

**MINUTES OF A SPECIAL MEETING OF THE ARCHITECTURAL REVIEW  
COMMISSION ON WEDNESDAY, SEPTEMBER 24, 2008 AT 7:00 P.M. AT THE  
VILLAGE HALL, 419 RICHMOND ROAD.**

Chairperson Jackie Bossu called the meeting to order at 7:00 PM. The following were in attendance:

Present:	Jackie Bossu	Chairperson
	Robert Smietana	Member
	James Hughes	Member
	Mary K. Hartigan	Member
Absent:	Gunta Cepuritis	Member
Other Village Officials Present:	Susan Criezis	Community Development Director
Others Present:	Bob Bleck	Bleck & Bleck Architects

Chairperson Bossu administered the oath to all who wished to speak at this meeting which was a public hearing.

She introduced the application to be reviewed for 562 Green Bay Road and retail store RRB Cycles. Chairperson Bossu asked about ownership of the property. Bob Bleck, Bleck and Bleck Architects, said he is representing the property owners and the owner of RRB Cycles. He said the property at 562 Green Bay is owned by his mother, Virginia Bleck, and her sister. He said they are descendents of the Pavlik family and the Pavlik Building and property has been divided among the Pavlik relatives. RRB Cycles is the tenant in the 562 Green Bay building and the store is owned by Ron Boi, son-in-law of one of the property owners.

Bob Bleck explained the project is a new handicapped ramp and stairs leading to the existing first floor entrance door of RRB Cycles, a fence next to the ramp, and a new exit stair leading to a new second floor exit door.

Member Smietana asked why this project has come to the Village. Mr. Bleck explained the project is required for a change of use to the RRB Cycle building. Ron Boi, owner of RRB Cycles, is planning to have personal fitness training for sports teams. The building is not code compliant and needs to be brought up to code. The existing ramp is too steep and in poor repair. Mr. Bleck explained slope dimensions, exit stairs, and construction of the ramp and stairs. He said construction will be done by Ron Boi's son who is a union carpenter.

Member Smietana asked about the color of the fence. Mr. Bleck said the fence will be white. Member Smietana asked about previous approval for a red fence at the same location given by this board to Dan Cain, Cain Installations, representing the property

owners. Member Smietana also asked about the landscape strip that was to be in front of the fence. He asked if the landscape strip could be placed in front of the ramp. Mr. Bleck agreed that the ramp and fence could be moved back from the edge of the parking lot to accommodate a 3 foot landscape strip.

Member Smietana said that concrete wheel stops should also be installed at parking spaces to protect the landscape strip and the ramp. Mr. Bleck agreed to install the concrete wheel stops.

Member Hughes asked about the condition of the existing building occupied by RRB Cycles. He said the building is an eyesore. Mr. Bleck said he anticipates in 8 or 9 years the building will be torn down and the land will be redeveloped.

Member Hartigan said no funds have been expended in the last 20 years to maintain the building and the building is an embarrassment on Green Bay Rd. in Kenilworth. Mr. Bleck agreed and said the building is in poor shape. He said in the lease agreement, the tenant, RRB Cycles, is responsible for upkeep of the building. Member Hartigan said the Village is not concerned with the lease agreement and it is the property owner's responsibility to maintain the building.

Member Hughes said the front looks awful. Member Hartigan agreed this is the worst building on Green Bay Road. Chairperson Bossu said the Commission could tell the tenant to address maintenance and upkeep of the building. Member Hartigan said the owners have the responsibility to maintain the building.

Member Smietana said there are other issues beyond the ramp that need to be addressed. He asked if Mr. Bleck can address this or should the owners come to a meeting. Mr. Bleck agreed that maintenance and improvement of the building can be a requirement for the approval of this project before the Commission.

Member Hartigan said the building is a disgrace. Member Smietana said basic care and maintenance should be done. Chairperson Bossu said a fence enclosure should be installed below the porch. Member Hughes said the entire building should be scraped and painted. Chairperson Bossu said the dormer is rotted and appears to be without a window.

Member Smietana asked about the timeframe for doing the proposed ramp and stair work. He asked Mr. Bleck for a work plan for building repairs to discuss with the Commission. Member Smietana said care and maintenance of the existing building is required before the approval of this project can occur.

Member Hartigan said the Comprehensive Plan guidelines should be looked at.

Member Smietana said a list of work to be done should include painting, adding a landscaping strip, concrete wheel stops, cleaning up the debris on the property, general landscaping, stair repair, repair of the area under the porch, and dormer repair.

The Commission next discussed a date in the following week for an ARC meeting to continue the discussion of 562 Green Bay Road. The Commission agreed that a work list of required improvements to the building would be provided to Bob Bleck for him to discuss with the property owners and tenant prior to the next meeting.

The minutes of the May 29, 2008 meeting were placed before the Commission. There were corrections.

**Member Hughes made a motion to approve the minutes as amended. Member Smietana seconded the motion, and the May 29, 2008 minutes as amended were unanimously approved.**

The discussion then turned to the status of current projects along Green Bay Road including 512 Green Bay, 624 Green Bay, 626-630 Green Bay and parking issues along Green Bay Road. Member Smietana gave an update on Plan Commission activities and upcoming work for the next Plan Commission meeting.

**Member Hughes made a motion to adjourn. Member Hartigan seconded the motion, which was unanimously approved and the meeting adjourned at 7:45 p.m.**

Respectfully submitted,

Susan Criezis