



Village of Bayside  
9075 N Regent Road  
Architectural Review Committee Meeting  
June 19, 2023  
Village Board Room, 6:00pm

## ARCHITECTURAL REVIEW COMMITTEE

### 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  
Marisa Roberts  
Tony Aiello  
Ben Minkin  
Trustee Liaison: Mike Barth  
  
Alternates: Kavin Tadamrongwanish - excused  
  
Also Present: Village Manager Andy Pederson  
Assistant to the Village Manager Leah Hofer  
Operations Superintendent Shane Albers  
Operations Assistant Emma Baumgartner  
Police Chief Tom Liebenthal  
Village Attorney Chris Jaekels  
Village Engineer Mustafa Emir

There were 35 people in attendance.

### III. APPROVAL OF MINUTES

#### A. Approval of June 5, 2023, meeting minutes.

Motion by Committee Member Roberts, seconded by Committee Member Aiello, to approve the June 5, 2023 meeting minutes. Motion carried unanimously.

### IV. BUSINESS

#### A. 9240 N Tennyson Dr – Mark & Ann Berkoff

Manager Pederson gave an update on the project that an additional two feet was needed for the project due to architectural adjustments with the garage.

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

**B. 9126 N Meadowlark Ln – Tom Roozen**

Tom Roozen, homeowner, appeared on behalf of the project. There were 2 neighbors in attendance. Mr. Roozen described the project as the construction of 259 lineal feet of 6-foot high lattice fence.

Jamie Carlson, 1208 E Manor Cir, shared her support for the fence.

Michael Gielow, 9140 N Meadowlark Ln, shared his support for the fence.

Attorney Jaekels stated the lattice fence design does comply with the Village code.

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

**C. 1061 W Jonathan Ln – Kenneth Convington**

Kenneth Convington, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Convington described the project as the construction of a 10-foot by 10-foot dark brown aluminum gazebo with a dark brown steel roof.

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

**D. 407 E Ravine Baye Rd – Lowell Davis**

Lowell Davis, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Davis described the project as the addition of a 24-inch by 36-inch egress window.

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

**E. 8871 N Mohawk Rd – Tim Moll & Stephanie Heller**

Tim Moll, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Moll described the project as the addition of a 48-inch by 48-inch egress window.

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

**F. 8995 N Rexleigh Dr – Barry & Penny Goldman**

Barry Goldman, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Goldman described the project as the elimination of an existing window on the backside of the home and enlarging an existing window by 7-inches on the backside of the home.

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

**G. 214 E Brown Deer Rd – Igor Sorin**

Igor Sorin, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Sorin described the project as the construction of a 11.5 foot by 17.7 foot grey aluminum pergola.

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

**H. 9355 N Regent Rd – Paul Gondeck**

Paul Gondeck, homeowner, appeared on behalf of the project. There were no neighbors in attendance. Mr. Gondeck described the project as the construction of 70 lineal feet of 4-foot cedar post with black decorative metal wire fence, and 24 lineal feet of cedar privacy fence broken into three sections of 6-foot by 8-feet long.

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

**I. 1219 E Hermitage Rd – Yoko Koami**

Yoko Koami, homeowner, and David Shevalt, contractor, appeared on behalf of the project. There was one neighbor in attendance. Ms. Koami described the project as the construction of a new 2,062 square foot single family two story home with an attached garage. Mr. Shevalt stated the new home's exterior will aesthetically fit with the existing homes in the neighborhood.

Maria and Paul Goudy, 1231 E Hermitage Rd, asked what type of roof it will be. Mr. Shevalt responded with pro dimensional shingles in the color driftwood.

