



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, December 5, 2017  
Case #18-7

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:05 P.M.

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

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

Absent: Commissioner Schneider

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Caslin said the first order of business was to approve the minutes of November 21, 2017, Case #18-6 for 17W722 Midwest Road, Petitioner Mohammed N. Yaqoob for Oakbrook Terrace Holding, LLC for Text Amendments, Special Uses, And Variations From The Zoning Ordinance.

Chairman Caslin asked if there was any final discussion. There was no discussion.

Chairman Caslin asked for a motion to approve the minutes of November 21, 2017, Case #18-6 for 17W722 Midwest Road, Petitioner Mohammed N. Yaqoob for Oakbrook Terrace Holding, LLC for Text Amendments, Special Uses, And Variations From The Zoning Ordinance.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to approve the minutes of November 21, 2017, Case #18-6 for 17W722 Midwest Road, Petitioner Mohammed N. Yaqoob for Oakbrook Terrace Holding, LLC for Text Amendments, Special Uses, And Variations From The Zoning Ordinance.

A VOICE VOTE WAS TAKEN AND PASSED 6-0.

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

John Streetz, Contractor from Doyle Signs, Inc. and Vicky TerBush were sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Caslin said the second order of business was to consider a request by 7-Eleven, Inc. ("Petitioner"), to approve variations from the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance"), as follows:

1. A variation from Section 156.043 (C) (5) of the Zoning Ordinance to allow for the height of the freestanding sign not to exceed 20 feet instead of the 15 feet maximum allowed.
2. A variation from Section 156.043 (C) (11) (c) of the Zoning Ordinance to allow an illuminated canopy fascia on the north, east and west sides of the canopy.
3. A variation from Section 156.043 (B) (3) (b) of the Zoning Ordinance to allow canopy fascia and Exxon signs on the north and west sides of the canopy in excess of the 25% of the canopy fascia on which it is applied, inclusive of the vacuum signage applied on a vacuum cleaner structure, the warning signage applied on the building and propane tank storage, including brand logos on the building and fuel dispensers.
4. A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which they are applied to and to cover up to 100% of the window.
5. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all signs not to exceed 1639.7 square feet instead of the maximum 218 square feet.

Chairman Caslin asked the Petitioner to stand and state his case.

John Streetz of Doyle Signs took the floor stating that the 7-Eleven gas station and convenience store is looking to rebrand their gas to Exxon and as a result they are proposing new signage on the canopy as well as signs on the pylon sign that are in line with the branding standards and working within the existing signage that is on the property now. Based on code, only 218 sq. ft. of signs would be allowed for this property. As a sign contractor, that would

certainly not be enough signage to brand this site at such a busy intersection with two street frontages. A quick summary of what is proposed to be done; there are three different elements for the signage, rebranding the pylon sign, rebranding the canopy, as well as rebranding the pumps that are on the site. The existing site has far more signage than what would normally be allowed by code. If allowed to rebrand this site as proposed, it will be a much nicer and cleaner look than what is there now; a nice cohesive feel for the property. Starting off with the pylon sign, the new sign will stay at the same height as it is now which is twenty feet, and at the same square footage as what's there right now. They will simply be rearranging some of the cabinets on the sign and putting in a new electronic message center for the pricers, which has proven itself very cost effective for all gas stations, as well as new retrofit of the sign, new LED lights and a brand new Exxon cabinet; maintaining the same height and square footage as they currently have. Lastly, they will be repainting the poles a nice white; doing their best to use what is currently there. Reducing the sign five feet will hurt the overall look of the sign at such a busy intersection.

Contractor Streetz continued highlighting different aspects of what they are proposing to do with respect to the canopy and pumps. Presently the existing canopy, which has since been painted white to accommodate rebranding the site without actually putting any new signs up, had stripes with the 7-Eleven branding colors as well as three illuminated logos. This particular canopy has a t-shape from the top view and has striping on all sides of it. From that standpoint, the square footage of the canopy, since the City Code counts the striping on the canopy, there is over 1,000 square foot on signage on it. With the proposed rebrand, all sides of the canopy would be refaced, adding two sets of Exxon push through letters which basically only the letters themselves would illuminate, not the background, and some nice stripe lighting on three elevations. The pumps will also be rebranded and a branding for the synergy pumps. If approved, this will not alter the essential character of the gas station / convenience store.

