



Village of
Glenwillow
Honoring the Past - Welcoming the Future

Architectural Review Board
April 19, 2023 – 6:00 pm.

Mr. Hauptert called the meeting to order at 6:05 pm.

Present: Barb DiBacco, Jerry Eisen, Tim Hauptert, Roberto Pinedo

Absent: Mayor Cegelka

Others Present: Law Director, Mark Marong; Building Official, Braden Thomas via Teams; Engineer, Mike Henry

Tim Hauptert asked the board members if they had a chance to review the March 15, 2023, Architectural Review Board meeting minutes.

Roll call to approve the minutes: 4 Yeas: DiBacco, Eisen, Hauptert, Pinedo

0 Nays.

Absent: Cegelka

Motion carried

Citizen comments on agenda items only.

No comments.

Old Business

Amazon Services, LLC, 43500 Victory Parkway, request for design approval to install 181 electric vehicle charging stations.

Mike Henry stated that this project is old business from December, 2022. He stated that project involves Amazon installing 181 EV charging stations on the western parking lot. The plan has been approved with minor landscaping changes. Amazon has followed through with requests from previous meetings and has submitted plans as requested.

Zach Imbus, CEC, project manager representing Amazon for the design of the project gave a quick overview of the project and timeline. The project was presented to the ARB in December, 2022. They are presenting the plan today with some changes from the comments from the December meeting. All electrical distribution will be underground. Some electrical has been moved so as not to disturb any existing landscaping. They will provide necessary screening and additional landscaping as needed. The landscape plan has been approved by the Village's landscape architect. Amazon is requesting design approval for the project to move forward for permitting.

Mrs. DiBacco stated that she is worried about the electrical conduits with water and drainage coming in contact with the underground conduits, but is not familiar with how conduits are installed. Mr. Imbus pointed out on the plan where the underground PVC conduits are located. He stated that the PVC would house the conductors and be trenched underground and then backfilled with concrete. The final paving will match the existing asphalt parking lot. There will not be any disturbance to the existing storm water drainage. Everything will be flush; no changes to the storm water run off.

Mrs. DiBacco asked if there will be any fencing or guard rails for security. Mr. Imbus stated that this is a question for the operations manager for the site. He is not privy to their security protocols. He did inform the board that the chargers are unique to the Amazon vehicles and are not compatible to other vehicles such as Tesla.

Mr. Pinedo asked about the shaded area on the plan; is it grass or mulch? Mr. Imbus replied that the shaded area is existing mulch; referring to Sheet 7.00. There will be additional landscaping to the North and South of the shaded areas. The shaded areas are all existing.

Mr. Hauptert stated that the Planning Commission approved the site plan contingent that Amazon continue to keep property aesthetically pleasing to the Village standards. Mr. Hauptert asked if each unit is monitored for security purposes. Mr. Imbus believes there is a system in place to operate each charger.

Mr. Pinedo, seconded by Mrs. DiBacco, made motion to approve the Amazon EV charge station contingent upon Amazon working with the Village to keep area aesthetically pleasing.

Roll call: 4 Yeas: DiBacco, Eisen, Hauptert, Pinedo
0 Nays
Absent: Mayor Cegelka

New Business

Brent Harris – Klassic Decks
29188 North Village Lane
Requests design approval of a rear deck.

Brent Harris, Klassic Decks, Operations Manager, was present for the meeting. Mr. Harris stated that they will be replacing a deck for Mary Walsh's. The existing deck will be removed and replaced with a composite deck. The footprint stays the same. They are not impeding on any more of the rear yard. They are taking the deck straight across.

There were no comments from engineering and the building department has no issue. Mr. Thomas wants the board to review prior to issuing the permit for the deck.

Mrs. DiBacco asked if there would be a concrete pad underneath the steps. Mr. Harris stated that there is no pad under the steps; there are two footing posts that are 48" deep. The details are shown on the last page of the submittal. The colors for the deck are sandy birch and espresso.

Mr. Marong, Law Director, stated that HOA approval is in the packet.

Mr. Pinedo asked about the color of the skirt decking. Mr. Harris stated that it is the same as the decking.

Mr. Eisen asked if the espresso railing is consistent with the neighborhood. Mr. Marong replied that the HOA approved it, but not sure if consistent.

Mr. Pinedo stated that the fencing is consistent.

Pinedo, seconded by Eisen, moved to approve the design of the deck for 29188 North Village Lane.

Roll call on the motion: 4 Yeas: DiBacco, Eisen, Hauptert, Pinedo
0 Nays.
Absent: Mayor Cegelka
Motion carried

Volatility Property Management – Jamaras Emanuel
29695 Pettibone Road
Requests design approval of signage- 2 signs, BPR and Volatility Property Management.

Jamaras Emanuel, was present for the meeting. Mr. Emanuel and his partner Jabar Pipher have two companies under the same umbrella. This will be an administrative building for their companies. BPR is a detailing business. They wanted to introduce themselves to the community. The detailing business and cleaning business administrative offices will be in the same building. They are very community oriented and want to help kids and the community.

Braden Thomas had no comments from the building department.

Mark Marong stated that the signs have to be the same size. There are no issues with legal.

Mr. Hauptert asked if there is a facility where they keep everything and perform the detailing. Mr. Emanuel replied that they are currently looking for location, but restated that no detailing work will be done at the office location in Glenwillow. This will only be a call center to schedule appointments and come in to get more details on the services.

Mrs. DiBacco, seconded by Mr. Hauptert, moved to approve the signage for BPR and Volatility Property Management.

Roll call on the motion:
3 yeas: DiBacco, Hauptert, Pinedo
0 Nays: none
Abstain: Eisen
Motion passed: 3-0-1
Absent: Mayor Cegelka

Grover Horne
27400 Tinkers Valley Drive
Requests design approval of a shed.

Present for the meeting was Grover Horne, 27400 Tinkers Valley Drive.

Braden Thomas state that the shed matches the shed approved by ARB last year. He did not have a chance to get the colors to the board members for the meeting. The design was given approval by the HOA in the past.

Mr. Horne stated that the colors will match the house and there will be landscaping around the shed. The shed will sit on the grass. There will not be any room for critters to get under the shed as it will be directly on the ground. The vinyl siding and asphalt roof will match the house.

Mr. Eisen, seconded by Mrs. DiBacco, moved to approve the design approval for the shed for 27400 tinkers Valley Drive.

Roll call on the motion:

3 yeas: DiBacco, Eisen, Hauptert, Pinedo

0 Nays: none

Motion passed

Absent: Mayor Cegelka

Miscellaneous

New home on Pettibone Road to come before the board in May.

Adjournment

There being no further business to come before the Architectural Review Board, Pinedo, seconded by Eisen, moved to adjourn the April 19, 2023, Architectural Review Board meeting. All in favor.

The meeting was adjourned at 6:38 pm.

Architectural Review Board

Date

Lori Kovach, ARB Secretary

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Absent: Mayor Cegelka

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Architectural Review Board

5/17/23
Date


Lori Kovach, ARB Secretary