

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY, DECEMBER 19, 2022
7:00 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Bierman, Jeff Pfannerstill, Chip Schneeberger, Tim Hallquist, David DeCourcy-Bower and Dino Xykis.

Excused: Ann Wallschlager

Others Present: Jim Kupfer, Chris Miller, Hannah Scherbarth, Joseph Przyckowski, Ryan Amtmann, Scott Hussinger, Ben Nelson and Deputy Clerk Bushey.

Call to Order- 7:00 pm

Roll Call taken.

Public Comments: Please be advised the Joint Architectural Board/Plan Commission will receive comments from the public related to any item(s) on the agenda for a three-minute time period per person, with time extensions per the Chairman's discretion.

No public comments.

1. Consideration of a motion to approve the Architectural Board/Plan Commission minutes from November 21, 2022.

Motion (Bierman/Schneeberger) to approve the minutes for the November 21, 2022, meeting. Carried (6-0).

2. Architectural Board review and consideration of an application for signage for 180 Design/Build LLC, 140 North Ave-

Joseph Przyckowski was present and explained the signage for the business, there will be a sign on the building, a sign on the street sign and a sign on the window. The signs will not be illuminated. He said the company does basic remodeling of homes.

Motion (DeCourcy-Bower/Bierman) to approve the signage application for 180 Design/Build LLC, 140 North Ave. Carried (6-0).

3. Architectural Board review and consideration of an application for signage for New Heights Physical Therapy, 557 Cottonwood Ave, Suite 101-

Hannah Scherbarth was present to explain the proposed signage for New Heights Physical Therapy. She said it is one sign which will be on the building, and it will not be lit. It was stated that a sign for New Heights Physical Therapy is currently on the multi-tenant sign that she did not apply for. Brief discussion on the multi-tenant sign. It was stated as long as the lettering of the sign is the same as the others it is ok. DeCourcy-Bower asked if the Plan Commission should approve the sign on the multi-tenant sign tonight. Pfannerstill still said the Plan Commission can acknowledge it tonight.

Motion (Hallquist/Xykis) to approve the signage for New Heights Physical Therapy, 557 Cottonwood Ave, Suite 101. Carried (6-0).

4. Discussion of a conceptual plan for development of a multi-use building at 221 Cottonwood Ave.

Jim Kupfer was present and explained the concept plan. He said they are proposing a 2-story hotel with hotel amenities, it is not a multi-use building. He said the main issue from the previous meetings they heard was parking. He said hotel parking is different than other parking, he said it is finite. Mr. Kupfer said there will be thirty-seven parking spots underground and fourteen angled parking spots on Park Ave. He said there will be two employees during the day, one employee from 2-10 pm and there will not be a third shift employee.

Xykis asked how many parking spots are underground and Kupfer said thirty-seven underground, and fourteen on Park Ave. Xykis asked Building Inspector Hussinger about parking for a hotel and Hussinger said the Village does not have hotel parking standards. Bierman commented on the parking and asked about the ramp at the back of the building. He asked if it can be shifted because he wants to make sure no one can look into the house behind it. Bierman also commented that it should be stated at the Village Board meeting how many spaces will be lost of the municipal parking lot because of the ramp.

DeCourcy-Bower said he had reached out to the developers on several items. He said he feels it is a significant better development.

Nancy Day of 206 W. Park Ave asked how it will impact her driveway.

Kupfer said on the west side only 12 ft of the building will be visible.

Motion (Hallquist/Schneeberger) to approve the conceptual plan for the development of the multi-use building at 221 Cottonwood Ave. Carried (6-0).

5. Plan Commission review and consideration of an extraterritorial Certified Survey Map for the Kotovic property at N26W30285 Maple Ave to combine 2 partial lots into a single lot-

This agenda item was rescinded by the petitioner.

Motion (Pfannerstill/Hallquist) to move past this item due to the fact the application was rescinded by the applicant. Carried (6-0).

6. Announcements-

None.

7. Adjourn

Motion (Schneeberger/deCourcy-Bower) to adjourn. Carried (6-0).

Adjourned at 7:35 pm.

Respectfully submitted by

Recording Secretary,

Deidre Bush y, Deputy Clerk