

**MINUTES**  
**ARCHITECTURAL REVIEW BOARD**

Architectural Review Board, Monday, July 9, 2012 at 4:00 P.M. in the 3<sup>rd</sup> floor conference room, City Hall 828 Center Avenue.

Present: Joe Clarke, Dan Daun, Jerry Jones, Pam Langan, Richard Linde, Scott Matula and Ald. Scott Versey

Excused:

Staff present: Steve Sokolowski

Others present: Dick McKitrick, Stephen Sobieralski, Michael Hoyng, Ray Haen and Brandon Jovanovich

The meeting was called to order and the Pledge of Allegiance was recited.

Approval of minutes of June 11, 2012 meeting.

Richard Linde moved, Ald. Scott Versey seconded to approve the minutes of the June 11, 2012 meeting. The motion passed unanimously.

Remodel of the Big Lots Façade at Memorial Plaza located at 3426 Kohler Memorial Drive.

Dick McKitrick was present to discuss this matter.

The applicant is proposing to remove/replace the stone panels on the upper façade of the Big Lots facility located at 3426 Kohler Memorial Drive. Presently, some of the stone panels have already fallen off the wall. The project will replace the stone panels with EIFS system and metal coping to try and match the Office Max portion of the building. The board questioned why the applicant was proposing to use vertical panels instead of horizontal panels that would similarly match the Office Max portion of the sign. The applicant stated that they could replace the stone panels with EIFS in a horizontal pattern to better match with the Office Max portion of the sign.

Richard Linde moved, Jerry Jones seconded to approve the request as presented subject to the following condition:

1. EIFS lines shall match as closely as possible the horizontal lines/appearance of the Office Max EIFS area. Applicant shall resubmit drawings to staff.

The motion passed unanimously.

Addition of a new Porte Cochere (canopy) at 3129 Michigan Avenue.

Stephen Sobieralski and Michael Hoyng were present to discuss this matter.

The Golden Living Center is proposing to construct a new Porte Cochere (canopy) at the entrance on the north side of the nursing home facility located at 3129 Michigan Avenue. Program revisions have caused the operators of the Golden Living Center to retain the main building entrance at its existing location on the north side, rather than moving it to the new addition on the south side as originally planned. The existing north side of the building has no provision for weather protection for patients and visitors arriving at the front entrance by automobile or ambulance. The addition of a Porte Cochere to provide weather protection is proposed. The benefits of the Porte Cochere are enhanced safety and comfort for patients, visitors and staff as well as improvement of the appearance of the existing bland building façade.

Construction of the Porte Cochere will be compatible with the style, materials and colors of the existing building. The major materials are brick and painted wood reverse board and batten siding.

Scott Matula moved, Ald. Scott Versey seconded to approve the request as presented. The motion passed unanimously.

#### Addition and remodeling of Speakeasy Bar located at 1002 Michigan Avenue.

Scott Matula, Ray Haen and Brandon Jovanovich were present to discuss this matter.

This project is a multi-phased project. The first phase consists of extending the fenced in area to the alley and creating a new dumpster enclosure. We will also be adding a 50' x 10' covered exterior bar area over existing concrete. The existing south facing fence will be removed and replaced with a wrought iron railing. Phase 2 will be removing the existing canopy on the south facade and replacing it with a signboard and cornice. The existing EIFS will also be repaired and the lower portion of the facade will be replaced. The final phase will include replacing enclosed window panels on the 2nd floor with new "period" style windows and the upper cornice will be repainted.

The new fence will be painted wrought iron along Michigan Avenue. The new covered porch will have masonry piers, treated wood, asphalt shingles and aluminum fascia. The façade will have EIFS on the base, fypon decorative brackets painted wood cornice and paint.

Dan Daun moved, Richard Linde seconded to approve the request as presented subject to the following condition:

1. The cornice elements will match and will wrap the southwest corner of the building to better tie in the front and west facades.

The motion passed unanimously. Scott Matula and Ald. Scott Versey abstained.

Addition and remodeling of Zieggys Bar and Grill located at 933 Indiana Avenue.

Scott Matula was present to discuss this matter.

This project will involve rebuilding a fire damaged southern wall and reconstructing an approximately 8' x 20' addition similar to what the building was prior to the fire. We will also be removing an existing covered porch area and add a walk in cooler/freezer. An existing game room will be converted to a "smoking lounge." The damaged windows on the north facade will be replaced and operable windows will be installed in lieu of the fixed windows. Materials include vinyl siding, aluminum clad windows, aluminum trim and rubber roofing.

Richard Linde moved, Jerry Jones seconded to approve the request as presented. The motion passed unanimously. Scott Matula abstained.

Being no further business, Ald. Scott Versey moved, Richard Linde seconded to adjourn the meeting at 4:45 p.m.

Steve Sokolowski  
Manager of Planning and Zoning