Chairman Caslin asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administrator Dragan took the floor stating that in conclusion, the existing Citgo is changing to Exxon and the Applicant is seeking approval for variations from the Zoning Ordinance concerning height of the freestanding sign, to allow an illuminated canopy, to permit signs in excess of 25% of the structure to which they are applied including the canopy, and window signs to exceed the 25% of the window areas with a total of all signs not to exceed 1,640 sq. ft. instead of 218 sq. ft. The Commission received signage summary in the packet and also included for tonight's meeting a copy of the ordinance approved for the property located

at 1 E. Roosevelt Road. Similar variations requested were approved for changes from Citgo to Mobil in 2016. Also please note that the Applicant's request does not include a request for a Special Use Permit for the unenclosed conduct of storage and merchandise display which is currently existing in front of the convenience store; however, the sign company was told that such request would be considered by others. The representative from the sign company is here tonight to obtain approval for variations from the Zoning Ordinance concerning signage. Previous ordinance allowed freestanding signs not to exceed 20 feet in height, a very similar situation at the southeast corner of Roosevelt and Ardmore, and the existing sign is 20 feet in height. The reason they addressed the variation because under the current code, freestanding signs shall not exceed 15 feet in height along Roosevelt and 22<sup>nd</sup> Street. So now it has to be brought into compliance even if they maintain the same height of sign; it must be brought into conformance with the current code.

Chairman Caslin asked if there were any questions from the Commissioners.

Commissioner Ventura stated that the total permitted area for all signs on the subject property is 218 sq. ft. and they are seeking not to exceed 1,639; that is a really large difference. Commissioner Ventura then asked what the current square footage that 7-Eleven has right now.

Contractor Streetz responded that the current square footage for all signs is 1,950.6 sq. ft. so actually going down in total square footage.

Building and Zoning Administrator Dragan added that the signage was until October when they painted over the canopy, so at this time it is a lot less signage.

Contractor Streetz noted that the spreadsheet with the summarized signage shows what they originally had, what they had after they did a small retrofit where they painted over all of the stripes, and what they are currently proposing just for a point of reference. Building and Zoning Administrator Dragan is correct, as of right now they only have about 634 sq. ft. but that really shows what happens when all the striping on the canopy is painted over; that canopy is gigantic in terms of square footage. Only one or two faces of that canopy are seen at one time.

Commissioner Jackson directed a question toward Building and Zoning Administrator Dragan asking if there will be another presentation in respect to the outside storage.

Building and Zoning Administrator Dragan replied that at the time they worked on the Legal Notice with the sign company, it was mentioned that it would be necessary to address a Special Use because of the existing; however, they were told to address signage variations only.

Contractor Streetz added to confirm that he was advised by his client to not pursue that portion, that another person would be handling that.

Commissioner Jackson then asked that on the canopy, the sign for the 7-Eleven will be eliminated and just add the Exxon sign.

Contractor Streetz responded that is correct. The 7-Eleven will have a prominent logo on the pylon sign which will draw them into both Exxon and 7-Eleven.

Commissioner Jackson questioned that the pumps are going to stay the way they are now because they have the Exxon sign on them.

Contractor Streetz replied that he believes that they have done a minor rebranding on those pumps. There is some branding on the pumps that is illuminated through the graphics; it is part of the branding standards for Exxon currently.

Chairman Caslin asked if they were running a band of illumination around the canopy on top.

Contractor Streetz responded that is correct. A simulation of what this typically looks like was shared with the Commissioners showing what the banding will look like at night, as well as what the Exxon letters look like; a very classy, nice look, a subdued lighting and also very similar to what Mobil is doing.

