

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

July 11, 2013

The Architectural Review Board meeting was called to order at 5:00 p.m. by Chair Richard Rieck.

Board members present: Tom Bartlein, Tom Richart, Trustee Richard Rieck, and Mark Paschke arriving at 5:04 p.m.

Absent: Frank Lorbecki

Staff/Officials present: Village Administrator Darrell Hofland, Building Inspector Tom Johnson, and Administrative Secretary Deborah A. Brown

Others present: Kris Aubrey-Arbor View Assisted Living Facilities and Mr. and Mrs. Gerald Kiefer.

MINUTES

Motion by Tom Bartlein, seconded by Tom Richart to approve the minutes of the May 30, 2013 Architectural Review Board meeting, as presented.
Approved unanimously.

APPROVAL OF THE MAY AND JUNE 2013 BUILDING INSPECTOR'S REPORT

Board members reviewed the Building Inspector's report for May and June.

Motion by Tom Richart, seconded by Tom Bartlein to approve the May and June 2013 Building Inspector's Report as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None

RESIDENTIAL PLAN REVIEW

A. 944 First Avenue-raze and rebuild detached garage

The Architectural Review Board reviewed the architectural plans for a proposed detached rebuild on a garage to be located at 944 First Avenue.

Mr. and Mrs. Gerald Kiefer were present. Mr. Kiefer gave a brief summary of the process and the problems with flooding of his property which led to the proposed detached rebuild on his garage located at 944 First Avenue.

Board members had comments or concerns with the architectural plans, they moved forward with the approval.

Motion by Tom Bartlein, seconded by Mark Paschke to approve the architectural plans for a proposed rebuild on a detached garage located at 944 First Avenue as presented. Approved unanimously.

B. Lot 28, Blackhawk Valley Phase II-New Single Family Home

The Board members reviewed the single family architectural plans to be located at 1941 Blackhawk Drive, Lot 28, Blackhawk Valley Phase II.

There was no one present to review the plans with the Board.

A brief discussion took place on the front elevation to remove the shutter to the right of the small window located near the front entrance. It was the consensus of the Board members to remove the shutter.

Motion by Tom Bartlein, seconded by Mark Paschke to approve the architectural plans for a single family home located at Lot 28, Blackhawk Valley Phase II, subject to the elimination of the shutter to the right of small window on the front elevation near front entrance door. Approved unanimously.

COMMERCIAL PLAN REVIEW

Review and consideration of proposed Arbor View Assisted Living Facility

Village of Grafton Administrator Hofland gave a brief background into the proposed assisted living facility to be located just north of the Grafton Post Office. He stated that the applicant, Kris Aubrey of Urbanscape Development LLC, is presenting building elevations for a 20 unit Community Based Residential Facility (CBRF). The subject property is a 1.52 acre lot located on the west side of Highland Drive between Falls Road and Maple Street, immediately north of the Post Office. The site is currently vacant. The applicant intends to deed restrict the site, limiting the facility to housing elderly residents. They attended the last Plan Commission meeting on June 25, 2013 with a conceptual plan and will attend the July 23, 2013 Plan Commission meeting for a public hearing on rezoning property to a PUD-Planned Unit Development and final site plan review.

He further noted that the proposed building is approximately 12, 800 square feet and the applicant is seeking approval of the elevations from the Architectural Review Board this evening.

He also noted that the submitted floor plan, the facility will feature 20-units arranged around the outer perimeter of the building and around a central core of offices and utility areas. Residents will share a great room, dining room, living room, and covered patio.

He then introduced Mr. Kris Aubrey-Urbanscape Development, LLC to answer any questions the Architectural Review Board members may have.

The Village planning consultants-Graef had reported their review to the Village Administrator Hofland which the Board members reviewed.

1. It appears to staff that the brick bases of the columns at the entry are quite wide compared to the relatively slender columns above. The applicant may wish to consider making the base narrower, or adjusting the shape of the column to a tapered form that is wider at the base.
2. No roof vents are shown on the submitted drawings. Staff recommends that the Architectural Review Board confirm the presence of any vents and their proposed treatment if they are present.
3. Mechanical equipment is not shown on the submitted drawings. Staff recommends that the Architectural Review Board confirm the location of any exterior mechanical equipment and the means of screening any such equipment. Individual vents below the windows need to be of a similar color as the color of the brick.

The Board then held a short discussion on the plans and materials submitted.

Mark Paschke had question on the outside mechanical units if any and the proper screening of these areas.

Mr. Aubrey explained that on the northwest corner of the lot, there would be a two unit air condensing units installed with proper screening to these units.

He also stated that there would be garbage units that would be screened properly with gating.

Tom Richart made comment on the rear elevation that looked to be more of a front elevation to him. It was his preference in the rear elevation looking more appealing than the front entrance in regards to the brick work appearance. He would recommend that the front elevation lower brick level down below the windows.

Mark Paschke asked that the vent color must match the brick coloring.

A short discussion took place and the Board members were ready to move forward with a motion to approve the architectural plans for Arbor View Assisted Living Facility.

Motion by Tom Richart, seconded by Mark Paschke to approve building elevations for the Arbor View CBRF as requested by Kris Aubrey of Urbanscape Development, LLC with the following conditions:

- 1) Confirm that the building will not contain exposed vents or chimneys on the roof. If such vents or chimneys are expected to be included in the final design they shall be enclosed.

- 2) Confirm that the building will not contain exposed mechanical equipment. If such mechanical equipment is expected to be included in the final design, it shall be designed so as to be integral with the building's architecture and screened from view from the public right of way.
- 3) Individual vents below the windows need to be of the same color as the color of the brick.
- 4) Lower brick level down on front elevation must be the same height as window sill.

Approved 3-0 (T. Bartlein-abstain).

OLD BUSINESS/NEW BUSINESS

None

ADJOURN

Motion by Mark Paschke, seconded by Tom Richart, to adjourn the meeting at 5:30 p.m. Approved unanimously.