



**THE CITY OF CHESTERFIELD
ARCHITECTURAL REVIEW BOARD
WEDNESDAY – JUNE 18, 2025
5:30 PM
CONFERENCE ROOM 102/103**

ATTENDANCE:

Mr. Scott Starling, Vice-Chair
Mr. Matt Adams
Mr. Doug DeLong
Mr. John Lavrich
Ms. Susan Lew
Mr. Kristopher Mehrtens

ABSENT:

Mr. Mick Weber, Chair

ALSO IN ATTENDANCE:

Councilmember Merrell Hansen
Councilmember Mary Ann Mastorakos
Councilmember Patricia Tocco
Ms. Alyssa Ahner, Senior Planner/Staff Liaison
Mr. Isaak Simmers, Planner

I. CALL TO ORDER

Vice-Chair Starling called the meeting to order at **5:30 p.m.**

II. APPROVAL OF MEETING SUMMARY

A. May 15, 2025

Board Member DeLong made a motion to approve the meeting summary as written. Board Member Lavrich seconded the motion. The motion passed by a voice vote of 6-0.

III. UNFINISHED BUSINESS – No unfinished business at this time.

IV. NEW BUSINESS

A. Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch): An Amended Site Development Section Plan, Landscape Plan, Lighting Plan, Architectural Elevations, and Architect’s Statement of Design for consolidated lots 8 and 9 located on a 4.25-acre tract of land southwest of the intersection of Chesterfield Parkway West and Burkhardt Place.

STAFF PRESENTATION

Mr. Isaak Simmers, Planner explained that the request is for a complete demolition and reconstruction of the St. Louis County Library – Chesterfield Branch.

The new library, with a curved roofline, will be approximately 20,700 square feet in size and will house a variety of community amenities, including but not limited to, a café serving local coffee with access to the upgraded adjacent park and garden. Mr. Simmers then provided a brief history and zoning of the site of the surrounding area. The new site will facilitate pedestrian walkability to Central Park and the Amphitheater.

Materials and Design

Materials utilized throughout the design; dark bronze corrugated aluminum panel with concealed fasteners, curtain wall glazing, stone panels with a honed finish, and engineered wood panels.

Trash Enclosure

The gated trash enclosure has been designed using infinity euro aluminum framework / composite infill with a tube steel frame and large enough to fit two (2) standard size trash containers.

Mechanical Equipment

The rooftop mechanical equipment has been situated beneath the parapet and will be screened on all four sides.

Landscaping

The applicant has requested a modification to the 30% tree preservation requirement due to the placement of the building at the north corner of the site impacting existing tree mass.

Retaining Walls

Two (2) types of retaining walls have been proposed with each one serving its own purpose;

- The concrete retaining wall along the north corner of the site to elevate the new building along Burkhardt Place. It provides an area for future signage, as well as foundation for landscaping.
- The Alpenstein retaining wall has been proposed along West Chesterfield Parkway to support the new parking area.

Lighting

The exterior lighting has been designed to provide safety and security without producing glare or spillover. Accent lighting has been incorporated selectively around all four elevations of the building.

Color and material samples were provided and the applicant was available to answer any questions from the Board.

DISCUSSION

During discussion the following information was provided.

- It was confirmed that the existing library will be *closed* during the approximate yearlong construction.
- Concerns to use of exposed raw natural brick concrete material of the retaining wall. However, the applicant confirmed their intent to the use of a dark stain to provide uniformity and consistency with the building.
- The applicant addressed any concerns of circulation to book drop off area.
- No proposed mechanical equipment for the café / cooking area.
- Concerns regarding reversed building location to provide interconnection with the outdoor areas to be addressed during Planning Commission.
- Options for additional bike facilities.
- Questions of a possible expansion.

Motion

Board Member Mehrrens made a motion to forward Downtown Chesterfield, Lots 8 & 9 (SLCL Chesterfield Branch) to Planning Commission with a recommendation of approval with the following conditions:

- Stain the concrete retaining wall to match the stone used on the building.
- Increase the landscaping along Chesterfield Parkway to provide more screening of the parking area.

Board Member DeLong seconded the motion. **The motion passed by a voice vote of 6-0.**

V. OTHER

VI. ADJOURNMENT 6:22 p.m.