Chairman Caslin asked if there were any additional questions from the Commissioners; there were none.

Chairman Caslin asked the City Attorney Pacione if he had any comments.

City Attorney Pacione asked Building and Zoning Administrator Dragan about the note that says portable ground signs are not permitted and therefore will not be approved; none of this includes that.

Building and Zoning Administrator Dragan replied that no, they were submitted in the photos, so that is why it is specified that they are not allowed.

Chairman Caslin asked for a motion to approve Case #18-7, a request by 7-Eleven, Inc. ("Petitioner"), to approve variations from the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance"), as follows:

1. A variation from Section 156.043 (C) (5) of the Zoning Ordinance to allow for the height of the freestanding sign not to exceed 20 feet instead of the 15 feet maximum allowed.
2. A variation from Section 156.043 (C) (11) (c) of the Zoning Ordinance to allow an illuminated canopy fascia on the north, east and west sides of the canopy.
3. A variation from Section 156.043 (B) (3) (b) of the Zoning Ordinance to allow canopy fascia and Exxon signs on the north and west sides of the canopy in excess of the 25% of the canopy fascia on which it is applied, inclusive of the vacuum signage applied on a vacuum cleaner structure, the warning signage applied on the building and propane tank storage, including brand logos on the building and fuel dispensers.
4. A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which they are applied to and to cover up to 100% of the window.
5. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all signs not to exceed 1639.7 square feet instead of the maximum 218 square feet.

MOTION Commissioner Jackson moved and Commissioner Walberg seconded the motion to approve Case #18-7, a request by 7-Eleven, Inc. ("Petitioner"), to approve variations from the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance"), as follows:

1. A variation from Section 156.043 (C) (5) of the Zoning Ordinance to allow for the height of the freestanding sign not to exceed 20 feet instead of the 15 feet maximum allowed.
2. A variation from Section 156.043 (C) (11) (c) of the Zoning Ordinance to allow an illuminated canopy fascia on the north, east and west sides of the canopy.
3. A variation from Section 156.043 (B) (3) (b) of the Zoning Ordinance to allow canopy fascia and Exxon signs on the north and west sides of the canopy in excess of the 25% of the canopy fascia on which it is applied,

inclusive of the vacuum signage applied on a vacuum cleaner structure, the warning signage applied on the building and propane tank storage, including brand logos on the building and fuel dispensers.

4. A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25% of the windows to which they are applied to and to cover up to 100% of the window.
5. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all signs not to exceed 1639.7 square feet instead of the maximum 218 square feet.

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

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

Nays: None

Absent: Commissioner Schneider

MOTION PASSED WITH A VOTE OF 6-0.

Chairman Caslin asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated that The Letter of Recommendation will be placed on the January 9, 2018 City Council meeting agenda.

City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, December 5, 2017  
Case #18-8

Chairman Caslin said the third order of business was, to consider a request by Daniel and Jessica Lindeen ("Petitioners"), to approve variations to the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

1. A variation from Section 156.035 (C) (2) (b) and (D) of the Zoning Ordinance limiting the size of a detached garage to 920 square feet in order to permit a detached garage of 1000 square feet.
2. A variation from Section 156.035 (C) (1) (a) limiting the maximum height of a detached garage to 16 feet above grade to permit a detached garage of 17 feet above grade.
3. Pursuant to Section 156.023(B), such other variations and authorizations as may be required to permit the improvements according to the plans on file with the City and as these plans may be amended through the City Council's consideration of this request.

Chairman Caslin asked the Petitioner to stand and state his case.

Vicky TerBush took the floor stating that she is representing the Petitioners, Jessica and Dan Lindeen who are looking to build a new garage which is slightly larger than what the ordinance provides for; they would like 1,000 sq. ft. versus 920 so they are looking for about 80 sq. ft. additional. They would also like to go 17 feet high as opposed to 16 to have extra storage in that attic. The plat of survey in the packet shows that they have a lot of green space so they are not going to in any way encroach on the coverage; their house only covers 900 sq. ft. and the garage would be 1,000. They are well within the coverage areas.

