Council Chambers, Spring Grove, Illinois, October 7, 2019; a meeting of the Architectural Review Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road, Chairperson Letzter presiding.

Call to Order. The following Commissioners were present: Chairperson Jeff Letzter; Commissioners Mike Bukolt, Carolynn Gaylord, Bryan Heinrichs, Kevin Hessenthaler, Kelly Popelka and Mike Starsiak - 7. Absent: none. Also present for the Village was Laura Frumet, Deputy Clerk.

Approval of April 15, 2019 Meeting Minutes. Commissioner Starsiak moved, seconded by Commissioner Popelka to approve the April 15, 2019 meeting minutes. Roll call vote: Ayes: Bukolt, Gaylord, Heinrichs, Hessenthaler, Letzter, Popelka and Starsiak — 7. Nays: None. Motion carried.

New Business.

Review of Levernier Enterprise, Inc. Industrial Building plans for 1901 Holian Drive. Mike Levernier was present with building contractors David and Ron Weidner. Commissioners Bukolt and Hessenthaler, who are also on the Planning & Zoning Commission, gave a brief synopsis of the outcome of an October 2, 2019 PZC hearing for Levernier Enterprise, Inc. to allow the outside storage of equipment and materials and rental space for outside storage, with a variance to allow the outside storage area to be surfaced with asphalt grindings. The Special Use was approved with limitations on the outside storage requests.

The building elevations and materials were then reviewed. The exterior walls will be steel architectural panels in ash gray with split-face concrete block in the color of ironwood at the base of the front and west facades. The windows will be white and the front door will have a mill finish. The awning over the front door will be aluminum in charcoal black to give some contrast. The four overhead doors on the west exterior will be white and have real windows. A variance would need to granted to allow the steel architectural wall panels as a 2007 update of the building code requires industrial facades to be masonry materials. Another variance would be needed as the new code also requires two textures or colors on all elevations and the east and south elevations have only one texture. It was noted that the code requires new buildings to be harmonious with neighboring buildings and the other industrial buildings in the Holian Industrial Park have elevations of steel wall panels or a combination of steel wall panels and concrete block or brick. The other buildings also have elevations with only one material or texture. The Commissioners were in agreement that the building would fit in this industrial park where all the industrial buildings were built before the 2007 updates.

The exterior lighting was then reviewed. Thirteen Mirada outdoor LED wall sconces – model XWM-FT-LED-06-50-16MH will be installed on the building with five on the west elevation, three on the north elevation, two on the east elevation and three on the south elevation. It was suggested to install a light over the service door on the west elevation and under the awning over the front entrance. In a previous staff review, Inspector Walczak opined that a parking lot light fixture should be installed in the west end of the parking lot where the parking spaces are too far away from the wall sconces. Mr. Levernier noted that those parking spaces are for the workers and their shifts will be done before it gets dark. It was determined that if,
after the building permitting review, Inspector Walczak determines that a parking lot light is required per code, one will need to be installed. It was also suggested to run a line to the ground sign area in case they will want to light up the sign at some point. A photometric plan was submitted which will also need to be reviewed and approved by Inspector Walczak.

The landscape plan was then reviewed. Mr. Levernier will be installing a berm next spring on the west lot line and will work with Inspector Walczak when installing it at a height requested by the PZC. Three landscape beds in front will have spruces, pine trees, hydrangea and dogwood bushes, and different types of flowers and ground cover. The number of trees shown on the plan are seven, but nine are required for that length of frontage. There may be existing trees worth keeping or he will plant the additional trees. There is an existing back berm with mature pine trees. He will plant one where there is an open space. A cedar shadow box or board on board fence will be installed on the north side of the outside storage area and 75 feet along the western property line. The rest of the area will be fenced-in with a chain-link fence. The 24’ front gate on rollers will be chain-link. He will consider adding a wood face or slats in the chain link to hide the outdoor storage.

The ground sign placement, size and design with two columns built with the same split-face concrete block on the building, all meet code. He will work on a sign face which will be grey and maroon in a font to probably match what is on his trucks. It will be only the name of the business – Levernier Enterprises - and will be approved in-house by Chairperson Letzter and Inspector Walczak after a color rendering is submitted. He will have the address and phone number of the business lettered on the front door.

Motion of Recommendation to the Village Board. Commissioner Starsiak moved, seconded by Commissioner Popelka, to recommend approval of the building plans for Levernier Enterprise, Inc., at 1901 Holian Drive, with variances to allow exterior steel architectural panels and only one texture on the east and south facades, with the exterior lighting plan, final landscape design and ground sign face to be approved by Inspector Walczak and ARC Chairperson Letzter. Roll call vote: Ayes: Bukolt, Gaylord, Heinrichs, Hessenthaler, Letzter, Popelka and Starsiak – 7. Nays: None. Motion carried.

Public Comment. There was no one in attendance.

Other Business. A meeting is scheduled to review a business addition on October 21 and Solar Panel applications are being reviewed and may need ARC approval, also.

There being no further business, the meeting was adjourned at 6:35 p.m.

Respectfully submitted,

Laura Frumet, Deputy Clerk