

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

- 1.0 Roll Call** – Present: Chair D. Besson; Commissioners T. Accetta, W. Banach, S. Bigler, A. Fritz, C. Stipe, Village Planner B. Block and Village Administrator S. Kulik. Commissioner R. Brinkmeier absent and excused. Audience-3.
- 2.0 Minutes of November 18, 2019**-Motion (Fritz, Accetta) to approve the minutes. Motion unanimously approved.
- 3.0 Site Plan Review – TriCity National Bank- 5455 S. 108th Street-B-4 zoning-Pylon Sign**

Jaime Dieman, Innovative Signs and Nick Bandoock representing TriCity National Bank addressed the Commission. Request is for a pylon sign with their branding logo in infinity blue. Sign is 20 ft high and 40 square feet in actual branding signage. Base is a 3ft. Location being requested was a variance approved by a previous body that was the result of the DOT project which placed significant amounts of underground utilities in the previous sign location.

Questions/Discussion of the Plan Commission:

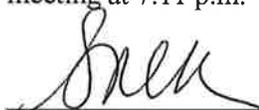
B. Block reported on memo attached to the request. Site reported as a single business site and pylon signs are not allowed per code Section 8-9-9(c). N. Bandoock commented that it is not a single tenant site that they are the primary tenant but a space is leased at the location as well. B. Block commented that if that is correct then his comments would not apply. A multi-tenant site for four or less tenants is allowed a pylon sign not exceeding 20 feet in height and 60 sq ft in area and therefore this request meets those qualifications. A. Fritz inquired as to whether it was in fact a single business as there is only one public entrance. D. Besson commented that the accounting firm entrance is on the side and the drive through is the entrance to the bank. B. Block commented that the multi tenant pylon signs would still be allowed with a common entrance. W. Banach inquired if this went before the Board of Appeals. D. Besson reported that it had. W. Banach commented that with that approval what has changed is the vision triangle from the original pylon sign and that the previous site was the only area that could have had a monument sign. J. Dieman commented that his statement was correct and that the pylon sign and requested area was to improve safety in the vision triangle and was the only area where underground utilities would not be impacted. W. Banach question regarding the distance from the sidewalk to the end of the grass area. J. Dieman reported that it was approximately 90 inches. W. Banach translated that to approximately 8 feet and that area would be very difficult to place a monument sign in that area and that it would be right up against the sidewalk. Further the Board of Appeals has given the approval to go 2 ft away from the lot line and he feels what we have to do is get the sign up in the air to avoid impacts on vehicles. J. Dieman commented that it is also to allow for visibility to the entrance in advance to further improve the safety. W. Banach commented that this issue as well as running into the underground utility issue has happened not only on Highway 100 but on Forest Home and as much as he would like to go to a monument sign it just doesn't work in this site. He expressed concern that the base should be protected with a brick or something due to the volume of vehicular traffic in the area. D. Besson commented on blue color of sign and as the whole sign and base are that color he is not in favor of the entire thing the same color. A. Fritz commented dimensions of old sign to the new sign as the bottom seems very wide in relation to the sign itself. J. Dieman commented that she would need to review the sign base as they prefer the shroud as it looks visually classier. D. Besson commented that the entirety of the sign being blue is an issue for him. He prefers a darker base. N. Bandoock commented that the color is important as it is part of the overall branding concept. D. Besson commented that he understands branding but that he wants something that blends into the community. N. Bandoock question regarding whether something in the code restricts colors or if it is a personal preference. B. Block reported that section 8-9-8(a) allows the color and the design of the sign to be determined by the Plan Commission. S. Bigler commented that his first look at the proposal was that the base is a lot of space and the sign he was okay with. Further, he concurs with Commissioner Fritz that the 3 ft wide base is too wide and how much would actually be needed to support the sign. He would also prefer that a masonry base be at the bottom to assist with vehicular accidents. N. Bandoock reported that most of the bases are decorative and not sure what they do for safety but that they would be willing to look at it. C. Stipe also stated that it is a lot of blue and it looks like 20 ft tall and wide sign that is not attractive. He prefers that the base, if only a foot narrower would be more appropriate. He doesn't mind the blue but the 60% wide base compared to the sign is just not something he likes from a design standpoint. J. Dieman

