



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, July 30, 2019
Case #20-03

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 May 21, 2019, Case #20-02 for 1S131 Summit Avenue, Petitioner Shiwanna Townsend.

Chairman Caslin asked if there was any final discussion.

MOTION

Commissioner Jackson moved and Commissioner Freda seconded the motion to approve the minutes of May 21, 2019, Case #20-02 for 1S131 Summit Avenue, Petitioner Shiwanna Townsend.

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.

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

Katie Conroy, from Poblocki Sign Company was sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Katie Conroy took the floor and stated, we are here to present a sign for the property that you mentioned. This is for Loyola Medicine and some of the tenants in the building. This sign is going to match in size and appearance with the building just to the west of them. The frontage for this property is slightly smaller than the one next door by about 20 feet and that is why we are requesting a variance.

Chairman Caslin asked if there were any questions or comments from the Commissioners.

Commissioner Jackson asked, who made the decision to set up the money for the variance? Is that person here?

Katie Conroy answered yes, Jane Griffin, Regional Vice President of marketing for Loyola Medicine is here.

Commissioner Jackson then asked, the reason for putting purple stripes to go over the limit is for what?

Katie Conroy answered, we have two matching signs. You have two properties that are right next to each other and they are both Loyola Medicine, they want to make sure they stay within the corporate identity. This sign also includes signage for tenants that are in the Building but are not part of Loyola.

Commissioner Jackson also asked, does the other sign have the school crest?

Katie Conroy answered, yes.

Commissioner Jackson then asked, and we approved a variance for the other property?

Building and Zoning Administrator, Mihaela Dragan answered no, it was not required. I approved a sign permit because a variance was not required for that sign.

Commissioner Jackson asked the petitioner, is it worth the extra money?

Katie Conroy answered, well it needs a little bit more room for the tenants to be featured on the sign in addition to Loyola Medicine. But the two buildings are very large. We wanted the signs to be the same size in order to fit the tenants name and the Loyola Medicine name.

Commissioner Freda asked, so both signs will be identical?

Building and Zoning Administrator, Mihaela Dragan answered except that the sign for 1S224 Summit Avenue will also advertise the tenants and the other one doesn't.

Chairman Caslin asked, what percentage of the Building is Loyola?

Jane Griffin answered, about 75%-80% is Loyola Medicine.

Chairman Caslin also asked, there is no LED in the sign?

Katie Conroy answered, no.

Building and Zoning Administrator, Mihaela Dragan added, the sign will be smaller with respect to sign area than the current sign at DuPage Center for Health, the property to the north. That sign is approximately 90 square feet larger in area.

Chairman Caslin asked if there any questions or comments from the audience.

Dr. Mark Ligocki took the floor and stated, I am one of those tenants that they have on the sign. I have been in the community for 25 years so it would be wonderful to have my name on that sign.

Commissioner Jackson commented, I misunderstood, I have a picture of two signs. These are the signs you are talking about?

Katie Conroy answered, yes, the one on top shows during the day and the one at the bottom shows during the night.

Commissioner Jackson asked, do you have a picture of the other sign?

Building and Zoning Administrator, Mihaela Dragan answered, I think it was included in your packet.

MOTION Commissioner Freda moved and Commissioner Ventura seconded to approve Case #20-03.

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

Ayes: Chairman Caslin, Commissioners Jackson, Ventura, 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 the August 13, 2019, City Council meeting at 7:00 p.m. and that there are no public hearings scheduled for August 6, 2019 and asked the Commission if they would like to cancel.

MOTION Commissioner Jackson moved and Commissioner Freda seconded the motion to cancel the meetings for August 6, 2019.

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

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 6:15 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary