

CITY OF GLENDALE -- PLAN COMMISSION

Tuesday, February 6, 2018

The City Plan Commission convened in the Common Council Chambers of City Hall, 5909 North Milwaukee River Parkway.

Mayor Kennedy called the meeting to order at 6:00 p.m.

Roll Call: Present: Mayor Bryan Kennedy, Commissioners Tomika Vukovic, Karn Cronwell, Bruce Cole, Gary Lippow, Josh Wadzinski, and JoAnn Shaw. Absent: None.

Other Officials Present: Rachel Reiss, City Administrator, Todd M. Stuebe, Director of Community Development, and North Shore Fire Department Battalion Chief John Maydak.

In accordance with the Open Meeting Law, the North Shore NOW, the City's official newspaper, was advised on Thursday, February 1, 2018, of the date of this meeting, the agenda was posted on the official bulletin board in City Hall, copies of the agenda were made available to the general public in the Municipal Building and the Police Department, and those persons who have requested were sent copies of the agenda.

PLEDGE OF ALLEGIANCE.

The Members of the Plan Commission, City staff and all those present pledged allegiance to the flag of the United States of America.

ADOPTION OF THE MINUTES.

Motion was made by Comm. Vukovic, seconded by Comm. Cole, to approve the minutes of the meeting held Tuesday, January 09, 2018. Roll Call: Ayes: Mayor Kennedy, Commissioners Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: Vukovic. Motion carried unanimously.

MATTERS TO BE CONSIDERED.

- I. Planned Sign Program Amendment/Plan Commission Review, Umansky Mercedes Benz, 1400 West Silver Spring Drive. Review and approve proposed change to the Planned Sign Program (PSP) and changes to exterior architecture.

Mr. Stuebe stated that the Plan Commission Report was distributed to the Plan Commissioners and Applicant and is incorporated herein as follows:

Property owner Umansky Mercedes requests amendment to the existing Planned Sign Program (PSP) for 1400 West Silver Spring Drive and approval of related changes to the exterior architecture of the Mercedes Benz façade.

The existing Planned Sign Program incorporates all of the existing signage at the 1400 West Silver Spring Drive premises that replaced the prior Concours Motors signage. The proposed changes to the architecture includes prominent Mercedes Benz logos upon a 30-foot height sign wall, thus the direct relation between the proposed changes to the exterior architecture and the signage program for the premises.

Google Aerial Image of Umansky Mercedes, Volkswagen, and Porsche (View from South).



Google Image of Umansky Mercedes (View from South).



Google Image of Umansky Mercedes (View from Southwest).



Proposed Umansky Mercedes (View from South).



Proposed Umansky Mercedes (View from West).



Mercedes Benz logos are proposed to be placed upon both the south and west tower surfaces. The proposed tower feature and parapet wall features, although there is not any more

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interior space, will provide a more prominent façade elements compared with the existing canopy only façade.

Community Development Director Stuebe stated that exterior architecture changes are proposed which include a tower and parapet wall along the existing canopy, and that there is an existing Planned Sign Program (PSP) which includes all of the existing signage located at 1400 West Silver Spring Drive, and that amendment to the PSP is also required due to the two proposed Mercedes Benz logos. Mr. Stuebe also said that Umansky architect Marcus Denton planned to be present to present the project this evening, however, due to the snowfall Monday evening his flight was cancelled and he was not able to arrange for another flight connection that would be in time for the meeting, and that he offers his apologies for not being present this evening.

John Pszonak introduced himself as Vice-President of Construction for Berghammer Construction, and said that he would be representing the project this evening, sharing that he is familiar with the entire property as he was involved with the 2010 remodel of the entire property, continuing onward to present the proposed architecture and signage changes to the Plan Commission, along with the proposed metal wall panel system material and color samples. Mr. Pszonak said that the proposed changes would balance with the look of the Porsche brand at the other end of the building and would incorporate similar materials and colors, and noted that there would be a 30-foot height sign tower feature that would have two six-foot diameter Mercedes Benz logos visible from both the south and west. Mr. Pszonak said that they will reconfigure the interior that is already there, it is essentially a glass bowl, and the staircase will have a revised configuration, and responded that the carport feature would still be there and would actually be lengthened a span to the east to meet with Volkswagen, and passed a book and the exterior material samples around for the Plan Commissioners to review.

Comm. Vukovic asked to verify that there were two Mercedes Benz logos and where those are located.

Comm. Lippow asked if the second floor windows are fixed.

Mr. Pszonak said that they are fixed and that the windows will still allow light to enter the offices, however, the view would be obscured by the parapet wall.

Motion by Comm. Cole, seconded by Comm. Lippow, that the Plan Commission grant approval of the proposed changes to the exterior architecture and the amendment to the Planned Sign Program for the property. Roll Call: Ayes: Mayor Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Abstain: None. Motion carried unanimously.

ADJOURNMENT.

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Motion by Comm. Cronwell, seconded by Comm. Shaw, to adjourn the Plan Commission until the date of its next regular meeting to be held at 6:00 p.m., Tuesday, March 6, 2018. Roll Call: Ayes: Mayor Bryan Kennedy, Commissioners Vukovic, Cronwell, Cole, Lippow, Wadzinski, and Shaw. Noes: None. Motion carried unanimously.

Todd M. Stuebe, Director of Community Development

Respectfully Submitted: Wednesday, February 7, 2018