

VILLAGE OF GRAFTON

ARCHITECTURAL REVIEW BOARD MEETING MINUTES

JANUARY 14, 2010

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, Richard Rieck, and Mark Paschke (5:17 p.m.)

Absent: Frank Lorbecki

Staff/Officials present: Village Administrator Darrell Hofland, Director of Planning and Development Michael A. Rambousek, and Administrative Secretary Deborah A. Brown

MINUTES

Motion by Tom Richart, seconded by Tom Bartlein, to approve the minutes of the December 10, 2009 Architectural Review Board Meeting, as presented. Approved unanimously.

HEAR PERSONS REQUESTING TO BE HEARD

None.

RESIDENTIAL PLAN REVIEW

Miracle Home Builder-2412 Pawnee Drive-New Single Family Home

Tom Engel of Miracle Home Builders was present to review the architectural plans for a new single family residence to be located at 2412 Pawnee Drive also known as Lot 46, Falls Crossing Subdivision.

The Board members held a short discussion on the left elevation of the garage not having any windows or exit doors. Village Administrator, Darrell Hofland had concerns on the similarity of this proposed home to the house two doors down from this proposed home.

The Board members felt that the plans, as submitted, were appropriate and that no change would be necessary.

Motion by Tom Bartlein, seconded by Richard Rieck, to approve the architectural plans for the construction of a single-family residence located at 2412 Pawnee Drive, known as Lot 46, Falls Crossing Subdivision as presented. Approved unanimously.

Geidel Construction-1896 Bobolink Avenue Residential Addition

Administrative Secretary Deb Drown noted the error in the address listed on the agenda. She stated that it should be 1896 Bobolink Avenue and not 1876 Bobolink Avenue.

Dave Geidel of Geidel Construction was present to review the architectural plans for an addition to the residence.

Board members held a short discussion on the additional window to be added on the left side of addition and the builder having the option to use a vent or window on the garage.

Mr. Geidel indicated that all materials used in this proposed addition would match the materials used on the original home.

Motion by Tom Bartlein, seconded by Tom Richart, to approve the architectural plans for an addition onto a residential home located at 1896 Bobolink Avenue and builder has the option to replace vent on garage with similar sized window and will also add an additional window on the left side of addition. Approved unanimously.

COMMERCIAL PLAN REVIEW

Chair Rieck asked that the next agenda item to be reviewed be Item # 5. Item #4 would have to wait for the arrival of Mark Paschke in order for plans to be approved.

Board members had no objections.

Review and consideration of architectural revisions for property located at 1312 Wisconsin Avenue, known as the Grafton Hotel building

Director of Planning and Development, Michael A. Rambousek updated the Board members on the Grafton Hotel Project. He explained that on January 7, 2010, the Planning and Development Department received revised plans from Mueller Hotel LLC - Paul Rushing and Jim Reed, the developers of the Grafton Hotel project. The revisions in these plans are minimal in terms of magnitude, but nonetheless require review and consideration by the Architectural Review Board. The primary reasons for these proposed changes are as follows: 1) to better address the needs of the proposed commercial tenant; 2) to address the parking concerns expressed by the Planning and Development Staff with a reduction in the size of the proposed addition, and 3) to fine tune the design for a better historical representation.

He further stated that the architectural plans for the Grafton Hotel were approved by the Architectural Review Board on November 12, 2009. These revised plans continue to call for a complete restoration of the original building with a new addition to the south side of the building.

Mark Paschke arrived at 5:17 p.m.

Director Rambousek informed the Boards that the primary change to the approved hotel design is the reduction of the addition, which decreased by approximately 20 feet in length along the west building elevation.

The second change includes the addition of a restaurant order window and awnings that protrudes about 10 feet from the main building wall of the west elevation. This addition to

the building is covered by a pyramidal hip roof with architectural asphalt shingles. It includes an entrance door and two order windows. The base of the addition consists of split-faced concrete block. The Plan Commission will need to review the exact location of addition in relationship to the Village right-of-way. In addition, if an encroachment of right-of-way is created by this addition, which it most likely does, additional approvals by the Village Board will be required.

Director Rambousek stated further that the third change occurs on the south building elevation where a portion of this side of the addition now cantilevers above the building entrance. This overhang is supported by four posts each mounted to a concrete base.

He also informed the Board that the signage which is proposed on these elevations will require Plan Commission or Planning and Development Staff approval. In addition, the Plan Commission has not approved the site plan for this project; as a result, these architectural modifications will be subject to their approval of the plans.

Director Rambousek introduced Jim Read of Mueller Hotel, LLC, who was present to answer any questions on the modifications.

The Architectural Review Board members had no objections to the proposed modifications to the Grafton Hotel Project and were pleased with the design and overall look of the historical building.

