



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, April 21, 2015
Case #15-15

The Planning and Zoning meeting was called to order by Chairman Noble at 6:00 P.M.

Present: Chairman Noble, Commissioner's Schneider, Ventura, Myszkowski, Smurawski
Absent: Donoval
Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Janice Coglianesi, Building and Zoning / Planning and Zoning Secretary, Steve Fotos, Owner of Millhurst Charhouse & Banquets, Donna Semrau, Administrative Assistant for Millhurst Charhouse, and Mary McNamara, Property Manager of Oakbrook Terrace Corporation Center

Chairman Noble said the first order of business was to approve the minutes of April 7, 2015, Case #15-14, 17W675 Roosevelt Road, a request by Oakbrook Terrace Properties, LLC (Owner and Petitioner) to approve an amendment to the final plans for a previously approved Planned Unit Development and to approve an amendment to a Planned Unit Development under Section 156.025 (C) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") with exceptions authorized by Section 156.025 (B) (2) of the Zoning Ordinance.

Chairman Noble asked for any discussion from the Commissioners; there was none.

Chairman Noble asked for a motion.

MOTION Commissioner Myszkowski entertained a motion to approve the minutes of April 7, 2015, Case #15-14, a request by Oakbrook Terrace Properties, LLC (Owner and Petitioner) to approve an amendment to the final plans for a previously approved Planned Unit Development and to approve an amendment to a Planned Unit Development under Section 156.025 (C) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") with exceptions authorized by Section 156.025 (B) (2) of the Zoning Ordinance.

Commissioner Schneider seconded the motion.

Ayes: Chairman Noble, Schneider, Ventura, Myszkowski,
Smurawski
Nays: None
Absent: Donoval

MOTION PASSED UNANIMOUSLY WITH A VOICE VOTE OF 5-0.

Chairman Noble said the second order of business was to consider a request by Millhurst Charhouse & Banquets, Inc. to approve an amendment to the previously approved site plan and a request for variations from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Ordinance") as follows:

1. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to allow more than one freestanding or monument sign per lot frontage by allowing a second freestanding sign on the frontage at 1901 S. Meyers Road.
2. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to increase the maximum allowable area of all signs from 300 square feet to 327.31 square feet.

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

Steve Fotos, Owner of Millhurst Charhouse & Banquets and Donna Semrau, Administrative Assistant for Millhurst Charhouse & Banquets were sworn in by Janice Coglianese, Building and Zoning / Planning and Zoning Secretary.

Petitioner Fotos took the floor and stated Millhurst Charhouse & Banquets basically was asking for a variation to replace the existing sign with a larger one for more exposure, to draw people to the building, and to let the public know that they are there.

Chairman Noble asked the size of the sign.

Petitioner Fotos said the sign was 7'6" by 3'6".

Chairman Noble asked if the existing sign was a temporary sign and why were there two (2) signs at that location.

Petitioner Fotos stated one (1) sign was a temporary sign that will be taken down and the other was their existing signage that will be replaced with the new sign.

Chairman Noble asked if the sign was going to be lit.

Petitioner Fotos said it would be lit.

Chairman Noble asked if Building and Zoning Administrator Dragan had any comments.

Building and Zoning Administrator stated that the owner of Millhurst Charhouse & Banquets currently did a face change on an existing sign, which was formerly the DuPage Club. The Petitioner is currently requesting the approval to remove the existing sign of 300 square feet and replace it with a larger sign of 327.31 square feet; a difference of 27.31 of additional square footage of signage.

Chairman Noble asked if the Commissioners had any questions.

Commissioner Schneider questioned the 300 square feet.

Building and Zoning Administrator Dragan stated the monument sign is 162 square feet, the large wall sign is 113 square feet, a directional sign of 5 square feet, and a canopy sign of 6 square feet, and presently the Petitioner is requesting a 40 square foot freestanding sign.

Chairman Noble asked if there were any other questions from the Commissioners; there were none.

Chairman Noble opened the floor for public participation.

Chairman Noble asked for positive testimony. There was none.

Chairman Noble asked for negative testimony. There was none.

