

**CITY OF AURORA
ARCHITECTURAL BOARD OF REVIEW
MEETING MINUTES
FEBRUARY 25, 2010**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, February 25, 2010, in Council Chambers of Aurora City Hall. The meeting was called to order at 7:00 p.m. by Chairman Chris Holecek.

ROLL CALL:

Present: Greg Barrow
Lauren Broderick
Chris Holecek
Crystal Lavy
Ken Liang
David Riedel
Tom Spape

Also Present: Richard Wehrenberg, Director,
Planning, Zoning & Building Division
Judy Conkling, Secretary

Ms. Broderick was sworn in by Ms. Conkling and welcomed as a new member to the Architectural Board of Review.

AMENDMENTS TO AGENDA:

There were no amendments to the agenda.

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of December 10, 2009, as submitted

Mr. Riedel moved; Mr. Spape seconded, and the motion carried, 4-0-3, on a roll call vote.

Yeas: Mr. Riedel, Mr. Spape, Mr. Holecek, Ms. Lavy

Nays: None

Abstain: Mr. Barrow, Ms. Broderick, Mr. Liang

MOTION: To approve the meeting minutes of January 28, 2010, as submitted

Mr. Barrow moved; Mr. Riedel seconded, and the motion carried, 4-0-3, on a roll call vote.

Yeas: Mr. Barrow, Mr. Riedel, Ms. Lavy, Mr. Liang

Nays: None

Abstain: Mr. Spape, Ms. Broderick, Mr. Holecek

OLD BUSINESS:

There was no old business.

NEW BUSINESS:

CHRIS KIMES

Chris Kimes

239 North Pine Court

Addition

Mr. Joel Hoar, Payne & Payne Builders, was present to discuss the plans for an addition to the residence at 239 North Pine Court. Mr. Holecek noted the plans have zoning approval and building code review.

Mr. Hoar explained the existing garage will be converted into a bedroom, full bath and walk-in closet. The addition will consist of an attached three-car garage with a second-floor bonus room containing a mechanical room, sitting area and skylight. A stairway to the bonus room will be installed in the back hallway. The rear elevation of the new garage shows sliding barn doors which will provide air flow and an exit to the outdoor area.

Per Mr. Hoar, the aluminum siding on the residence is no longer available; however, there is a similar vinyl siding available. All colors and materials on the addition will match those of the residence as closely as possible.

In response to Mr. Liang's question regarding the foundation, Mr. Hoar stated all exposed foundation will be brick-to-grade to match the existing foundation.

For the record, Mr. Holecek reported that a letter addressing the City Architect's review has been submitted by Payne & Payne Builders. This correspondence notes that a wooden handrail will be installed on the stairway. Mr. Hoar referred to the right side elevation where siding will have to be peeled back to accommodate the addition. If this area cannot be successfully patched to blend with the siding, the entire wall will be resided with vinyl.

Mr. Spape pointed out the 3/12 roof pitch on the front elevation of the addition does not fit with the 9/12 pitch on the rest of the house. Mr. Barrow concurred; he commented that it is an aesthetic issue. Mr. Hoar replied that the intent was to minimize the roof appearance from the rear of the property. After conferring with Mrs. Kimes, Mr. Hoar agreed to submit revised drawings showing a different roof pitch.

Mr. Riedel questioned the track on the sliding barn doors; Mr. Hoar stated it will be an inside aluminum track wrapped with a composite material painted to match the house trim.

Mr. Hoar pointed out the plans show a metal roof over the barn doors to reflect elements in the house and yard. Mr. Barrow expressed that the metal roof is inconsistent with the materials on the rest of the house. Following a brief discussion, Mr. Hoar agreed to conduct additional research on this element and return to the Board at a later date.

Mr. Barrow referred to the skylight which will be visible from the street; ABR guidelines require skylights be located on elevations not visible from the street. He suggested relocating the skylight over the stairwell; Mr. Hoar agreed with this recommendation.

Ms. Lavy asked about the color of the barn doors; Mr. Hoar responded the trim will match the house trim; the doors will be painted the same color as the siding.

MOTION: To approve the plans for an addition at 239 North Pine Court contingent on the following: (1) the roof pitch on the addition is to match the existing roof pitch, (2) the skylight is to be moved to the west side of the gable of the ridge line, (3) the roof over the barn doors is to be removed and brought back to the Board for approval, and (4) all materials and colors are to match the existing structure as closely as possible

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

Yeas: Mr. Barrow, Ms. Lavy, Mr. Liang, Mr. Riedel, Mr. Spape, Ms. Broderick, Mr. Holecek

Nays: None

HOME INSTEAD SENIOR CARE

Home Instead Senior Care

215 West Garfield Road

Tenant Panel Sign

Ms. Therese Kovatch stated the tenant panel sign will be black lettering on a white background to match the other tenant panels on the monument sign at 215 West Garfield Road. Mr. Holecek noted the sign has zoning approval.

