



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, August 20, 2019
Case #20-04

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:02 P.M.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Chairman Caslin, Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Walberg.

Absent: None

Also Present: Mihaela Dragan, Building and Zoning Administrator, Thomas J. Halleran, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Chairman Caslin said the first order of business was to approve the minutes of July 30, 2019, Case #20-03 for 1S224 Summit Avenue, Petitioner CMK2 Oakbrook 224, LLC.

Chairman Caslin asked if there was any final discussion.

MOTION Commissioner Freda moved and Commissioner Jackson seconded the motion to approve the minutes of July 30, 2019, Case #20-03 for 1S224 Summit Avenue, Petitioner CMK2 Oakbrook 224, LLC.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Donoval, Jackson, Freda, Cardenas, Walberg

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in.

Stanley Lane, Petitioner, Zygmunt Latka, from H & L Architects Inc, and Bruce Graham, General Contractor were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Zygmunt Latka took the floor and stated, this is a residential single family and the owner wishes to do some addition to the existing residence and they would also like to enlarge the existing garage. If you refer to page A3 of your plans, we have an entrance with two columns and a roof over the entrance, and that actually encroaches in the required front yard. We have 4 feet 5 inches that encroaches beyond the building line and that's where we are asking for a variance. The square footage of the existing building is 860 square feet and the new addition is 998 square feet, totaling 1,858 square feet. The existing garage is 660 square feet and we are adding 182 square feet totaling 842 square feet. We complied with the request of the Zoning Ordinance of the City of Oakbrook Terrace.

Building and Zoning Administrator Mihaela Dragan took the floor and stated, I just received the drawings for the garage prior to the meeting, you can see the big improvement to the property. The garage however, does not require a variation from the Zoning Ordinance.

Commissioner Donoval asked, are they doing a new garage?

Building and Zoning Administrator Mihaela Dragan answered, there is a proposed expansion of the existing house on the north side and east side of the house, expansion of the existing driveway, and the existing garage will be enlarged. However the reason for the hearing tonight, is only to consider the variation for the proposed front stoop with columns and the canopy in the required front yard. The stoop with the columns and the canopy will expand a total of up to 5 feet in the required front yard.

Stanley Lane took the floor and stated, the house already has a front stoop, but speaking with Mihaela during this process, she mentioned the stoop has to come out to the sidewalk and right up to the front yard. We had Zygmunt try to re-design the front yard and it looked horrible. I really like how the front of the house is going to look. I think it's attractive. I hope you agree with me.

Stanley Lane then introduced his mother, and homeowner, Wanda Lane and stated she has been living in Oakbrook Terrace since 1993.

Commissioner Freda asked, on the new entry way, I noticed on the north elevation it is open on the side, so it is not enclosed. The gateway, is that opened as well?

Stanley Lane answered, yes, I believe it is where you can see to the back of the house.

Commissioner Freda then commented, it's a great design.

Commissioner Ventura asked, where did we come up with 4 feet? Why wasn't it 5 feet for example?

Zygmunt Latka answered, well actually what it is, the building is not parallel and it is a little bit on an angle. That is why we had 4 feet 5 inches in one point and the other point is 5 feet.

Commissioner Jackson asked, tell me again why expanding 6 inches in one point and a foot in some other place, what is the extra foot? What is the difference?

Zygmunt Latka answered, we're actually encroaching 5 inches into the required front yard.

Commissioner Jackson added, it says 4 feet is allowable and 5 feet is not.

Building and Zoning Administrator Mihaela Dragan answered, 4 feet encroachment is allowable for the canopy, but we also have the columns which are not allowed to encroach.

Commissioner Jackson answered, I don't understand how the appearance is dramatically awful at 4 feet but okay at 5 feet. My question is why didn't you just make it 4 feet? I can't believe that a roof sticking out 4 feet is not enough compared to 5 feet.

Commissioner Jackson added, the issue that we are being asked for is more than just a foot of extended porch, so we are approving some columns that don't satisfy the ordinance as well as the length of the porch?

Building and Zoning Administrator Mihaela Dragan answered, yes, but the stoop can be viewed as a sidewalk.

Commissioner Ventura asked, shouldn't the whole picture be presented to us?

Building and Zoning Administrator Mihaela Dragan answered, it is in my memo, I show the applicant submitted drawings for a building permit to allow addition to the existing house, garage expansion, and driveway expansion. A building permit will be issued for the proposed improvements to the existing house, but a public hearing is required to permit a front stoop with a roof and columns to encroach in the required front yard. The legal notice was reviewed and approved by Zoning Attorney, Peter Pacione. The petitioner submitted a petition signed by thirteen neighbors, all in favor of the request for a variation from the Zoning Ordinance.

Commissioner Jackson commented, I think if there is an objection, is that the presentation that we got tonight is not clear about what they are doing, and here is a line saying if they are back there, it would have been okay. The drawings that we received were nice drawings saying this is a nice addition but it wasn't clear what we are approving the variation for.

Commissioner Donoval added, I like your project, I hope a lot more people would do what you are doing. Are you planning to concrete the existing crawl space?

Zygmunt Latka answered, yes.

Commissioner Walberg added, I think this is quite an improvement, I like the design. It does show some promise in the area. Hopefully other people will follow too.

Chairman Caslin opened the floor for any positive / negative testimony from the audience.

Resident Bob Shanahan took the floor and stated, I think it is a beautiful addition, the entrance makes it look more elegant. I wish more people would do it just like us.

Chairman Caslin added, just for the record, there are thirteen positive testimonies that were submitted.

Chairman Caslin also added, it is a very nice project I am glad you are doing it. I appreciate you doing it and improving the community.

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Wanda Lane took the floor and stated, I love Oakbrook Terrace, I just wish I would have done it sooner.

Building and Zoning Administrator Mihaela Dragan added, we received the topo survey that shows existing grading and proposed new grading which is currently under review.

MOTION Commissioner Jackson moved and Commissioner Cardenas seconded to approve Case #20-04.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

Ayes: Chairman Caslin, Commissioners Jackson, Ventura, Freda, Donoval, Cardenas, Walberg

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for the August 27, 2019, City Council meeting at 7:00 p.m. The next Public Hearing will be held on September 3, 2019. Addy will call you when the packets are ready.

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

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 7-0.

Chairman Caslin adjourned the meeting at 6:22 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary

