City of Aurora
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
May 22, 2008

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, May 22, 2008, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Vice Chairman David Palchesko.

ROLL CALL:

Present: Gregory Barrow
Robert Berryhill (entered at 7:08 p.m.)
Christopher Holecek
Gabriel Lefebvre
David Palchesko
David Riedel
Thomas Spape

Also Present: Angela Cavanaugh, City Architect
Judy Conkling, Secretary Pro Tem

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of May 8, 2008, with the following amendments: (1) modify the second sentence under Angelo's Pizza to state "The Board wanted to know why the sign is illuminated using neon instead of LED which is more efficient and less subject to maintenance" and (2) to amend the last sentence of paragraph four under Miscellaneous to reflect that the definition of a three-season room will be addressed at the first meeting in June

Mr. Holecek moved; Mr. Lefebvre seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Barrow
Nays: None

MOTION: To approve the meeting minutes of March 13, 2008, as submitted

Mr. Lefebvre moved; Mr. Holecek seconded, and the motion carried, 4-0-3, on a roll call vote. (The minutes were approved later in the meeting when Mr. Berryhill was present.)

Yeas: Mr. Lefebvre, Mr. Holecek, Mr. Berryhill, Mr. Barrow
Nays: None
Abstain: Mr. Palchesko, Mr. Riedel, Mr. Spape

OLD BUSINESS:

JOHN SCHMADER

John Schmader	519 Willard Road	Addition

MOTION: To remove the plans for 519 Willard Road from the table

Mr. Riedel moved; Mr. Spape seconded, and the motion carried, 6-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Spape, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko
Nays: None

Mrs. Cavanaugh stated that revised drawings have been submitted; she has approved the plans for code compliance.

*Mr. Berryhill entered the meeting.

MOTION: To approve the plans for an addition at 519 Willard Road

Mr. Lefebvre moved; Mr. Barrow seconded, and the motion carried, 6-0-1, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None
Abstain: Mr. Berryhill

PATRICIA ZYWICKI

Patricia Zywicki	300 Poplar Court	Material Revision

Mr. Cherosky (brother of Mrs. Zywicki) related that he has been unable to find aluminum siding which matches that of the residence. However, he has located vinyl siding which matches the house siding in width and color.

Mr. Berryhill thanked Building Inspector Lionel Finch for calling this matter to the Board's attention.

MOTION: To approve vinyl siding for 300 Poplar Court

Mr. Berryhill moved; Mr. Holecek seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Barrow
Nays: None

DAVID BELL

David Bell	118 New Hudson Road	Window Addition

The contractor has proposed adding a window and shutters to the front elevation of previously approved plans for a garage at 118 New Hudson Road.

MOTION: To approve the addition of a window and shutters

Mr. Riedel moved; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Riedel, Mr. Lefebvre, Mr. Palchesko, Mr. Spape, Mr. Berryhill, Mr. Barrow, Mr. Holecek
Nays: None

<u>NEW BUSINESS</u>:

RUGTIME

RugTime	220 South Chillicothe Road	Ground Sign

Mr. Spape noted that Landmark Commission approved the ground sign during a special meeting earlier this evening. Landmark Commission proposed that the website address be removed from the sign. Mr. Jonathan Fields, owner, stated he would like to have the website address on the sign.

Mr. Lefebvre commented that he has an issue with the hanging plaque which lists store hours. Mr. Riedel stated his understanding is that the plaque is detachable because the hours may change; Mr. Berryhill noted that Mr. Fields would need to return to the Board if any alterations are made.

Mr. Palchesko stated he feels there is too much information on the sign; he commented that the store hours should be posted on the entrance door. Mr. Spape reported the posts will be six feet high; Mr. Fields related that the sign will have vinyl lettering on an NBO board. It was the consensus of the Board that they would like to see the hanging portion of the sign eliminated.

MOTION: To approve the ground sign for RugTime with the following conditions: (1) inclusion of the website address, (2) elimination of the hanging plaque with the store hours, (3) incorporation of the colors submitted to match the colors of the building, and (4) a maximum height of six feet

Mr. Lefebvre moved; Mr. Berryhill seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Berryhill, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel,

Mr. Spape
Nays: None

CHET EDWARDS

Chet Edwards 182 South Chillicothe Road Post Sign

Mrs. Mary Sensibello, Chet Edwards, explained the proposed sign is similar to the current post sign for the store. Mr. Spape stated the sign has been approved by the Landmark Commission.

MOTION: To approve the post sign for Chet Edwards at 182 South Chillicothe Road

Mr. Berryhill moved; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Barrow, Mr. Holecek
Nays: None

THE BABY & KIDS SHOP

The Baby & Kids Shop 178 South Chillicothe Road Wall Sign

Mr. Spape reported the sign has been approved by Landmark Commission. Mrs. Diane Trescott, The Baby & Kids Shop, stated the sign will be attached to the building at an angle.

MOTION: To approve a wall sign for The Baby & Kids Shop at 178 South Chillicothe Road

Mr. Barrow moved; Mr. Berryhill seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Berryhill, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None

THE BABY & KIDS SHOP

The Baby & Kids Shop 178 South Chillicothe Road Post Sign

Mr. Spape related that Landmark Commission approved the post sign with a condition that the trim be the same thickness as the trim on the Chet Edwards sign. This sign will be attached to the same post as the Chet Edwards sign.

