



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, December 17, 2019
Case #20-10

Building and Zoning / Planning and Zoning Secretary Lozano stated, tonight we do not have a Chairman or Vice Chairman, this meeting is called to order at 6:01 P.M. I will now take roll call.

Present: Commissioners Ventura, Jackson, Freda, Donoval, Cardenas, Walberg.

Absent: Chairman Caslin

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Addy Lozano, Building and Zoning / Planning and Zoning Secretary

Building and Zoning / Planning and Zoning Secretary Lozano then stated, I'll entertain a motion to appoint a Chairman for tonight's meeting.

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to appoint Commissioner Walberg as the Chairman for tonight's meeting.

Building and Zoning / Planning and Zoning Secretary Lozano took roll call.

Ayes: Commissioners Ventura, Donoval, Jackson, Walberg, Freda, Cardenas

Nays: None

Absent: Chairman Caslin

Commissioner Walberg said the first order of business was to approve the minutes of November 19, 2019, Case #20-08 for 1S501 Leahy Road, Petitioners Joel and Shirley McIndoo.

Commissioner Walberg asked if there was any final discussion.

Commissioner Freda noted that on page four, second paragraph to change the word "pit" to pitch".

MOTION Commissioner Ventura moved and Commissioner Freda seconded the motion to approve the minutes of November 19, 2019, Case #20-08 for 1S501 Leahy Road, Petitioners Joel and Shirley McIndoo as amended.

MOTION PASSED WITH A 6-0 VOICE VOTE.

Commissioner Walberg said the second order of business was to approve the minutes of November 19, 2019, Case #20-09 for 18W074-18W100 22nd Street, Petitioner Vequity LLC.

Commissioner Walberg asked if there was any final discussion.

No final discussions from the Commission.

MOTION Commissioner Freda moved and Commissioner Ventura seconded the motion to approve the minutes of November 19, 2019, Case #20-09 for 18W074-18W100 22nd Street, Petitioner, Vequity LLC.

MOTION PASSED WITH A 6-0 VOICE VOTE.

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

Gus Danos, property owner of 17W621-17W631 Roosevelt Road and Vice President, George Kourafas were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

George Kourafas took the floor and stated, thank you for having us tonight, what we are looking to do in the corner of Roosevelt Road and Summit Avenue is an 8.5 foot tall by 8 foot wide monument sign. The purpose of this sign is because it has been brought to our attention by some of our tenants, that customers are driving by and missing their businesses such as Wing Stop and Subway. It's important to us that our tenants retain their business.

Gus Danos then stated, by the time they stop at the light, it's hard for them to look back at the stores so we thought this would help and better our tenants business.

George Kourafas stated, we decided to go with a monument sign versus a pylon sign that's 20 feet tall. This is something more elegant with a brick

base. We actually have something similar a few miles east of this property on Mannheim Road and Roosevelt Road that looks very similar, and I printed a picture of it for you to see. It doesn't obstruct anything, it's very minimal but it's very effective when the customers drive by Roosevelt Road, they will have a reference point to see our tenants. It will be decorative with brick similar to the strip center so it can match and all of the panels will be the same color.

Gus Danos then stated, it's like the sign for Comar Properties. There's a base of brick, same color burgundy. We figured that's a classy color. I think we do a great job here in town, and we would like the permission for this sign.

Commissioner Freda asked, where are you proposing on locating this monument sign? On the Roosevelt Road side or Summit Avenue Side?

Gus Danos answered, Roosevelt Road.

Commissioner Freda then asked, and where about?

Gus Danos answered, probably in the center.

Commissioner Freda also asked, you show the height of the sign is 12 feet 4 inches and you have that area berm, so how high is that sign going to be?

Gus Danos answered, they are going to dig down to put the sign, so perhaps 10 feet.

Commissioner Freda then commented, you have so much signage, you have it on three sides of the building. I drive by there every day and I know all of the different stores that are there, I don't have any problems. I don't know what this would add to it.

Gus Danos answered, well, we hope that people can see more because obviously people are not seeing the stores. Six months out of the year people don't see the back signs by Pete's because there's trees back there, and on the east side it's just the Oxford Insurance sign.

Commissioner Ventura directed her question to Building and Zoning Administrator Dragan, how many monument signs do we have right now that are at zero feet from the property line or driveway versus the required minimum?

Building and Zoning Administrator Dragan answered, recently, IDOT took property from all of those property owners, so this is the only property, which I received the plat of survey due to the public hearing, as I wanted to see the current property line. However, I think all the other monument signs one for Pete's and one for Tax Premier, were possibly installed before the 10 foot distance minimum requirement. The City Code only required 3 feet from the property line. We talked about zero feet because the original location was proposed to be at the southwest of the property, however, at this time the owner is willing to install the sign on the south side of Roosevelt Road instead of the southwest corner of the property.

