City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday April 15, 2014
Case #14-15

The meeting was called to order by Chairman Noble at 8:30 P.M.

Present: Chairman Noble, Commissioner's Schneider, Ventura, Myszkowski, Almeroth, Donoval
Not Present: DeVries
Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, and Planning & Zoning Secretary Janice Coglianese

Chairman Noble reconvened the meeting after a short five (5) minute recess and continued with the fifth order of business, Case #14-15, to consider the following text amendment to the Zoning Ordinance of the City of Oakbrook Terrace:

Section 156.021 (C) (4) of the City Code concerning requirements for public hearing signs.

Section 156.021 (C) (4) of the Zoning Ordinance requires commercial property owners to erect a public hearing sign on the property for which public hearing applicants pay approximately $350.00 per sign to a sign company, and for double frontage lots, two (2) signs are required.

Chairman Noble asked the petitioners and anyone else who wished to speak to be sworn in.

There were none.

Chairman Noble asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administrator Dragan stated that the Commissioners received staff's memo dated March 26th, and the memo sent to the Mayor and City Council dated March 18th. At the March 25th City Council meeting, the Mayor and City Council directed a public hearing before the Planning and Zoning Commission concerning public hearing signs.

Building and Zoning Administrator Dragan commented that the City's Zoning Code currently requires commercial property owners to erect a Public Hearing sign on the property for which public hearing applicants pay approximately $350.00 per sign to a sign company, and for double frontage lots, two (2) signs are required. The Building and Zoning Department surveyed the neighboring communities about their public hearing sign requirements and based upon the results of the survey, the Building and Zoning Department recommended that the City Council consider a more generic sign. The Building and Zoning Department will order these signs, and the signs will be installed on barricades. Commercial public hearing applicants will pay $50.00 to the City; City staff will install the signs prior to the public hearing, and remove the signs after the public hearing. For residential properties, the City will continue to erect public notice signs at no cost to the residential property owner. She handed out copies of pictures recently taken in the Village of Oak Brook at the Container Store, and mentioned City's signs will look very similar. The cost is in line with other surrounding community's prices and will cover staff's time. People can call the Building and Zoning Department with any questions.

Chairman Noble asked if there were any questions from the Commissioners.

There were none.

Chairman Noble asked if there were any questions from the City Attorney.

City Attorney Pacione commented that the full text was in the Commissioners memo.

Building and Zoning Administrator Dragan read the text as follows: "Notice, Public Hearing For This Parcel, For More Information Call City of Oakbrook Terrace 630-941-8300 Ext. 309".

Chairman Noble asked if this would be an additional income to the City and not to others.

Building and Zoning Administrator Dragan said it would be a cost saving to petitioners and an additional income to the City.

Commissioner Almeroth stated that it performs the same purpose and at the same time saves money for the petitioners. He thinks it is a win-win for everybody.

Commissioner Schneider commented that he was in favor of the idea, but questioned that Sign-A-Rama was lower in price; however, he would like to keep the business in Oakbrook Terrace.

Building and Zoning Administrator Dragan stated that Oakbrook Terrace Fast Signs was willing to match the cost of Sign-A-Rama; the total cost per sign will come to approximately $46.00. She distributed a sample of the sign material to the Commissioners for viewing, and mentioned that the material would be laminated as to be used over and over.

Chairman Noble asked for a motion to approve Case #14-15.

MOTION Commissioner Schneider entertained a motion to approve Case #14-15, Section 156.021 (C) (4) of the City Code concerning requirements for public hearing signs. Section 156.021 (C) (4) of the Zoning Ordinance requires commercial property owners to erect a public hearing sign on the property for which public hearing applicants pay approximately $350.00 per sign to a sign company, and for double frontage lots, two (2) signs are required.

Commissioner Almeroth seconded the motion.

Chairman Noble asked for a roll call.

Ayes: Schneider, Ventura, Myszkowski, Almeroth, Donoval, Chairman Noble
Nays: None
Not Present: DeVries

MOTION WAS PASSED.

Chairman Noble asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated the Letter of Recommendation will be placed on the agenda for the April 22nd City Council meeting and the next public hearing will be held on May 6th in which Planning and Zoning Secretary Coglianese will call the Commissioners when the packets are ready. The material contents are in regards to a text amendment for medical dispensaries and cultivation centers.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained motion to adjourn the meeting.

Commissioner Myszkowski seconded the motion.

Chairman Noble asked for a vote.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble adjourned the meeting at 8:43 P.M.