MOTION: To approve a post sign for The Baby & Kids Shop at 178 South Chillicothe Road

Mr. Barrow moved; Mr. Spape seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Spape, Mr. Berryhill, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel
Nays: None

CLASSIC HOMES

Classic Homes	205 Hawks Nest Drive	Residence

No representative was present.

CARL SUCHOVSKY

Carl Suchovsky	835 South Sussex Court	Arbor

Mrs. Cavanaugh pointed out that the Ohio residential code does not require a code review for the arbor. Under Aurora's zoning code, the arbor is defined as an accessory structure which requires fifteen feet of separation from the residence. However, the arbor is located only eight feet from the residence so a zoning variance will be required.

MOTION: To approve plans for an arbor at 835 South Sussex Court

Mr. Barrow moved; Mr. Lefebvre seconded, and the motion carried, 6-0-1, on a roll call vote.

Yeas: Mr. Barrow, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Berryhill,
Nays: None
Abstain: Mr. Holecek

CHRIS BROWN

Chris Brown	785 Deepwoods Drive	Addition

The contractor for Mr. Brown stated the brick veneer on the foundation will match the brick veneer on the residence; he believes he will be able to match the aluminum siding on the house. Mr. Berryhill notified the contractor that he will need to return to the Board if he is unable to find a material match.

MOTION: To approve an addition for 785 Deepwoods Drive

Mr. Berryhill moved; Mr. Lefebvre seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape, Mr. Barrow, Mr. Holecek
Nays: None

LEE ELLIOTT

Lee Elliott (Addition) 899 Brookfield Drive Addition

Mr. Berryhill noted the plan shows a three-season room on a deck; he stated the Architectural Board guidelines require a full foundation. If the windows were replaced with screens, the plans would be acceptable. Mrs. Cavanaugh pointed out that the plans show a dry wall ceiling and the room will be heated.

MOTION: To table plans for an addition at 899 Brookfield Drive

Mr. Lefebvre moved; Mr. Berryhill seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Lefebvre, Mr. Berryhill, Mr. Barrow, Mr. Holecek, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None

KANAI RESTAURANT

Kanai Restaurant 340 Aurora Commons Circle Panel Sign

Mr. Jack Burge, Holsman Signs, explained the owner wants to keep "Kanai" in the sign because it is a family name. He also wants to include Japanese/Sushi/Chinese so that customers know what types of food will be served. The "Japanese/Sushi/Chinese" verbiage would be routed letters on a solid base.

Mr. Barrow stated he has no issue with individual letters but would prefer a single raceway and elimination of the box sign; Mr. Burge reported the sign is actually on wireways.

Following further discussion, Mr. Barrow proposed that the "Japanese/Sushi/Chinese" verbiage be non-illuminated applied letters; "Kanai" would be illuminated. Mr. Berryhill noted that as tenants change within the shopping center, the Board has been requesting individual letters for signs so that eventually there will be sign conformity throughout the center.

Mr. Burge asked for approval of individual letters in a raceway so there would be a place to locate the transformer; he suggested one raceway with two wires. The letters would be injection molded

or vacuumed formed. The word "Kanai" will be illuminated; the "Japanese/Sushi/Chinese" verbiage would be applied to the wall.

MOTION: To approve the wall sign for Kanai Restaurant at 340 Aurora Commons Circle with the following conditions: (1) the proposed box sign to be replaced with wall applied, non-illuminated, dimensional red letters which are to be vacuum formed or injection molded, (2) the letters are to be the same size as shown on the drawing, and (3) the word "Kanai" is to be mounted on one raceway to house the transformers and electrical components

Mr. Barrow moved; Mr. Berryhill seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Barrow, Mr. Berryhill, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None

KANAI RESTAURANT

Kanai Restaurant	340 Aurora Commons Circle	Panel Sign

A brief conversation was held relative to the thickness of the black line separating "Kanai" and "Japanese/Sushi/Chinese" on the sign.

MOTION: To approve the panel sign for Kanai Restaurant with the black score line to be a maximum of 1/2 inch

Mr. Berryhill moved; Mr. Barrow seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None

PALMIERI BUILDERS

Palmieri Builders	665 Club Drive	Residence

For the record, the plans have been approved by the Barrington Architectural Board.

MOTION: To approve plans as noted for a residence at 665 Club Drive

Mr. Berryhill moved; Mr. Barrow seconded, and the motion carried, 7-0, on a roll call vote.

Yeas: Mr. Berryhill, Mr. Barrow, Mr. Holecek, Mr. Lefebvre, Mr. Palchesko, Mr. Riedel, Mr. Spape
Nays: None

MISCELLANEOUS:

The Board briefly discussed the issue of including web addresses on signs. Mr. Holecek commented that too much information on a sign might be a sensory overload.

Mr. Barrow reported that a new contractor has been hired by the Marc's Store to address screening of the rooftop units.

ADJOURNMENT:

Mr. Berryhill moved; Mr. Spape seconded, and the meeting was adjourned at 8:25 p.m.

_____ _____

David Palchesko, Vice Chairman Judy Conkling, Secretary Pro Tem