



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, March 5, 2019
Case #19-10

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:00 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, Peter Pacione, 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 February 19, 2019, Case #19-09 for 17W275 Butterfield Road, Petitioner City Council of the City of Oakbrook Terrace for text amendments to the City's Zoning Ordinance.

Chairman Caslin asked if there was any final discussion.

No final discussions from the Commission.

MOTION Commissioner Freda moved and Commissioner Jackson seconded the motion to approve the minutes of February 19, 2019, Case #19-09 for 17W275 Butterfield Road, Petitioner City Council of the City of Oakbrook Terrace for text amendments to the City's Zoning Ordinance.

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

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Freda, Donoval, 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.

Michelle Forys from Omega Sign and Lighting Inc. was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Michelle Forys took the floor and stated, good evening, I am Michelle Forys with Omega Sign and Lighting Inc. This evening we are presenting on behalf of Giordano's. Our proposed change is to modify the existing pole sign that has a changeable copy reader board. We would like to upgrade that to an electronic message center. The existing signage that is present on the building will remain unchanged. We intent to keep the same size cabinet that is presently there, we are not seeking any additional square footage. We are only hoping to modify and upgrade to a more energy efficient LED system that is easier to change the message to advertise. You can see that the present setback will not change, we intent to keep the existing cabinet that is there now. I believe that the existing sign that is here now was grandfathered in at one time because the height from grade is a bit less than what is allowed and that is one of the points we have in our variances, is to maintain that. The existing top part of the cabinet is also going to remain as is; it does presently have chaser lights that do not move they just stay illuminated. We don't intent to change that either. If anyone has any questions, I can answer them now.

Commissioner Freda asked, so your intent is not to change the top part of the sign, just the digital media?

Michelle Forys answered, that is correct.

At this time, Bob Ceddia, Regional Director of Operations for Giordano's was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Bob Ceddia took the floor and stated, my name is Bob Ceddia, and I am the Regional Director that oversees this location along with other towns as well. Oakbrook Terrace has been great to us all the time. We have put in a few dollars to improve the restaurant, the sign being one of those improvements.

Commissioner Jackson directed his question to Bob Ceddia asking, may I ask you a non-variance question, how do you think the sign change will impact you revenue, or how you do the capital expenditure analysis?

Bob Ceddia answered, this is my second busiest restaurant that I oversee, were just trying to come into the millennium. We have remodeled everything from the outside to the inside, so were just trying to get more attention. Restaurants right now are in a very tough place especially fast casual, we have been fortunate enough the past two years to track above average which is great for fast casual. But this year we started parallel with everyone else so we are looking for ways to upgrade. I didn't really answer your question, but as far as getting our money back, we look at it as just a marketing thing.

Commissioner Freda commented, I would think with restaurants, you have to keep refreshing it because you have competition coming in with new stores.

Bob Ceddia answered, absolutely especially in this area.

Commissioner Donoval asked, in Point A, we have increase of signage by one-third allowing 194 square feet and asking for 344 square feet. Can you explain to me where we are going to increase the signage?

Michelle Forys answered, it is not an increase on this particular sign, originally the sign allowance for that lot is 194 square feet. What is there today is the equivalent of the max. We are just replacing a prior variance for the same property to keep the exact same size cabinet but just remove the internal illumination and those changeable copy faces to insert the electronic message.

Commissioner Donoval asked, so why are we asking for variation?

Building and Zoning Administrator Dragan stated I can explain, since installation of the existing freestanding sign, the City's sign code was modified. We addressed all variations from the current sign code in order to have a clean ordinance for the subject property concerning signage. Some of the variations were included in Ordinance #97-45. More variations were added as far as the height of the bottom panel sign for example, which is under 6 feet from the ground to the bottom panel sign. The sign code was modified around 2007, years later after Giordano's obtained approval for various variations from the sign code. At this time, the petitioner is seeking approval to allow removal and replacement of the double sided sign bottom panel on the existing freestanding sign with a

digital sign. They are requesting a signage variance to allow the digital sign.

Commissioner Donoval asked, when you remodel the sign, can you get rid of the flashing lights? We have to take into consideration the residential street behind Giordano's.

Michelle Forsys answered, the lights are similar to the flashing light style, but they remain lit 100% of the time they do not move or flash at all.

