

Monday
August 1, 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 June 6, 2022 Meeting Minutes
- 4) New Business
 - A. Review and recommendation for a variance to the architectural review standards for a second principal building at 7777 Winn Road
- 5) Public Comment
- 6) Other Business
- 7) Adjournment

MEETING MINUTES OF THE
ARCHITECTURAL REVIEW COMMISSION
OF THE VILLAGE OF SPRING GROVE
AUGUST 1, 2022

Council Chambers, Spring Grove, Illinois, August 1, 2022; a regular meeting of the Architectural Review Commission was held this date at 6:02 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, Jill Loring, and Mike Starsiak - 5. Absent: Commissioners Bryan Heinrichs and Andrew Johnson - 2. Also present for the Village were Kelly Popelka, Deputy Clerk and Bob Walczak, Building and Zoning Officer.

Approval of June 6, 2022 Meeting Minutes. Commissioner Gajewski moved, seconded by Commissioner Starsiak to approve the meeting minutes as presented. Roll call vote: Ayes: Gajewski, Starsiak, Fitzgerald, Letzter, and Loring – 5. Nays: None. Motion carried.

New Business. Review proposed variances for second principal building at 7777 Winn Road. In attendance was Scott LaRose from Scot Forge, the petitioner.

Chairperson Letzter clarified with the Commission the variances being sought were to the Building Design Criteria from Chapter 14, Appendix G, and provided a quick overview of the property's future. Specifically, the variances were with the façade facing Route 12 and Industrial Court not incorporating any recesses, projections, or other ornamental architectural feature, the façade not constructed with masonry materials, and the east façade having a loading bay that faces Winn Road Scot Forge is currently working with the Village on a PUD.

Mr. LaRose further commented on the property's future and future PUD. This building will be used for machining which is a quieter process, and the parts being manufactured are very heavy which is why the rail spur is necessary. This building will be located 800' from Winn Road. Each new addition of any building will be required to appear in front of ARC.

Mr. LaRose answered questions of the Commission regarding phase two of the project which would be an addition to the east elevation of this building. There will be no signage on this building, and the building will be metal siding with a color that matches the colors of their existing buildings. There will also be a light panel band near the center of the elevations.

Discussion ensued regarding the height of lighting on the exterior of the building. It was agreed to limit the height to that match or not exceed the lights on the existing north building and to review when the building plans are submitted.

Commissioner Starsiak moved, seconded by Commissioner Gajewski to recommend approval of the second principal building with variances for the façade facing Route 12 and Industrial Court not incorporating any recesses, projections, or other ornamental architectural feature, the façade not constructed with masonry materials, and the east façade having a loading bay that faces Winn Road and lighting to match or not exceed

Architectural Review Commission Minutes

August 1, 2022

Page 2 of 2

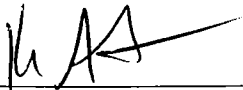
the lights on the north building. Roll call vote: Ayes: Starsiak, Gajewski, Fitzgerald, Letzter, and Loring – 5. Nays: none – 0. Motion passed.

Public Comment. None.

Other Business. Staff reported several solar applications have been received and are being reviewed for variances.

There being no further business, Commissioner Fitzgerald moved, seconded by Commissioner Loring to adjourn the meeting at 6:52 p.m. All ayes, motion carried.

Respectfully submitted,



Kelly Popelka, Deputy Clerk