

**MINUTES OF THE SPECIAL MEETING OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL –
4800 WEST GREEN BROOK DRIVE
ON OCTOBER 5, 2015**



The meeting was called to order at 4:04 p.m.

I ROLL CALL

Present: Chairman Lavern Nall, Mary Buckley, Betty Bennett, Oscar Avila, Chris Eger

Also Present: Nate Piotrowski - Community Development Director, Shelley Gorman – Building Department Assistant, Michael Hall – Village Manager, Kirk Radtke – Building Inspector, Tor Millonzi – Zi’s Pub & Eatery, and Dennis Dorn – Heating & Cooling Pros, Tom Howald – Aldi Inc..

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

It was moved by Mary Buckley and seconded by Chris Eger to approve the September 21, 2015 minutes. The motion carried unanimously.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items were on the Agenda for review:

1. Heating & Cooling Pros – Exterior exhaust design for Zi’s Pub & Eatery – 8777 N. Deerwood Dr

Nate Piotrowski, Community Development Director explained the history behind the exhaust design, installation and addition to the building. He noted that work was done without approval. Mr. Piotrowski explained that because the establishment is located in the “original village”, there are separate restrictions regarding a building’s appearance, screening, venting and materials to be used.

A discussion ensued regarding the appearance, placement, regulations from the Fire Marshall, and size of the exhaust fan. Samples of the materials to be used: cedar shake and a dark brown paint were given to the Board. Members of the Board stated that they had driven past the establishment to view the exhaust fan and did not like the appearance, location, and size and stated that it did not fit in with the aesthetics of the “original village”.

Dennis Dorn from Heating & Cooling Pros explained that it would have increased the cost of the job to put it anywhere else Members of the Board wanted to know why it couldn’t be installed straight up the side of the building in a chimney style. Mr. Dorn stated that it would be very hard to clean if it was designed vertically to vent to the roof. The Board indicated that this arrangement would be aesthetically preferred but noted that they would not design the project for the applicant.

*The Board unanimously denied the design and required a **resubmittal** with a new design and location of the exhaust fan to better fit with the “original village” design standards.*

2. Aldi Foods - New commercial construction/Exterior elevation designs - 6720 W. Brown Deer Rd.

Nate Piotrowski, Community Development Director explained to the Board that Aldi Foods is building a new 18,000 square foot store that will be occupying the SE corner of the former American TV lot. The front of the store will be facing east with the south side facing Brown Deer Rd. and truck deliveries in the rear. He added that Plan Commission and Village Board review was still necessary. Tom Howald from Aldi Foods shared the building materials and stated that he worked with the Village to upgrade the store from the basic prototype. The building is all masonry with metal accents and some spandrel glass on some elevations.

Mr. Howald explained that the parapet wall on top of the building is higher than normal to screen the two rooftop HVAC units and one refrigeration unit.

Nate Piotrowski asked if the spandrel glass was going to be gray in color. Mr. Howald stated that it currently was going to be black, but noted that he would change the plans to a gray color per the Board’s consensus. A discussion ensued as to site layout and store design with the following materials and colors noted:

| Key | Material | Color |
|------------|--------------------------|---|
| A1 | Storefront | Clear anodized aluminum |
| A2 | Aluminum composite panel | Bright silver |
| A3 | Aluminum composite panel | Slate Gray |
| A4 | Modular brick | Belden Brick “Aldi Blend” |
| A5 | Modular brick | Belden Brick “Aldi Blend, Gas Flashed Flat Set” |
| A6 | Split-faced CMU | Biltmore Tan |

The Board unanimously agreed to approve the exterior elevation design of the new proposed store with the spandrel glass changed to gray.

3. Aldi Foods - New commercial signage - 6720 W. Brown Deer Rd.

Nate Piotrowski, Community Development Director explained to the Board that because the area is in a “planned development” district, Aldi requested two deviations from the standard sign requirements. The first request was for the monument sign to be sixteen (16) feet in height and seventy-six (76) square feet whereas the current code allows for fourteen (14) feet in height and seventy (70) square feet. The other request was for more wall signs on the building than allowed. Aldi requested (4) signs on the building because they separated the Aldi logo from the food market logo putting Aldi one (1) sign over the allowed amount.

Ms. Bennett asked if the Building Board voted to deny the submittal, could the Village Board overrule the decision and go forward with approving the requested deviations. Michael Hall relayed the Village Attorney’s opinion that the Village Board could overrule the decision because it is located in a “planned development area”.

Tom Howald stated that if Aldi was not allowed the variance in the monument sign size, they would have no choice but to install two (2) 70’x14’ signs on site. Nate Piotrowski confirmed that this was allowable per the current code. Chairman Nall stated that even though the sign is six square feet. larger in size and 2 feet higher, the sign’s simple design would still look better aesthetically than having two (2) signs on site. Betty Bennett and Mary Buckley do not feel that they should be allowed a variance since other businesses in the area have complied. Chris Eger and Oscar Avila stated they would rather have one (1) sign than two (2) on site.

In regards to wall signs Chairman Nall asked if there were to be additional window signage., Mr. Howald stated they can have it written into the agreement with the Village that there are to be no advertisements or specials signs in the windows.

The Board voted to approve the monument sign as submitted; Betty Bennett and Mary Buckley voting against; Chris Eger, Oscar Avila and Chairman Nall voted to approve. The Board approved the monument sign by a 3 to 2 vote.

The Board unanimously voted to approve the wall signs as submitted on the condition that there will be no other advertisements or specials window signs allowed.

VII ADJOURNMENT

The meeting adjourned at 5:28 p.m.
 The next regularly scheduled meeting is October 19, 2015.

Shelley Gorman

Shelley Gorman, Admin. Assistant Building Department
 Village of Brown Deer