



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, May 4, 2021  
Case #22-01

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, 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 January 5, 2021, Case #21-08, 17W160 22<sup>nd</sup> Street Petitioner, REI.

Chairman Caslin asked if there was any final discussion.

MOTION Commissioner Ventura moved, and Commissioner Freda seconded the motion to approve the minutes of January 5, 2021, Case #21-08, for 17W160 22<sup>nd</sup> Street Petitioner, REI.

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

Nays: None

Abstain: Walberg

MOTION PASSED WITH A 6-0 VOTE.

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

Steve Hull, with Doyle Signs Inc. was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Steve Hull from Doyle Signs took the floor and stated, good evening I am with Doyle Signs representing NAI Hiffman for One Oakbrook Terrace. The customer has asked that we update their current sign. On the exhibit you can see the current sign as it sits today. Currently, it is 10 feet wide, and 8.6 feet tall. The sign is currently sitting on the property line and that is why we are here, to request a variance to update the current sign. The new sign will replace the old sign in the same exact location. One of the exhibits also shows the current signs on the property that are permitted. There are no other monument signs except the one we are replacing. The proposed sign is a lot more modern; the brush aluminum will not be a traffic issue it will be a satin silver aluminum non-reflective. One of the exhibits provided also shows the night view with the only components that will illuminate. They are not going to add any other tenants to the sign as of right now.

Commissioner Freda asked, I just have a few points, on one of the exhibits you have the old sign is 10 feet and where you show the other its shows 10.6 feet, that's my only question on that. You are also smaller on square footage on the new sign.

Steve Hull answered, correct, it is slightly smaller in square footage, but it is slightly taller by 6 inches.

Commissioner Freda also asked, the face of the sign is smaller in square footage?

Steve Hull answered, correct that is what my team created in the direction of NAI Hiffman's request.

Commissioner Freda then asked, is it going to be illuminated?

Steve Hull answered, only the portions of One Oakbrook Terrace and NAI Hiffman.

Commissioner Cardenas commented, I think it looks very good.

Commissioner Walberg asked, is any part of the old sign going to be used for the new sign?

Steve Hull answered, yes, we are going to be using the existing steel support that goes right through the middle.

Commissioner Walberg also asked, so you will not be taking everything out from the existing sign?

Steve Hull answered, correct we are just going to take out the old cabinet and install the new one.

Chairman Caslin asked, is the concrete base going to stay?

Steve Hull answered, yes.

Chairman Caslin then asked, you are just going to cut it down?

Steve Hull answered, were going to add to it because the proposed sign is 6 feet taller, so we'll just be adding a 6 feet steel to support it.

Chairman Caslin added, I am talking about side by side. 8 feet goes to 10 feet and the concrete base is underneath. Will you leave that base and cut it down?

Steve Hull answered, it is my understanding that the scale support goes directly through so it will be pretty much flushed through the edges. There will not be any foundation work required.

**MOTION** Commissioner Jackson moved, and Commissioner Freda seconded to approve Case #22-01.

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

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 Mihaela Dragan took the floor and stated, as you are aware this gentleman made the presentation for Bosch signage, it was nice working with him, he complied with everything he was asked to

submit. I think the new sign looks modern and they will be able to advertise more than one tenant. I looked in relation to other signage including the new one at Lou Malnati's and Lakeside Bank and I don't think it's a traffic hazard. I made a note in my memo, since the new code became effective similar requests for variations were approved for other properties. The Letter of Recommendation will be placed on the Agenda for the May 11, 2021, City Council meeting.

Commissioner Freda then questioned previous case #21-06, the repair to the MacArthur Drive berm. What is the status on that?

Building and Zoning Administrator Mihaela Dragan answered, I am working with the new owners, it's been complicated but it will get done. They had landscaping companies today onsite that will provide estimates. They are very well aware that we would like for the work to begin as soon as possible.

Chairman Caslin asked, what happened to the landscaping company that made the presentation?

Building and Zoning Administrator Mihaela Dragan answered, I provided their name to the new owners, but it is not mandatory that they use that one.

Commissioner Ventura asked, even if they have to set a bond?

Building and Zoning Administrator Mihaela Dragan answered, they have to set a letter of credit. The seller's attorney spoke to our City Zoning Attorney. However, they submitted documents that I determined was not an acceptable letter of credit. I extended their deadline many times, but I advised that I must receive the letter of credit as soon as possible, or citations will be issued.

Chairman Caslin asked, so until they resolve their issue, will be allowing them to work inside or are we going to red-tag the building?

Building and Zoning Administrator Mihaela Dragan answered, the building is empty. At this time, no one is working inside, but we will not issue any building permits until the landscaping is completed.

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

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

Planning & Zoning  
Commission Meeting  
May 4, 2021  
Page Five

Chairman Caslin adjourned the meeting at 6:20 P.M.

Respectfully submitted by,

Addy Lozano  
Building and Zoning / Planning and Zoning Secretary