

MINUTES
ARCHITECTURAL REVIEW BOARD

Architectural Review Board, Monday, March 12, 2007 at 4:00 P.M. in the Dept. of City Development conference room, 807 Center Avenue. Chairperson Andy Hopp presided.

Present: Andy Hopp, Joe Clarke, Ald. Jean Kittelson, Scott Matula, Steve Hemsing and Steve Jaeger

Excused: Dan Castro

Staff present: Steve Sokolowski

Others present: Jon Dolson, Rick Fecles, Eric Rauch and Jim Price

Approval of minutes of February 26, 2007 meeting.

Jean Kittelson moved, Joe Clarke seconded to approve the minutes of the February 26, 2007. The motion passed unanimously.

New building, Taco Bell Restaurant, Washington Square Retail Center, along South Business Drive.

Rick Fecles and Eric Rauch were present to discuss this matter with the Board.

Mr. Rauch stated that it was quickly determined that the existing site was on South Business Drive not large enough to renovate and decided to purchase the outlot at the Washington Square retail facility.

After discussing with City staff, the applicant decided that the new Taco Bell restaurant would match material exactly to Washington Square facility.

The arch will be made if aluminum and infill panel will be EFIS. There will be a 3' wains coat on the bottom and a solder course on top.

Scott Matula had concerns with the site plan.

Board suggested adding a bell and arch to rear elevation to be similar to front (up and out) and match colors because all elevations of the structure are visible and there is no real rear elevation to this building.

Andy Hopp moved, Jean Kittelson seconded to approve as presented subject to the following conditions:

1. Add bell and arch to rear elevation;

2. Add similar projection as front (up and out)
3. Match colors and materials of Washington Square retail structure.

The motion passed unanimously.

Remodeling of Pennzoil 10-Minute Oil Change, 1328 Indiana Avenue.

Jim Price of Jim Pankow, Inc. was present to discuss the renovation project with the Board.

Applicant will be re-skinning the building with cement board over block and construct a tower. Logo will be in windows of tower. Glass will be frosted with revolving light. Exterior will be white fiber cement, white standing seam roof and blue trim.

Scott Matula commented on the metal roof.

Board discussed removing blue horizontal band with white on south elevation. Overall Board felt the proposed changes were a terrific improvement.

Andy Hopp moved, Steve Hemsing seconded to approve as submitted with the following conditions:

1. Eliminate blue trim board/horizontal band on north and south elevations (lower part of triangle).
2. Revolving tower light shall not negatively affect traffic safety at the intersection or adjoining properties (brightness of light shall be dulled by frosted glass).
3. Encourage owner to consider gray metal roof but white is acceptable.

The motion passed unanimously.

Addition to What's Up Bar & Grill, 1635 Michigan Avenue.

This was held at the last meeting. Building siding completed. Soffit will match lower vinyl siding as close as possible. Split face will be a vanilla (beige) color.

Andy Hopp moved, Jean Kittelson seconded to approve as submitted with the condition the split face be a vanilla/beige color and soffit match the vinyl siding. The motion passed 5-1 with Scott Matula abstaining.

Being no further business, meeting adjourned at 5:00 P.M.

Steve Sokolowski
Manager of Planning and Zoning