

The meeting was called to order at 6:30 p.m. by Chair D. Besson.

- 1.0 Roll Call** – Present: Chair D. Besson; Commissioners T. Accetta, W. Banach, S. Bigler, R. Brinkmeier, A. Fritz, C. Stipe and Deputy Clerk M. Stute.
Audience-1.
- 2.0 Minutes of October 21, 2019**-Motion (Brinkmeier/Fritz) to approve the minutes. Motion unanimously approved.
- 3.0 Site Plan Review – The Equitable Bank-5225 S 108th Street-B-2 zoning-Monument sign with EMC (electronic messaging)**
Justin Silva, Innovative Signs represented the applicant. He stated a setback variance of 2 feet was approved by the Board of Appeals and they are applying for a 5 foot tall monument sign with EMC display. It will be placed a little over 60 feet from the traffic signal. He stated they can dim the brightness of the sign or limit the scrolls if needed. Ben Block, Graef, presented his planning review stating the setback variance of 2 feet was granted November 5, 2019 by the Board of Appeals per Section 8-9-5 (b) of zoning code. Should this variance also be considered to address the requirements of Section 8-9-15 (b)? Proximity of electronic messaging to illuminated traffic control with respect to the intersection of 108th street and W. Abbott Avenue needs to be addressed as well as details of the electronic messaging regarding number, frequency, and brightness of electronic messages. Does the Plan Commission want additional details regarding the illumination of the ATM directional sign?
Questions/Discussion of the Plan Commission:
R. Brinkmeier asked if scrolling referred to changing of the messages. Applicant stated the plan is for 2-3 messages per day and for 8-10 second intervals. W. Banach asked about the brightness and applicant stated it would not be brighter than normal nits (lumens), and could be less as is easy to adjust. T. Accetta asked if the nits would be less than the traffic signal and applicant indicated they are not set at full brightness so should be. Commission recommends having the inspector check it on site. **Motion (Brinkmeier/Bigler)** to move for approval and to have the brightness in the final installation conform to the area. Motion unanimously approved.
- 4.0 Site Plan Review – Warren Klaus-5665 S 108th Street-B-4 zoning-Monument sign to replace old sign**
Applicant nor Paul Butler, Bauer Sign Co. were present. The Board of Appeals approved a 5 foot front line setback on November 14, 2019. Ben Block stated the proposed monument sign will have a sign area of approximately 29 square feet and will be 8 feet in height. Issues for the Plan Commission: Does the Plan Commission want additional details regarding illumination. D. Besson had concerns regarding the site line from the intersection but after further review does not think it will be an issue.
Motion (Brinkmeier/Accetta) to move for approval and have the nits (brightness) set at install. Motion unanimously approved.
- 5.0 Fence Installation on 107th Street for Festival Foods-moved to item 4.0 on agenda as applicant was not present.** M. Stute referenced letter submitted to Festival Foods from the Village regarding a proposed security fence. On the site plan, the area by 107th Street is Village owned right of way and not owned by Chi-Fest. During the Public Hearing in 2015, the neighbor on 107th requested screening/barrier and the Plan Commission requested Festival Foods include it in their site plan submission. A new property owner is at that address and questioned its location. Festival (ChiFest) was notified by letter dated November 4, 2019 that the fence as described in that area is no longer required as a condition. The Plan Commission should be aware for future applications and requests.
- 6.0 Adjournment**-Motion (Brinkmeier/Banach) to adjourn meeting at 6:47 p.m.


Michele Stute, Deputy Clerk/Treasurer