiBacco, Eisen, Pinedo
5 yeas – 0 nays
Motion carried**

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL OF A DECK AT 27375 PETTIBONE ROAD:

Building Commissioner Bob Rodic reported; Alva Harvey, the owner of the property at 27375 Pettibone Road is requesting design approval to construct a raised patio deck to the rear of his home. The property is zoned Country Home District. The raised patio deck was constructed earlier this year. A delay occurred in receiving plans that would be found to be suitable to Board. The deck is of wood frame construction supported by posts and anchored to the main structure. The deck ranges in height from 24" to 42" above grade with the maximum height of the rim joist approximately 30" above grade.

The application includes the site plan, construction, and photos of the deck. There is no Homeowner's Association and the deck plan conforms to the zoning code.

Mr. Harvey was in attendance and commented; he apologized for not filing for a building permit prior to having the deck built. Barb DiBacco questioned if the deck was constructed properly. Mr. Rodic explained that there were certain items that needed to be corrected but will issue a formal correction order once the permit is formally issued for the project.

Motion by Tim Hauptert seconded by Barb DiBacco to approve a design for a deck at 27375 Pettibone Road.

**Yeas—Cegelka, DiBacco, Hauptert, Eisen, Pinedo
Nays—None
5 yeas – 0 nays
Motion carried**

REQUEST FOR DESIGN APPROVAL OF A SHED AT 28697 NORTH VILLAGE LANE:

Building Commissioner Bob Rodic reported; The applicants Jeff and Jodi Bernhard are requesting a design site approval of an 8' x 10' accessory structure in the rear yard of the property at 28697 North Village Lane. The property is zoned Village Center Home District (VCHD).

The accessory structure will be 80 square foot in area and 9' in height. It will be located 5' from the rear property line and 6'-6" from the side property line.

The application provides the shed-specific site plan, a written narrative describing the construction of the shed, materials and colors with front and side elevational views, and a photo of the colors of the main structure. The approval from the Glenwillow Place Homeowners Association is also attached.

Mr. Jeff Bernhard was in attendance and commented; the colors of the siding and roof of the shed will match the house. He also suggested the need for a variance increasing the height of the shed to allow the roof pitch to closely resemble the house. In addition, he explained that he installed a landscaped mound to screen for the street due to its location. The Law Director advised the Board of the design standards for North and South Village Lane. The Law Director explained, where Glenwillow Place sits was originally owned by the Village. As part of the sale of the land to the developer, the Village mandated that the design standard be made as deed restrictions on everyone's property making the subdivision stay the same design as it was built. Any motion for approval should be subject to the approvals of variances by the Planning Commission.

Motion by Tim Haupert seconded by Roberto Pinedo to approve a shed at 28697 North Village Lane Subject to Planning Commission approvals for Height and location.

**Yeas—Cegelka, DiBacco, Haupert, Eisen, Pinedo
5 yeas – 0 nays**

Motion carried

REQUEST FOR DESIGN APPROVAL OF A FOUR-FOOT HIGH OPEN RAIL FENCE AT 29188 NORTH VILLAGE LANE:

Building Commissioner Bob Rodic reported; The applicant, Mary Walsh and the owner Afshin Dowlati are seeking design and site approval of a four-foot (4') high rail fence that will be located in the rear yard of the property located at 29188 North Village Lane. The fence will be approximately 110' in total length. The property is zoned Village Center Home District. The fence will be white in color and aluminum in material.

The application includes: a site plan which depicts the setback of the fence from the side and rear property lines, a plan of the fence, an image of the fence, and approval from the Glenwillow Place Homeowners Association. The fence is a permitted accessory use and conforms to the zoning code.

Mary Walsh was in attendance and commented; the fence was intended to as an enclosure for their dog. Building Commissioner Bob Rodic commented; the indicated fence was rail-type fence and not identical to the traditional picket fence constructed in the Glenwillow Place subdivision. The Board questioned Mrs. Walsh if the HOA approved of the style fence and she reported the HOA gave their approval.

Again, the Law Director reminded the Board of the design standards that were made as deed restrictions in the HOA.

Motion by Barb DiBacco seconded by Jerry Eisen to approve a four-foot open rail fence at 29188 North Village Lane.

**Yeas—Cegelka, DiBacco, Haupert, Eisen, Pinedo
5 yeas – 0 nays**

Motion carried

REQUEST FOR DESIGN APPROVAL OF AN ELEVATOR TOWER AT 7380 AUSTIN POWDER DRIVE:

The Village of Glenwillow, owner of the property at 7360 Austin Powder Road, is seeking design approval for a fifty (50) square foot 2-story tower enclosure to house an elevator as an improvement relating to the American Disability Act. The property is zoned Village Center Business District.

The application includes an elevational view, photographs of the existing structure, and construction documents with floor plans and elevation. The plan complies with the zoning regulations. A site plan is still needed.

Jennifer Kalin from R.E. Warner was in attendance to present the elevator addition proposal for the Annex structure at 7380 Austin Powder Drive. She had with her the exterior materials for the finish as well as the elevation details of the addition. The materials and colors will match the existing structure. The windows on the addition will be frosted as they are for aesthetic purposes only.

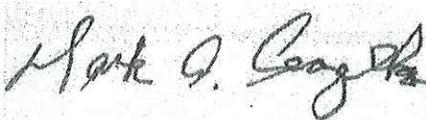
Motion by Barb DiBacco seconded by Tim Haupert to approve an elevator tower at 7380 Austin Powder Drive.

**Yeas—Cegelka, DiBacco, Haupert, Eisen, Pinedo
5 yeas – 0 nays**

Motion carried

There being no further business to come before the Architectural Review Board, motion by Barb DiBacco second by Jerry Eisen to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned 5:58 p.m.



Architectural Review Board



Lori A. Kovach
Clerk of Council