



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
February 13, 2023 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: John Krampf  
Members: Dan Zitzer - excused  
Marisa Roberts  
Tony Aiello  
Kavin Tadamrongwanish  
Kelly Marrazza  
Trustee Liaison: Mike Barth

Also Present: Operations Assistant Emma Baumgartner  
Assistant to Village Manager Leah Hofer  
Public Works Operations Superintendent Shane Albers  
Police Chief Tom Liebenthal  
Village Attorney Chris Jaekels  
Village Engineer Mustafa Emir  
Village Building Planner Jackie Mich

There were 36 people in the audience.

### III. APPROVAL OF MINUTES

A. Approval of January 16, 2023, meeting minutes.

Motion by Marisa Roberts, seconded by Tony Aiello, to approve the January 16, 2023 meeting minutes.  
Motion carried unanimously.

### IV. BUSINESS

A. **8950 N Bayside Dr – Tim & Sharlene Byrne**

John Annis, project manager, appeared on behalf of the project. There was one neighbor in attendance.

Mr. Annis described the project as a new residence. Mr. Annis stated there will be a demolition of

the current home and a rebuild of a new home. He described the new home as a prairie style residence consisting of stone, wood, and metal for materiality with asphalt shingles on the roof. The new home will have four bedrooms and three bathrooms. Mr. Krampf asked the project manager to compare the footprint of the proposed new home to the current home. Mr. Annis said the new home will encompass a larger footprint but stays within the allowable impervious surface percentage. Mr. Barth and Mr. Aiello made a comment on the great architectural work and design plan. Ms. Roberts asked Mr. Annis what color the roof and the stucco will be. Mr. Annis responded that the roof will be different tones of dark brown and the stucco will be natural coloring. Mr. Aiello asked Mr. Annis if the windows were aluminum clad, in which Mr. Annis responded that they will be so that they match the gutters and other features of the house. Mr. Tadamrongwanish asked Mr. Annis about the grading plan or if there were going to be significant changes to the current grading. Mr. Annis responded that there will be minimal grading changes.

The neighbor in attendance, Scott Geboy, asked Mr. Annis what the elevation changes were going to be. Mr. Annis responded that the south side of the house is where the grade will be brought down for the lower bedrooms. Mr. Geboy then mentioned his concerns about big trucks and construction happening at this property covering the road. Mr. Annis responded that the current driveway and area in front of the house is going to be used for vehicles and the staging process.

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

**B. 701 E Bay Point Rd – Michael & Linda Mesirow**

Mike Mesirow, homeowner, appeared on behalf of this project. There were no neighbors in attendance.

Mr. Mesirow described the project as the installation of a fence from the back door to the side of the home. Mr. Mesirow described the fence as a black galvanized style fence.

Motion by Mr. Barth, seconded by Mrs. Roberts, to approve the project as described and presented in the application. Motion carried unanimously.

**C. 225 E Ravine Baye Rd – John Otis & Joanne Birtwistle**

Mike Manke, landscaper, appeared on behalf of this project. There were no neighbors in attendance.

Mr. Manke described the project as a backyard restoration with fencing, an arbor, a hot tub, decking, a fireplace, and an outdoor kitchen. Mr. Manke described the arbor material as western red cedar and the deck as composite. Mr. Manke asked the committee about the addition of pergola and adding it into the project. The pergola would be made from the same red cedar as the arbor. The pergola will be a square shape and will be near the outdoor kitchen area. The committee agreed to approve the pergola with the rest of the project as long as it is no larger than 12 feet by 12 feet. Mr. Manke located the pergolas location on the plans.

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

**D. 810 E Ravine Ln – Kayt & Peter Havens**

Ronald Rozman, project manager, appeared on behalf of this project. There were no neighbors in attendance.

Mr. Rozman described the project as a house addition for a powder room. Mr. Rozman explained there is an alcove between a breeze way and the attached garage that is currently used as a patio, but the homeowners are looking to enclose it and create a new powder room. Mr. Rozman explained that no new materials are going to be used, but instead the current materials are going to be reused. Mr. Rozman described a new door and window that will be added onto this addition. Mr. Krampf asked if the new windows would match the current windows. Mr. Rozman confirmed they would match the windows from a previous addition and the second story windows. Mr. Krampf asked Mr. Rozman to clarify the size of this addition and if it was going to be larger than the patio that is currently there. Mr. Rozman explained that there will be no expansion, and that the area will actually be getting smaller than what is currently there. Ms. Roberts asked if there is a second story addition on top of this powder room. Mr. Rozman stated there is no second story addition plan at this time. Mr. Rozman explained that the second story walk out area that is currently there is going to be concealed and the roofline is going to be expanded.

