

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Chair D. Besson; Commissioners W. Banach, S. Bigler, A. Fritz, R. Brinkmeier (late) and Deputy Clerk M. Stute. Commissioner T. Accetta and C. Stipe absent/excused.
Audience- 3.
- 2.0 Minutes of June 17, 2019**-Motion (Fritz/Bigler) to approve the minutes. Motion unanimously approved.
- 3.0 Site Plan Review – Paramount Pediatric Dentistry (tenant), Village Market LLC Mid-America, Paul Shand as applicant-5810 S 108th –B-1 zoning, parking space signage**
Chairman Besson stated the Plan Commission received a letter on behalf of Village Market and it has been referred to the Village’s legal counsel. Attorney Mitchell Olson of Axley Brynelson, LLP who drafted the letter was in attendance for the applicant. No action.
- 4.0 Site Plan Review – SonEda Salon -5629 S 108th-B-4 zoning-Monument Sign**
Zach Wenger from Lemberg Electric represented the applicant. He state the proposed monument sign will be 7 feet tall. Due to the DOT construction a 10 foot setback required by zoning does not provide any visibility for the sign so they are requesting a 3 foot setback and have a Board of Appeals application for July 23 to request a variance regarding the setback. Ben Block provided his review and stated the proposed monument sign will be directly illuminated using internal white LEDs. Sec. 8-9-6(c) of the Code indicates that directly illuminated signs are prohibited. Mr Wegner cautioned against external lighting as if bumped out of alignment could be directed at traffic. He stated the white and red outline would be all that is illuminated on a black background.
Questions of the Plan Commission:
W. Banach asked if illumination was in back of panel. Applicant stated yes. Discussion on brightness by Commission. S. Bigler asked if the previous Studio 100 sign was internally lit. Applicant stated it was and indicated brightness of LEDs proposed and referenced materials submitted. Motion (Banach/Fritz) to conditionally approve pending approval of the setback by the Board of Appeals. Discussion: D. Besson added staff would approve the final intensity/brightness of the LEDs. Motion unanimously approved.
- 5.0 Sign Plan Review – Whitnall School District, Hales Corners Elementary School represented by CG Schmidt-11319 W Godsell Ave. P-1 zoning-Electronic Monument Sign on Janesville Road**
Dan Duerrwaechter of CG Schmidt presented the application. New monument sign for new entry for school on Janesville Rd. Ben Block presented his review in regards to zoning issues. The monument sign meets the 15 foot setback from the front property line. The proposed sign includes an electronic message board. Code states may not be located within 150 feet of a residential district. The application indicates the location is approximately 75 feet from a residential district to the east. Electronic message boards may not comprise more than 30% of the total sign area. The application proposed the electronic message board to be approximately 33% of the total sign area. The application did not include any information regarding number of messages, frequency of messages, illumination/brightness, text and graphic images. The overall size of the sign meets code. Code allows for only one monument sign and an existing monument sign is located along Godsell Ave.
Questions/Discussion of the Plan Commission:
Applicant representative did not have any answers or information regarding the issues presented and stated he would have to consult with the school district to get the answers to these questions.
Commission will move to the August 19 agenda for the applicant to present further information.
- 6.0 Adjournment**-Motion (Bigler/Brinkmeier) to adjourn meeting at 6:55 p.m.

Michele Stute, Deputy Clerk/Treasurer