MOTION: To approve the tenant panel sign as submitted for Home Instead Senior Care at 215 West Garfield Road

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

Yeas: Mr. Riedel, Mr. Barrow, Ms. Broderick, Mr. Holecek, Ms. Lavy, Mr. Liang, Mr. Spape

Nays: None

CLASSIC HOMES

Classic Homes

795 East Homestead Drive

Residence

Mr. Matt Wurm, Classic Homes, presented plans for a residence at 795 East Homestead Drive. Mr. Holecek noted the plans have zoning approval, and the building code review has been completed.

Mr. Wurm stated the front elevation will be a mix of stone and vinyl; the garage doors will be carriage style which matches other houses in the development.

Mr. Barrow questioned the inconsistency of materials from the front elevation to the right side elevation of the garage. Mr. Wurm responded the garage comes out twenty feet from the main portion of the house; the elevation in question will not be visible from the street. He commented that there is another house in the development which was previously approved with the same design.

Reference was made to the massive wall of siding on the east elevation; Mr. Wurm explained the master bedroom and bath are on this side of the house. Because the house will be located at the intersection of two streets, windows were eliminated from this elevation to provide privacy.

MOTION: To approve the plans for a residence at 795 East Homestead Drive with colors and materials as submitted

Mr. Spape moved; Mr. Liang seconded, and the motion carried, 4-3, on a roll call vote.

Yeas: Mr. Spape, Mr. Liang, Ms. Broderick, Mr. Holecek

Nays: Mr. Barrow, Ms. Lavy, Mr. Riedel

COBLENTZ HOMES

Coblentz Homes

780 Valley View Circle

Residence

Mr. Anthony Palmer, property owner, presented plans for a single-family residence in the Hawthorn Development. The siding will be gray vinyl; the stone on the center peak will be charcoal gray; the shingles will be slate gray; the shutters and front door will be charcoal gray; the garage doors and all trim will be white. Ms. Lavy asked if there is a color scheme in the development; Mr. Palmer responded that most houses in the neighborhood are gray or beige.

Mr. Holecek stated the plans have zoning approval, and the building plan review has been completed.

MOTION: To approve the plans as submitted for a residence at 780 Valley View Circle

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

Yeas: Mr. Barrow, Ms. Lavy, Mr. Liang, Mr. Riedel, Mr. Spape, Ms. Broderick, Mr. Holecek

Nays: None

NETWORK TECHNOLOGIES

Network Technologies

1275 Danner Drive

Addition/Elevations

Mr. Mark Cohen, President, North Coast Architects, presented plans for a proposed addition to Network Technologies. The addition will be located on the northeast corner of the existing structure; all materials and colors will match the existing building. The split-faced concrete block will be white; the windows, trim, gutters and downspouts will be white. The glass block will match the solar-reflective block on the other elevations; the roof will be a gray-blend asphalt shingle.

Ms. Lavy questioned whether there may be a better way to tie the addition into the existing structure. Mr. Cohen explained this is a third addition which will consist of an employee lounge and exercise area. The company owner intends to eventually construct another addition which will more cohesively tie everything together.

Because of the size of the proposed addition, Mr. Wehrenberg noted the site plan needs Planning Commission approval. The plans are before the Board this evening for approval of elevations only pending Planning Commission review and evaluation of the site plan.

MOTION: To approve the elevations for an addition at 1275 Danner Drive contingent upon Planning Commission approval of the site plan

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

Yeas: Mr. Riedel, Ms. Broderick, Mr. Holecek, Ms. Lavy, Mr. Liang, Mr. Spape, Mr. Barrow

Nays: None

SKECHERS

Skechers

549 S. Chillicothe Rd., Suite 260

Wall Sign

Mr. Greg Harris, Global Signs & Graphics, presented plans for a wall sign for Skechers at Aurora Farms Premium Outlets. He noted it will be a non-illuminated sign consisting of reverse channel letters mounted on a reverse channel background. The letters will be blue on a white background with a blue border. Mr. Holecek reported the sign has zoning approval.

