

**Minutes of the Community Design Commission Special Meeting  
December 5, 2018 7:00 p.m.  
Village Hall Room 201**

Community Design Commission Meeting called to order at 7:05 p.m. and roll was called. A quorum was present.

**Attendees:** Chair Douglas Chien; Commissioners: Greg Kolar, C. Scott Smith, Nick Sinadinos, Lloyd Natof, Richard Katz, Juan Betancur and Aaron Stigger (7:05PM)

**Absent:** Commissioners: Cindy Wong, Jonathan Kirk and Jason Bergwerff

**Also present:** Craig Failor, Village Planner and Michael Bruce, Zoning Administrator

**Non-Agenda Public Comment:** None

**Minutes:**

September 26, 2018: Commissioner Natof moved to approve the minutes. Commissioner Katz seconded. A voice vote was taken and the minutes were approved unanimously as submitted.

**Public Hearing(s); Sitting as the Design Review Commission:**

**1133 South Boulevard (Lincoln Development @ SEC Harlem Ave. and South Boulevard):** The Applicant Chris Bishop with Bishop Image Group, on behalf of, OP South Boulevard LLC, is requesting that variations be granted from the following sections of the Sign Code of the Village of Oak Park to permit the installation of four (4) temporary banner signs and window signage: 1. Section 7-7-13 (B) (2) (b) limits temporary banners to thirty-two (32) square feet in area; whereas the four proposed temporary banners are 1,485 square feet, 637.5 square feet, 286 square feet and 146 square feet; and 2. Section 7-7-13 (B) (2) (c) allows only one (1) banner per zoning lot; whereas the proposal features four temporary banners; and 3. Section 7-7-13 (B) (2) (d) requires that no temporary banners may be located higher than the roofline of the building to which it is attached; whereas the proposed temporary banner located on the east elevation of the building is located above the roofline of the building; and 4. Section 7-7-13 (B) (2) (f) requires that temporary banners are limited to a display of seven (7) days when not related to a date specific or, if date specific, may be erected no earlier than five (5) days prior to the event plus the duration of the event and must be removed within two (2) days after the event; whereas the proposed temporary banners would be displayed for approximately one year; and 5. Section 7-7-13 (B) (6) (b) requires that temporary window signs are limited to twenty-five percent (25%) of the window area; whereas the window signs are proposed to cover approximately 75% of the window area.

Zoning Administrator Bruce provided an overview of the staff report.

Mr. Joe Segobiano provided a presentation as the applicant.

Mr. Segobiano indicated that there were four sign variances being requested relative to signs A (banner), B (wall), C (banner), & D (window) corresponding to the graphics within the application.

The Commission discussed the pros and cons of such signs relative to size, location, visibility, neighborhood impact and length of duration; deciding that sign A was not effective and too large. The other three signs were acceptable, but should be limited on time allowed to be on the building.

Commissioner Natof made a motion to approve all four signs as presented; Commissioner Katz seconded the motion. A roll call vote was as follows:

Kolar	No
Katz	No
Stigger	No
Natof	No
Sinadinos	No
Smith	No
Betancur	No
Chair Chien	No

**Motion Failed 0-8**

Commissioner Betancur made a motion to approve Signs B (north side wall) & D (west side window) as proposed but with only five (5) month duration; Commissioner Sinadinos seconded the motion. A roll call vote was as follows:

Kolar	Yes
Katz	Yes
Stigger	Yes
Natof	Yes
Sinadinos	Yes
Smith	Yes
Betancur	Yes
Chair Chien	Yes

**Motion Passed 8-0**

Commissioner Betancur made a motion to approve Sign C (west side banner) as proposed but with only five (5) month duration; Commissioner Stigger seconded the motion. A roll call vote was as follows:

Kolar	Yes
Katz	Yes
Stigger	Yes
Natof	Yes
Sinadinos	Yes
Smith	No
Betancur	Yes
Chair Chien	Yes

**Motion Passed 7-1**

Commissioner Katz made a motion to approve the amended Resolution; Commissioner Stigger seconded the motion. A roll call vote was as follows:

Kolar	Yes
Katz	Yes
Stigger	Yes
Natof	Yes
Sinadinos	Yes
Smith	No
Betancur	Yes

Chair Chien      Yes  
**The amended Resolution passed 7-1**

**Other Business**

*Cavalcade of Pride:* The Commissioners reviewed the proposed PowerPoint presentation for the ceremony on December 12<sup>th</sup>. Minor modifications were proposed.

**Reports**

*Staff Report*

Village Planner Failor provided an update on the capital improvement projects in the village and answered questions.

**Adjournment**

Commissioner Natof moved to adjourn the meeting. It was seconded by Commissioner Katz. The meeting adjourned at 8:30 p.m.

Prepared by; Craig Failor, Staff Liaison