



Planning and Development Department Development Newsletter

February 2017

Sign Code Amendment

The Plan Commission recommended Village Board approval of an amendment to Chapter 20 Signs regarding regulations in the C-1 Neighborhood Business District. Signage regulations are based on a property's zoning district. As a result of proposed signage changes at 1201 6th Avenue for K Komfort, staff found that the Sign Ordinance does not include rules for signs in the C-1 District. Signage for C-1 properties will be grouped with I Institutional and PR Park and Recreation zoned properties rather than establishing a new set of regulations. Similar to I Institutional and PR Park and Recreation properties, existing C-1 properties are in close proximity to residential areas which warrants modest signage.

K Komfort Conditional Use Permit Amendment

The Plan Commission approved an amendment to the conditional use permit for K Komfort HVAC at 1201 6th Avenue which was originally approved in October 2016. One of the original conditions of approval was completion of all improvements required by the International Building Code prior to occupancy outlined in a letter from New Horizons Ventures, LLC. Since then, the applicant engaged a different architect with an alternative interpretation of the building improvements needed using the International Existing Building Code rather than the International Building Code.

Lumberyard Plaza Site Plan

The Plan Commission approved a site plan for the Lumberyard Plaza public space in the former 11th Avenue right-of-way. The Plaza will include a stream with waterfall, fire pit, pergola, dry stream bed, several seating options, landscaping, a bike rack, and trash receptacles. A decorative block wall will separate the public Plaza from the private restaurant patio at the Lumberyard 1505 (restaurant to be announced). The walkways will be constructed of permeable pavers that will allow storm water to pass through. Construction on the plaza will begin as soon as weather permits and will be complete by the end of May.

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