Building and Zoning Administrator Dragan then directed her question to Gus Danos, if it is possible to have the sign 3 feet from the property line?

Gus Danos asked, are we talking about the sign being in the center versus the corner?

Building and Zoning Administrator Dragan answered, yes.

Gus Danos answered, yes, that is possible.

Building and Zoning Administrator Dragan then added, when we worked on the Legal Notice, we addressed up to zero feet because that triangle formed by the intersection of the two streets. The plat of survey, since IDOT acquired that property, shows the new property line. In reality, if the owner agreed to have the sign on Roosevelt Road then he has 3 feet and that variation doesn't have to be approved from 10 feet to zero feet.

Commissioner Ventura directed her questions to Gus Danos, you are in agreement with that?

Gus Danos answered, yes.

Commissioner Ventura then commented, you were recently here for a variance for window signs and we granted you that, I think you have a lot of signage right now. It's a busy intersection, people are looking at the light and there's a lot going on. I don't think they are not seeing it because you don't have enough signage. That's just my personal opinion.

Commissioner Jackson added, I was going to have a big problem if it was in the corner because there's three exits just immediately south of that and with people arbitrarily turning right, I think the police would be constantly at that corner. But putting this further west, I have no problem.

Gus Danos added, we want to put a sign because we want it to work and I understand that sometimes it can be too many signs, but that's just what it takes.

Commissioner Jackson then added, you can't have too many signs right now that's the problem.

Gus Danos added, we just want to see if it's going to help the tenants that are there.

Commissioner Cardenas added, I think the building is nice, but you may be right that it is not easy to see when you're driving on Roosevelt Road. But the minimum according to our code is 10 feet. It is possible to have it in the center? Do you think that will help?

Gus Danos answered, I think we talked about maybe 40 feet from the corner, but we are going to see where is the best place. We don't want to put it where people can't see coming in and out. We are hopeful that this is going to work as long as it can be seen.

Commissioner Cardenas added, I have no objection as long as you don't block any visual coming in and out.

Gus Danos answered, we don't want that either, we don't know if this is going to help it's just an investment for our tenants.

Commissioner Cardenas asked, do you have any complaints from your tenants?

Gus Danos answered, we have complaints from the Wing Stop and sometimes Subway. Some of these businesses are owned independent and we have one on one conversations. If there is a company that owns 300 stores, we don't have these conversations with them.

Commissioner Freda asked, is it because they don't see the store or just don't care to stop at that store?

Gus Danos answered, honestly, I don't know, if that was the case we really wouldn't be here tonight wasting your time.

Commissioner Donoval commented, I have no objections if the sign goes in the center versus the corner.

Building and Zoning Administrator Dragan added, Mr. Chairman Caslin reviewed the applicant's request and he wishes for the monument sign not to be approved at the southwest corner of the property, but has no objection on Roosevelt Road.

Also as you know tonight's request is to allow a monument sign with an area of approximately 66.5 square feet per side of the proposed sign. For your information all of the commercial properties on the south side of Roosevelt Road, west of the subject property, previously obtained variation for signage and all of these properties have a freestanding sign.

If you consider approval of the monument sign at Roosevelt Road, the second variation from the Zoning Ordinance published, should not read the variation concerning the triangular area. Also, if you would like the sign to be installed at 3 feet from the property line, then you can make a motion for 3 feet instead of zero feet.

Just another comment, as an employee in the Building Department I get to see all the permits from different businesses and Gus Danos, the property owner, also owns Terrace Oaks One and Two and recently he highly improved the exterior of the properties including parking lots and landscaping.

Attorney Peter Pacione recommended that when the motion is made, it must read as follows: a motion to approve a variance from Section 156.043 (B) (1) of the Zoning Ordinance to allow a monument sign with an area of 133.33 square feet and a variation from Section 156.043 (C) (8) of the Zoning Ordinance to allow the location of a monument sign 3 feet from any property line or driveway instead of a minimum required 10 feet.

MOTION

Commissioner Jackson moved and Commissioner Freda seconded to approve Case #20-10 as stated by Attorney Peter Pacione.

Commissioner Walberg asked Building and Zoning / Planning and Zoning Secretary Lozano to take the roll call.

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

MOTION PASSED WITH A 6-0 VOTE.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for the January 14, 2020, City Council meeting at 7:00 p.m. There is no public hearing scheduled for January 7, 2020 would you like to cancel the meeting?

MOTION Commissioner Jackson moved and Commissioner Cardenas seconded the motion to cancel the January 7, 2020 meeting.

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

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

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

Commissioner Walberg adjourned the meeting at 6:33 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary