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AGENDA

PLANNING & ZONING COMMISSION MEETING City of Oakbrook Terrace

Tuesday, April 15, 2014
Council Chambers - 7:00 P.M.

- I. Roll Call
- II. Approval of the March 18, 2014 Minutes
17W695 - 17W745 Butterfield Road
Oakbrook Terrace Business Center, LLC - Signage
Case #14-11
- III. Approval of the March 18, 2014 Minutes
Text Amendment to Place All Utility Service Connections Underground
Case #14-12
- IV. One Trans Am Plaza
NAV Consulting
Case #14-13

To consider the request by N2S2 LLC (owner) and NAV Consulting, Inc. (petitioner), with the authority from One Trans Am Office Condominium Association, 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 to allow the installation of a generator in the rear yard area northeast of the building. Petitioner seeks exceptions from: 1) Section 156.035 (C) (4) (b) of the Zoning Ordinance to eliminate the requirement of a landscaping buffer around the fence or wall, 2) Sections 156.035 (B) and 156.045 (B) of the Zoning Ordinance to allow a generator as a rear yard obstruction, 3) Section 156.087 (G) (3) of the Zoning Ordinance to allow a generator to be

located no closer than fifteen (15) feet from rear lot line, and 4) such other sections as may be applicable to the installation of a generator according to the site plan last revised on March 5, 2014, which is on file with the City of Oakbrook Terrace.

V. 1S450 Summit Avenue
1S450 Summit Avenue Oaks, LLC
Case #14-14

To consider the request by 1S450 Summit Oaks LLC (owner and petitioner), to approve an amendment to a previously approved site plan with variations as authorized under Section 156.023 (B) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance"). Petitioner requests the following variations from the Zoning Ordinance in relation to the parking lot:

1. From Section 156.100 (A) (3) of the Zoning Ordinance to permit a change in use of as much as 10% of the gross floor area to medical office or day spa use without additional parking facilities beyond those authorized;
2. From Section 156.101 (D) (1) of the Zoning Ordinance to permit 90-degree parking stalls with a width of 8.5 feet, instead of 9 feet, if they are not subject to accessibility requirements;
3. From Section 156.100 (D) (1) of the Zoning Ordinance to permit 90-degree parking stalls with a depth of 18 feet, instead of 19 feet, if they are not subject to accessibility requirements (intended to maintain the current parking and drive aisle alignment with typical depths of 18.5 feet);
4. From Section 156.101 (G) (2) of the Zoning Ordinance to permit maintenance of parking spaces at a distance as great as 460 feet from the entrance, instead of 300 feet (intended to maintain the current parking and drive aisle alignment);
5. From Section 156.102 (E) (6) (a) of the Zoning Ordinance to permit the authorized parking spaces at a ratio less than 1:250 square feet gross floor area, provided that (a) at least 340 parking spaces will remain on site and (b) the use of the building remains professional office or a combination of professional office and medical office or spas with the medical or spa uses occupying not greater than 9,315 square feet;
6. From Section 156.102 (E) (6) (b) of the Zoning Ordinance to allow the authorized parking spaces to be utilized for medical offices, provided that not more than ten percent (10%) of the gross floor area shall be utilized for medical offices;

7. From Section 156.049 (I) (1) of the Zoning Ordinance to allow the elimination of planting islands except in the east and west circular drive areas as depicted in the amended site plan;

8. From Section 156.040 of the Zoning Ordinance to permit maintenance of the parking field drive aisles and lanes substantially as they exist today and as authorized under the amended site plan; and

9. From Section 156.101 (D) (2) of the Zoning Ordinance to permit required handicapped parking that meets the standards of the Illinois Capital Development Board or the ADA Accessibility Guidelines (ADAAG) promulgated by the United States Access Board instead of the Zoning Ordinance;

Petitioner seeks additional variations from the Zoning Ordinance in relation to addressing conformity of the existing development with the modern zoning ordinance as follows:

10. From Section 156.101 (E) of the Zoning Ordinance to permit maintenance of the existing Summit entrance drive at a width between 42 and 73 feet, instead of 35 feet, and flares up to 15 feet on each side, instead of 5 feet;

11. From Section 156.103 (A) (2) of the Zoning Ordinance in order to permit maintenance of the existing west circular drive for loading operations;

12. From Section 156.103 (D) of the Zoning Ordinance in order to permit maintenance of the existing west circular drive for loading without screening;

13. From Section 156.104 of the Zoning Ordinance to eliminate the requirement for a loading berth;

14. From Section 156.039 (B) (4) of the Zoning Ordinance to eliminate the requirement for a fence and 12-foot landscape buffer along the north and west lines of the Subject Property, except as such fencing is required for the trash enclosure;

15. From Section 156.035 (C) (3) of the Zoning Ordinance in order to permit maintenance and eventual replacement of existing light standards at a height up to 32 feet above grade, instead of up to 16 feet above grade;

16. From Section 156.049 (H) (1) of the Zoning Ordinance to eliminate the requirement for a 12 foot wide landscaped yard with full screen/buffer along the north and west lot lines except as it exists presently; and

17. From Section 156.049 (I) (2) of the Zoning Ordinance to eliminate the requirement for perimeter parking lot landscaping except as it exists presently.

Petitioner and Owner seek those variations necessary to allow the improvement of the parking lot and maintenance of facilities according to the site plan last revised on March 12, 2014, which is on file with the City of Oakbrook Terrace.

**VI. 17W275 Butterfield Road
Text Amendment for Public Hearing Signs
Case #14-15**

To consider the following text amendment to the Zoning Ordinance of the City of Oakbrook Terrace:

Section 156.021 (C) (4) of the City Code concerning requirements for public hearing signs.