MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
MARCH 20, 2017

Council Chambers, Spring Grove, Illinois, March 20, 2017; a meeting of the Architectural Review Commission was held this date at 6:01 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson McMahon presiding.

Call to Order. The following commissioners were present: Chairperson Bob McMahon; Commissioners Stella Broz, Mike Bukolt, Frank Lecinski, Jeff Letzer and Kelly Popelka - 6. Absent: Commissioner Brian Golwitzer - 1. Also present for the Village were Trent Turner, Building & Zoning Officer, and Laura Frumet, Deputy Clerk.

Approval of September 14, 2016 Meeting Minutes. Commissioner Broz moved, seconded by Commissioner Lecinski to approve the September 14, 2016 meeting minutes. Roll call vote: Ayes: Broz, Bukolt, Lecinski, Letzter and McMahon – 5. Abstain: Popelka - 1 Nays: None. Motion carried.

Chairperson McMahon welcomed Commissioner Popelka noting that she has volunteered for the community in many ways over the years and is currently the 4th of July Committee Secretary.

New Business.
Review of home exterior remodel and new detached garage for 8103 Blivin Street. George Gurecki, owner of 8103 Blivin Street, outlined the exterior remodel plans for the home at 8103 Blivin Street and the new detached garage plans. The home is over 100 years old and is a balloon frame structure. He feels it is pretty solid and understands he will have to bring it up to code. He will be taking the roof off in the older section of the home and lifting it to bring the floor up to level it with the north addition using 14” I-joists. New lap siding will be 1 x 8 cedar stained grey with a six inch exposure. The trim will be Smart Trim which is a man-made material with a grain texture and will be painted white. The windows will be white vinyl with white trim and the shingles will be Castlebrook 35-year architectural shingle in black.

Commissioner Broz questioned if the shingles will be black or grey, since the sample he brought was not the exact color he will be using, and also if construction will take place during the 4th of July holiday as the home abuts Horse Fair Park. He said the shingles will be a lighter than the “Black Shadow” sample and he will not be working on the house during holidays. Commissioner Lecinski questioned why the detached garage is only a two-car garage instead of three. It was noted detached accessory buildings over 600 sq. ft. require a variance through a Planning & Zoning Commission hearing.

In answer to Commissioner Letzer’s queries, Mr. Gurecki responded the old brick chimneys were removed as they will not be used and would have needed repair; the porch will be built out of white painted cedar or pressure-treated wood with a railing with 2 x 2 square spindles; and he was not planning on putting any grills in the windows. Commissioner Letzer felt decorative spindles might be more in keeping with the historical nature of the house as well as divided-light windows. He confirmed with Mr. Gurecki that the windows will have 5/4 x 8 head trim detail pieces and 5/4 x 6 casing as depicted. Mr. Gurecki also agreed to add frieze board around the entire house and to move the front door placement from the south end of
the porch to under the porch gable roof by the stairs and to swap the window that was there to where the door was originally located. Upon polling the commissioners, the majority felt the windows did not need divided lights and the porch railing can have 2 x 2 square spindles instead of decorative ones. Commissioner Popelka asked if there were two front doors on the house to which Mr. Gurecki answered originally two were planned but he is eliminating one from the plan. The roof pitch on the detached garage was discussed to possibly change the pitch to match the house, but it was decided to leave it at a 4/12 pitch.

It was also noted that the plans called for foundation restoration. Mr. Gurecki stated he was planning on having someone look at the foundation and Inspector Turner said he will require a letter from a structural engineer stating it is sound and will support the weight of the new second story and roof.

**Motion of Recommendation to the Village Board.** Commissioner Bukolt moved, seconded by Commissioner Letzter to recommend the approval of the exterior home remodel and new detached garage for 8103 Blivin with the window head trim detail and casing around the windows as discussed, addition of frieze board around the house, the front door moved to under the porch roof gable and porch window moved to where the door was previously located, and the addition of white porch railings to match the house trim. Roll call vote: Ayes: Broz, Bukolt, Lecinski, Letzter, Popelka and McMahon – 6. Nays: None. Motion carried.

**Discuss Special Event Signage.** The committee discussed temporary event sign regulations and decided not to make any changes to them at this time. They will look at addressing any changes at a later date.

**Public Comment.** None.

**Other Business.** None.

There being no further business, the meeting was adjourned at 7:12 p.m.

Respectfully submitted,

Laura Frumet, Deputy Clerk