

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held May 9, 2018

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Chairman Abbasy called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members Venem, McSwiggan, Hallow, Kasper, Fish, Oberman, Cole, Chairman Abbasy and Secretary Schmittel. Also present was Bob Alderden of the Building Department and Zoran Savic, Building Commissioner.

Absent: Commissioner Caballero

Chairman Abbasy informed the petitioner a quorum is present.

RE: The request of Thornton Fractional H.S. District 215 for a special use permit for an electronic reader sign with an illuminated header sign cabinet located at 18601 Torrence Avenue, Lansing, Illinois 60438.

A public hearing was scheduled for Wednesday, May 9, 2018 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, April 24, 2018.

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Present was Rod Roeda from Roeda Signs, 16931 S. State Street, South Holland, Illinois.

Chairman Abbasy swore Roeda in.

Roeda described to the board his request for a special use permit allowing a full color electronic message center with an illuminated header sign cabinet. Roeda was under the impression that he did not have to get a permit from the Village since it was a school district.

Bob Alderden, Building Department stated that the Village does not inspect governmental buildings on the inside, however the exterior of the building is within the Village jurisdiction. Alderden stated commercial electronic reader boards are a special use and must go before the Planning and Zoning Board. The Building Department recommends the special use be granted.

Chairman Abbasy asked if there were any questions from the audience. Being none, the public portion of the meeting was closed.

Chairman Abbasy asked if the brightness of the sign would be regulated, to which Roeda replied that it is regulated, automatic brightness night and day. No further questions were asked by the commissioners. Chairman Abbasy asked for a motion to be made.

Commissioner Kasper made a motion that we recommend to the Village Board that they grant a special use to allow a 2' x 8' full color electronic message center to be installed with a 2' x 8' illuminated header sign cabinet. All installed on a 2' high brick base to be located at 18601 Torrence Avenue, Lansing, Illinois 60438.

ROLL CALL ON THE MOTION:

AYES – Venem, McSwiggan, Hallow, Kasper, Fish, Oberman, Cole, Abbasy

NAYS -- None

FINDING OF FACTS: Unanimous decision to recommend that the Village Board **grant** a special use to allow a 2' x 8' full color electronic message center to be installed with a 2' x 8' illuminated header sign cabinet. All installed on a 2' high brick base to be located at 18601 Torrence Avenue, Lansing, Illinois 60438.

NEXT ITEM ON THE AGENDA: Planet Fitness

RE: The request of Planet Fitness for a special use permit as an indoor amusement (fitness center) at 17675 Torrence Avenue, Lansing, Illinois 60438.

Present for the petitioner was Anthony Kuzo, 635 Parkway Drive, Bloomsburg, PA.
Chairman Abbasy swore Mr. Kuzo in.

Mr. Kuzo described to the board his request for a special use permit to operate a fitness center (Planet Fitness)

Bob Alderden, Building Department stated that the building and surrounding parking lot is a good use for this location based on local ordinance 56-289 (K). The Building Department recommends the special use be granted

Chairman Abbasy asked if there were any questions from the audience. Being none, the public portion of the meeting was closed.

Commissioner Fish inquired about the hours of operation. Kuzo stated the facility would be open 24 hours. Kuzo represented their other locations have not had any safety concerns.

Chairman Abbasy asked if this is a part of the same corporation that came before the board previously and if they would be coming back to the board asking for more signage.. Kuzo stated he represented a different franchise and at this point no further requests were being made. Kuzo also stated that Walmart has signed off on the proposed fitness center using the existing parking.

Commissioner Kasper made a motion that we recommend to the Village Board that they grant a special use permit for a fitness center to be located at 17675 Torrence Avenue, Lansing, Illinois 60438.

ROLL CALL ON THE MOTION:

AYES: Venem, McSwiggan, Hallow, Kasper, Fish, Oberman, Cole, Abbasy

NAYS: None

FINDING OF FACTS: Unanimous decision to recommend that the Village Board **grant** a special use permit for a fitness center to be located at 17675 Torrence Avenue, Lansing, Illinois 60438.

Chairman Abbasy asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner Kasper made a motion to adjourn at 6:49 p.m. The motion was seconded by Commissioner Venem.

The public hearing was adjourned.

Respectfully Submitted,

Saad Abbasy, Chairman
Planning & Zoning Board of Appeals

