



Village of  
Bayside 9075 N  
Regent Road  
Architectural Review Committee Meeting  
November  
14, 2022, Village  
Board Room, 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE MINUTES

### I. CALL TO ORDER AND ROLL CALL

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

### II. ROLL CALL

Chair Interim: John Krampf  
Members: Dan Zitzer  
Marisa Roberts - Excused  
Tony Aiello - Excused  
Brittany Jackson  
Kelly Marrazza  
Trustee Liaison: Mike Barth - Excused

Also Present: Village Manager Andy Pederson  
Assistant to the Village Manager Leah Hofer  
Operations Assistant Emma Baumgartner  
Village Attorney Chris Jaekels  
Village Engineer Mustafa Emir  
Village Planner Jackie Mich

There were 17 people in the audience and 2 attendees virtually.

### III. APPROVAL OF MINUTES

A. Approval of September 12, 2022, meeting minutes.

Motion by Chairperson Krampf, seconded by Committee Member Brittany Jackson, to approve the October 24, 2022 meeting minutes. Motion carried unanimously.

### IV. BUSINESS

A. **800 E Donges Ln – Bill & Michelle Buerger**

Douglas Moore, contractor with Design Group Three, appeared on behalf of the project. There were no neighbors in attendance.

Mr. Moore described the project as a one-story addition to the house. The addition will be adding a new kitchen space off the back of the house. The addition will match the original house style and color.

Motion by Committee Member Dan Zitzer, seconded by Committee Member Brittany Jackson, to approve the project as described and presented in the application. Motion carried unanimously.

**B. 600 Block of W Glencoe PI – “One North Mixed Use Building C”**

Steve Morales, partner with RINKA Architecture, appeared on behalf of the project.

Mr. Morales presented an overview of the project's architectural appearance. Mr. Morales went into detail on the materials being used for the design, the landscaping, the overall appearance of the design, and the site layout.

Committee Member Dan Zitzer asked how the buildings architectural design fits in with the aesthetics of the Village. Mr. Morales described the design as fitting the aesthetics of the Village through good masonry work and added character of a multi-dimensional appearance.

Chairperson Krampf asked Mr. Morales to describe what the wood product is that will be used. Mr. Morales explained the wood as large panels of weather resistant material that is cut and molded to give off the appearance of wood. A finished material is given to it so that it gives off a warm look. The material will give off the real wood effect without the real wood maintenance.

Committee Member Dan Zitzer asked Mr. Morales to show the six different materials that will be used and to specifically indicate where on the building they will go. Mr. Morales explained that Material A, Masonry Veneer 1, would be the main material seen for the second, third, and fourth floor. Material B, Masonry Veneer 2, would be mainly on the bottom at the first floor as accent pieces. Material C, Wood Look Fiber Cement, would be on the fifth floor. Material D, Metal Panel, would be at the top of the building between the roof and Material C, to split up the look as well as in some inserts of the building for added dimension. Material E, Metal Panel, would be around windows and encapsulating the columns on the ground floor. Material F, Burnished Block, would be on the ground floor as a base and helps raise up the glass.

Jackie Mich, Village Planner with Vandewall and Associates, presented a few comments and questions for the project contained within her plan review. The first being, to make sure that shade tolerant plants are used on the north side of the building. Ms. Mich also made a note to consider that the material being used on the balconies is high quality as they will be visible to the public. Mr. Morales explained the material will be high quality lumber. Ms. Mich wanted to make sure RINKA is carefully considering the placement of vents in order to keep the aesthetics of the building up. Mr. Morales responded by saying they already had a plan to hide the vents while still ensuring proper working conditions of the vents. Ms. Mich questioned the use of overhangs for the entrance of the library as well as the book drop off area. Mr. Morales stated that the plan is to use overhangs and are working with the library to determine what will work and appear best.

Committee Member Kelly Marrazza asked what the entrances were for the building. Ms. Marrazza wanted clarification on whether residents and library goers use the same entrance or a different one. Mr. Morales explained the entrance for residents is different than library goers. Apartment residents will have access on the north side of the building and library goers will have a main access point on the west side of the building. Mr. Morales explained that there is more than one access point for both residents and library goers.

Chris Jaekels, Village Attorney, asked if there was going to be any EFIS application on the building. Mr. Morales answered no.

Chris Jaekels asked what RINKA was proposing for garage clearance for underground parking. Mr. Morales explained it is still being considered. Mr. Morales explains it will meet standard clearance guidelines. Mr. Jaekels stated that it would be best to be higher than the clearance standard for large vehicles or vehicles with cargo boxes on top.

Motion by Committee Member Dan Zitzer, seconded by Committee Member Kelly Marrazza, to recommend the project to the Plan Commission.

## **V. ADJOURNMENT**

Motion by Committee Member Kelly Marrazza, seconded by Committee Member Brittany Jackson, to adjourn meeting at 6:32pm.  
Motion carried unanimously.

Emma Baumgartner  
Operations Assistant