



Village of Itasca
Plan Commission Regular Meeting Minutes
Wednesday, January 15, 2020
7:00 P.M.
Village Board Chambers, 2nd Floor

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was called to order by Chairman Kischner at 7:05 P.M.

ROLL CALL

Present: Commissioners, Frank Carello, Eric Swets, Lori Drummond, and Krista Ray; Chairman Mark Kischner

Absent: Jeffrey Holmes, Brendan Daly

Others Present: Mo Khan, Planner; Yordana Wysocki, Village Attorney, Paula Borowski, Recording Secretary

PUBLIC HEARINGS

Case #PC 20-001
Petitioner: Itasca Bank & Trust
Owner: Itasca Bank & Trust
Location: 308 W. Irving Park Rd., Itasca, IL 60143
Request: Petition for Variances to Sign Regulations to Permit Two Dynamic Ground Signs at The address commonly known as 308 W. Irving Park Rd.

Petitioner Presentation:

Mr. James Mensching, President of Itasca Bank & Trust, presented the need to relocate the current monument sign and add an additional sign due to the current construction enhancements of the bank. The lobby entrance has changed and the ATM locations have been altered and are less visible from the street. Also, the sign needs updating and dynamic displays will allow better opportunity to educate inform, and promote Itasca Community Events. Mr. Mensching explained that the second dynamic sign for the ATM would change to show open or closed for use. It would assist not only Itasca Bank customers, but also others that may need an ATM. They are needed to better identify the new traffic patterns created by the remodeling of the bank. The height increase is to alert vehicles of the entrance by creating a base which raises the actual copy portion of the sign off the ground.

STAFF RECOMMENDED CONDITIONS OF APPROVAL:

1. Permit documents must be in substantial compliance with Plan Commission and Village board submittals.

2. The proposed sign must comply with all Village Ordinances and Building Codes in place at the time of permit application.
3. Work related to the Special Use Permit shall be completed within one (1) year from the date of Ordinance approval.
4. Year-round landscaping, consisting of shrubs, flowers, and other similar plantings, must be provided around the entire base of both ground signs.
5. The petitioner must comply with regulations set forth in Section 13.01 (27) of the Zoning Code that limits the type of display to a static message, frequency of the changing message, hours of operation, illumination controls, and limits on off-premise advertising.

Plan Commission Discussion:

A statement was made concerning the second sign for the ATM being directional in nature, yet using dynamic messaging to show open or closed. Mr. Mensching stated there was a need for the sign to be similar to what the current sign shows now. The Commissioners felt they did not want two dynamic signs on one property constantly changing as it causes a distraction. They also felt clarification would be needed between a digital display and dynamic. Mr. Mensching felt that the signage would help non-customers who use the drive-up ATM. The discussion continued regarding how the sign was changed and what the hours would be regarding the sign to the ATM location. Mr. Gruber from Targin Signs stated the existing sign was originally 7 feet 6 inches in height and the second ATM sign is the same. The request for the second sign would be smaller than the original. Mr. Gruber stated it could be lowered if Mr. Mensching so desired. Mr. Khan explained the current existing sign is 9 feet in height which is non-conforming and when you make changes to a non-conforming sign it must then conform to the current code standards of 5 feet. A variance would be required either way. The Commissioners are not in favor of 2 dynamic signs and would prefer the second sign to be directional. Petitioner said if there was a way to make second sign non-dynamic he would.

Mr. Gruber stated there is at least 16' set back from the street which meets the turning triangle. Mr. Mensching answered the question concerning the need for the two signs stating there are two buildings and the signs are required to locate areas of service at both buildings. Mr. Mensching stated he would like the one sign to be more directional showing location and time open for the ATM. Mr. Khan explained that a Supreme Court ruling does not allow the regulation of wording on the sign. You can only regulate the manner that a sign is displayed such as how often the message changes, how bright the illumination is and coloring.

Chairman Kischner suggested a poll to determine what the vote could be. The discussion on the height of the signs and the definition between a monument and pylon sign ensued. Line of sight of signs was in agreement. Staff stated code requires signage to be off between 10pm and 7am. Mr. Mensching stated the time for signage to be lit does not work for the bank because their hours of operation begin before 7am. The Commissioners asked for clarification on if the Commission could vote tonight on a variance regarding the time signs could be operational. Mr. Khan stated that since it was not requested as part of

their application it was not published in the legal notice and could not be voted on tonight. The Petitioner would have to apply for a separate variance for this and a second public hearing would need to occur

Mr. Mensching must have the signs lit earlier than what the code allows. Mr. Khan stated that the Bank would have to petition a variation to allow sign to be lit 24 hours. Currently the Commissioners could approve the signs today, but they could not be turned on until 7am. The Bank could withdraw their current application and re-apply with all the requested variance as part of one application. Mr. Mensching stated he would like to continue with tonight's request and then apply for a separate variance request regarding the operational time of the sign.