Commissioner Donoval commented, all this that you are proposing leaves a lot of light for the residential area, there is a house right across the street from Giordano's, that on the second floor two children sleep. There is no screening. They promised us that we were going to have new trees, the fence needs a lot of repairs, the gate is always open and at night people from your restaurant are wandering through the neighborhood. This has to stop.

Commissioner Ventura added, I think that your delivery people sometimes park there, and then come in and out.

Commissioner Donoval commented, also there is no proper screening, there is about 30-40 feet with no trees and that has to be addressed.

Building and Zoning Administrator answered, the gate has to be there, as the landscapers have to have access. Of course the gate has to be closed and locked, but the gate has to be there for easy access for landscaping purposes.

Commissioner Donoval asked, what about the screening?

Building and Zoning Administrator Dragan answered, there is an approved landscaping plan on file with the City, which refers to the landscaping behind Giordano's. During review for the request for signage variations, there was no need to review of the landscaping plan. We looked at everything concerning signage. If you have any concerns regarding landscaping, you can fill out a FOIA request and you will be able to look at the plan.

Commissioner Donoval added, but this directly involved with the sign, the sign gives a lot of light and there is no screening.

Building and Zoning Administrator Dragan answered, you can follow up with a FOIA request, and if there is a complaint we will investigate and address this issue with Giordano's

Commissioner Walberg asked, the lower sign, is that a changeable picture that is going to be there or just information?

Michelle Forsys answered, It will be an electronic message center sign, we will have information that is set to be static for ten seconds. It won't be necessarily something like a television that is running all the time.

Chairman Caslin asked, is the sign dimmable?

Michelle Forsys answered, yes, the sign does have a photo eye in it so it acts like a photo cell. It will adjust down to 30% of brightness after a certain time of the day when it gets dark, so it won't be glaring. If there is an issue or complaint that it is too bright, we can go in and manually adjust it.

Chairman Caslin directed a question to Bob Ceddia, as a good neighbor I have a request for you not a demand, it has nothing to do with this procedure, would you please fix the gate, and if there are trees missing, as Building and Zoning Administrator Dragan will check, I would appreciate it if you would put them back. I understand you can't dig in the ground right now but come spring time, I would appreciate it if you would fix it.

Bob Ceddica answered, Commissioner Donoval is right, the gate was off hinged but they did fix it once the weather got a little bit better. As far as the trees, this is the first time I am hearing about this, but if you would let me know what is needed, we will address it.

Chairman Caslin added, there was originally a wall of evergreens back there. It is a tough balance between the commercial and the residential and it is so close, but we cannot hold you hostage for other things, other than what you are here for.

Chairman Caslin asked if there were any other comments from the Commission at this time.

Chairman Caslin stated, the legal notice that was sent out had the wrong time, it says 7:00 p.m. not 6:00 p.m. In the eyes of the law, we cannot vote

unless people that are given the opportunity to come in, have had a chance to talk. We are going to take a recess until 7:00 p.m.

MOTION Commissioner Walberg moved and Commissioner Cardenas seconded the motion to take a recess.

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

The Planning and Zoning meeting was called back to order by Chairman Caslin at 7:02 p.m.

Chairman Caslin requested Michelle Forys if she could give her presentation a second time due to two residents in the audience.

At this time, Michelle Forys gave her presentation a second time.

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

Resident Ave Berkshire was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Resident Berkshire commented, I was just concerned when they said they wanted variance for the height.

Building and Zoning Administrator Dragan answered, the sign height will not change. In 1997 when they installed the sign, the City's code allowed up to 20 feet in height, the sign is lower than 20 feet but over 15 feet in height per current code. So ten years later since the installation of the existing freestanding sign the City changed the code and under the current code sign height can be up to 15 feet. They are not proposing to change the height of the sign, the sign height remains the same. They are only changing the bottom double sided sign panel to have a digital sign.

Attorney Pacione asked Resident Berkshire if that answered her question?

Resident Berkshire answered, yes, thank you.

MOTION Commissioner Jackson moved and Commissioner Freda seconded to approve Case #19-10 Variations to the Sign Code.

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

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Ayes: Chairman Caslin, Commissioners Ventura, Jackson, 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 March 12, 2019, City Council meeting at 7:00 pm., and the next Public Hearing will be March 19, 2019, at 6:00 pm.

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

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

Chairman Caslin adjourned the meeting at 7:11P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary