

JOINT ARCHITECTURAL BOARD/PLAN COMMISSION MINUTES
MONDAY DECEMBER 18, 2023
6:30 PM
BOARD ROOM
MUNICIPAL BUILDING, 210 COTTONWOOD AVE.

Present: Jeff Pfannerstill, Jeff Bierman, Ann Wallschlager and Chip Schneeberger. David DeCourcy-Bower via Zoom.

Excused: Dino Xykis, Village Manager Bailey, and Tim Hallquist.

Others Present: Lewis Stoneking, Ben Nelson, Scott Hussinger, and Deputy Clerk Bushey.

Call to Order- 6:32 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 of the October 16, 2023, regular meeting-

Motion (Wallschlager/Schneeberger) to approve the minutes for the October 16, 2023, regular meeting. Carried (5-0).

2. Consideration of a motion to approve the Architectural Board/Plan Commission minutes of the November 20, 2023, meeting-

Motion (Wallschlager/Schneeberger) to approve the minutes for the October 16, 2023, regular meeting. Carried (5-0).

3. Architectural Board review and consideration of an application for signage for JD McCormick Properties, Hartland Riverwalk Apartments, 200 E. Capitol Drive-

No one was present for JD McCormick Properties. Building Inspector Hussinger said it is a pretty straight forward projecting sign, not too big, not illuminated but it is required to be at least 10 ft above the sidewalk, and it is proposed at just under 9 ft. He said the PC has the ability to reduce that 10 ft minimum to something not less than 8 ft. Pfannerstill asked if Hussinger had any reservations regarding the height or anything? Hussinger said no, our code supports the sign. Wallschlager said she does not like the way it sticks out and thinks it does not fit there. She said she also has other questions she would like to ask them, and she would like to see another option/location. Brief discussion on the location and height of the sign. DeCourcy-Bower commented that the sign height is fine, but the other thought he had was if it will swing aback and for into the awnings. He said it does seem that it is not a great location if it is going to swing and hit the awnings. Pfannerstill asked Hussinger if he had any other comments and Hussinger said no, but they need to be present to answer these questions.

Motion (DeCourcy-Bower/Wallschlager) to table this item until the next meeting. Carried. (5-0).

4. Architectural Board review and consideration of an application for signage for RPB CPA's, 142 E. Capitol Drive-

Representative from Signs and Lines Stretch explained the signage. He said they are refacing the existing signage. He said they would also like some window vinyl but was not sure if there were any restrictions for that. Building Inspector Hussinger said there are restrictions, we would like to know what it is and there are some restrictions. He said the sign size and location is fine, but what is not ok is that it is internally illuminated, and we do not allow that in a B-3. The sign company representative said it is currently internally illuminated and Hussinger said he is not sure how it got that way. Wallschlager commented that the rules should be stuck to, and if the code says non-illuminated, it should be non-illuminated. Brief discussion on rules on non-illuminated. de Courcy-Bower said he remembers when it came through and the level of illumination was very low at that time because it was a black sign and thinks it probably got through that way. He does have concern now regarding the level of illumination of the black and white sign and it will be a significant amount of illumination if the white is going to be the illuminated part. He said he thinks it is a big difference between the previous illumination and the current one. DeCourcy-Bower said in fairness to this applicant and other applicants, recently with BMO Harris bank the Plan Commission recently requested that an illuminated sign on that bank no longer be illuminated for the same reason. He said in his perspective if they are looking to change the sign, they need to meet the current standards. Pfannerstill clarified with Hussinger that they could either turn off the internal illumination or have external illumination. The sign representative asked if they could route the face which would diffuse it, he mentioned other municipalities use that. Pfannerstill asked if he could use the black again with the yellow lettering. DeCourcy-Bower stated he would be more willing if the color scheme was going to stay consistent and it was literally changing out the lettering then he might consider that. He said however we did ask another business in the downtown area to not illuminate their sign.

When it was the simple reason for changing the signage slightly and he is conscious of what they have done for other businesses in the downtown area.

Pfannerstill asked Hussinger if the height is ok. Hussinger said when this building was constructed, there was Village participation and there a TIF and may have been special rules. DeCourcy-Bower said he could speak to the way this building was approved. He said what was brought to the Architectural Board as far as the aesthetics, it was not made clear that the frontage ground floor was going to be essentially a false façade in parking, and we only approved the aesthetic of that. He said in his view that has been a bone of contention with this building that the architectural review indicated that there would be coffee shop sign on one side and indicated that would be functional usage on lower level of the building. He said it did not end up being that way and he thinks some things were missed through that review process that were not clear if you go back to the original architectural plans. He went on to say it blows his mind how an architectural plan for coffee sign suddenly becomes parking. He said the way this building got approved seems to be confused from an Architectural point of view to what became built and used.

Motion (Wallschlager/DeCourcy-Bower) to approve the two signs on this sheet with no illumination.

DeCourcy-Bower asked to amend it to be specific to internal illumination. Brief discussion on illumination. The representative asked if he would need to come back for the window vinyl. Hussinger said unless it is real incidental it will come to the Plan Commission, and even with external illumination they would still need to come back. Carried. (5-0).

5. Architectural review and consideration for an application for signage for Oak Ridge Condominiums, 313 Oak Ridge Drive-

Lewis Stoneking was present to explain the signage as well as Beverly from the sign company. They are looking for a replacement for that current sign that is broken, the tree is broken. North end of property, broken sign is on south end of property. Mr. Stoneking said the two signs did not match, so they now will be matching. DeCourcy-Bower asked about the lower sign regarding no solicitors will go away and Mr. Stoneking said no that will go away. Hussinger said the application states it is not illuminated. Stoneking said it is a light that shines up on the sign. Pfannerstill asked him to turn something into Hussinger, so we know how far the light is from the sign.

Motion (Wallschlager/Schneeberger) to approve the application for signage for Oak Ridge Condominiums 313 Oak Ridge Drive. Carried (5-0).

6. Announcements

President Pfannerstill wished everyone a Merry Christmas.

7. Adjourn

Motion (Schneeberger/Wallschlager) to adjourn. Carried (5-0).
Adjourned at 7:01 pm.

Respectfully submitted by

Recording Secretary,
Deidre Bush y, Deputy Clerk