Property Manager MacNamara gave a constructive comment by stating that she wanted to make sure that Millhurst's sign would not be blocking the monument sign in anyway or obstruct the vision of the sign from the street.

Petitioner Fotos stated that the sign was not near the monument sign.

Petitioner Semrau took the floor and pointed out on an illustration that the sign would be in the exact same place and located on the same pedestal with just a slightly larger sign.

Chairman Noble asked if there were any other comments from the audience; there were none.

Chairman Noble closed the floor to public participation.

Chairman Noble asked for additional comments from the Commissioners.

Commissioner Smurawski asked what would stop other tenants from requesting their own signage.

Property Manager MacNamara said generally they would not allow this to happen, but since this is a restaurant which changed from a private club, and is now open to the public, they will need more exposure.

Commissioner Smurawski said that it looks like this new sign is upstaging the monument sign, which Millhurst is already listed on.

City Attorney Pacione stated any other additional signage would have to come before the Planning and Zoning Commission for a variance; this location is already capped out for the amount of signage per square footage.

Chairman Noble asked for any additional comments from the Commissioners.

Commissioner Schneider asked if both Property Manager MacNamara & Petitioner Fotos both agreed to the new signage and it was understood that the monument sign would not be obstructed in anyway.

Property Manager MacNamara said she hoped it was not.

Petitioner Semrau said because of the setback and the positioning, the sign is far enough away from the building monument sign, and there should be no interference. The sign will be a significant impact showing people that Millhurst Charhouse & Banquets is there.

Commissioner Myszkowski commented that this location was a private club for quite some time and she thought the new signage was very attractive.

Chairman Noble mentioned that even though the club was there for a long time, it will now be open to the public and it requires more exposure.

Chairman Noble asked if there were any comments from the City Attorney.

City Attorney Pacione had no comments.

Chairman Noble asked for any final discussion. There was none.

Chairman Noble asked for a motion for to consider a request by Millhurst Charhouse & Banquets, Inc. to approve an amendment to the previously approved site plan and a request for variations from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Ordinance") as follows:

1. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to allow more than one freestanding or monument sign per lot frontage by allowing a second freestanding sign on the frontage at 1901 S. Meyers Road.
2. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to increase the maximum allowable area of all signs from 300 square feet to 327.31 square feet.

MOTION

Commissioner Schneider entertained a motion to approve the request by Millhurst Charhouse & Banquets, Inc. to approve an amendment to the previously approved site plan and a request for variations from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Ordinance") as follows:

1. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to allow more than one freestanding or monument sign per lot frontage by allowing a second freestanding sign on the frontage at 1901 S. Meyers Road.
2. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to increase the maximum allowable area of all signs from 300 square feet to 327.31 square feet.\

Commissioner Myszkowski seconded the motion.

Ayes: Chairman Noble, Schneider, Ventura, Myszkowski
Nays: Smurawski
Absent: Donoval

MOTION PASSED WITH A VOTE OF 4-1.

Chairman Noble asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the May 12, 2015 City Council meeting agenda and the Commission may wish to cancel the May 5, 2015 Planning and Zoning Commission meeting since there are no public hearings

scheduled and that Jan will contact them when the next Planning and Zoning meeting is scheduled.

Chairman Noble asked for a motion to cancel the May 5, 2015 Planning and Zoning meeting.

MOTION Commissioner Schneider entertained a motion to cancel the May 5, 2015 Planning and Zoning Commission meeting.

Commissioner Myszkowski seconded the motion.

Ayes: Chairman Noble, Schneider, Ventura, Myszkowski,
Smurawski

Nays: None

Absent: Donoval

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 5-0.

Chairman Noble asked for a motion to adjourn the meeting.

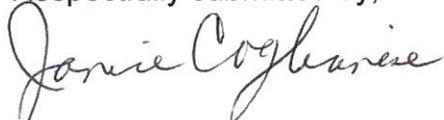
MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Myszkowski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 5-0.

Chairman Noble adjourned the meeting at 6:17 P.M.

Respectfully submitted by,



Janice Coglianese
Building and Zoning / Planning and Zoning Secretary