



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board
June 16, 2021
6:00PM

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 Barb DiBacco seconded by Tim Hauptert to approve the minutes of the April 21, 2021, Architectural Board of Review Meeting.

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

Motion carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL OF A 24' X 24' DETACHED GARAGE AT 27400 PETTIBONE ROAD:

Building Official Bob Rodic reported; Lou Vascek, the owner of the property at 27400 Pettibone Road is requesting design approval for construction of a five-hundred seventy-six (576) square foot detached garage. The property is in the Country Home District. The proposed detached garage will be 24' x 24' with a height of 12'. It will be located to the west of the main structure. It will have gray dimensional shingles, white siding, trim and doors. The applicant has consented to a foundation treatment. The garage is a replacement for one that was demolished on the property and is in the same footprint. The application includes a written narrative, a site plan, elevational views, and a summary of the materials. The property is not part of an HOA, and the plan conforms to the Zoning Code.

Property owner Lou Vascek commented; after the property was purchased, the existing barn/garage was demolished. The new garage structure will be in the footprint where the old structure was. The new structure will be a 24' X 24' two-car garage with frame and truss construction. There will be 2 large doors in front of the garage with a man door facing the house. This is a standard kit purchased from Menards. The frame will be constructed of 2 x 4's, trusses will be common type with a 4 ½" pitch, sheathing will be 7/16" OSB with vinyl siding and roof will be ½" OSB with traditional shingles.

Barb DiBacco questioned if there were other windows or doors, electric and drainage. Lou responded, there is a man door on the right side of the structure and a window on the south end. There is an electrical line already there that will be used. The garage will be a non-draining garage. Gutters will be placed on the structure. The garage floor is pitched from back to front and the driveway is also pitched.

Roberto Pinedo questioned if the color will match the house and if there will be exterior lighting. Lou commented; it will be gray with white trim to match the house and a light up front.

Motion by Barb DiBacco seconded by Jerry Eisen for design approval of a 24' x 24' detached garage at 27400 Pettibone Rd.

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

Motion Carried

Mayor Cegelka moved item 3 up on the agenda.

REQUEST FOR DESIGN APPROVAL OF A WOODEN PATIO DECK AND POOL SURROUND AT 27625 PERGL ROAD:

Building Official Bob Rodic reported; Kelly and Charles Pompey, the owners of the property at 27625 Pergl Road are requesting site and design approval to construct a pool deck, stair approach and partial surround for the pool in the rear yard. The property is zoned Country Home District. The deck will be constructed of treated lumber. Guard and handrails will be fabricated from a black vinyl rail system. The application includes the site plan, an aerial view of the property, a plan view of the project, and an elevational view of the project. There is no HOA, and the plan conforms to the Zoning Code. The site plan was approved previously this evening at the planning Commission meeting.

Property owner Charles Pompey was in attendance. Mr. Pompey stated; when they purchased the home there was already a pool existing. The original deck went right from the house to the pool and had no steps. The proposed deck will go halfway around the pool with a concrete pad between the house and the existing deck with steps down to the concrete pad and steps on the side of the new decking going up to the pool.

Jerry Eisen questioned if there is any outdoor lighting. Charles Pompey responded; there is lighting on the back of the house, but no lighting currently around the pool. PVC piping was ran to be able to run electric through it for more outdoor lighting in the future.

Roberto Pinedo questioned if the under portion of the deck will remain open. He recommended closing it for a more finished look.

Motion by Roberto Pinedo seconded by Tim Haupert for design approval of a wooden patio deck and pool surround with lattice at 27625 Pergl Road.

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

Motion Carried

REQUEST FOR DESIGN APPROVAL OF A 22' x 14' GAZEBO CANOPY ON THE PARKING LOT SIDE OF THE BUILDING AT 29765 PETTIBONE 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 to authorize placement of a 22' 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. The structure was previously approved by Architectural Review Board in April with a 14' x 12' footprint.

Motion by Jerry Eisen seconded by Roberto Pinedo for design approval of a 22' X 14' gazebo canopy on the parking lot side of the building at 29765 Pettibone Road.

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

Motion Carried

MISCELLANEOUS:

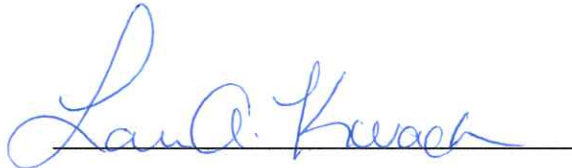
None

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

The meeting was adjourned 6:17 p.m.



Architectural Review Board



Lori A. Kovach-ARB Secretary