



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Architectural Review Board
April 20, 2022
6:00 PM

Law Director Mark Marong called the meeting to order at 6:00 p.m.

Mayor Cegelka was not in attendance.

Motion by Barb DiBacco seconded by Roberto Pinedo to appoint Tim Hauptert as Chair for the Architectural Review Board meeting of April 20, 2022.

**3 Yeas—DiBacco, Hauptert, Pinedo
0 nays
Motion carried**

Present: Barb DiBacco, Tim Hauptert, Roberto Pinedo

Absent: Mayor Mark Cegelka, Engineer Mike Henry, Jerry Eisen

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

Tim Hauptert commented; Jerry Eisen is expected to be a few minutes late.

Motion by Roberto Pinedo seconded by Tim Hauptert to approve the minutes of the February 23, 2022, Architectural Board of Review Meeting.

**2 Yeas—Hauptert, Pinedo
1 Abstain-DiBacco
0 nays**

Motion Not Carried

Law Director Mark Marong explained the motion to pass the minutes cannot be done with a vote of 2 yeas, 0 nay and 1 abstain. The minutes can be placed on the next meeting agenda or reconsidered later in the meeting if member Jerry Eisen enters the meeting.

OLD BUSINESS:

REQUEST FOR DESIGN APPROVAL OF A 30' X 60' METAL STORAGE BUILDING AT 7650 BOND STREET:

The applicant Tom Cultrona was not in attendance.

Chief Building Official Bob Rodic commented; Bob reached out to Mr. Cultrona and no further applications have been made for a variance or a site plan. Bob recommended this item be removed from future agendas.

Law Director Mark Marong commented; the item has been on the agenda for several months since the applicant first submitted information. A motion needs to be made to remove the item from the agenda. If the applicant wants to go forward, he can submit what is needed.

Motion by Tim Hauptert seconded by Roberto Pinedo to remove the request for design approval of a 30' x 60' metal storage building from the agenda.

**3 Yeas—DiBacco, Hauptert, Pinedo
0 Nays**

Motion Carried

NEW BUSINESS:

REQUEST FOR DESIGN APPROVAL OF A FREESTANDING SIGN AT 7367 AUSTIN POWDER DRIVE, SPEIGNER HOLDINGS LLC/NGEN:

Building Official Bob Rodic commented; Speigner Holdings, LLC, the owner of the property at 7367 Austin Powder Drive is requesting design approval of a 19.5" x 27.5" projection sign. The property is located in the Village Center Business District (VC-B) and the requested use is permissible. The sign will be located on the Austin Powder Drive side of the building and will identify the business with the address and logo. The application includes an image of the sign and a site location plan mock-up. The plan conforms to the Zoning Code.

Jerry Eisen joined the meeting at 6:05 PM.

Motion by Barb DiBacco second by Roberto Pinedo for design approval of a free-standing sign at 7367 Austin Powder Drive, Speigner Holdings, LLC/NGEN

**4 Yeas—DiBacco, Eisen, Hauptert, Pinedo
0 nays**

Motion carried

REQUEST FOR DESIGN APPROVAL FOR THE ADDITION OF A ROOF STRUCTURE OVER THE PATIO WITH THE ADDITION OF NEW DOORS ON THE PETTIBONE ROAD OUTDOOR DINING AREA AT 29765 PETTIBONE ROAD, GLENWILLOW GRILLE:

Building Official Bob Rodic commented; Scott Rafuse, the owner of the Glenwillow Grille and Architect Scott Wallenhurst are in attendance. They are requesting design approval to authorize the construction a 33' wide x 25' deep roof structure over the Pettibone Road outdoor dining area and the addition of new doors leading from the bar to the outdoor patio area and upper dining area to the outside of the building. The property is zoned Village Center Business District. The site is across the street from the Pettibone Road park. The front elevation of the structure in front of the patio will be modified to present a uniform appearance from the bar area to the west end of the structure and will include the removal of the mansard sign. A new roof structure will be constructed to match the fascia and other architectural elements of the front elevation of the structure. It will be attached to the main structure and supported by post construction. An additional door will be installed from the west side of the bar area to the patio and a new door will be installed from the upper dining area to the outside, uncovered area. The application includes a satellite view, a site plan, a floor plan, elevational views, renderings, existing conditions photos. The plan conforms to the Zoning Code.

Village Architect Roberto Pinedo commented; The proposed design fits the scale and proportions of the overall building. The selected color and materials blend nicely with the rest of the building. One of the three columns facing Pettibone Road will be housing an internal roof drain leader. The size will need to be balanced so the 15'-6" on each side will be reduced. Scott Wallenhurst commented; adjustments will be made so all the columns are uniform. Roberto questioned the type of lighting will be used in this space. Scott Wallenhurst commented; there will be can lights and the addition of two ceiling fans. Roberto questioned if the new wood door off the bar area will match the existing white doors and windows or be wood colored like the renderings. Scott Wallenhurst commented; this part of the building is the existing structure that had historical value. The thought was to use the wood tones that are on the inside in the bar area. If the Board would like the outside of the door can be white as the rest of the outside areas. The Board discussed the new door color and decided to keep it wood colored as the renderings that were submitted show.

Roberto confirmed there will be a new sign that will be a separate submission since there is not enough information to review it at this point.

Jerry Eisen commented; at a previous Planning Commission meeting when the back patio structure was approved, it was discussed to put up a sign stating, "No Beverages Beyond this Point." There has not been any signage as of yet. Scott Rafuse commented; he will put signage up stating, "No Beverages Beyond this Point."

Scott Wallenhurst commented; the proposed door being added to the backside will be white to match the building.

Motion by Barb DiBacco second by Jerry Eisen for design approval for the addition of a roof structure over the patio with the addition of new doors on the Pettibone Road outdoor dining area as submitted at 29765 Pettibone Road, Glenwillow Grille.

4 Yeas—DiBacco, Eisen, Hauptert, Pinedo

0 nays

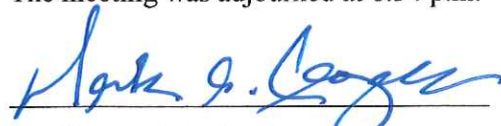
Motion carried

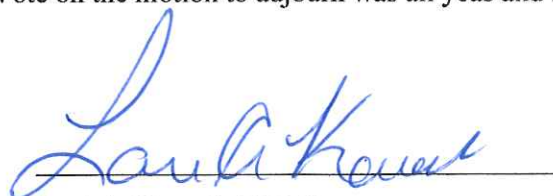
MISCELLANEOUS:

Building Official Bob Rodic commented; there have been two applications submitted for the May meeting, a shed on Richmond Road and a deck on Annetta Drive. There are also two other projects; raised planting beds, on Pinecrest. Bob is waiting on more information before they can be placed on the agenda for May.

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 at 6:34 p.m.


Architectural Review Board


Lori A. Kovach-ARB Secretary