



Architectural Review Board
July 8, 2015
5:15 Caucus
5:30 p.m. Meeting

Mayor Cegelka called the meeting to order at 5:15 p.m.

Present: Eric Johnson, Mayor Cegelka, Architect Roberto Pinedo, Jerry Eisen, Engineer Mike Henry, Law Department Mark Marong

Motion by Eric Johnson seconded by Eric Johnson to approve the minutes of the June 10, 2015 Architectural Board of Review Meeting.

**Yeas—Cegelka, Eisen, Johnson, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

NEW BUSINESS:

APPROVAL OF SHED AND PAVILION AT 27630 PERGL ROAD:

Homeowner Kim Fink was in attendance. Plans were submitted for a new shed which is a prefab cottage style wooden structure to be located at the rear of the property. Roberto Pinedo reviewed the submitted plans and stated the information is clear and acceptable. Building Official Rick Loconti stated the shed is within the Village's parameters for setback and size limitations and there are no zoning issues. The Law Department stated that according to the plans it appears that the location, setback and size requirements for the accessory building in code 1135.02(e) (1) are met.

Plans were submitted for a new pavilion which is a structure with a shingled roof supported by columns being built by the homeowner over an existing 20x26 concrete slab patio located 8 feet from the rear of the house. Homeowner Kim Fink questioned how long a building permit is good for. Mike Henry stated it is good for 1 year.

Motion by Eric Johnson seconded by Roberto Pinedo for approval of shed and pavilion at 27630 Pergl Road.

**Yeas—Cegelka, Eisen, Johnson, Pinedo
Nays—None**

**4 yeas – 0 nays
Motion carried**

APPROVAL OF SITE PLAN FOR A PROPOSED NEW BUILDING "B" LOCATED ON DIAMOND PARKWAY:

Trevor Extine representing Geis Companies was in attendance. Trevor stated plans were submitted for a proposed new 60,580 square foot industrial building to be located on the south side of Diamond Parkway just east of the cul-de-sac. The plans are consistent with Geis' previous submittals and a landscape plan was included. Trevor stated he received the comments from Roberto Pinedo and addressed the following; the front was emphasized. The precast panels at the corner were raised all the way up. The roofing extensions were kept. The client wanted them so the building would not look like a box. The recommendation was taken to paint the stripe at the top. The brick was kept down but did put reveals in the recaps at the headers in each of the windows to emphasize them more.

Jerald Hoover entered the meeting.

The second pages of what Trevor submitted are colored elevations to help show the overall consistent look. Even though the windows stop there still is a consistency throughout. Trevor explained this is a precast building, the same as the Superior Beverage and Diamond Center One buildings. The panels are either 8' or 12' depending on the timing from the precast company, and when they can deliver and what they have available to meet the schedule. The light beige is paint on precast. The tower elements with the medallions in them are also precast. The brick is a brick veneer. Trevor passed out samples of the brick veneer. There is a limestone type of sill with a wire table that transitions back into precast. The windows are clear aluminum and the canopy is metal. He stated he tried to get the printer to match the colors as close to the actual materials. Roberto confirmed that there are 3 different colors being used on the precast. The lighter would be for most of the building, the darker one would be for the towers and the stripe and the third color in between the windows. Roberto questioned the windows on the lower portion. Trevor explained the office does not come down to the second row. On the side of Victory Drive there are recesses in the precast to follow the consistency of the windows. Roberto suggested bringing the tower elements down and bringing the brick to the top of the window and have a continuous window sill. He also suggested the dark brick continue between the windows so it is not such a massive change in color. Trevor stated he is open to other options besides adding brick.

Mark Marong explained to Trevor; the Board has the authority to table any item they feel they do not have enough information on. The Board cannot make a decision based on drawings and pictures where they cannot get a clear idea of what the building will look like and what colors it will be.

Mike Henry commented he would like to see the eastern elevation where the docks are and would like to know if the brick veneer will go around the dock. Trevor stated the brick turns the corner and stops after approximately 4'. Mike stated; there is no brick or veneer on the southern or eastern elevation. Trevor confirmed. Mike stated the northern elevation shows windows all of the way down the side, but only two panels have windows. Trevor confirmed. Eric Johnson commented he would like to see the drawing without the windows on the side of the building to see what the area looks like with just brick. Mayor Cegelka suggested the Board table this until the next ARB meeting, August 12, 2015. He reported to Trevor that based on the submittals and the Architects comments a new rendering could be submitted for the next meeting. Mike Henry commented; another point of reference for the Board is to note the finished floor will be approximately 5 feet below the roadway; therefore the building will be depressed 4 or 5 feet. Mark Marong stated the reason the Law Department made the recommendation to the Board to table this item this evening is due to the fact that the elevations and colored drawings were not submitted until this evening. What was submitted is not an accurate picture of what the building will look like.

Motion by Eric Johnson seconded by Jerald Hoover to table approval of site plan for a proposed new building "B" located on Diamond Parkway to the August 12, 2015 Architectural Review Board meeting..

**Yeas—Cegelka, Eisen, Hoover, Johnson, Pinedo
Nays—None**

**5 yeas – 0 nays
Motion carried**

There being no further business to come before the Architectural Review Board, motion by Jerry Eisen seconded by Jerald Hoover to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:13 p.m.



Architectural Review Board



Lori A. Pepera
Clerk of Council