

# **Architectural Control Board**

## **Minutes of October 22, 2007**

The meeting was called to order at 7:00 p.m. Present were Jim Perkins, Mike Bickler, Sandy Eppers, Sharon McNellis, John Sproule, Don Wiemer, Village Administrator.

1. A motion to approve the minutes of August 27, 2007 meeting was made by Mike Bickler, and seconded by John Sproule. The motion was unanimously approved.
  
2. Pat McAdams dba McAdams Realty, represented by Heather Turner of MSI Mgt LLC, submitted plans for construction of a new 61,600 square foot building to include grocery store, drive thru pharmacy and bank. The former bowling alley will be razed. Ms. Turner explained phase one of a 61,600 square foot grocery store, which will include a drive thru pharmacy and a bank along with approximately 300 parking stalls figured with landscape to buffer the parking area. The existing grocery store will be removed along with the bowling alley. The dumpster and compactors will be screened by a 12 foot wall, which will help to eliminate noise from refrigerator trucks. The compactor is a thru wall compactor which will eliminate any dumpsters on site. The store height will be 2 feet higher in elevation than it currently sits. Phase two of the development, which is the current parking lot, will be removed and left as green space until the development of a 15,500 square foot retail development proposed to be built in 2008/2009. Discussion followed, regarding the ingress/egress of the traffic flow of delivery trucks. Ms. Turner noted, Plan Commission strongly recommended more landscaping be placed in the back of the proposed building. To rectify this, a five foot berm along with five foot evergreen trees will be placed in the back of the proposed building, which will help block additional noise from crossing over the railroad tracks. The parking lot lighting will be 20 foot poles with a 2 foot base. The materials which will be used are similar to Pabst farms. The stone on the west and north elevation will be split fieldstone along with cream renaissance stone. The east and south elevation will be a pre-color concrete brick. Aluminum framed low e glass. The main color of the proposed development is concrete brick. The arches are precast white. Dimensional shingles will be used. Mr. Perkins raised the question, regarding the rooftop plan, discussion followed. Mr. Armelli voiced his concern that he would like to see windows in the four arches on the east side of the development. Mr. Bickler mentioned he would like to see

windows on all four sides of the development with a window appearance which is similar to the front of the building. Ms. Turner noted, in order to keep a balance, she is proposing a window appearance inside the three large arches of the east side of the building.

A motion to approve, subject to the three arches on the east elevation to have the illusion of windows was made by Mike Bickler and seconded by Sharon McNellis. The motion was unanimously approved.

3. The meeting was adjourned at 7:50 p.m.

Respectfully submitted,  
Jeanine Griswold