



# MEMO

## PLANNING AND COMMUNITY DEVELOPMENT

To: Plan Commission  
From: Adrienne Nelson, Associate Planner  
Date: December 10, 2025  
Re: Façade Review & Variance Request – 1020 W Hyland Avenue (GE Contracting)

A façade plan has been submitted to the Plan Commission for review. Per section [17.53\(2\) of the Municipal Code](#), when new construction or an addition is proposed within a commercial, industrial, institutional, or multifamily district, façade elevations must be submitted to and approved by the Plan Commission. The parcel, located at 1020 W Hyland Avenue, is zoned Commercial Highway District (CHD), and therefore must follow the façade standards set forth in section [17.53\(3\)\(a\)](#) of the Municipal Code:

3. *Façade Standards*. The following standards shall apply:

a. **Commercial Highway District**, Business District, Institutional District and Multi-family District zones.

- 1) In no instance shall exterior corrugated metal, standing seam metal panels, or the like, be used for any portion of the façade, except as provided in Section 17.53 (3)(a)(iii).
- 2) Facades shall have a minimum of 10% masonry on sides that face a public street.
- 3) In instances where standing seam metal panels are used as decorative accents but not the primary façade material, the Plan Commission may approve an exception to the façade plan and allow up to 10% of the entire façade of the building to be standing seam metal panels, or the like.

A rendering of the proposed façade update is shown below. It would have metal panel siding running horizontally, which would provide a look similar to traditional siding while keeping costs of building reasonable and maintenance low. It would be similar in appearance to the Dollar Tree by the Piggly Wiggly. On the front of the building, facing the street, there would be masonry in fulfillment of the 10% masonry requirement.



The building façade is also designed with the intention of being similar to GE Contracting's existing building, shown below.



The applicant is requesting a variance to allow for the use of pro rib steel paneling for 10% of the façade. This paneling would wrap around the bottom half of the building and be the same height as the masonry. This is being requested for aesthetic reasons, and the applicant has stated he can remove it if necessary.

**Staff Recommendation**

If the Plan Commission sees no issue with the requested use of pro rib steel paneling for 10% of the façade, staff is recommending approval of the design as presented.

