



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, September 1, 2020
Case #21-03

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:01 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 August 18, 2020, Case #21-02 for 1S183 Summit Avenue, Petitioners, Arif H. Agha and Fariha Agha.

Chairman Caslin asked if there was any final discussion.

MOTION

Commissioner Freda moved and Commissioner Jackson seconded the motion to approve the minutes of August 18, 2020, Case #21-02 for 1S183 Summit Avenue, Petitioners Arif H. Agha and Fariha Agha.

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

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in. Glenn Rebechini and Joe Dybal from API Signs, Ted Ford from Robert Bosch, LLC were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Glenn Rebechini took the floor and stated, I am with the manufacturing sign company, I realized we requested a variance but I am a little unsure as to why. From my understanding, in 2003, The City of Oakbrook Terrace granted Oakbrook Terrace Tower 649 square feet of exterior signage to use. Currently, there is only 175 square feet of signage being used which leaves 474 square feet available. The building has granted Bosch, per their lease agreement, 198 square feet of signage and that will leave a remaining 276 square feet of signage still available for other tenants. One of the questions is the additional small monument sign that we have requested which is located within the property, almost 800 feet from the main entrance. It is visible from the road and this is a branding issue for Bosch for a large multi-national corporation.

Building and Zoning Administrator Dragan stated, in 2003 the City approved that amount of signage, the request at this time is to increase the PUD approved signage with up to 200 square feet to allow Bosch, the largest tenant, to have additional signage. The majority of the signage previously approved is not there today. However, in discussion with Property Manager they would like to maintain the signage as previously approved. The Property Manager submitted a letter to the Planning and Zoning Commission in favor of the proposed request.

Glenn Rebechini added, branding is very important to Bosch. They are moving from Broadview to Oakbrook Terrace, it's a high profile move for them. We brought some illustrations of signs we have done for them in the past, which are similar to what we will be doing here in Oakbrook Terrace. The small monument sign that we are proposing will not be illuminated and it is under 20 square feet.

Commissioner Freda asked, are you the only tenant in the warehouse?

Ted Ford answered, no, there are several other tenants. For the initial lease we have about 17,000 square feet in the lower warehouse and one of the signs we have shown here is for the additional 16,000 square feet we have for the upper warehouse. That will be a phase two project that we will like to expand to at a later date.

Commissioner Freda also asked, is there any other signage on the warehouse besides Bosch?

Joe Dybal answered, no.

Commissioner Freda then asked, the small monument sign is just for branding?

Ted Ford answered, yes.

MOTION Commissioner Jackson moved and Commissioner Freda seconded to approve Case #21-03.

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 Dragan added, the Letter of Recommendation will be placed on the Agenda for the September 8, 2020, City Council meeting at 7:00 p.m.

City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, September 01, 2020
Case #21-04

Chairman Caslin said the third order of business was to consider approval for variations from the Zoning Ordinance by Lech Jelenski and Malgorzata Jelenski ("petitioners").

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in. Petitioners Lech Jelenski and Malgorzata Jelenski were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Lech Jelenski took the floor and stated, we moved to Oakbrook Terrace about a year ago and we really like the neighborhood. We have done some remodeling to the house since, we changed the roof, there was a detached garage in the back of the house that took up about 400 square feet of the yard, which is not a big yard. We built a new one car garage and a year later we realized that it was hard in the winter to clean the snow from the car, and in the summer it gets too hot. We are asking for permission to build a carport that is attached to the garage. This takes about 117 square feet, it's 18 feet wide and 10 feet tall. Its light construction and it holds about 37 pounds of snow per square feet. It is made of aluminum and fiberglass.

Commissioner Freda asked, who parks in the existing garage?

Lech Jelenski answered, my wife.

Commissioner Freda added, the carport is not going to keep the snow off your car, and there is such a limited space on that side of the house, how are going to swing in if you want to park 3 cars under that car port?

Lech Jelenski answered, we will only park one car.

Commissioner Freda then asked, you have the garage in the back of the house?

Lech Jelenski answered, no, it was in the back and it was in very bad shape. We built a new one in the front. A more modern one. It's a one car garage, a two car garage is too costly and I think this is the only solution to solve our problem.

Commissioner Jackson added, in the memo received, it states four property owners approved it.

Lech Jelenski answered, our closest neighbors signed it, for the rest within 250 square feet, we mailed it.

Commissioner Jackson asked, the neighbors across from you didn't respond?

Lech Jelenski answered, that is a rental property, we mailed it to the owner of the property.

Commissioner Donoval added, you did a beautiful job with the house, did you ever entertain the possibility to extend the existing roof to the side?

Lech Jelenski answered, it's very difficult, if I extend it, I have to extend almost half of the room otherwise the weight of the snow will break it.

Commissioner Walberg asked, it does look very nice, would you have it esthetically colored to match the house?

Lech Jelenski answered, yes.

Chairman Caslin added, we spent the last year going over the Zoning Ordinances, correcting them and changing them. You are building a structure in an area that we don't allow. It's there for a reason. Its space that we do not want built on. We made it very clear in those rules and you are asking us to violate those rules which puts us on a situation of the expression "pandora box" if we say yes to you, anyone that wants to build in that space can go to a court of law and get approval. You are asking for a lot, and I will leave it at that.

Chairman Caslin opened the floor for any public participation.

No public participation.

MOTION Commissioner Jackson moved and Commissioner Donoval seconded to approve Case #21-04.

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

Ayes: Commissioners Jackson, Donoval

Nays: Chairman Caslin, Commissioners Freda, Ventura, Cardenas, Walberg

Absent: None

MOTION DENIED WITH A 2-5 VOTE.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for the September 8, 2020, City Council meeting at 7:00 p.m. The next public hearing meeting will be September 15, 2020, Addy will contact you when public hearing packets are ready.

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 6:25 P.M.

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary