



Architectural Review Board  
March 17, 2021  
6:28 PM Virtual ZOOM Meeting  
MEETING ID: 85748540556

Mayor Cegelka called the meeting to order at 6:19 p.m.

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

Others present: Law Director Mark Marong, Building Commissioner Bob Rodic, Engineer Mike Henry

**Motion by Barb DiBacco seconded by Jerry Eisen to approve the minutes of the February 17, 2021 Architectural Board of Review Meeting.**

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

**OLD BUSINESS:**

None

**NEW BUSINESS:**

**REQUEST FOR DESIGN APPROVAL OF AN ACCESSORY BUILDING AT 7540  
PINECREST LANE:**

Building Official Bob Rodic reported; VanWayne Chaney, the owner of the property at 7540 Pinecrest Lane is requesting site and design approval to authorize the construction of a 22' x 18' x 18' high (396 s.f.) accessory building in the rear yard of the property which is 40,405 s.f. in area. The property is in the Country Home District. The structure is built of wood frame construction designed to mirror the appearance of the main structure. The shed will be setback 20'-0" from the side and rear property lines in the southwest corner of the lot. The application includes a site plan, an aerial view of the site, construction documents, and an image of the main structure. The appearance was modified to add dormers on the north and south elevations and pictures were sent to the Board depicting what it would look like. The HOA approves.

Mr. Chaney was in attendance and commented; he added the dormers to give more headroom in the attic for storage.

**Motion by Barb DiBacco seconded by Roberto Pinedo for design approval of an accessory building at 7540 Pinecrest Lane.**

**4 Yeas—Mayor Cegelka, DiBacco, Eisen, Pinedo  
1 Abstain- Hauptert  
0 Nays**

**Motion Carried**

**REQUEST FOR DESIGN APPROVAL OF NEW ILLUMINATED WALL SIGN AT 31050 DIAMOND PARKWAY:**

Building Official Bob Rodic reported; The applicant, Wagner Sign Co., representing Mantua Manufacturing is requesting design approval of a new building sign to be located on the front (north) elevation of the office/warehouse structure located at 31050 Diamond Parkway. The property is zoned General Industrial District. The project includes the removal of the two (2) existing building signs which consist of internally illuminated channel letters and replacing them with an internally illuminated, flat-faced cabinet with vinyl graphics and a clear panel below with non-illuminated letters. Color images of the building structure and the existing and proposed signage are included in the application. The application also includes sign permit applications and a site location plan. The plan complies with the zoning regulations.

Dan Beeman from Wagner Electric Sign Co. was in attendance. He stated the new sign will be individual channel letters. 2 signs currently on the building will be removed and replaced with the revised logo.

**Motion by Tim Hauptert seconded by Jerry Eisen for design approval of an illuminated sign at 31050 Diamond Parkway.**

**5 Yeas—Mayor Cegelka, DiBacco, Eisen, Hauptert, Pinedo  
0 Nays**

**Motion Carried**

**REQUEST FOR DESIGN APPROVAL OF A STORAGE VESSEL AT 7710 BOND STREET, ASPHALT FABRICS:**

**Building Official Bob Rodic reported;** The applicant, Kevin Slivka representing Asphalt Fabrics & Specialties located at 7710 Bond Street is requesting design approval of an accessory structure on the property. The property is zoned Limited Industrial District and is bordered by the Country Home District to the west. The accessory structure is a twenty-foot, six-inch (20'-6") high, ten-foot (10') diameter storage vessel for a liquid asphaltic-binding product associated with the use of the business. The storage vessel will be located in the southwest corner of the lot, fifteen (15') feet from the rear and side property lines. The vessel will be delivered to the site with red primer paint and later wrapped with corrugated aluminum. The applicant has also stated that he will be planting four (4) Norway Spruce trees to assist in screening the structure. Mr. Slivka has attached a site plan, an aerial view of the property, an image and diagram of the vessel. Comments from the Village Architect are also included,

Glenwillow Chapter 1115.11(d) of the code requires compatibility between the principle and accessory structures. Glenwillow Table 1139.04 requires a twenty-five (25') foot side yard setback to a non-residential district, in this case to the south and a one-hundred thirty-foot (130') rear yard setback when located adjacent to the Country Home District, in this case to the west. An application seeking a variance has been filed.

Barb DiBacco questioned how often the vessel will be filled. Kevin Slivka commented; the vessel will be filled approximately 2 times a week from May through October.

**Motion by Roberto Pinedo seconded by Barb DiBacco for design approval of a storage vessel at 7710 Bond Street.**

**5 Yeas—Mayor Cegelka, DiBacco, Eisen, Hauptert, Pinedo  
0 Nays**

**Motion Carried**

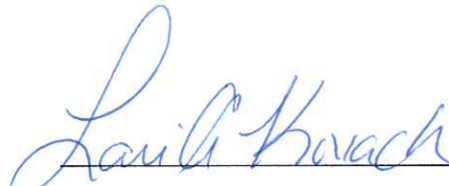
**MISCELLANEOUS:**

**None**

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

The meeting was adjourned 6:45 p.m.

  
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Architectural Review Board

  
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Lori A. Kovach-ARB Secretary