asked if the base was black would that be more towards what he was looking for. C. Stipe indicated that a black sign would not seem as wide as it would blend into the area, but he would still prefer it to be more narrow in engineeringly possible. He also prefers a black base to make the pole disappear. A. Fritz feels the blue is overpowering and he prefers a brown that matches the light pole near the building for the base. A. Fritz question to staff regarding any code regulations identifying the minimum height of the pole before a sign is place upon it. S. Kulik commented that there is not, only an overall sign height of 20 ft. B. Block confirmed. **Motion (Bigler, Banach)** to approve sign subject to the following conditions, pole/shroud width not to exceed two (2) feet, pole/shroud be either black or brown with staff approval of final color, and the sign face in blue as presented. B. Block question to the Commission regarding procedure in the event the engineering elements require the 3 ft sign base. W. Banach commented that the interior structure is likely to be enough to support the sign and brackets are affixed to that for attaching the shroud. Motion unanimously approved.

4.0 Review of Building Code-Chapter XI Garages Section 3.43 General Requirements, (3) Area & (6)(c) Construction - D. Besson reported on the memo regarding the Village Board and requested staff to provide background on the item. S. Kulik reported on several inquiries from residents about garage size and material construction reported that the issue was also presented to the Building Board and Commissioner Banach could report on their discussion as he sits on that board as well. W. Banach reported that they reviewed the sections and noted that masonry construction is not the residential standard anymore, that they felt the structures should conform more to the fabric of the neighborhood, should be reviewed for lot coverage restrictions and concerns were expressed that large structures could be converted to business versus hobby use. He also reported that they discussed that the height of any structure should be relative to the house and to the neighborhood as a whole. D. Besson commented that the code was probably written so we didn't end up with pole buildings and the Uniform Dwelling Code doesn't cover this. He feels what we should do is what we think is best for Hales Corners and that they should all think about it and bring it back next month. That the Commission could restrict it by actions they take and would provide flexibility to approve. T. Accetta inquired if they would go to the Building Board first. D. Besson said that it would not as the Building Board only deals with conforming structures and this the Plan Commission would be the correct body to review anything non-conforming. C. Stipe asked how you codify flexibility. S. Kulik commented that there isn't anything in the code currently to allow for any review of a non-conforming structure and that a simple sentence added to the code such as "all non-conforming requests are subject to review and approval by the Plan Commission" so at least there is some avenue to address the requests and could be as simple as anything over 720 sq ft must be approved by the Plan Commission. As the code exists, a structure could be a 1,200 sq ft masonry brick building with no real aesthetic appeal and it would be code compliant. W. Banach commented that a 1,200 sq ft structure could be 100 ft wide by 12 feet long and would still be compliant. D. Besson commented that perhaps the steps to consider are to change the code to allow for the Plan Commission to review certain structures under various conditions on a case by case basis. T. Accetta inquired what the process was for that. D. Besson commented that they draw up the changes, submit them as a recommendation to the Village Board, a public hearing if needed and then its published if approved and it is done. C. Stipe question regarding the number of accessory structures on a lot. S. Kulik commented that a home with an attached garage may have one accessory structure and that a home with a detached garage also gets one additional accessory structure. The other element is that anything over 120 square feet must conform to the building requirements of a garage. Playgrounds, pools and play structures are not accessory but are considered as part of overall land space occupied. All accessory structures are limited to 15 feet in height. D. Besson recommended that it is returned to the next Plan Commission agenda for further discussion and for members to bring back comments at that time.

5.0 February meeting date is moved to Monday, February 24, 2020 6:30 p.m. – no action taken on discussion of change in date due to election cycle.

6.0 Adjournment-Motion (Stipe, Bigler) to adjourn meeting at 7:11 p.m.



Sandy Kulik, Administrator/ Clerk