



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, April 5, 2022
Case #22-09

The Planning and Zoning meeting was called to order by Vice Chairperson Walberg at 6:12 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: Mihaela Dragan, 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 January 4, 2022, Case #22-07, 17W433 Karban Road, Petitioner, Nicole Marie Berkshire.

Vice Chairperson Walberg asked if there was any final discussion.

MOTION Commissioner Jackson moved, and Commissioner Ventura seconded the motion to approve the minutes of January 4, 2022, Case #22-07, 17W433 Karban Road Petitioner, Nicole Marie Berkshire.

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

Abstain: None

MOTION PASSED WITH A 6-0 VOTE.

Vice Chairperson Walberg said the second order of business was to approve the minutes of January 4, 2022, Case #22-08, 17W240 22nd Street, Petitioner, AVO Real Estate Holdings, LLC.

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 January 4, 2022, Case #22-08, 17W240 22nd Street Petitioner, AVO Real Estate Holdings, LLC.

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

Abstain: None

MOTION PASSED WITH A 6-0 VOTE.

Commissioner Jackson expressed his frustration with what took place with Case #22-07, Petitioner Nicole Marle Berkshire, in that the Planning and Zoning Commission was criticized by the City Council for not making a motion to vote. Commissioner Jackson stated that the minutes from Case #22-07 reflect what the Planning and Zoning Commission did but not the reaction of the City Council. Commissioner Jackson added that they were trying to do the right thing, and they made a mistake by not making a motion when they thought they were doing the right thing. The comments from City Council were not appreciated and stated he would have preferred for City Council to talk to them and tell them that what they did was wrong.

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

Saverio Suraci, property owner of 17W453 Eisenhower Road was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Saverio Suraci took the floor and stated that he and his family moved to Oakbrook Terrace in 2017 and they love living in this community, since then, they are expecting a second child and the needs of the family are growing. That is why they are proposing to add an addition to their house to have more space for their growing family. Saverio Suraci stated that they are

proposing to add approximately 772 square feet in the rear that will be attached to the now existing detached garage.

Building and Zoning Administrator Dragan stated that there is a typo in the memo provided, and the rule is for a detached garage to be at least a minimum of three (3) feet from the lot line, however this detached garage is approximately 7.5 feet from the east side lot line instead of the minimum required ten (10) feet for a detached garage. Since he is proposing to connect the proposed addition of approximately 775 square feet from the back of the house to the detached garage, a variation is required. The variation is to keep the existing detached garage at the current location.

Commissioner Freda asked, did your architect check with the City regarding the Zoning Ordinance before submitting plans?

Saverio Suraci answered, yes, she has been in contact with the City since last year.

Commissioner Freda added, you show that you have two (2) rear entries, and I don't see the purpose of having two (2) and still not meet the requirement for the ten (10) foot side lot line, also your property taxes will probably go up because of that. Do we know how much of his lot is in the floodplain?

Building and Zoning Administrator Dragan stated, the City Engineer prepared a memo, the proposed addition is in the floodplain, and a permit from DuPage County is also required. The permit will be approved if compliance with FEMA regulations is met.

Commissioner Ventura stated, the only reason that we are here is for the variance on the side yard being 7.72 feet, and I am going to assume that with a 200 feet lot line, if the ratio is not correct after the addition, then he would need a request for another variation?

Building and Zoning Administrator Dragan stated, from a zoning perspective the lot coverage is in compliance. During preliminary plan review the City Engineer Stormwater Administrator had no concerns. However, Mr. Suraci will hire an engineer and this permit has to go to DuPage County for review.

Commissioner Ventura added, we're only here because an exiting garage is 7.72 feet instead of ten (10) feet as required and to move forward he needs

approval, this is similar to our last meeting where it was already done and Planning and Zoning Commission didn't make a motion because it was already done.

Attorney Peter Pacione added, just for clarification the garage by itself now is in compliance, once the house is attached to the garage that is when the set back is not in compliance.

Commissioner Jackson added, I am going to read to you why we're here and then let you answer this specific questions. *The Planning and Zoning Commission shall not recommend a variation unless findings that have been made based on evidence presented clearly demonstrate the following, and one of the following is that the plight of the owner is due to unique circumstances not of its own creation.* Is this plight not of your own creation?

Saverio Suraci answered, I assume the answer is yes.

Commissioner Donoval asked, do you plan to concrete the crawl space?

Saverio Suraci answered, if required yes.

Building and Zoning Administrator Dragan added, prior to the meeting Mr. Suraci submitted a petition with seven (7) neighbors that signed in favor of this request.

MOTION Commissioner Ventura moved, and Commissioner Cardenas seconded to approve Case #22-09.

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

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

Nays: Commissioner Jackson

Absent: Chairman Caslin

MOTION PASSED WITH A 5-1 VOTE

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the agenda for the April 12, 2022, City Council meeting. The next Public Hearing meeting is April 19, 2022. Addy will contact you when the packets are ready.

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

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

Vice Chairperson Walberg adjourned the meeting at 6:37 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary