



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board

April 21, 2021

6:10 PM

Mayor Cegelka called the meeting to order at 6:10 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 Jerry Eisen seconded by Barb DiBacco to approve the minutes of the March 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 REQUEST FOR DESIGN APPROVAL OF AN ACCESSORY BUILDING (GAZEBO CANOPY) AT THE REAR OF THE BUILDING (PARKING LOT SIDE) AT 29765 PETTIBONE RD, GLENWILLOW GRILLE:

Mayor Cegelka commented; the site plan and Conditional Use permit were both approved earlier at the Planning Commission Meeting.

Building Official Bob Rodic reported; Scott Rafuse, the owner of the Glenwillow Grille located at 29765 Pettibone Road is requesting design approval to authorize placement of a 12' x 14' accessory building (gazebo canopy) on the rear (parking lot side) of the property which is zoned Village Center Business District. The site abuts the General Industrial District to the east and to the north and Village Center Business District to the south. Ground level to roof headers is 89 inches and 12 feet to the roof peak. The roof is metal/corrugated panels. The posts and truss are wood and brown in color.

Scott Rafuse, owner of the Glenwillow Grille, commented; the structure is a kit. It will be secured to the concrete slab that hold the posts.

Barb DiBacco questioned if there are plans to add landscaping around the structure. Mr. Rafuse replied; some kind of landscaping or natural barrier will be included after the structure is in place.

Motion by Tim Hauptert seconded by Barb DiBacco for design approval of an accessory building (gazebo canopy) at the rear of the building (parking lot side)

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

Motion Carried

REQUEST FOR DESIGN APPROVAL OF A SEASONAL TENT OVER THE DINING AREA ON THE SOUTH SIDE OF THE BUILDING AT 29765 PETIBONE RD, GLENWILLOW GRILLE:

Building Official Bob Rodic reported; Scott Rafuse, the owner of the Glenwillow Grille located at 29765 Pettibone Road is requesting design approval of a 28' x 40' seasonal tent structure over the outdoor eating area on the front (Pettibone Road side) of the property which is zoned Village Center Business District. The seasonal tent has been approved for Conditional Use and a site plan has been approved by the Planning Commission. The site plan and images of the tent are contained in the application. The property owner Association has given their approval.

Mr. Rafuse commented; the tent is a temporary structure over the outdoor patio to protect the patio area and patrons from inclement weather and help abide by the social distancing guidelines. The tent has sides that can be rolled down for extra protection from the weather.

Barb DiBacco questioned if the tent is fire retardant. Mr. Rafuse and the Building Official Bob Rodic will confirm the tent is flame retardant.

Roberto Pinedo questioned if the lights will be added to the tent for lighting. Mr. Rafuse responded; solar lights will be used to give light at for decorative purposes.

Motion by Roberto Pinedo seconded by Tim Hauptert for design approval of a seasonal tent over the dining area on the south side of the building at 29765 Pettibone Road, Glenwillow Grille

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

Motion Carried

REQUEST FOR DESIGN APPROVAL OF A FREE-STANDING SIGN AT 7695 BOND STREET, R.E.L.A.M., INC:

Building Official Bob Rodic reported; Kevin O'Brien representing 1435 Rail Inc. is requesting site and design approval to authorize the construction of a free-standing sign for RELAM located at 7695 Bond

Street. The 2-sided sign be 4'-0" in height and 6'-3" wide (approximately 25 s.f. per sign face) constructed from a solid block of shaped polystyrene, sealed with a polymer bonded concrete, and reinforced with fiberglass mesh. The sign foundation will consist of (2) 4" x 4" posts set in concrete and will be located 14'-0" from the Bond Street right-of-way. The application includes a site plan, an image of the sign, color samples of the sign, logo and lettering, a description of the sign construction, and a landscape plan. The landscape plan was modified this evening in the Planning Commission meeting for additional plantings. The plan conforms to the zoning code. The Village Architect had no comments regarding the project.

Motion by Barb DiBacco seconded by Tim Hauptert for design approval of a free-standing sign at 7695 Bond Street, R.E.L.A.M., Inc.

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

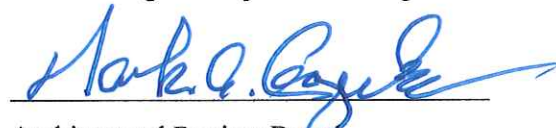
Motion Carried

MISCELLANEOUS:

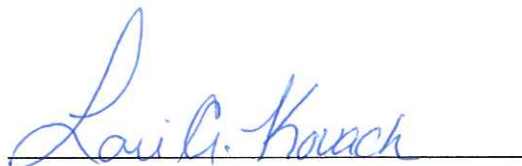
None

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

The meeting was adjourned 6:26 p.m.



Architectural Review Board



Lori A. Kovach-ARB Secretary