



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, May 7, 2019  
Case #20-01

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:04 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 April 16, 2019, Case #19-14 for 18W100 22<sup>nd</sup> Street, Petitioner Vequity, LLC.

Chairman Caslin asked if there was any final discussion.

Commissioner Donoval requested corrections to page five of the minutes and that the year of The Disability Act be changed from 1998 to 1988.

**MOTION** Commissioner Jackson moved and Commissioner Cardenas seconded the motion to approve the minutes of April 16, 2019, Case #19-14 for 18W100 22<sup>nd</sup> Street, Petitioner Vequity, LLC as amended.

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.**

Commissioner Freda then commented, I think your design is lovely, and I wonder why you would want to put something like that on a redesigned building instead of just a logo for your company. I assume it's only your company in that building.

Roland Rauduve answered, yes, our company consist of three divisions, transportation, residential, and whole sale. In certain situations, we need to have the ability to use our logo for every type of division.

Commissioner Freda then asked, so you are not interested in a monument sign?

Roland Rauduve answered, I don't think it will be visible.

Commissioner Ventura added, I don't have any questions just a comment, and the comment is the concern with setting a precedence allowing digital signs to go up on buildings as well.

Building and Zoning Administrator Dragan added, the way how I look at it, the sign will not affect the residential neighborhood but it will help the business to be seen from Route 83 as it is far set back from the major road. In that area he would be allowed a maximum 9 feet height freestanding sign which will not help from Route 83 due to Mid America Plaza parking lot. So the wall sign is the only way. I know he will improve, he has been the owner of the subject property for many years now. The maximum building height will be on east side from about 22 feet to 26 feet, which is under the permitted 35 feet height and it is lower on the back towards the residential area. In my opinion, a 9 foot monument sign will not really help the business to be seen.

Commissioner Jackson commented, you told us one of the reasons its advantageous to the City of Oakbrook Terrace is it will inform the residents of the time and temperature, and yet you tell us that is facing the other way so that no residents will be able to see it.

Roland Rauduve answered, I wouldn't agree totally, and the reason is because I feel we are at one of the gates to the City and most of the residents that come from Route 83 always pass our building.

Commissioner Jackson also asked, do you believe that any of your current customers currently, don't have that information in their pockets?

Roland Rauduve answered, it wasn't easy to find the material necessary to improve the building. This material only covers 25% of the light coming in the building. So by using this material we are still keeping the windows behind, and were able to create a modern look for the building.

Commissioner Cardenas added, I guess it will be reviewed by the Building Department as far as the percentage of the light going in.

Building and Zoning Administrator Dragan answered, yes, absolutely.

Commissioner Donoval asked, do you have building plans ready?

Roland Rauduve answered, not yet.

Commissioner Donoval then asked, but this is how it's going to be?

Roland Rauduve answered, yes.

Commissioner Donoval added, it looks like it's going to be a big improvement to the neighborhood.

Commissioner Walberg added, I agree, I think the conceptual picture is beautiful. I like the style very much, do you have a conceptual picture of how it will look with the sign?

Roland Rauduve answered, the signage is shown on the picture, unfortunately I don't have the front, we tried to get a picture of how it would look from Route 83, but our building is so small.

Commissioner Walberg also asked, so that area on top, that is where the digital sign is going?

Roland Rauduve answered, yes.

Chairman Caslin asked, what is the fabric or whatever that is, that you are putting on the outside?

Roland Rauduve answered, it's a mixture between clay tile and brick.

Chairman Caslin also asked, have you approached the Fire Department with this building?

Roland Rauduve answered, we have not created specific restrictions but I can assure you we will not use any commercial video, that is not our intention.

Commissioner Jackson added, let me re-instate the same thing again, what Mihaela said with respect to putting a sign on a building that says this company such and such that has division such and such, I am not oppose to that at all. We are being asked to put up a sign that is open ended and we have your assurance at this moment, which I don't doubt, but I want it known that we are accepting on faith, the fact that that's all it does and it won't turn out to be a billboard.

Roland Rauduve answered, I totally assure you of that.

Chairman Caslin asked, what is the name of your company?

Roland Rauduve answered, Insurhaus.

Chairman Caslin then asked, and that is primarily what your sign is going to say?

Roland Rauduve answered, yes, but we are three divisions and in certain occasions we will change it to the other divisions, that is why we want a digital sign instead of putting three logos in the building.

Chairman Caslin added, we realize signage is how business is created and were not oppose to that. We want you to be successful. We're trying to look out for the neighbors that are around you. We don't mean anything towards you. We like the way your building is going to look, it's a nice improvement.

MOTION Commissioner Jackson moved and Commissioner Walberg seconded to approve Case #20-01 for a digital sign.

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

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

Nays: Commissioner Ventura

Absent: None