



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday August 5, 2014
Case #15-5

The meeting was called to order by Chairman Noble at 7:30 P.M.

Present: Chairman Noble, Commissioner's Schneider, Myszkowski, Almeroth, Donoval, Smurawski
Not Present: Ventura, Building and Zoning / Planning and Zoning Secretary Coglianese
Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, Petitioner Jerzy Jabelicki, Owner of Subject Property, Contractor Alan McNea, Resident Lubo Murgas, and Court Reporter Haley Goodwin

Chairman Noble reconvened the meeting of August 5th, to consider the request by Jerzy Jablecki to allow for variations from the Zoning Code as follows:

1. Variation from Section 156.045(B) (19) in order to permit the vertical wall of the detached garage to be located six feet and four inches (6'- 4") from the vertical wall of the house instead of minimum required ten feet (10').
2. Variation from Section 156.075(E) (1) in order to permit a front yard of twenty five feet (25') to allow a roof with columns with open sides to be constructed on top of existing landing instead of minimum required thirty feet (30').

Alan McNea, contractor for the Petitioner, was sworn in by Building and Zoning Administrator Dragan.

Chairman Noble asked the Petitioner to state his case.

Mr. McNea stated that he was here this evening representing resident Mr. Jablecki at 1S673 MacArthur Drive for the variations stated above.

Chairman Noble asked if Building and Zoning Administrator Dragan would like to make any comments.

Building and Zoning Administrator Dragan stated that the existing garage is currently situated six feet and four inches (6'- 4") instead of 10' from the vertical wall of the house; the owner of the house intentions are to keep the garage as existing rather than demolishing a portion of the garage. The owner also is asking for a second variation stated above, and the house will continue to remain at a set-back of thirty feet (30').

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

Commissioner Donoval commented that it was a beautiful house and it should be left as it is; however, the columns will definitely add to the house.

Commissioner Schneider asked if the Petitioner's intention was originally to move the garage.

Mr. McNea stated that his original intent was to move the garage, but decided he really liked it, and didn't want to go through the trouble, and expense due to other construction expenses, in which time he applied for a variation.

Commissioner Almeroth asked during the remodeling of the house did they get closer to the garage or was the garage six feet and four inches (6'- 4") when they started the construction.

Mr. McNea said they went closer to the garage, but prior to this it was ten feet (10').

Commissioner Almeroth asked if he removed the interior wall.

Mr. McNea commented that they put an addition on the back.

Commissioner Almeroth commented that the columns were fine and are the same height as the other peaks, and architecturally would be breaking up the brick area.

Chairman Noble repeated the situation that the Petitioner originally was going to knock down the front of the garage, then decided to leave it up and built on the addition, which became a violation code issue.

Building and Zoning Administrator Dragan stated that the Petitioner was not really in violation since he came back to the Building and Zoning Department prior to the issuance of the Certificate of Occupancy and asked what his options were.

Commissioner Almeroth asked how deep the garage was.

Mr. McNea stated it was twenty six feet (26') deep and twenty two feet (22') wide.

City Attorney Pacione asked Building and Zoning Administrator Dragan if there were similar cases in the City of Oakbrook Terrace.

Building and Zoning Administrator Dragan replied that there was one (1) on Leahy Road, and may have been others in the south zone area.

Chairman Noble opened the floor to the public and asked for any positive testimony.

Resident Lubo Murgas of 1S456 MacArthur Drive took the floor and stated that he was the owner of several properties in the City, and said more people should do what the Petitioner is doing. He knows Mr. McNea personally and has done business with him.

Chairman Noble asked for any negative testimony. There was none.

Chairman Noble closed public portion of the meeting.

Chairman Noble asked for any further comments or questions from the Commissioners. There were none.

Chairman Noble asked if there were any comments from City Attorney Pacione. He had none.

Chairman Noble asked for a motion to vote on the variations stated above.

MOTION Commissioner Donoval entertained a motion to vote on both variances.

Commissioner Myszkowski seconded the motion.

There was further discussion on whether or not the variations should be voted on separately.

Commissioner Donoval withdrew his motion.

There was further discussion clarifying each variation before a motion was called.

Chairman Noble asked for a motion for the first variation for:

A variation from Section 156.045 (B) (19) in order to permit the vertical wall of the detached garage to be located six feet and four inches (6'- 4") from the vertical wall of the house instead of minimum required ten feet (10').

MOTION Commissioner Smurawski entertained a motion to approve the variation from Section 156.045 (B) (19) in order to permit the vertical wall of the detached garage to be located six feet and four inches (6'- 4") from the vertical wall of the house instead of minimum required ten feet (10').

Commissioner Almeroth seconded the motion.

Ayes: Chairman Noble, Myszkowski, Almeroth, Donoval, Smurawski
Nays: Schneider
Absent: Ventura

MOTION PASSED WITH A VOTE OF 5-1.

Chairman Noble asked for a motion for the second variation for:

A variation from Section 156.075 (E) (1) in order to permit a front yard of twenty five feet (25') to allow a roof with columns with open sides to be constructed on top of existing landing instead of minimum required thirty feet (30').

MOTION Commissioner Almeroth entertained a motion to approve the variation from Section 156.075 (E) (1) in order to permit a front yard of twenty five feet (25') to allow a roof with columns with open sides to be constructed on top of existing landing instead of minimum required thirty feet (30').

Commissioner Schneider seconded the motion.

Ayes: Chairman Noble, Schneider, Myszkowski, Almeroth, Donoval,
Smurawski
Nays: None
Absent: Ventura

MOTION PASSED UNANIMOUSLY 6-0.

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

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the August 26, 2014 City Council meeting agenda and the next scheduled Planning and Zoning meeting was September 2, 2014, the day after Labor Day. Building and Zoning Administrator Dragan asked the Commission if they would like to cancel the August 19, 2014 meeting.

Chairman Noble asked for a motion to cancel the August 19, 2014 Planning and Zoning meeting.

MOTION Commissioner Almeroth entertained a motion to cancel the August 19, 2014 Planning and Zoning meeting.

Commissioner Almeroth seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble asked to make a motion to adjourn the meeting.

MOTION Commissioner Donoval entertained a motion to adjourn the meeting.

Commissioner Schneider seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble adjourned the meeting at 8:05 P.M.

Respectfully submitted by,


Janice Coglianese
Planning and Zoning Secretary

