

**MINUTES OF THE
BROWN DEER BUILDING BOARD
HELD AT THE VILLAGE HALL
4800 WEST GREEN BROOK DRIVE
ON August 1, 2016**



The meeting was called to order at 4:05 p.m.

I ROLL CALL

Present: Chairman Lavern Nall, Oscar Avila, Betty Bennett

Also Present: Fernando Moreno - Zoning and Planning Specialist, Michael Hall – Village Manager, Nate Piotrowski – Community Development Director, Luis Barbosa, Rick Walia

Not Present: Mary Buckley, Chris Eger

II PERSONS DESIRING TO BE HEARD

None

III CONSIDERATION OF MINUTES

Betty Bennett noted a grammatical error in the minutes from July 18th, 2016.

IV OLD BUSINESS

None

V PLANS SUBMITTED FOR CONSIDERATION

The following items was on the Agenda for review:

1. Nate Cass — Wall Sign for Fu Wok - 7979 N. Sherman Blvd.

Mr. Cass and Fu Wok pulled themselves from the agenda when they noticed a problem with their signage plans. The review of these plans was postponed indefinitely.

The Board moved immediately to the next item on the agenda.

2. Mr. Rick Walia – Owner – New Site Development – 9001 N. Green Bay Rd.

Nate Piotrowski introduced Mr. Walia (owner) and Mr. Barbosa (project architect) to the Building Board members, providing an overview of the site development plans previously approved by the Plan Commission. He explained that the land use plans had already been approved, and that the Building Board was charged with assessing issues like massing, scaling, and other aesthetic considerations. He suggested that Mr. Barbosa “walk” the Building Board through a description of the three buildings on site. Mr. Barbosa went through the plans, inviting comments from the board members.

Betty Bennett stated that she found the designs to be “overbuilt”, and thought there should be more greenspace.

Chairman Nall asked Mr. Barbosa to point out the location of the mechanical equipment, and asked if the condensers and chillers would be on a roof. Mr. Barbosa referred Chairman Nall to the plans for the second floor, and stated that no condensers or chillers would be placed on the roof but rather on the second floor balcony shielded from view. Mr. Barbosa added that the mechanicals would be no higher than 42”. Mr. Walia stated that short of malfeasance on the part of the builders, the mechanicals would not be easily visible Chairman Nall stated that he found the rear elevation of the main building to be “exposed”, and “unbalanced”. He referred to the lack of windows on that elevation. Betty Bennett

agreed with Chairman Nall and added that she found the designs to be overly “institutional” in their appearance.

Mr. Walia responded by offering to add windows to the southern side of the main structure. Chairman Nall recommended the use of spandrel windows to reduce the “institutional” and “unbalanced” aesthetic.

Mrs. Bennett asked Mr. Barbosa to explain the lack of parking. Mr. Barbosa reminded Mrs. Bennett that the parking issues had already been addressed and approved by the Plan Commission. Mr. Walia pointed out that the current designs already allow for 36 parking spots, and that additional spaces could probably be rented rather easily from surrounding properties that appeared vacant.

Chairman Nall then asked Mr. Barbosa to describe the composition of the downspouts and gutters. He asked if they would match in terms of coloring. Mr. Barbosa responded that they would be colored to match the framing of the windows and doors.

Mr. Walia presented samples of the corner stone (Halquist “Forest”) and the face brick (“Red Blend Velour”). When Mrs. Bennett described the samples as “too red”, Mr. Walia stated that he was open to suggestions from the Board. Chairman Nall suggested something darker, that matched the darker colors found in neighboring brick structures within the business park.

Chairman Nall asked for the metal framing samples. Mr. Walia presented them to him (Tubelite “Medium Bronze”). Chairman Nall then asked for shingle samples. Mr. Barbosa showed them to him (Owens Corning “Sedona Canyon”). Mr. Barbosa also presented samples for the soldier courses for the window sills and framework (Heritage Cast Stone “Wheat”).

Mr. Avila asked whether the brick façade would extend entirely to the ground. When Mr. Walia asked for clarification, he explained that he had worked on several projects where the brick was interrupted before reaching ground level by a base composed of concrete or other elements better suited to resist wear and tear than simple bricks. When Mr. Walia requested further clarification, Mr. Avila explained that it was common to see an 8” stone or concrete base, combined with some type of sealant.

Chairman Nall asked if Mr. Avila was suggesting a metal base as a feasible option. He stated that if this was the case, flashing would be required over the base. He requested that the meeting minutes clearly state that it would be acceptable to place a precast stone base, even if not explicitly mentioned in the plans.

Mr. Barbosa asked whether the foundation could simply be extended upwards, to replicate a base interruption of the brick façade. Mr. Avila responded that this would produce an inferior aesthetic quality to the structure, producing an “off” color. Chairman Nall agreed.

Chairman Nall stated that material for soldier courses should be air entrained. When Mrs. Bennett and Mr. Walia asked for clarification, he stated that air entrainment involves the injection of billions of microscopic air cells into concrete to relieve internal pressure by providing space for water to expand when freezing.

Chairman Nall asked the board members for their final thoughts and recommendations. Mrs. Bennett stated that she felt the project was overbuilt for the site but that the design and appearance was generally good.

Chairman Nall stated that approval of the development plans would be contingent upon the use of spandrel glass for four bottom windows on the southern side of the building. He recommended a grey tone, with framing identical to that of the other windows. He stated that Mr. Walia’s request for an extra window to allow light into a stairwell was acceptable as well. He then stated that approval of the

plans would also rest on a revision of the south elevation plans to incorporate these changes, and the submission of details for the base of walls.

The Board approved the development plans as submitted, subject to state plan review and execution of the contingencies described above.

VII ADJOURNMENT

Betty Bennett motioned to adjourn, Oscar Avila seconded the motion.

The meeting adjourned at 5:08 p.m.

The next regularly scheduled meeting is August 15th, 2016.

Fernando Moreno

Fernando Moreno, Zoning and Planning Specialist
Village of Brown Deer