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

**J. 600 E Ellsworth Ln – Fox Point- Bayside School District**

Jordan Schulz, project manager, appeared on behalf of the project. There were 15 neighbors in attendance. Mr. Schulz began with an overview on what had already been discussed and approved, and what is being presented tonight including the site plan approval and construction items. Mr. Schulz presented the stormwater management plan inclusive of green infrastructure and the impervious surface dimensions. Mr. Schulz presented the lighting plan and the light fixtures that will be used on school property. Mr. Schulz presented the fencing overview. There will be three fences, a 4-foot 450 total lineal picket fence, a 6-foot 395 total lineal solid cedar fence, and a 4-foot 944 total lineal feet black vinyl fence. Mr. Schulz presented the landscape plans including the updated fencing overview. Mr. Schulz presented the updated traffic plan. Mr. Schulz explained the onsite pick up lane, an additional turn lane on Ellsworth Lane, and a separated bus traffic lane on the opposite side of the property. Mr. Schulz presented additional traffic related features including street signage and gates. Mr. Schulz presented the construction items that will be on the property including dumpsters, material storage containers, job trailers, and temporary toilets.

Mr. Pederson presented the Village of Bayside presentation. Mr. Pederson provided an overview of the on-site and off site proposals. Mr. Pederson overviewed the landscape and aesthetics proposals, signage proposals, and safety site needs proposals.

Motion by Trustee Barth, seconded by Committee Member Roberts, to approve the project elements:

- Install 944 lineal feet of 4 foot black vinyl chain-link fence on the west and north sides of the property, installed at the property line, subject to Board of Zoning Appeals consideration; 450 lineal feet of 4 foot black aluminum Majestic fence on the west side of the property, installed at the property line; 186 lineal feet (west of Maitland pathway) and 209 lineal feet (east of Maitland

pathway) of 6 foot high cedar privacy fence on the south side of the property, 1 foot from the property line; subject to Board of Zoning Appeals consideration

- Onsite landscape plan as depicted,
- Offsite landscape plan on the west side of King Road
- Exterior lighting plan
- Dumpsters, storage containers, job trailers, and port-o-potty's for the duration of the project, subject to Board of Zoning Appeals consideration
- Temporary project signage during the duration of the project, subject to Board of Zoning Appeals consideration
- MMSD green infrastructure modifications in the Public Right-of-Way along King Road
- On-site traffic management plan,
- Offsite traffic management plan, installing Ellsworth Lane drop off/pick up lane from King Road to Bayside Middle School entrance, with striping delineating pick up lane, by July 15, 2024.
- Public right-of-way signage plan
  - Install right turn only sign 7:30-8:30am and 2-4pm at Ellsworth Lane exit.
  - Install no stopping, standing, parking signs on Standish Place west of Pelham Parkway, North Maitland Road, King Road northbound and southbound
  - Install one-way street sign/no entrance signage on Standish Place west of Pelham Parkway and Standish Place
  - Install exit sign at Middle School parking lot Standish exit indicating exiting straight to Ellsworth Lane or right on to Standish Place
  - Install sign on King Road northbound at bus entrance "bus traffic only - buses permitted Monday through Friday 8 – 8:30 am and 3 – 3:45pm. Gates shall be locked at all other times.
  - Installation of secured gate at bus entrance and delivery entrance/bus exit with automated, remote gate, subject to Village staff approval.
  - Install sign southbound King Road at delivery entrance "delivery vehicle entrance only 9am-2pm". Gates shall be locked at all other times.
  - Install sign at bus lane exit "exit only, no left turn"
  - Install sign "bus traffic: no right turn, left turn only" at intersection of king road and Ellsworth lane
  - Install signs at entrance of Ellsworth Park parking lot "no thru traffic. Ellsworth Park parking only"
- Public right-of-way intersection alterations for buses at southwest corner of King Road and Ellsworth Lane, northeast corner of Brown Deer Road and Rexleigh Drive, northeast corner of Ellsworth Lane and Regent Road, King Road and Rexleigh Drive, 30-40 feet of 1 foot shoulder widening at northwest corner of Ellsworth Lane and King Road, subject to future agreement with School District.

Motion passed 4-1, with Committee Member Aiello opposing.

## **V. ADJOURNMENT**

Motion by Trustee Barth, seconded by Committee Member Aiello, to adjourn the meeting at 7:37pm.  
Motion carried unanimously.

Emma Baumgartner  
Operations Assistant