Chairman Caslin asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administrator Dragan took the floor stating that the Commission received staff memo and the Applicant, owners of the property, are seeking approval for variation from the Zoning Ordinance to permit construction of a detached garage with 1,000 sq. ft. in area instead of 920 sq. ft. permitted, and 17 feet in height instead of 16 feet. The staff memo includes variations approved by the City in 1994 for two other properties when the City Code allow a detached garage with an area not to exceed 800 sq. ft. and the current code allows a detached garage up to 920 sq. ft. For the other two properties, a variation was approved to permit 609 sq. ft. over the allowable 800 sq. ft. under the previous code, and for another property a variation to permit 492 sq. ft. over the allowable 800 sq. ft. So there are at least two other homes in our records that had public hearing; others may have larger



garages before the Zoning Code. The two other homes, one has a garage approximately 1,400 sq. ft. in area and the other one approximately 1,300 sq. ft. in area.

Chairman Caslin opened the floor for public participation.

Chairman Caslin asked for any positive testimony or negative testimony.

Chairman Caslin noted that there was none.

Chairman Caslin closed the public portion of the hearing.

Chairman Caslin asked if there were any additional questions from the Commissioners.

Commissioner Walberg commented that there is already precedence to allow for the overage on the square footage and these are minimal compared to what was allowed before.

Commissioner Jackson asked when they were designing what caused them to not be able to go 920; that it has to be 1,000.

Representative TerBush responded that actually it hasn't been designed yet. They came here first before having it drawn. It is really just the space that they wanted for their cars, and toys. They have more than enough green space to use that extra 80 sq. ft. so for them it works better.

Chairman Caslin added that as far as the gentleman there is no garage ever big enough.

Chairman Caslin asked if there were any additional questions from the Commissioners; there were none.

Chairman Caslin asked for a motion to approve Case #18-8, a request by Daniel and Jessica Lindeen ("Petitioners"), to approve variations to the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

1. A variation from Section 156.035 (C) (2) (b) and (D) of the Zoning Ordinance limiting the size of a detached garage to 920 square feet in order to permit a detached garage of 1000 square feet.
2. A variation from Section 156.035 (C) (1) (a) limiting the maximum height of a detached garage to 16 feet above grade to permit a detached garage of 17 feet above grade.

3. Pursuant to Section 156.023(B), such other variations and authorizations as may be required to permit the improvements according to the plans on file with the City and as these plans may be amended through the City Council's consideration of this request.

MOTION Commissioner Walberg moved and Commissioner Ventura seconded the motion to approve Case #18-8, a request by Daniel and Jessica Lindeen ("Petitioners"), to approve variations to the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

1. A variation from Section 156.035 (C) (2) (b) and (D) of the Zoning Ordinance limiting the size of a detached garage to 920 square feet in order to permit a detached garage of 1000 square feet.
2. A variation from Section 156.035 (C) (1) (a) limiting the maximum height of a detached garage to 16 feet above grade to permit a detached garage of 17 feet above grade.
3. Pursuant to Section 156.023(B), such other variations and authorizations as may be required to permit the improvements according to the plans on file with the City and as these plans may be amended through the City Council's consideration of this request.

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

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Cardenas, Donoval, Walberg  
Nays: None  
Absent: Commissioner Schneider

MOTION PASSED WITH A VOTE OF 6-0.

Chairman Caslin asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated that The Letter of Recommendation will be placed on the January 9, 2018 City Council meeting agenda. The next Planning and Zoning meeting is scheduled for Tuesday, December 19, 2017 at 6:00 P.M. Michelle will notify you as soon as the public hearing packet will be available for pick up.

Chairman Caslin asked for a motion to adjourn the meeting.

Planning & Zoning  
Commission Meeting  
December 5, 2017  
Page Four

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

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

Chairman Caslin adjourned the meeting at 6:35 P.M.

Respectfully submitted by,

Michelle Bossle  
Building and Zoning / Planning and Zoning Secretary