Motion by Tom Richart, seconded by Mark Paschke, to approve the architectural modifications for the building located at 1312 Wisconsin Avenue subject to final review and approval by the Plan Commission.
Approved unanimously.

Review and consideration of architectural plans for property located at the northeast corner of River Bend Road and Lakefield Road to be known as the Grafton Little League Facilities.

Director of Planning and Development, Michael A. Rambousek gave a brief background on the Little League Facility. He stated that one of the conditions of the Plan Commission approval, the Grafton Little League (applicant) is required to bring the architectural plans of all accessory buildings on the proposed Grafton Little League site to the Architectural Review Board for review. The Grafton Little League facilities are proposed to be located near the northeast corner of River Bend Road and Lakefield Road.

There are three buildings proposed on the site consisting of a concession stand, indoor batting cages building and a storage building. Dugouts are also planned for each of the four fields on the east side of the property.

Mark Koehler representing the Little League project along with the architects from New Horizon Ventures, LLC, Tom Bartlein and Dave Strachota. In addition, Clifton Poynter, Professional Engineer of R.A. Smith National, Inc. was also present.

Architectural Review Board member Tom Bartlein indicated that he will abstain from voting because he is working on this project.

Mark Koehler took the Architectural Review Board members step by step through a power point presentation that showed all the Little League Facilities on site. He stated that the concession stand building is centrally located between the four main fields and will serve multiple purposes including concession services, storage, control rooms, restrooms, organizational meetings, and an outside dining patio. The architectural plans indicate that the building will be two-stories in height and consist of brown colored split-faced concrete block on the first floor and tan hardi-plank siding on the second floor. The roof of the building is a hip style roof with a 4/14 pitch and green standing seam metal panels as the material. The overall height of the building is 23 feet.

The first floor will include brown steel doors on all elevations except the northwest elevation. These doors provide access to the concession work area, restrooms, storage rooms, and the second floor. The southwest and northwest elevations also include the order windows for the concession stand. These windows are closed, with pull down shutters, when the stand is not in use.

The second floor of the building will be used for Little League business and organizational purposes, such as meetings. He noted that this floor has real sliding windows on each of the elevations. There is also a balcony around three sides of the second floor which will be used for scoring games on the fields below. Access to this balcony is only possible from the inside of the building from a brown style door that is located on the southeast elevation.

Mr. Koehler also explained that the building includes two additional features. The first feature is a slight hip extension from the southwest elevation roofline that has been added for aesthetic purposes. The second feature serves as a more functional aspect of the building, which is the roof overhang that extends from the northeast elevation of the building and covers the patio dining area. The patio is supported by brown colored split-faced concrete block posts.

The second building is the indoor batting cages building which is located north of the concession stand building. The elevations of this building are comprised completely of tan hardi-plank siding with a hip style roof that includes green standing seam metal panels as the material. The pitch of this roof is 4/12. There are 5 fixed windows across the top of the northwest and southeast elevations and 3 fixed windows across the top of the southwest and northeast elevations. Access into the buildings is provided by two brown steel doors located at each end of the southeast elevation. Overall, this building stands at 12 feet in height.

The third building is a small storage building that will be located just north of the main parking lot and adjacent to the playground. This building consists of the same materials as the indoor batting cages building, but has no windows. In addition, it has two garage doors and a pedestrian door on the front elevation. Each building elevation is comprised

completely of tan hardi-plank siding with a hip style roof that includes green standing seam metal panels as the material. The pitch of this roof is 4/12 and overall the building is approximately 14 feet in height. Finally, the dugouts will be located along each baseline of the four primary fields. They are comprised of brown split-faced concrete block with a green standing seam metal roof over the top laid in a shed roof style. The front of the dugouts will have four support posts.

Mark Paschke asked about mechanical systems outside and inside of the buildings and proper screening of these devices.

Clifton Poynter indicated that all mechanical units will be located inside the buildings and will not be seen by the general public.

It was the consensus that the architectural plans met all the requirements and the Board members moved forward with a motion to approve.

Motion by Tom Richart, seconded by Mark Paschke, to approve the architectural plans for the three accessory buildings and dugouts for the proposed Grafton Little League Facility to be located at northeast corner of River Bend Road and Lakefield Road as proposed. Approved 3-0 (T Bartlein-abstained).

OLD BUSINESS

Report of 2009 benchmark measurement-Building Inspector

Administrative Secretary, Deborah Brown indicated that Tom Johnson, Building Inspector requested to table this item if Architectural Review Board members had any questions on this report until Mr. Johnson was present in February 2010.

Motion by Mark Paschke, seconded by Tom Bartlein, to table the Report of 2009 regarding benchmark measurements until the next meeting in February, 2010. Approved unanimously.

NEW BUSINESS

None.

ADJOURN

Motion by Mark Paschke, seconded by Tom Bartlein, to adjourn the meeting at 5:50 p.m. Approved unanimously.