



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, March 17, 2015
Case #15-11

The meeting continued and called to order by Chairman Noble at 7:08 P.M.

Present: Chairman Noble, Commissioner's Schneider, Ventura, Myszkowski, Donoval, Smurawski

Absent: None

Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, Building and Zoning / Planning and Zoning Secretary Janice Coglianese

Chairman Noble said the fourth order of business was to consider the text amendment to the Zoning Ordinance amending Section 156.101 to change off-street parking regulations in the residential district, referred back to the Planning and Zoning Commission from the City Council.

Building and Zoning Administrator Dragan stated that a public hearing was held on February 3, 2015 to consider certain text amendments. Almost all text amendments discussed and recommended by the Planning and Zoning Commission were approved by the City Council. The City Council agreed to leave the digital signs as is with a public hearing to be required for the Planning and Zoning Commission to review from case to case; however, at this meeting a discussion came up for a proposed text amendment for off-street parking regulation in the residential district, three (3) Commissioners voted for the text amendment and three (3) Commissioners voted against the text amendment. Based on this outcome, the City Council referred the text amendment back to the Planning and Zoning Commission for a vote.

Building and Zoning Administrator said it was proposed not to prohibit parking vehicles with tools or ladders on the exterior of the vehicle on a driveway in the residential district. There had been a lengthy discussion of this text amendment as shown in the minutes. Building and Zoning Administrator asked if they would like to take another vote since Commissioner Donoval was not present at the last meeting and the recommendation would be forwarded to the City Council at the next meeting.

Chairman Noble asked the City Attorney whether or not they had to take another vote since one (1) Commissioner had resigned.

Building and Zoning Administrator Dragan mentioned that they did not know how Commissioner Donoval would vote.

Chairman Noble asked for Commissioner Donoval's consensus.

Commissioner Schneider commented that he has been keeping an eye on who actually has ladders on top of their trucks and prior to this issue coming before the Planning and Zoning Commission, the two (2) residents with the issue of trucks parked with ladders on their vehicles have moved.

Commissioner Ventura stated even though those vehicles left, if they change the ordinance others will be allowed to have ladders on top of their vehicles.

Building and Zoning Administrator Dragan summoned up what was previously said at the last meeting regarding Section 156.101 allowing one (1) boat on a trailer, a trailer, a camping trailer, or a recreational vehicle to be parked on a driveway in the residential district. Building and Zoning Administrator mentioned that Commissioner's Schneider's point was to also allow ladders on a vehicle, especially since some properties do not have a detached garage and it is hard for the owners to take the ladders down each evening and have to put them back up each morning. Building and Zoning Administrator asked the Commission to refer back to the minutes since there was such a lengthy discussion on this text amendment and that another vote should be taken.

Commissioner Donoval asked what they were actually going to be voting on.

Building and Zoning Administrator Dragan stated that the ladders can remain on a vehicle in the residential district.

Commissioner Myszkowski asked what issue they were asked to be voting on, ladders on the truck or overnight parking.

City Attorney Pacione stated it was to allow ladders on a vehicle to park on their driveway overnight.

Chairman Noble questioned if they could also be allowed to park in the driveway in the morning or during the day.

Building and Zoning Administrator stated they could park their vehicles with ladders at any time.

Commissioner Myszkowski commented that this was their livelihood and what else could they do.

Commissioner Ventura pointed out that it was an eye sore for a neighbor living next door to them to be looking at a truck with ladders piled on top; it is the esthetics of the neighborhood and not just one (1) person with their livelihood, but a whole neighborhood and the esthetics.

Commissioner Myszkowski stated she doesn't feel the same way and if a vehicle were in the front of a driveway she might think otherwise, but being in the back of the driveway was alright with her.

Commissioner Ventura and City Attorney Pacione chimed in and stated the vehicle could be anywhere on the driveway.

City Attorney Pacione indicated that some garages are actually in the front and that the vehicle would then be allowed to park in the front of the house.

Commissioner Myszkowski commented that she could see that front parking wouldn't look nice, but was in favor of a vehicle being parked in the back on a driveway.

Commissioner Ventura stated that that was not part of the deal, it is the entire driveway.

Commissioner Myszkowski said in Elmhurst they have boats and trucks in their driveways.

Chairman Noble asked for a motion on the floor.

City Attorney Pacione stated the Commissioners must first request a motion to reconsider to vote on the issue of ladders to be placed on top of vehicles then a separate motion to vote on whether or not the ladders should be allowed on top of the vehicles parked in a driveway.

MOTION Commissioner Schneider entertained a motion to reconsider the voting on allowing ladders to be placed on a vehicle at any time on the property in the residential district.

Commissioner Myszkowski seconded the motion.

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

MOTION PASSED WITH A VOTE OF 5-1.

MOTION Commissioner Schneider entertained a motion to approve the text amendment Section 156.101 to allow ladders to exist on top of vehicles.

Commissioner Myszkowski seconded the motion.

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

MOTION PASSED WITH A VOTE OF 5-1.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the March 24, 2015 City Council meeting agenda. The next Planning and Zoning Commission meeting is scheduled for April 7, 2015. Building and Zoning Administrator Dragan stated that Janice will contact the Commission when the next public hearing packets for Pete's Fresh Market become available.

Chairman Noble requested a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Smurawski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Chairman Noble adjourned the meeting at 7:24 P.M.

Respectfully submitted by,



Janice Coglianese
Building and Zoning / Planning and Zoning Secretary