

**CITY OF AURORA  
ARCHITECTURAL BOARD OF REVIEW  
MEETING MINUTES  
November 10, 2011**

The Architectural Board of Review met in a regularly scheduled meeting on Thursday, November 10, 2011 in Council Chambers of Aurora City Hall. Vice Chairman Greg Barrow called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Jeff Clark *(arrived at 7:08 p.m.)*  
Greg Barrow  
Ken Liang  
Crystal Lavy  
David Riedel  
Lauren Broderick  
Absent: Chris Holecek  
Also Present: Richard Wehrenberg, Director of Planning, Zoning  
and Building Division  
Susan Dombeck, Secretary

**AMENDMENTS TO AGENDA:**

Mr. Barrow gave the oath to those in attendance that planned to speak during the meeting.

**APPROVAL OF MINUTES:**

It was determined that not enough members were in attendance to approve the minutes of September 22, 2011. *(Jeff Clark arrived later in the meeting, and the September 22, 2011 minutes were approved under Miscellaneous)*

**MOTION: To approve the minutes of the September 22, 2011 meeting as printed.**

Mr. Riedel moved for approval; Mr. Liang seconded, and the motion carried, 4-0-2, on a roll call vote.

Yeas: Mr. Riedel, Mr. Liang, Ms. Broderick, Mr. Clark  
Nays: None  
Abstentions: Ms. Lavy, Mr. Barrow

**MOTION: To approve the minutes of the October 27, 2011 meeting as printed.**

Mr. Riedel moved for approval; Mr. Liang seconded, and the motion carried, 5-0-1, on a roll call vote.

Yeas: Mr. Riedel, Mr. Liang, Ms. Lavy, Mr. Barrow, Mr. Clark  
Nays: None  
Abstentions: Ms. Broderick

**OLD BUSINESS:**

There was no old business.

**NEW BUSINESS:**JAMES SEGA1229 WEST GARFIELD ROADSHED

Mr. Sega explained that he was in the process of building the shed when the inspector showed up to inspect the new concrete drive. It was then that he learned he needed a permit for the new shed. He was unaware that a building on skids was not considered a temporary structure and that it needed a permit. Mr. Sega then described the materials used and the design.

**MOTION: To approve the plan.**

Mr. Liang moved for approval; Ms. Broderick seconded, and the motion carried 5-0, on a roll call vote.

Yeas: Mr. Liang, Ms. Broderick, Mr. Clark, Ms. Lavy, Mr. Barrow

Nays: None

RYAN BORROWY180 HANES ROADACCESSORY BLDG ADDITION

*Mr. Clark arrived at 7:08 p.m.*

Mrs. Borrowy explained that they plan to use the same materials and colors that are on the house. A discussion followed on the design, colors and exterior materials.

**MOTION: To approve the plan.**

Ms. Broderick moved for approval; Mr. Liang seconded, and the motion carried, 6-0, on a roll call vote.

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

Nays: None

DREES HOMES56 YORKSHIRE DRIVESINGLE FAMILY RESIDENCE

Jason Cassidy represented the applicant. He explained that they are a production builder but they also customize, and then he gave some background on their business. He reviewed the plan and explained some of the layout.

Mr. Wehrenberg said that he worked up a quick similarity chart to show the measurements for these two houses. He stated that he did not have an opportunity to explain the similarity rules to the applicant. He gave Mr. Cassidy some information, and while he explained the basics of the rules the members reviewed the plan that was submitted. The board members reviewed the list of similarity rules and determined that there were no problems with the design.

There was some conversation on the layout of the floor plan and the design of the elevations. While reviewing the color scheme, Mr. Cassidy stated he would list the colors used on the

front of the plans. Mr. Barrow mentioned that the members felt that the left elevation needs to have the wrap extended, and Mr. Cassidy agreed to the extension.

**MOTION: To approve the plan with the extension of the wrap.**

Mr. Riedel moved for approval; Ms. Lavy seconded, and the motion carried, 6-0, on a roll call vote.

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

Nays: None

DREES HOMES                      89 YORKSHIRE DRIVE                      SINGLE FAMILY RESIDENCE

Mr. Cassidy presented the plan to the members and they did a review of the design and colors.

**MOTION: To approve the plan.**

Mr. Liang moved for approval; Ms. Broderick seconded, and the motion carried, 6-0, on a roll call vote.

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

Nays: None

**MISCELLANEOUS:**

Mr. Barrow noted that Mr. Clark arrived after the vote on the meeting minutes, but now they could vote on the minutes for the September 22<sup>nd</sup> meeting since enough members that attended that meeting were present.

**MOTION: To approve the minutes for September 22, 2011 as printed.**

Mr. Riedel moved for approval; Mr. Liang seconded, and the motion carried, 4-0-1, on a roll call vote.

Yeas: Mr. Riedel, Mr. Liang, Ms. Broderick, Mr. Clark

Nays: None

Abstentions: Ms. Lavy, Mr. Barrow

Resident Paul Yoe asked the members to look at a simple revision for a project for Scott Wolf, of 156 Eldridge Road, that has already been approved. He said they were about to file for a permit but preferred a simple revision.

Mr. Barrow said it is unusual for something to be presented at the meeting. He added that he thinks the members should have the plans to review before the meeting. Mr. Barrow stated that the board should decide whether it is to be reviewed at this meeting or tabled until the next meeting.

Ms. Lavy asked for a quick description of the simple revision and what it entails. Mr. Yoe replied that it is a revision to the roof on the rear with no impact or major revisions. He presented copies and explained that Mrs. Wolf is expecting a baby in February and they cannot afford to lose time.

