

these piers will be poured on site down to the foundation and then clad in brick. He stated the lighting on the east and north sides of the building will be under the roof while the lighting on the west side will be on the exterior of the building.

Commissioner Senak asked if there would be any maintenance issues with this addition to which Mr. Ditchman stated the addition will be in an unheated space so the temperatures will be the same on the interior and exterior of the building which should prevent problems with peeling paint. He indicated that the repainting schedule for the addition would be similar to any other building. Upon questioning Mr. Ditchman stated that the other option would be to mix the paint in with the concrete before it was poured. He indicated that they had not looked into this as an option as it could result in some of the poured panels having a slightly different color.

Mr. Ditchman stated a landscape planter bed is proposed along the walls on the east and north sides of the building, and this bed would be supported by an up to 4 feet tall retaining wall. He stated the same material used for the retaining wall is also proposed for a 7 foot 4 inch tall screen wall that would be located around a new 5,000-gallon brine storage tank. Commissioner Wussow asked about the height of the retaining wall to which Mr. Ditchman stated the wall could be plus/minus 1 foot to the stated 4 feet. Commissioner Thompson asked what the retaining wall material is to which Mr. Ditchman stated the wall will be concrete landscaping blocks, but they do not have specifics on this yet.

Chairman Burdett asked about the landscaping to which Mr. Ditchman stated the plants are listed on the application packet. Village Planner Stegall stated that the Planning Resources did review the landscape plan and stated the plants were appropriate for the location.

Commissioner Senak asked if there would be any ingress or egress issues to which Mr. Ditchman stated the proposed plan would eliminate 3 parking spaces due to the new brine tank, but they do not foresee any other issues. Commissioner Senak stated this is the 3rd addition to this building and asked if there were any other plans for it in the future. Mr. Ditchman stated there are not any other plans at this point.

Commissioner Wussow asked about the painting of the building to which Public Works Director Hansen stated they do want the construction finished before the painting is done. Director Hansen stated the building addition is the main objective for this project, and painting of the building may put the project over budget so they do not know when they might paint yet. Commissioner Hartweg asked about the material of the original building to which Director Hansen stated it is corrugated metal that has faded over the years. Commissioner Hartweg asked about painting on corrugated metal to which Director Hansen stated there are many products that can paint over metal and last 30 to 40 years.

Commissioner Senak asked how much salt could be stored in the proposed facility to which Director Hansen stated the current bins hold 800 tons now, and the proposed building is projected to hold about 2200 tons of salt.

Chairman Burdett asked why there would be no sidewalks added to the south side of Taft Avenue to which Director Hansen stated Taft Avenue originally dead-ended and there was

nowhere to go before. Director Hansen stated there will be a lot of activity in and out of the gate at this facility, and they want to ensure everyone is safe.

Commissioner Wussow stated the design is attractive and contemporary. She stated she likes the way this design modernizes the building. She stated the colors and materials are well-chosen, and she does not see a need for a sidewalk on the south side of Taft Avenue.

Commissioner Senak stated this is one of the nicest storage-facility designs that he has seen. He stated the design looks better than what is there now, and the building should function better for its intended purpose with this new design.

Commissioner Thompson stated she likes the design as proposed and likes the landscape plan as well.

Commissioner Dickie stated the design is basic, but handsome and adds to the building in a positive way. He stated the mechanics of the building were considered, and the colors and materials are great. He stated he would encourage them to paint the rest of the facility.

Commissioner Hartweg stated he thinks this is a good plan that goes well with the rest of the building. He stated he is not happy with the painting of concrete.

Chairman Burdett stated he is in favor of the design. He stated it is a utilitarian building. He stated he wants the petitioner to consult the Appearance Review Guidelines for help with choosing the retaining-wall material. He stated he does want a sidewalk put on the south side of Taft Avenue.

There was a discussion at length about a sidewalk on the south side of Taft Avenue. Director Hansen stated he will look into this.

Commissioner Thompson moved to approve the proposed plans as presented with a recommendation of the petitioner consulting the Appearance Review Guidelines when choosing the block for the retaining wall. The motion was seconded by Commissioner Hartweg and carried unanimously by a vote of 6-0.

4. Public Comment (non-agenda items)

None

5. Chairman's Report

Chairman Burdett stated he went to the Municipal Review Design Network meeting where a professor was presenting findings on 10 different village's architectural review meetings. Chairman Burdett stated that Glen Ellyn was referenced in the presentation.

6. Trustee's Report

Trustee Burket stated the Board is in the middle of budget talks. He stated there were discussions about the holiday lights contract for the Central Business District and food carts in the Central Business District.

7. Staff Report

Village Planner Stegall stated she is not sure if there will be a meeting on April 9, 2014. She stated there will be a pre-application meeting soon for the former Giesche property as Main Street and Hillside. Commissioner Wussow asked about McChesney to which Planner Stegall stated it is not certain if the project will move forward.

8. Adjourn

As there was no other business to discuss, Chairman Burdett asked for a motion to adjourn. Commissioner Wussow moved, seconded by Commissioner Dickie to adjourn the meeting at 8:12 p.m. The motion carried unanimously by a vote of 6-0.

Submitted by: Debbie Solomon, Recording Secretary

Reviewed by: Michele Stegall, Village Planner