Motion by Mr. Barth, seconded by Ms. Marrazza to approve the project as described and presented in the application. Motion carried unanimously.

**E. 601 E Ellsworth Ln – Fox Point- Bayside School District**

Chris Michaud, senior design architect, and Tory Schulz, senior project manager, appeared on behalf of this project. There were multiple neighbors in attendance.

Mr. Schulz described the project as the demolition of the current, aging middle school building with the construction of a new building. Mr. Michaud showed the existing site then displayed the proposed site plan. Mr. Michaud touched upon key points such as, connecting the play areas, the drop off/pick up system, the separation of the bus lane and parking, the school's location, and stormwater management.

Jeff Dellutri, the school's superintendent, spoke in support of the separation of the car and bus traffic.

Mr. Michaud went through the materials that would be used for the exterior of the school. Mr. Michaud explained the light tan color is a wood look product. It is an extruded aluminum product that gives the appearance of wood. The red color of the building is an ACM metal panel. The panel has a bonded surface that allows it to stay flat and maintain its appearance. The masonry is a dark brick. Above the brick is a single skin metal panel with a standing seam pattern. The lighter material is an MP metal panel that has an angulating profile and will be running vertically.

Mr. Michaud showed the outdoor learning environment on the south side of the school. He explained there is a gravel surface but is a stabilized gravel so that wheelchairs can be used on it. Mr. Michaud also described the landscape work that will be completed to give the neighbors some privacy.

Village engineer, Mustafa Emir with Clark Dietz, explained that the civil plans are at about 50% completion level. Mr. Emir expressed his concerns over stormwater management along King Road and the bus lane being on King Road. Mr. Emir said he was confident that the planners will design accordingly.

Village Building Planner Jackie Mich with Vandewalle and Associates reiterated some points made by the applicant. Ms. Mich mentioned the bus lane on King Road and that through Village conversations with the designers, there were alternative ideas for the placement of the bus lane. Ms. Mich described the alternative bus traffic to be on Standish Place. This bus traffic, described by Ms. Mich, would still be separate from car traffic. Ms. Mich explained that this alternative was the more favorable for the Village.

Police Chief Liebenthal spoke and expressed his safety concerns for the bus lane on King Road and the implications onto Ellsworth Lane.

Attorney Jaekels made a statement reviewing the responsibilities of the Architectural Review Committee.

The committee members expressed their concerns with the bus lane on King Road and the lack of options provided. The committee agreed that they had not seen enough information tonight to make a confident decision on the project.

Mr. Krampf invited neighbors to speak on the project. Julie and Richard Woods expressed their concerns of the location of the building and the proximity to their property. Mrs. Woods questioned the setback requirements for the school building. Mr. Barth asked Attorney Jaekels to respond to the residents' inquiries. Attorney Jaekels informed the resident that there are two different areas in the C District regarding setbacks, one for residential homes and one under all structures. Attorney Jaekels stated that per code section 125-21, the school falls under all structure category and therefore has to follow the setback requirements outlined for all structures category in C District. Attorney Jaekels responded that the SAFEbuilt plan review indicated the setback requirements were followed.

Mark Stern, a neighbor to the school, spoke on his objection to the bus lane.

Nicki Hawley, a neighbor to the school, spoke on her objection to the school's location.

Robb DeGraff, a Bayside resident, spoke on the concerns that had been brought up throughout the meeting and the timeline of the project.

Motion by Mr. Barth, seconded by Mr. Aiello, to table the project. The Committee agreed to set up a special meeting in two weeks to revisit the school project if the architect provides additional information to the Village by Friday, February 17. Motion passed unanimously.

## **V. ADJOURNMENT**

Motion by Mr. Aiello, seconded by Mr. Krampf, to adjourn the meeting at 8:23pm.  
Motion carried unanimously.

Emma Baumgartner  
Operations Assistant