There was a question about why it was not on the agenda, and Ms. Dombeck explained that it was received after packets went out, on Monday of this week and a week after the deadline, so she referred the request to appear to Mr. Barrow. Mr. Barrow explained that he thought it would be unfair to have the members review it for the first time at the meeting. He then told the members that he would be willing to put it on the agenda if that is what they chose to do.

**MOTION: To approve the request and review the revision.**

Mr. Clark moved for approval; Mr. Liang seconded, and the motion carried, 6-0, on a roll call vote.

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

Nays: None

Mr. Yoe explained that the applicant came before the board in September. Mr. Yoe presented the plans that were revised and submitted three days ago. He explained the changes to the roof.

Mr. Barrow noted that when this board approved it in September, there were conditions that Mr. Wolf agreed on for the approval. He referred to the minutes of that meeting and said the motion called for increased dormer size to make room for shutters, with the color of the shutters and other materials to be consistent with the existing house, and subject to the submission of construction plans and the corrected elevations. Mr. Barrow asked if the building department received those plans and elevations, and Ms. Dombeck stated that those were not received.

Mr. Yoe said that the current elevations do not show the shutters and he described what should be shown on the plans. Mr. Barrow stated that the dormers were supposed to be widened, but the elevations presented do not show the required revision. Mr. Yoe said he was not at the September meeting and so was not aware of the requirements.

Mr. Barrow told the members that they are discussing an elevation without the proper drawings. He wondered what the board can do to help when there aren't any drawings.

Mr. Wehrenberg asked about the construction plans, and Mr. Yoe replied that the plan sections for the construction are completed. Referring to the updated front elevation drawing, he said that this was the first time he heard of that request. He said that the update could be done by the next day. Mr. Yoe hoped that they could obtain a permit the following week and not be held up another month.

Mr. Wehrenberg stated that he could issue a phased building permit subject to the correct drawings being submitted. There was a discussion, and Mr. Yoe agreed to work with the department and have the construction plans submitted to get the project started, with the approval on the elevations to be done at the next meeting.

Mr. Yoe asked for some input on the planned revision to the roof and said he could have the drawings updated immediately. Referring to the drawing, there was a discussion and some

confusion on the suggested changes by Mr. Yoe. Mr. Clark described how the dormers were to be widened, and Mr. Yoe reiterated that it is the first time he was made aware of that requirement.

Mr. Barrow stated that because there were no complete plans he would not entertain a motion for approval, and the other members agreed. Mr. Wehrenberg again offered to work with the applicant on a phased permit.

**MOTION: To table this item.**

Ms. Broderick moved for approval; Mr. Liang seconded and the motion carried, 6-0, on a roll call vote.

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

Nays: None

Ms. Lavy referred to the second page of the plans and asked about the single window shown. Mr. Barrow pointed out that the floor plan and elevations didn't match, and Mr. Yoe explained that the floor plan is the existing one while the elevations are proposed. The members had a few questions about the windows and Mr. Yoe said he would check with the applicant.

Mr. Wehrenberg reminded Mr. Yoe that he needed to submit a new, revised set of drawings. Mr. Yoe replied that he would submit the plans and they could review it together.

Mr. Barrow wanted the members to discuss and decide on how to handle this type of situation in the future so that the staff has some direction. He said that if someone comes in the same week of the meeting, he would prefer it not be included for that meeting. There was some discussion and Ms. Dombeck informed the members that while the deadline is ten days before the meeting, on a Monday, they work with the applicants and have taken plans in as late as Thursday, with the packets going out on Friday. Mr. Wehrenberg explained that the department works with applicants as much as possible to help them get their plans on the agenda and not have to wait until the next meeting.

During a conversation on the situation, the members said they agreed to look at it because it was previously approved and they were told it was a simple revision. It was after the review started when they discovered that the revisions were more involved, the construction plans were never submitted, and the required revisions were never done.

Mr. Barrow said that there are rules for various reasons, but doing a review as it was done this evening defeats some of the purpose of what this board does. He stated that he would prefer not to do this type of review again. He felt Mr. Yoe had other alternatives that he could have worked on with Mr. Wehrenberg to move forward and still be in compliance. Mr. Wehrenberg explained that he was told the completed drawings would be brought to the meeting, and he was under the impression that it was a very simple revision. He was unaware of the additional changes.

Ms. Lavy stated that since the staff tries to help applicants as much as it does, if they feel a plan should wait until the next agenda she would have no problem with it. Per an inquiry by the staff, Mr. Barrow said that, in the future, if a plan comes in too late for the packet, it should wait until the next agenda and not be brought to the meeting with a review request. If an applicant does show up with plans to be reviewed, the members agreed that it will not be reviewed.

Mr. Clark asked about the activity at the Aurora Inn, and Mr. Wehrenberg informed them that someone is planning to purchase, refurbish and reopen it. He gave them some detailed information on the plans. Also asked about was the former Three Elizabythes' building, and Mr. Wehrenberg explained that the restaurant plan is not going to happen. He added that it seems an upscale consignment shop is being considered.

Ms. Lavy asked if the letter regarding the Treat Road development was sent, and Ms. Dombeck replied that it was e-mailed to City Council and the Planning Commission as instructed. There was a conversation on the review process for that development. Also quickly discussed were various other topics.

**ADJOURNMENT:**

Ms. Broderick moved to adjourn at 8:20 p.m.; Mr. Liang seconded, and the motion carried, 6-0, on a voice vote.

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Greg Barrow – Vice Chairman

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Susan Dombeck - Secretary  
AUDIO TAPE ON FILE