

Architectural Review Committee MEETING MINUTES



August 13, 2025 - 5:00 PM
Conference Room A/B
3805 S. Casper Dr.

MINUTES

1. CALL TO ORDER

DCD Director Greg Kessler called the meeting to order at 5:01 PM.

2. ROLL CALL; DECLARATION OF QUORUM; PUBLIC NOTICE

Joelle Erickson took the roll call as follows:

Present: Commissioner Anderson, Commissioner Schulpius, Director of Community Development Kessler

Excused: Commissioner Brian Felda

Staff Present: Principal Planner Kelly Wall, Principal Planner Kristen Hogan, Deputy Director of Community Development Nikki Jones, Community Relations Specialist Joelle Erickson

It was confirmed that a quorum was present and that the meeting was properly posted in compliance with open meetings law.

3. APPROVAL OF MINUTES

A. July 15, 2025 Meeting Minutes

MOTION: Motion to Approve Minutes

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 3-0

4. NEW BUSINESS

A. (1) KH UA-2501052 LaMacchia Group on behalf of TruStone Financial Credit Union - 12800 W. National Ave - Use, Site and Architecture Approval for a 3,400 sq. ft. building

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 3-0

B. (1) GK/NJ UA-2500541 Nicholas Wimmer on behalf of The Conservancy, LLC (Wimmer Communities) - 1640 S. Moorland Road (includes Tax Keys #: 1158.989.001, 1158.989.002 & 1158.989.003) - Use, Site and Architecture Approval to construct a

neighborhood development consistent with PUD Ordinance #2701, The Conservancy Neighborhood Development Plan.

MOTION: Motion to Approve With Notation **

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 3-0

**Due the fact that this project will be a phased, multi-year development, staff may continue to coordinate with the applicant on minor architecture adjustments during the duration of the project and approve those changes at the staff level.

- C.** (7) KW UA-2501124 John Horning with Shorewest Realtors - 3885 S. Moorland Road (Tax Key #: 1212.983.001) and 3875 S. Moorland Road (Tax Key #: 1212.984.001) - Use, Site and Architecture Approval to construct a new office building for Shorewest Realtors.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 3-0

- D.** (5) KW UA-2501125 LaToya Moten with Christian Brothers Automotive - 15260 W. Beloit Road (Tax Key #: 1254.996) - Use, Site and Architecture Approval to construct an automotive service center.

MOTION: Motion to Approve as Presented

VOTE: Motion by: Commissioner Schulpius
Second by: Commissioner Anderson
Motion Passes 3-0

5. PENDING

None

6. ADJOURN

MOTION: Motion to Adjourn at 5:36 PM

VOTE: Motion by: Commissioner Anderson
Second by: Commissioner Schulpius
Motion Passes 3-0

Respectfully Submitted,
Joelle Erickson, Community Relations Specialist