

MEETING MINUTES – SITE REVIEW COMMITTEE

ROUTINE ITEMS TO BE ACTED UPON:

1. **Call to order/Roll Call.** The meeting was called to order by Dave Dillenburg at 5:30 pm. Roll call: Dave Baranczyk, Rick Nuetzel, Steve Riley, and Dave Dillenburg were present. Excused: Tom Tengowski, Tammy Zittlow and Peter Zobro.
2. **Certification of the open meeting law agenda requirements and approval of the agenda.** ACTION: To certify the open meeting law agenda requirements and approval of the agenda. MOTION: Baranczyk SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0.
3. **Approve Minutes of February 18, 2026.** ACTION: To approve the minutes of the February 18, 2026 Site Review Meeting. MOTION: Dillenburg SECOND: Riley MOTION APPROVED BY VOICE VOTE: 4-0
4. **Public Comment on Non-Agenda Items.** – None.

ACTION ITEMS

5. DISCUSSION AND ACTION – Request for new wall signs located at 611 Centerline Drive (HB-524-1-1)

Auto Aces, located at 611 Centerline Dr., is currently under construction and is submitting for review and action of the wall signage. During the original site review back in September 2025, signage was not finalized and therefore not submitted at that time. The developer has since finalized the freestanding signage and is requesting review of said signage. The request before the Committee at this time would be for two internally illuminated wall signs of a total of 70.76 square feet (actual sign area is roughly 96 square feet of sign faces) for each sign. There will be one sign located on each of the office store fronts facing Centerline Dr. and Founders Terrace. Since this is a corner parcel, the development is allowed to have one wall sign facing each roadway. Both wall signs are compliant with the Village Sign Code.

ACTION: Approval of the proposed two wall signs of 70.76 square feet each to be located on the north and west elevations of the new building located at 611 Centerline Dr. as submitted.

MOTION: Nuetzel SECOND: Baranczyk MOTION APPROVED BY VOICE VOTE: 5-0

6. DISCUSSION AND ACTION - Consider the landscaping and lighting plans for the new recently approved development at 5060 Founders Terrace (HB-523-7) Bayland Buildings recently received conditional approval on a proposed new 20,000 square foot commercial building to be located at 5060 Founders Terrace (Parcel HB-523-7) along with the required associated site improvement including access and parking. The landscaping plan and exterior lighting plan were required to be re-submitted for review and approval.

ACTION: Approval of both the landscape plan and lighting plan as submitted. This approval does not relive the other conditions of approval from the February 18, 2026 conditional approval.

1. No lighting shall create a glare to adjoining properties or public roadways. Only the proposed wall lighting fixtures and pole lights are part of this lighting approval. Any other future lighting will require review and approval by the SRC.

MOTION: Dillenburg SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0

7. DISCUSSION AND ACTION - Request for new wall signage and face replacement of existing ground sign located at 3860 W. Mason Street (Dobbs Tire & Auto Centers, HB-1394-3) Dobbs Tire & Auto Centers, located at 3860 W. Mason St., recently acquired the property (formerly Al Huss Auto & Truck LLC) and is submitting for review and action of proposed new wall signs and face replacement of the existing ground sign.

ACTION: Approval of the proposed 66.62 square foot sign on the west elevation and the proposed 44.25 square foot wall sign on the south elevation of the existing building to be located at 43860 W. Mason St. as submitted.

MOTION: Baranczyk SECOND: Nuetzel MOTION APPROVED BY VOICE VOTE: 4-0

8. ADJOURN MOTION to adjourn the meeting by Riley SECOND: Dillenburg MOTION APPROVED BY VOICE VOTE: 4-0. Meeting adjourned at 5:52 pm.

Respectfully submitted by Amanda Wangerin, Village Deputy Clerk