

Monday
June 6, 2022
6:00 p.m.



Council Chambers
7401 Meyer Road
Spring Grove, IL 60081

Village of Spring Grove Architectural Review Commission

- 1) Call to Order
- 2) Roll Call
- 3) Approval of February 21, 2022 Meeting Minutes
- 4) New Business
 - A. Review and recommendation for a variance to the architectural review standards for an accessory building at 9505 Winn Road
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
JUNE 6, 2022

Council Chambers, Spring Grove, Illinois, June 6, 2022; a regular 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 Katie Fitzgerald, Mike Gajewski, Andrew Johnson, Jill Loring, and Mike Starsiak - 6. Absent: Commissioner Bryan Heinrichs - 1. Also present for the Village were Kelly Popelka, Deputy Clerk and Bob Walczak, Building and Zoning Officer.

Approval of February 21, 2022 Meeting Minutes. Commissioner Starsiak moved, seconded by Commissioner Fitzgerald to approve the meeting minutes as presented. Roll call vote: Ayes: Fitzgerald, Johnson, Letzter, Loring, and Starsiak - 5. Nays: None. Abstain: Gajewski-1. Motion carried.

New Business. Review proposed variance for accessory building at 9505 Winn Road. In attendance were homeowner Jesus Montemayor and Neil Anderson, Attorney for the petitioner.

Chairperson Letzter clarified with Mr. Montemayor what colors the building will be as the samples provided and colors listed on the application are not the same as listed in the proposal from Cleary Buildings. Mr. Montemayor stated the grays in the application and samples are the correct colors.

Mr. Montemayor responded to questions of the commission stating the only persons who can see this building are his neighbor to the south who has a similar, but smaller building and an undeveloped lot to the north subdivision. He is open to planting arborvitae on the north but was wanting to just cut down all of the existing trees and replace them with arborvitae.

Commissioner Johnson sought clarification with the east and north elevations of the building as the proposal from Cleary dated 3/2022 shows a porch on the entire east side of the building and north elevation windows lower on the building. An undated additional document from Cleary shows only a 15'-7-1/2" gable over the man door on the east side and north elevation windows that were closer to the top of the building. Mr. Montemayor confirmed that the drawing with only the gable was correct, and that the north elevation will have windows closer to the top of the building.

A lengthy discussion ensued regarding the building material, Commissioner Fitzgerald and Gajewski agreed they would like to see a masonry element to the building. Mr. Montemayor stated that adding masonry to even one elevation of the building would be out of his project budget. It was ultimately agreed by the commission that a masonry element similar to the front of the house would be added under the east elevation gable.

Commissioner Johnson moved, seconded by Commissioner Loring to recommend approval of the accessory building with as much landscaping as possible remain as well as adding arborvitae to the north of the building,

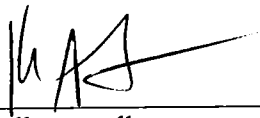
the north elevation windows are as presented on page 10 of the Clary 3/2022 proposal, there is a band of masonry inside the 16' gable on the east elevation, that Mr. Montemayor select two of the gray colors from the application for the building in addition to the white color of the doors, no Cleary signage on the outside of the building, and lighting to be a residential character over the two overhead doors and the man door. Roll call vote: Ayes: Johnson, Letzter, and Loring – 3. Nays: Fitzgerald, Gajewski, and Starsiak – 3. Motion failed.

Public Comment. None.

Other Business. None.

There being no further business, Commissioner Fitzgerald moved, seconded by Commissioner Gajewski to adjourn the meeting at 7:05 p.m. All ayes, motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk