



City of Oakbrook Terrace
DRAFT Minutes of the Planning & Zoning Commission Meeting
Tuesday, November 21, 2023

I. CALL TO ORDER

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

Chairperson Walberg asked Planning and Zoning Secretary Cavazos to take roll call.

Present: Commissioners Ventura, Sarallo, Donoval, Berkshire, Vice Chairperson Freda, Chairperson Walberg all present.

Absent: Commissioner Jackson

Also Present: Melissa Headley, Community Development Director; Peter Pacione, City Attorney; Sarah Cavazos, Planning and Zoning Secretary

II. APPROVAL OF MINUTES

Chairperson Walberg asked for a motion to approve the minutes of the Public Hearing held on October 3, 2023 for Case # 24-01 - 17W727 Roosevelt Road, (Petitioner Alfatiha Corporation).

Chairperson Walberg asked the Commissioners for any questions or discussion on the minutes. There were none.

Chairperson Walberg asked for a motion to approve the minutes.

MOTION Vice Chairperson Freda moved to approve the minutes as written, and Commissioner Berkshire seconded the motion to approve the minutes of the public hearing held on October 3, 2023 case # 24-01 - 17W727 Roosevelt Road, (Petitioner Alfatiha Corporation).

Ayes: Chairperson Walberg, Vice Chairperson Freda, Commissioners Berkshire, Donoval, Sarallo and Ventura.

Nays: None

Abstain: None
Absent: Commissioner Jackson

MOTION PASSED WITH A 6-0 VOTE.

III. **ACTION ITEMS/PUBLIC HEARINGS:**

1. Case # 24-02 Text amendment for exterior surface protective treatments, Petitioner: City of Oakbrook Terrace.

Chairperson Walberg welcomed Michael Sarallo to the commission.

Community Development Director Headley explained that the evenings discussion is related to a text amendment to promote high quality design, enhance property values and promote the visual character of the city. The attorney's office was asked to draft an ordinance that regulates the painting of the exterior surfaces of fences. City Council reviewed the draft ordinance at their September 12th meeting and recommended that the ordinance be forwarded to the Planning and Zoning Commission to conduct a public hearing for the text amendments related to fences in the zoning ordinance. This would be section 156.039. The draft ordinance will limit fences to one color. The ordinance is not retroactive. If there are any fences that exist on the date of the adoption of the ordinance that don't comply, owners are able to maintain and repair their colors. But if the repaired area is over 50% of the combined surface area of the fence, the fence would need to be brought into compliance. This amendment is being carried through all of our building codes. The only one that the commission is taking action on is related to the zoning code. The entire draft ordinance is in your packets and the new language is highlighted in red. That concluded staffs report for the evening.

Chairperson Walberg asked if there were any questions.

Vice Chairperson Freda asked if a fence can be repainted to another color?

Community Development Director Headley replied you can repaint a fence as long as it is all one color.

Attorney Pacione further clarified they can change it to any color, as long as it is solid.

Vice Chairperson Freda had no further questions.

Commissioner Sarallo asked if there was a restriction on colors today.

Community Development Director Headley replied that there are no restrictions, you can use any color.

Attorney Pacione stated the only difference is now it has to be a solid color.

Commissioner Berkshire asked how often we are seeing multi color fences?

Attorney Pacione replied it's not a matter of how often, but it is to encourage uniformity. The draft ordinance will ensure that everybody is uniform and has one solid color. He also noted we're not looking at any particular case but looking at this issue more generally.

Chairperson Walberg noted there were no members of the public in attendance.

Commissioner Ventura inquired if the Commission would like to consider an amendment to fence regulations to prohibit them in front and side yards. There was consensus to look at the fence ordinance at a future meeting.

MOTION Commissioner Ventura moved to approve the application. Vice Chairperson Freda seconded the motion.

Ayes: Chairperson Walberg, Vice Chairperson Freda, Commissioners Berkshire, Donoval, Sarallo and Ventura.

Nays: None

Abstain: None

Absent: Commissioner Jackson

MOTION PASSED WITH A 6-0 VOTE.

Community Development Director Headley stated that the recommendation will be placed on the December 12th City Council Agenda. The 2024 meeting schedule was distributed. The commission was reminded about the upcoming December 5th workshop meeting with NIU.

Chairperson Walberg asked for a motion to adjourn the meeting.

MOTION Vice Chairperson Freda moved to adjourn the meeting. Commissioner Sarallo seconded the motion. On a voice vote, the motion passed unanimously.

Ayes: Chairperson Walberg, Vice Chairperson Freda, Commissioners Berkshire, Donoval, Sarallo and Ventura.

Nays: None

Abstain: None

Absent: Commissioner Jackson

MOTION APPROVED WITH A 6-0 VOTE

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Chairperson Walberg adjourned the meeting at 6:15 P.M.

Respectfully submitted by,

Sarah Cavazos
Planning and Zoning Secretary