

Monday
August 15, 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 August 1, 2022 Meeting Minutes
- 4) New Business
 - A. Review and recommendation for a variance to the Architectural Review Standards for a building at 2401 Westward Drive
 - B. Review and recommendation for a variance to the Solar Standards for 1405 Huron Drive
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
AUGUST 15, 2022

Council Chambers, Spring Grove, Illinois, August 15, 2022; a regular meeting of the Architectural Review Commission was held this date at 6:04 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, and Andrew Johnson - 4. Absent: Commissioners Bryan Heinrichs and Jill Loring - 2. Also present for the Village were Kelly Popelka, Deputy Clerk and Bob Walczak, Building and Zoning Officer.

Approval of August 1, 2022 Meeting Minutes. Commissioner Gajewski moved, seconded by Commissioner Fitzgerald to approve the meeting minutes as presented. Roll call vote: Ayes: Fitzgerald, Gajewski, Johnson, and Letzter, - 4. Nays: None. Motion carried.

New Business.

Review proposed variances for 2401 Westward Drive. In attendance was Jeff Turnbull, homeowner. Chairperson Letzter noted this project was started without a permit and this property and its surroundings are unique as there is mixed use of residential, commercial, and industrial. The property is zoned B-2 being used as residential. The property itself is located directly behind the new Casey's gas station. Mr. Turnbull explained that he did not know the steel siding was not an approved material and needed a variance. He was looking to install new siding on his house before the winter because the current siding on the house was broken and cracked in many places.

In response to questions of the commission he explained that he prefers using the steel product as opposed to Hardie Board as it has better warranty and is a tougher product. The steel is installed in a vertical fashion and provides a farmhouse look while making the home appear larger. Chairperson Letzter questioned Mr. Turnbull on the overall look for the front of the house to which Mr. Turnbull explained he would like to have one material on the house. He proposed to compliment it with upscale landscaping. He has also been considering adding a front gable with wood posts. After discussion about Mr. Turnbull's additional ideas, the Committee was in favor of the proposed look and Mr. Turnbull's ideas but would like to see overall plans before final approval. There was no one from the public that wished to comment. Commissioner Gajewski moved, seconded by Commissioner Fitzgerald to recommend approval of the variance with the caveat that Mr. Turnbull submits an overall drawing of the landscaping and gable additions to be approved by Zoning Officer Walczak and Chairperson Letzter. Roll call vote: Ayes: Fitzgerald, Gajewski, Johnson, and Letzter, - 4. Nays: None. Motion carried.

Review proposed variances for 1405 Huron Drive. In attendance were Wayne Vistine and Kenneth Zandrowicz, homeowners, and Bianca Harris from Bright Planet Solar. Chairperson Letzter noted the solar panels were installed on this home without a building permit. The installation includes panels in an array and racking color not acceptable and the conduit is exposed. The petitioners were instructed to come before ARC by Zoning Officer Walczak. Ms. Harris submitted a new panel arrangement prior to the meeting that the homeowner and commission was not aware of. The commission unanimously felt that they could not

approve any proposed renderings as the homeowner was not previously aware of any changes and the new submittal included panels on the east side of the garage which the homeowner would like to avoid.

Karen Megaw, neighbor to the south on Superior Court, did not have a problem with any array of panels that would be installed.

Commissioner Johnson moved, seconded by Commissioner Fitzgerald to continue the meeting until an updated application approved by the homeowner is submitted. Roll call vote: Ayes: Fitzgerald, Gajewski, Johnson, and Letzter, – 4. Nays: None. Motion carried.

Public Comment. No one wished to speak.

Other Business. A lengthy discussion ensued regarding solar companies, the quality of panels, and what constitutes a hardship with respect to vaulted ceilings.

There being no further business, Commissioner Fitzgerald moved, seconded by Commissioner Johnson to adjourn the meeting at 7:17 p.m. All ayes, motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk