



Meeting Minutes

Planning and Zoning Commission

Wednesday, December 4, 2019

7:00 PM

Council Chambers

A. CALL TO ORDER:

B. ROLL CALL:

Present: 5 - Bansal, Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

C. PUBLIC FORUM:

D. PUBLIC HEARINGS:

1. Conduct the public hearing regarding variances to allow for the installation of two ground signs and one development identification sign at 1504-1516 N. Naper Boulevard (Tower Crossing Shopping Center) - PZC 19-1-104

Gabrielle Mattingly, Planning Services Team, gave an overview of the request. PZC inquired about the proposed northwest monument sign. Mattingly noted that the variances are required because the petitioner is replacing the sign. An electronic message board will also be installed. PZC inquired as to staff's opposition to the request. Mattingly responded that staff is concerned with the overall height and size of the sign.

Rick Brandstatter spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

Commissioner Margulies supported the variances requests, finding the proposed signs to be a positive enhancement to the shopping center.

Commissioner Bansal found that the proposed northwest monument sign was too large and out of compliance with City Code.

A motion was made by Robbins, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-104, variances to allow for the installation of 1 development identification sign at 1504-1516 N. Naper Boulevard, Tower Crossings Shopping Center.

Aye: 5 - Bansal, Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

A motion was made by Robbins, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-104, variances to allow for the installation of 1 monument sign at the southeast corner of the subject property located at 1504-1516 N. Naper Boulevard, Tower Crossings Shopping Center.

Aye: 5 - Bansal, Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

A motion was made by Robbins, seconded by Losurdo to adopt the findings of fact as presented by staff and deny PZC 19-1-104, variances to allow for the installation of 1 monument sign at the northwest corner of the subject property located at 1504-1516 N. Naper Boulevard, Tower Crossings Shopping Center.

Aye: 1 - Bansal
Nay: 4 - Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

2. Conduct the public hearing to consider a variance to reduce the required width of a monument sign at the subject property located at 1837 Centre Point Circle (Holiday Inn Express) - PZC 19-1-117

Erin Venard, Planning Services Team, gave an overview of the request.

Rob Freedman, QT Signs, spoke on behalf of the petitioner.

Public Testimony: None

PZC closed the public hearing.

A motion was made by Margulies, seconded by Losurdo to adopt the findings of fact as presented by the petitioner and approve PZC 19-1-117, a variance to reduce the required width of a monument sign at the subject property located at 1837 Centre Point Circle, Holiday Inn Express.

Aye: 5 - Bansal, Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

E. REPORTS AND RECOMMENDATIONS:

1. Approve the minutes of the November 20, 2019 Planning and Zoning Commission meeting.

A motion was made by Bansal, seconded by Losurdo to approve the minutes of the November 20, 2019 Planning and Zoning Commission meeting.

Aye: 5 - Bansal, Hanson, Losurdo, Margulies, Robbins
Absent: 4 - Athanikar, Fessler, Habel, Van Someren

F. OLD BUSINESS:

G. NEW BUSINESS:

H. ADJOURNMENT:

7:24PM