Discussion continued regarding size, square footage, setbacks and whether to allow two dynamic signs on the property.

Public Comment Opened and Closed by Chairman Kischner

Village attorney Yordana Wysocki proposed findings of fact to which the Plan Commissioners indicated their agreement or disagreement. A full account of the proposed findings and Commissioners responses can be found in the transcript.

MOTION

Commissioner Drummond made motion to recommend approval of PC#20-001 for variances to permit dynamic signs as described in the Petition and attached documents, and subject to the staff recommended conditions numbers 1-5 as follows:

- Condition A2 directional sign to change at a maximum of twice a day.
- Condition A2 and A3 signs bases will be reduced to 24" overall which will reduce the total height of both signs
- Conditional only to Itasca Bank & Trust

Commissioner Swets seconded the motion.

ROLL CALL VOTE

AYES – Commissioners Carello and Ray, Chairman Kischner

NAYES – Commissioners Drummond and Swets

ABSENT – Commissioners Daly and Holmes

Chairman Kischner asked for a motion to close.

MOTION

Commissioner Swets made motion to close, seconded by Commissioner Carello.

REGULAR MEETING AGENDA:

CALL TO ORDER

The Village of Itasca Plan Commission Meeting was returned to order by Chairman Kischner at 8:23 P.M.

ROLL CALL

Present: Commissioners Frank Carello, Eric Swets, Lori Drummond, and Krista Ray; Chairman Mark Kischner

Absent: Commissioners Jeff Holmes and Brendan Daly

MINUTES

Regular meeting minutes of October 16, 2019

Chairman Kischner made motion to approve second by Commissioner Carello
Unanimously Approved

Note: Minutes for October 28, 2019, November 6, 2019 and November 13, 2019 for review at next week special meeting.

PUBLIC COMMENT

None

NEW BUSINESS

None

PROJECT UPDATES AND ANNOUNCEMENTS

Mr. Khan stated the Village Board approved the dynamic sign for St. Luke's Church, but removed the condition to shut off sign at 7:00 p.m. They felt the code requirement to turn off the sign by 10:00 p.m. was sufficient. however they directed staff to evaluate the code for possible changes. The second item discussed was the text amendments, which were unanimously approved.

Staff will be working with RTA and Metra regarding a downtown plan for review late summer early fall before the Plan Commission. It will be a very large project that will be discussing re-development opportunities like bike share, façade programs, and grants. RTA will be funding a portion of the project. It will be like a comp plan for the downtown area and we will be hiring consultant to assist. A steering committee will be formed to include all age groups within the community to determine the needs of the community. Commissioner Ray asked how this project will align with Irving Corridor and TIF. Both projects will complement each other even though they are separate projects.

Attorney Wysocki discussed the special meeting on 1-22-2020 which will be opened and entered into a continuance. A quorum must be present to achieve this. Also, minutes not reviewed tonight will be reviewed that evening. In a discussion with Shannon they would like to know the Commissioners

feelings on the minutes being more of a summary than detailed. There is a court reporter taking detailed minutes if they need to review specifics. The Commissioners are in agreement that a summary fits their needs and would prefer not be quoted. They would like the details in the regular meeting since there is no court reporter.

Commissioners inquired if the Village Board received the Plan Commission detailed minutes from either the court reporter or the recording secretary. Mo stated they do not get either they get a staff summary which highlights each request and the full recommendations made by the Plan Commission.

The Commissioners strongly feel that they are not being fully informed on very important matters that may come to the board which they should be aware of. They realize they could attend the meetings but felt if they were better informed by the board they would not be caught off guard by their fellow residences. Mo stated he would discuss this with Shannon.

ADJOURNMENT

Commissioner Swets moved to close the meeting. Commissioner Carello seconded the motion. The motion carried with unanimous approval and the January 15, 2020 meeting adjourned at 8:45 P.M.

NEXT SCHEDULED MEETING

The next regular meeting is scheduled for Wednesday, February 19, 2020 at 7:00 P.M.

Submitted this 15th day of January 2020

A handwritten signature in cursive script that reads "Paula Borowski". The signature is written in black ink on a white background. There is a small vertical line to the right of the signature and a horizontal line below it.

Paula Borowski, Recording Secretary