



Village Planning Committee Meeting Summary

PHO-7-25—Z-100-89-1(2)

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| Date of VPC Meeting | January 5, 2026 |
| Date of Planning Hearing Officer Hearing | January 21, 2026 |
| Request | 1) Modification of Stipulation 2 regarding substantial conformance to the elevations presented. |
| Location | Approximately 335 feet west of the intersection of Tatum Boulevard and Kelton Lane |
| VPC Recommendation | Approval |
| VPC Vote | 14-0 |

VPC DISCUSSION:

No members of the public registered to speak on this item.

Staff Background Presentation

Matteo Moric, staff, provided an overview of the request. Mr. Moric explained it was a Planning Hearing Officer case to modify one stipulation. Mr. Moric said the property is located in a shopping center located at the southwest corner of Tatum Boulevard and Bell Road. Mr. Moric said it was determined the site was not in substantial conformance with the building elevations. Mr. Moric shared the previous elevations which were approved as part of the earlier rezoning case and stated the request was to do a façade remodel which included filling in the arches in front of the tenant space and adding some new colors and materials.

Applicant Presentation

Justin Brown, representative with Kimley-Horn, explained the project was to modify a stipulation in regards to substantial conformance with building elevations at 4727 East Bell Road. Mr. Brown said it was an ALDI grocery store taking over the Big Lots tenant space. Mr. Brown stated the proposed modification was for the elevations of Lot 5, the ALDI grocery store, to be in general conformance with the elevations depicted on the plans date stamped on October 23, 2025. Mr. Brown said they would fill in arches and add some new materials and noted the types of materials including wood composite, aluminum composite panels, and new automatic entry doors. Mr. Brown added that the existing stone columns would remain and the façade would be painted and plastered to

match the rest of the building. Mr. Brown said they were doing this to stand out ever so slightly from the existing tenants.

Mr. Brown noted there would also be minor improvements to the area where shopping carts are stored, and some new landscaping would be provided. Mr. Brown then identified other commercial tenants in the shopping center.

Questions from Committee

Chair Anita Mortensen asked if the height of the building would change. Mr. Brown responded it would remain the same.

Public Comments

None.

Applicant Response

None.

Floor/Public Discussion Closed: Motion, Discussion, and Vote.

Committee Member Anna Sepic made a motion to recommend approval of PHO-7-25—Z-100-89-1(2). **Committee Member Diane Peterson** seconded the motion.

VOTE:

14-0; motion to recommend approval of PHO-7-25—Z-100-89-1(2) passes with Committee members Bauer, DeMoss, Franks, Gerst, Goodhue, Hall, Hamra, Hennington, Kaiser, Marcolla, Peterson, Sepic, Wise and Mortensen in favor.