



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, September 21, 2021
Case #22-03

The Planning and Zoning meeting was called to order by Vice Chairperson Walberg at 6:00 P.M.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Vice Chairperson Walberg

Absent: Chairman Caslin

Also Present: Karen DeBok, Assistant to the Building and Zoning Administrator, Peter Pacione, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Vice Chairperson Walberg said the first order of business was to approve the minutes of June 1, 2021, Case #22-02, 17W251 Elder Lane, Petitioners, Robert A. Mattson and Edna B. Ramirez.

Vice Chairperson Walberg asked if there was any final discussion.

MOTION Commissioner Freda moved, and Commissioner Ventura seconded the motion to approve the minutes of June 1, 2021, Case #22-02, 17W251 Elder Lane, Petitioners, Robert A. Mattson and Edna B. Ramirez.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Commissioners Ventura, Donoval, Jackson, Freda, Cardenas, Vice Chairperson Walberg

Nays: None

Absent: Chairman Caslin

MOTION PASSED WITH A 6-0 VOTE.

Vice Chairperson Walberg asked all those who will be speaking this evening to please stand up and be sworn in.

Steve Hull from Doyle Signs was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Steve Hull took the floor and stated, my name is Steve Hull from Doyle Signs, I am representing the petitioners from One Oakbrook Terrace. There is currently a sign that was approved a few months ago on the south side of the property, however they have no tenant exposure for the north side of the property. We are proposing a twin sign, the sign on the south side is single face, this one will be double face. It will be the exact same size. There was an existing sign that was removed when Northern Trust Bank vacated the property. Now, Nai Hiffman, the property manager, would like a new sign that is smaller in height.

Commissioner Freda asked, is this sign going to be put on the existing base?

Steve Hull answered, yes.

Commissioner Freda also asked, is it at zero lot line?

Steve Hull answered, no, this one has a 5 feet 9 inches setback.

Commissioner Freda then asked, is it closer to the corner than the driveway?

Steve Hull answered, no, its closer to the driveway.

Commissioner Jackson asked, what happens if there are seven tenants that want their name on the sign?

Steve Hull answered, from my experience with property managers, what I found is that you have to occupy a certain amount of square footage on the property to have your name on the sign.

Commissioner Jackson then asked, the property manager is the one who decides if there should be six spots instead of eight on the sign for tenant names?

Steve Hull answered, yes, that's what they requested.

Assistant to Building and Zoning Administrator, Karen DeBok took the floor and stated, the petitioner is seeking approval to allow two freestanding signs, an additional sign along Butterfield Road, instead of the maximum of one freestanding sign. The subject property is located at the corner of 22nd Street and Butterfield Rad and has two frontages. The City approved two

freestanding signs on 22nd Street and Butterfield Road for Lou Malnati's Pizza and Lakeside Bank, which is the property east of the subject property.

Commissioner Freda commented, I know this is an interesting situation because you are at the corner of two streets, and you are only allowed one sign per property. Lou Malnati's Pizza asked to have one at 22nd Street as well. I guess we don't want to set a precedence for the zero lot line. I just wanted to bring that up.

MOTION Commissioner Jackson moved, and Commissioner Freda seconded to approve Case #22-03.

Vice Chairperson Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Commissioners Ventura, Freda, Jackson, Cardenas, Donoval, Vice Chairperson Walberg

Nays: None

Absent: Chairman Caslin

MOTION PASSED WITH A 6-0 VOTE

Assistant to the Building and Zoning Administrator Karen DeBok added, the Letter of Recommendation will be placed on the agenda for the September 28, 2021, City Council meeting at 7:00 p.m. There is no public hearing meeting scheduled for October 5, 2021, would you like to cancel the meeting?

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to cancel the October 5, 2021, meeting.

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

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to adjourn the meeting.

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

Vice Chairperson Walberg adjourned the meeting at 6:12 P.M.

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Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary