

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held September 11, 2019

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

ROLL CALL:

Present: Board Members Oberman, Hallow, McSwiggan, Venem, Chairman Kasper and Secretary Department, and Village Attorney Matthew Ingersoll

Absent: Commissioner Cole

Chairman Kasper informed the petitioners a quorum is present.

A public hearing was scheduled for Wednesday, September 11, 2019 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, August 27, 2019.

RE: The request of Jacquelyn Clark for a Special Use Permit to operate a Fat Loss Camp located at 16821 Torrence Avenue, Lansing, Illinois 60438.

Present was Jacquelyn Clark, who owns the business and resides at 222 Owen Street, Matteson, Illinois 60443, Angela Hamilton, General Manager who resides at 495 Crandon Avenue, Calumet City, Illinois 60409 and Donnetta Harrison, Co-Leader who resides at 18355 DeJong Lane, Lansing, Illinois 60438. Chairman Kasper swore them in.

Clark described to the board a request for a Special Use Permit to operate a Fat Loss Camp. They have four locations in the Chicagoland area: South Holland, Chicago, Bolingbrook and Matteson. After 2 years, the South Holland location is at capacity, 53 customers live in Lansing and 30 reside in Lynwood. The new facility will be closer to service these clients.

Building Commissioner Savic and Bob Alderden stated that this type of business at this location would be beneficial to the Landings Shopping Center and also to the Village of Lansing. The Building Department recommends this Special Use be granted.

Chairman Kasper asked if there were any comments from the audience. Brenda Williams, Dolton, Illinois stated that she had lost 100 pounds at the Fat Loss Camp and that the business does several health fairs and would be very beneficial to the community.

Chairman Kasper inquired about the business hours and if they would be selling any food products or drinks. Jacquelyn Clark replied that they are opened Monday thru Friday from 4:00 a.m.-10:00 a.m. and from 4:30 p.m.–7:00 p.m. On Saturday they are open from 6:30 a.m. - 12:00 noon. The hours on Sunday are 6:00 a.m. – 9:00 a.m. The hours are based on what is good for their clients. They will only be selling packaged goods.

No further questions being asked, Kasper asked for a motion to be made.

Commissioner Oberman made the following motion: We recommend to the Village Board that they grant a Special Use Permit to allow a “Fat Loss Camp” to be located at 16821 Torrence Avenue, Lansing, Illinois 60438. The location is currently zoned B-3 which requires a Special Use Permit for this type of business. Motion seconded by Commissioner Hallow.

ROLL CALL ON THE MOTION:

AYES –Oberman, Hallow, McSwiggan, Venem, Kasper

NAYS - None

FINDING OF FACTS: Unanimous decision to recommend to the Village Board that they **grant** a Special Use Permit to allow a “Fat Loss Camp” to be located at 16821 Torrence Avenue, Lansing, Illinois 60438. The location is currently zoned B-3 which requires a Special Use Permit for this type of business.

NEXT ITEM ON THE AGENDA: CLEAR CHANNEL OUTDOORS, LLC

RE: The request of Clear Channel Outdoor, LLC for a Special Use Permit to rebuild an existing sign and allow a new multiple messaging digital display located at 2801 175th Street, Lansing, Illinois 60438.

Present was Jeff Welch, Real Estate Supervisor for Clear Channel Outdoor, LLC who resides at 6435 W. 93rd Street, Oak Lawn, Illinois 60435 and Ed Marcin, 4000 South Morgan Street, Chicago, Illinois 60609. Chairman Kasper swore them in.

Welch and Marcin gave a presentation showing the digital conversion of the sign. A Special Use Permit is required to rebuild the existing sign and allow a new multiple messaging digital display on the east and west faces of the structure. The sign would allow communications with the community. It would show messages promoting public service, welcome messages or community events.

Bob Alderden stated that the new digital display will be the same size as the existing sign and is in the same location. The additional weight requires a complete rebuild, increasing the height to 80' from 65'. The same request was brought to the Building Department on May 2012 and was passed. At that time Clear Channel put a hold on the project. The Building Department recommends this special use be granted to allow the sign.

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

Chairman Kasper asked if there were any fees charged to the Village, and if the sign will be advertising fireworks, gambling and strip clubs. Marcin replied there are no fees and that they will probably be advertising fireworks and gambling, not strip clubs.

Commissioner Oberman inquired about the Village's unused space on the sign being forfeited and if the increased height will handle the weight of the structure. Ed Marcin explained that the Village is required to submit their displays at a certain time. If they do not reply, he will send out a reminder. If they do not reply after a few reminders, the space will be forfeited. There will be a brand new structure to handle the weight.

Commissioner McSwiggan inquired if the (15) week periods on community events were the same as other communities. Ed Mercin replied that they were the same.

Commissioner Venem was concerned about the brightness of the sign. Ed Mercin stated that digital signs have a sensor on the top that regulates the brightness at night and in the daytime.

With no further comments by the Commissioners, Chairman Kasper asked for a motion to be made.

Commissioner Oberman made a motion that we recommend to the Village Board that they grant a Special Use Permit to allow the installation of a new multiple Messaging Display Board to be located at 2801 East 175th Street, Lansing, Illinois 60438. This Special Use Permit will allow the new structure to increase the height to 80' from the current 65'. Seconded by Commissioner Hallow.

ROLL CALL ON THE MOTION:

AYES: Oberman, Hallow, McSwiggan, Venem, Kasper

NAYS: None

FINDINGS OF FACTS: Unanimous decision to recommend to the Village Board that they **grant** a Special Use Permit to allow the installation of a new multiple Messaging Display Board to be located at 2801 East 175th Street, Lansing, Illinois 60438. This Special Use Permit will allow the new structure to increase the height to 80' from the current 65'. Seconded by Commissioner Hallow.

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

Chairman Kasper made a comment that there was a concern about the sheet metal screws, bolts and other debris that were left at the site when the signs were being maintained. Ed Mercin said he would talk to his Operation Manager.

Commissioner Oberman made a motion to adjourn at 7:04 p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully submitted,

Steve Kasper, Chairman
Planning & Zoning Board of Appeals

