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AGENDA

PLANNING & ZONING COMMISSION MEETING City of Oakbrook Terrace

**Thursday, February 27, 2014
Council Chambers - 7:00 P.M.**

- I. Roll Call**
- II. Approval of the December 3, 2013 Minutes
2 & 3 Lincoln Signage - ComEd
Case #14-9**
- III. 17W275 Butterfield Road
City of Oakbrook Terrace Municipal Campus
Case #14-10**

To consider a request by the City of Oakbrook Terrace for an amendment to the final plans for the Planned Unit Development for the development of a Municipal Campus, Ordinance No. 13-45, and to consider the request of the City to grant variances from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Code") as follows:

- a. A variation from Section 156.075 (E) (1) (b) of the Zoning Code to allow a front yard of 20 feet along Butterfield Road instead of the minimum required 30 feet for City Hall, and a front yard of 0 feet for paved area along Butterfield Road instead of the minimum required 10 feet for City Hall and the new police station.**
- b. A variation from Section 156.075 (E) (2) (b) of the Zoning Code to allow a side yard of 16.69 feet for the police station instead of the minimum required 70 feet.**

- c. A variation from Section 156.045 (B) (2) of the Zoning Code to allow the roof of the new police station to extend 7 feet, instead of 4 feet, into the front yard along Butterfield, to allow the roof of the City Hall to extend 5 feet, instead of 4 feet, into the front yard along Butterfield Road, and to allow the roof of City Hall to extend 5 feet, instead of 4 feet, into the front yard along 16th Street.
- d. A variation from Section 156.039 (B) (4) of the Zoning Code to allow a solid fence or wall 6 feet in height in the side and rear yard to be located 0 feet, instead of 6 feet, from the property line along the east side of the property.
- e. A variation from Section 156.039 (A) (2) of the Zoning Code to allow a 6-foot solid fence along the east side of the property to extend into the front yard along Butterfield Road.
- f. A variation from Section 156.039 (B) (6) of the Zoning Code to eliminate the requirement to install a 6-foot fence in any yard abutting a minor street.
- g. A variation from Section 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 364 square feet, instead of the maximum 120 square feet, in front of the new police station.
- h. Variations from Sections 156.035 (B) and 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 140 square feet, instead of the maximum 120 square feet, without a 6-foot fence or wall, in the front yard of the City Hall along Butterfield Road.
- i. A variation from Section 156.045 (B) (10) of the Zoning Code to allow for landscape walls up to 6 feet in height instead of the maximum height of 30 inches above the existing grade.
- j. A variation from Section 156.043 (G) (5) of the Zoning Code to allow a temporary sign not to exceed 32 square feet in area, instead of 16 square feet in area, for the new development.
- k. A variation from Section 156.035 (C) (1) (b) of the Zoning Code to allow a 30-foot clock tower on the west side of City Hall in the city's right-of-way.

- l. A variation from Section 156.101 (D) (1) of the Zoning Code to allow 90 degree parking spaces of nine feet by eighteen feet (9' x 18') instead of minimum required nine feet by nineteen feet (9' x 19').**

- m. A variation from Section 156.102 (D) (2) of the Zoning Code to allow handicapped parking spaces of sixteen feet by eighteen feet (16' x 18') instead of the minimum required sixteen feet by nineteen feet (16' x 19').**

- n. A variation from Section 156.101 (E) of the Zoning Code to allow 70-foot wide driveways across public property at the right-of-way line, instead of a maximum 35 feet, with driveway flares extending up to 10 feet, instead of the maximum 5 feet.**

- o. A variation from Section 156.049 (H) (2) of the Zoning Code to allow 6,167 landscape points instead of the minimum required 6,666 landscape points.**

- p. A variation from Section 156.049 (I) (2) (b) (1) of the Zoning Code to allow the shrubs adjacent to the south parking lot perimeters to be a minimum of 2 feet in height, instead of 4 feet, and to eliminate the requirement to install shrubs adjacent to the north perimeter of the shared parking lot.**

- q. Any other variations that may arise during the Planning and Zoning Commission meeting.**