



Village of Bayside
9075 N Regent Road
Architectural Review Committee Meeting
December 11, 2023
Village Board Room 6:00pm

ARCHITECTURAL REVIEW COMMITTEE MEETING MINUTES

I. CALL TO ORDER AND ROLL CALL

Due to the excused absence of Chairperson John Krampf, Committee Member Marisa Roberts was acting Chairperson.

Chairperson Roberts called the meeting to order at 6:00 pm.

II. ROLL CALL

Chair: John Krampf – excused
Members: Dan Zitzer
Marisa Roberts
Tony Aiello
Ben Minkin
Kavin Tadamrongwanish – excused
Trustee Liaison: Mike Barth

III. APPROVAL OF MINUTES

A. Approval of November 13, 2023 meeting minutes.

Motion by Trustee Barth, seconded by Chairperson Roberts to approve the November 13, 2023 meeting minutes. Motion carried unanimously.

IV. BUSINESS

A. 8950 North Bayside Drive – Tim & Sharlene Byrne

John Annis, project manager and architect, appeared on behalf of the project. There were no neighbors in attendance. Mr. Annis described the project as the construction of a 308 square foot wooden shed.

Chairperson Roberts asked about the sheds relation to the fence. Mr. Annis stated there is about a foot width between the fence and the proposed shed. Chairperson Roberts asked if

there will be electricity running to the shed. Mr. Annis stated that electricity will power the automatic door.

Motion by Committee Member Minkin, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

B. 9251 North Tennyson Drive – Shane Winebrenner

Brent Crubar, A1 Fence contractor, appeared on behalf of the project. There were no neighbors in attendance. Mr. Crubar described the project as the construction of 606 lineal feet of 5-foot cedar picket fence.

Chairperson Roberts questioned the poles jutting out on the exterior, front facing, part of the fence. Mr. Crubar explained that this is the aesthetics of the fence.

Operations Coordinator Emma Baumgartner spoke on behalf of Richard Neumann, neighbor at 1145 East Bay Point Road. Mr. Neumann had concerns over the setbacks of the fence and had questions on if there would be enough room on the back side of the fence to make repairs or do maintenance if needed. Chairperson Roberts also questioned the labeling of "Fence will angle." Mr. Crubar explained that due to the vegetation they have to angle the fence as to not eliminate existing vegetation. Mr. Crubar said that the fence will be 4 inches off the property line as to eliminate any maintenance that needs to be done on the other side of the fence.

Motion by Trustee Barth, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

C. 8860 North Seneca Road – Tamara Maddente

Richard Plemmens, Champion Windows, and Tamara Maddente, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Plemmens described the project as the construction of a patio room remodel on an existing slab.

Chairperson Roberts asked for clarification on some of the attached diagrams.

Committee Member Minkin asked if there was currently just a slab there. Mr. Plemmens stated there is a current sunroom there that will be removed.

Chairperson Roberts asked why the room was considered "uninhabitable" on the application. Mr. Plemmens stated that sunrooms are not considered suitable living spaces.

Committee Member Minkin asked whether the current sunroom roof is flat. Mr. Plemmens said yes, but the new roof will be pitched to match the rest of the home.

Chairperson Roberts asked what the exterior color of the room will be. Mr. Plemmens said it will be white. The roof's shingles will match the rest of the home.

Committee Member Aiello asked if they will be using the existing concrete slab. Mr. Plemmens said yes, they will be reusing the existing concrete slab and building on it.

Motion by Trustee Barth, seconded by Committee Member Aiello, to approve the project as described and presented in the application. Motion carried unanimously.

V. ADJOURNMENT

Motion by Committee Member Minkin, seconded by Committee Member Aiello, to adjourn the meeting at 6:19pm. Motion carried unanimously.

Emma Baumgartner
Operations Coordinator