



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, August 18, 2020  
Case #21-02

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 July 21, 2020, Case #21-01 for 17W275 Butterfield Road, Petitioner, City Council of the City of Oakbrook Terrace.

Chairman Caslin asked if there was any final discussion.

MOTION Commissioner Freda moved and Commissioner Ventura seconded the motion to approve the minutes of July 21, 2020, Case #21-01 for 17W275 Butterfield Road, Petitioner City Council of the City of Oakbrook Terrace.

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

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in. Sue Johnson, Managing Broker, Dr. Arif H. Agha, owner of the property, and Siobahn Kennedy from The Image Salon Studios were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Sue Johnson took the floor and stated, I would like to thank all of you for making this possible due to all the extenuating circumstances that we are going through. I am Sue Johnson, I have been a managing broker for about 30 years. I have done many different things in zoning and development. I took a particular interest in Summit Avenue because of pure interest on why this section was not developed. I am here with Dr. Agha, the owner of the property, he is an outstanding citizen and neighbor. He has had many hardships with this property. It has been a challenge in terms of renting this property because he has been very careful as to who his tenant will be. Today, we have a right fit for a hair salon business. The tenant has been in business for 18 years, she would like to expand her business and move to the suburbs. We would hope you make a decision to let this business prosper and grow.

Dr. Agha took the floor and stated, good evening everyone, I am Dr. Agha, owner of 1S183 Summit Avenue. I have owned this property for about 15 years. It was a spa when I purchased it, and within a month it got shutdown because of the illegal activities that were taking place. The building was vacant for about 5 years after that, and then my wife and I decided to move our office to this location. In 2017, we moved because we needed a bigger space. Since then we have been trying very hard to rent it or sell it and it has been a big challenge especially now with the pandemic and everything slowing down. We do have a tenant interested in running a hair salon. I understand that you have been kind enough to approve a similar business on Summit Avenue, and humbly ask that you allow this request. I have been very careful in the offers that I have received for possible tenants and have declined a lot, but I feel like this is a good fit.

Siobahn Kennedy took the floor and stated, hello everyone, I have here the floor plan for what I would like to do. It is basically a salon suite where all of the operators will have their own space to operate and I think that is great due to what is going on. The services that I will offer are hair color, cuts, extensions, styling, and makeup. I would also like to have some retail space where I will sell hair and nail products. Items centered around beauty.

Commissioner Freda asked, how many operators will you have?

Siobahn Kennedy answered, including myself, 5.

Commissioner Freda then asked, how many parking spaces are there available?

Building and Zoning Administrator Dragan answered, 11.

Commissioner Freda also asked, the fence in the back is totally deteriorated, and the neighbor behind you can look right through. Are you going to replace that fence?

Dr. Agha answered, yes, we understand there is a new ordinance for fencing and we will comply with that.

Commissioner Freda then asked, you think there will be enough parking spaces for your clients and well as employees?

Siobahn Kennedy answered, yes, operators will only be working with one client at a time not multiple. I doubt we will have an overflow.

Commissioner Ventura asked, what is the square footage?

Siobahn Kennedy answered, 2,400 square feet.

Commissioner Ventura also asked, wouldn't 24 parking spaces be required?

Building and Zoning Administrator Dragan answered, no, it's the same as medical. They will need 1 parking space per 200 square feet and there is room in the driveway as well.

Commissioner Donoval asked, do you have a lease already?

Siobahn Kennedy answered, yes.

Commissioner Donoval then asked, what kind of services will you offer?

Siobahn Kennedy answered, haircuts, coloring, styling, and makeup.

Commissioner Donoval commented, I looked at the fence before the meeting, and something has to be done about that fence.

Sue Johnson answered, we will go and take a look at it and definitely do something about it.

Commissioner Walberg asked, I have a concern about the fence, it's not in compliance and it's in really bad shape. Would you be willing to have your approval contingent on replacing the fence and bringing it into compliance?

Dr. Agha answered, whatever this Commission feels is appropriate, I am willing to do what is necessary.

Commissioner Walberg added, it really is in bad shape, and I would hope that you replace it and bring it in compliance.

Chairman Caslin added, I looked at the fence as well. It is in deplorable condition and needs to be replaced. There is also a lot of overgrown brush that needs to be cleaned up. I believe that fence should be replaced with an 8 feet fence contingent on this being passed.

Dr. Agha answered, we will replace it.

Chairman Caslin then added, if you have no objection with me putting into the contingent that the fence has to be replaced to an 8 feet solid fence, then we can proceed to a vote.

Dr. Agha answered, sure.

Building and Zoning Administrator Dragan added, you received my memo dated August 12<sup>th</sup>, I just wanted to remind you that in 2019 a public hearing was held to consider the request made by the owner of another property located on the east side of Summit Avenue, north of 1S183 Summit Avenue. At that time, the petitioner requested approval for a text amendment and special use. Based on this, the Zoning Ordinance was modified accordingly to allow a day spa if a special use is granted. If the Commission agrees to recommend approval of the special use, the approval can be contingent on replacing the existing fence with an 8 feet in height solid fence or wall.

MOTION Commissioner Freda moved and Commissioner Cardenas seconded to approve Case #21-02 contingent that the existing fence be replaced with an 8 feet in height solid fence.

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, Freda, Jackson,  
Cardenas, Donoval, 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 25, 2020, City Council meeting at 7:00 p.m. The next public hearing meeting will be September 1, 2020, Addy will contact you when the packets are ready.

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

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

Chairman Caslin adjourned the meeting at 6:24 P.M.

Respectfully submitted by,

Addy Lozano  
Building and Zoning / Planning and Zoning Secretary