

**VILLAGE OF GRAFTON**

**ARCHITECTURAL REVIEW BOARD MEETING MINUTES**

**AUGUST 5, 2010**

The Architectural Review Board meeting was called to order at 5:01 p.m. by Administrative Secretary II-Deborah A Brown.

Board members present: Tom Bartlein, Tom Richart, Frank Lorbecki , and Mark Paschke arriving at 5:05 p.m.

Absent: Chair Richard Rieck

Staff/Officials present: Director of Planning & Development, Michael A. Rambousek, and Administrative Secretary, Deborah A. Brown

Staff/Officials excused: Building Inspector Tom Johnson

Others Present: Bruno Franceschi, Franceschi & Associates, Inc., Stacy Wozniak-William Ryan Homes

**APPOINTMENT OF CHAIR PRO-TEM**

Motion by Frank Lorbecki. seconded by Tom Bartlein, to appoint Tom Richart as Chair Pro-tem due to the absence of Chair Rieck.  
Approved unanimously.

**MINUTES**

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the minutes of the May 13, 2010, Architectural Review Board Meeting, with so noted addition to others present should also read Rick and Gene Schmit of Schmit Realty Inc. Approved unanimously.

**HEAR PERSONS REQUESTING TO BE HEARD**

None.

Chair Richart asked if the Board members had any objections to hear Item 4B on the agenda first.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to change the order of the agenda and hear item 4B first. Approved unanimously.

## **RESIDENTIAL PLAN REVIEW**

### **William Ryan Homes-1934 Valley Court-New Single Family Home**

Stacy Wozniak of William Ryan homes was present to review the architectural plans for construction of a single family residence, to be located at 1934 Valley Court, known as Lot 15, Blackhawk Valley Phase I Subdivision.

Chair Richart noted that the Blackhawk Valley Architectural Board approved the plans on July 22, 2010, with a minor change of a minimum roof pitch of 8/12 (pitch), the addition of one window to the left elevation and dimensional shingles on roof be added.

Ms. Wozniak stated that the plans have all the requested changes made.

Board members had no questions or comments.

Motion by Tom Bartlein, seconded by Frank Lorbecki, to approve the architectural plans for new construction of a single family home located at 1934 Valley Court known to be Lot 15, Blackhawk Valley Phase I as presented. Approved unanimously.

### **Marie Weyker-1116 Seventh Avenue-Side porch Addition**

Frank Lorbecki presented the architectural plans for a side porch addition to the single family home located at 1116 Seventh Avenue and also stated that he would be abstaining from voting on this project approval because of his involvement as the contractor on this addition. He also noted that his name was spelled incorrectly on the agenda.

Mr. Lobecki also corrected the fact that the porch addition was a side porch and not a front porch. He asked that the minutes reflect the correction. He also stated that the porch will be seen from the front of house, so the building inspector felt that it had to go to the Architectural Review Board for final review.

The Board briefly discussed the project.

Motion by Tom Bartlein, seconded by Mark Paschke, to approve the Architectural plans for a side porch addition to 1116 Seventh Avenue as presented. Approved 3-0 (F. Lorbecki-abstain).

## **COMMERCIAL PLAN REVIEW**

### **Review and consideration of a minor architectural change to the building located at 1971 Washington Street**

The Architectural Review Board members reviewed the architecture plans for minor change to the building located at 1971 Washington Street.

Director Rambousek gave a brief background on the minor changes being proposed.

He stated that the applicants, Franceschi Associates Inc. and the PJJ Group, purchased the former Village Hall building in 2009. Last year, these same applicants were successful in receiving approval to rezone the property from I-Institutional to O-Office. Now that the building is beginning to attract tenants, the applicants are requesting two minor changes to the site and the building.

The applicant is proposing to add a dumpster with enclosure that will be located directly behind the southeast corner of the building and secondly, the applicant is proposing to add a false dormer to the front of the building as a decorative element. The dormer is proposed to be centered on the front building elevation and is approximately ½ the size in length of the front roof line. This item was also reviewed preliminarily by the Plan Commission and no concerns were identified other than then need for the tint of the window glass to match throughout the building. This modification does require review and consideration by the Architectural Review Board.

Director Rambousek informed the Board members that the proposed dormer will be located on the front of the building (north elevation) with a hip style roof. The main roof line of the dormer will be perpendicular to the main roof line of the primary structure and will come together at a similar elevation (the dormer is approximately 1 foot lower than the east-west roof line of the primary roof section). The white fascia profile that is proposed around the perimeter of the dormer roof will match the fascia of the main building. The shingles proposed on the roof of the dormer will also match the shingles on the main building roof, which will be new throughout the building. In addition, the vertical cedar siding will match the main building and the windows at the front of the dormer will be of a similar framing style with spandrel glass.

Director Rambousek reiterated that the spandrel glass for the proposed dormer windows will need to perfectly match the tint of the functional windows throughout the main building. With these minor changes, Director Rambousek stated that the Planning and Development Staff is comfortable with the changes as proposed and that they will enhance the look and operations of the building.

Bruno Franceschi was present to answer any questions on this project.

Mr. Franceschi thanked Director Rambousek and his staff for all their efforts on this project and added that they will be re-roofing the entire roof with shingles that he presented as samples.

The Architectural Review Board members thanked Mr. Franceschi for coming and wished him well on this project.

Motion by Mark Paschke, seconded by Tom Bartlein, to approve the proposed minor architectural change to the building located at 1971 Washington Street, as requested by Franceschi & Associates and the PJJ Group, subject to the all window tints for regular and spandrel glass matching perfectly throughout the building. Approved unanimously.

### **REVIEW AND APPROVAL OF MAY AND JUNE BUILDING INSPECTOR'S REPORT**

The Architectural Review Board then reviewed the May and June 2010 Inspector's Report.

Motion by Frank Lorbecki, seconded by Tom Bartlein, to approve the May and June, 2010 Inspector's Reports. Approved unanimously.

### **OLD BUSINESS**

Chair Richart asked if the other Board members had received the revised Architectural Review Board schedule.

None of the members received the revised copy yet.

Administrative Secretary Deborah Brown responded that she will see that the revised schedule is sent out tomorrow.

### **NEW BUSINESS**

None

### **ADJOURN**

Motion by Tom Bartlein, seconded by Frank Lorbecki, to adjourn the meeting at 5:17 p.m. Approved unanimously.