MOTION: To approve a wall sign as submitted for Skechers at 549 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, Ms. Broderick, Mr. Holecek, Ms. Lavy, Mr. Liang, Mr. Riedel

Nays: None

SKECHERS

Skechers

549 S. Chillicothe Rd., Suite 260

Under Canopy Sign

Mr. Harris presented plans for a sandblasted, double-faced under canopy sign which will be the same blue and white color combination as the wall sign. Mr. Holecek stated the sign has zoning approval.

MOTION: To approve an under canopy sign as submitted for Skechers at 549 South Chillicothe Road

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

Yeas: Mr. Spape, Mr. Riedel, Mr. Barrow, Ms. Broderick, Mr. Holecek, Ms. Lavy, Mr. Liang

Nays: None

ORCHID FASHION BOUTIQUE

Orchid Fashion Boutique

332 East Garfield Road

Storefront Sign

Mr. Jack Burge, Holsman Signs, presented plans for the Orchid Fashion Boutique storefront sign; the business will be located in the Bowen Block in the Train Station District. He pointed out the non-illuminated sign will be installed on the ribbon elements over the front window. The clef element on either side of the ribbon will be replaced with an orchid motif; the vacuum-formed letters will be a dark orchid. Mr. Holecek reported that the sign has zoning approval.

MOTION: To approve the plans as submitted for a storefront sign for Orchid Fashion Boutique

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

Yeas: Mr. Barrow, Mr. Riedel, Ms. Broderick, Mr. Holecek, Ms. Lavy, Mr. Liang

Nays: Mr. Spape

Mr. Spape noted that he voted against the sign at the Landmark Commission meeting because of the color on a historic structure; however, from the roadway the dark purple on a white background would probably appear almost black.

GEORGE HORVAT

George Horvat

127 Chelmsford Drive

Addition

Mr. George Hovat presented plans for an addition to his residence; he stated that all colors and materials will match the house. Skylights will be included on the east and west elevations; Mr. Liang questioned the visibility of the skylights on the west elevation which faces Weymouth Place. Mr. Horvat

replied there is very little traffic on this side street; also, there is a house addition facing Plymouth Drive which has skylights on both elevations.

Ms. Lavy expressed concerns about the proportion of the addition compared to the rest of the house. Mr. Horvat pointed out that there are two windows and the dining room on the rear elevation. The issue of increasing the width of the proposed addition was considered; however, it was deemed not aesthetically pleasing.

Mr. Holecek noted the addition has zoning approval; the building review has been completed. In response to Mr. Spape's question about the foundation, Mr. Horvat stated the existing foundation is poured concrete; the new foundation will be block. Mr. Barrow recommended parging the block to match the existing foundation.

MOTION: To approve plans as submitted for an addition at 127 Chelmsford Drive

Mr. Barrow moved; Mr. Spape seconded, and the motion carried, 5-2, on a roll call vote.

Yeas: Mr. Barrow, Mr. Spape, Ms. Broderick, Mr. Holecek, Mr. Riedel

Nays: Ms. Lavy, Mr. Liang

MISCELLANEOUS:

Draft Form for Review Standards

Mr. Wehrenberg provided the Board members with a draft of an analysis which may be utilized when reviewing various applications. This draft is based on Code Section 1321.03(b) which provides the standards on which to base an approval or denial.

Mr. Holecek reported that he and Mr. Barrow met with Mr. Wehrenberg and Law Director Alan Shorr with respect to the Board's preparation of Findings of Fact, especially in conjunction with a denial, and development of more explicit ABR guidelines. Mr. Holecek stated the Board needs to prepare a precise record of its findings which would include the facts and the Board's reasons (based on the code) for approval or denial.

A brief discussion ensued relative to the standards outlined in the code; Mr. Wehrenberg explained the members would need to decide if any of the first four elements apply. If so, then the fifth element which is "the use of the particular design, material or location proposed or substantially similar ones, is not reasonably essential to the development of the property" would also need to apply. Mr. Holecek concluded that the most important part of the Board's authority is to ensure all actions are consistent with the code which provides the authority; this analysis needs to be considered with each approval or denial of an application.

ABR Guidelines

Mr. Wehrenberg proposed developing a master list of elements which the Board automatically applies and utilizing this list to create a rational set of guidelines. He further noted that many communities are currently incorporating their design guidelines into their zoning codes which provide additional enforcement.

Mr. Wehrenberg also reported the sign code will be rewritten and presented to Planning Commission in the next few months. He requested that the ABR members provide their input and recommendations.

ADJOURNMENT:

Mr. Barrow moved; Mr. Riedel seconded, and the meeting was adjourned at 8:45 p.m.

Chris Holecek, Chairman

Judy Conkling, Secretary