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AGENDA

**PLANNING & ZONING
COMMISSION MEETING
City of Oakbrook Terrace
17W261 Butterfield Road**

**Tuesday, January 4, 2022
Council Chambers - 6:00 P.M.**

I. Roll Call

**II. Approval of the Minutes for Case #22-06
17W275 Butterfield Road
Petitioner: City of Oakbrook Terrace**

**III. Case #22-07
17W433 Karban Road
Petitioner: Nicole Marie Berkshire**

To approve variations authorized under 156.023 (B) of the Zoning Ordinance of the City of Oakbrook Terrace (the “Zoning Ordinance”) as follows:

- 1. A variation from Section 156.101 (E) of the Zoning Ordinance which limits the width of the driveway across public property to 25 feet to permit the width of the driveway to be 30 feet across public property.**
- 2. A variation from Section 156.075 (F) (2) which requires a side yard on each side of the main building of not less than 10 feet to permit an east side yard of 8.9’ for the construction of the patio.**
- 3. A variation from Section 156.075 (F) (3) which requires a rear yard of not less than 25 feet to permit a rear yard of 12 feet for the construction of the patio.**

**IV. Case #22-08
17W240 22nd Street
Petitioner: AVO Real Estate Holdings, LLC**

To consider a request by the Owner and Petitioner, AVO REAL ESTATE HOLDINGS, LLC, for:

1. An amendment and/or supplement to Ordinance No. 88-5 and Ordinance No. 21-01 under Section 156.023(B) of the Zoning Ordinance to allow for variations from the B-3 General Retail District regulations, noted in Items 3-22 below) to allow the continuation of all improvements which were previously authorized under said ordinances and do so while relying on 48 (instead of up to 92) onsite, off-street vehicle parking spaces as follows below;
2. A special use under Section 156.024(B) and Section 156.051(H) of the Zoning Ordinance to allow above ground service facilities (telephone, electrical) on the Subject Property which are within 250 feet of other such facilities (existing condition);
3. A variation from Section 156.039(B)(1) of the Zoning Ordinance which prohibits fences in the front yard to permit an open, metal-appearing fence or stronger fence not to exceed four feet in the front yard of the Subject Property at locations above the retaining wall along the west lot line in the front yard and in the side yard;
4. A variation from Section 156.039(B)(4) and Section 156.039(B)(6) of the Zoning Ordinance which require the on-site construction of certain solid fences along the north lot line and allow certain other fences along the side lot lines in order to permit the construction of a solid, six-foot tall, non-continuous fence with not more than two panel gaps (not to be located at the end of the drive aisle) situated above the retaining walls slightly north of the north lot line (off-site), connecting through and wrapping the lot corners to a point 25 feet south down the west side yard (on-site) and 10 feet south down the east side yard (on-site);
5. A variation from Section 156.087(D) of the Zoning Ordinance which imposes a maximum floor area ratio of 0.8 (approximately 18,122 SF) to allow a floor area ratio of 1.2 (approximately 23,877 SF) (existing condition);
6. A variation from Section 156.087(G)(1) of the Zoning Ordinance which requires a 40-foot front yard and a 10-foot front lot line to pavement setback in order to permit a 37-foot front yard and 0-foot setback to pavement (existing condition);
7. A variation from Section 156.087(G)(2) of the Zoning Ordinance which requires a 10-foot side yard and a 5-foot side lot line to pavement setback in order to permit:
 - a. A 1-foot setback to pavement in the east side yard (existing condition); and
 - b. A 9-foot west side yard and 2-foot west side setback to pavement (existing condition);
8. A variation from Section 156.087(G)(3) of the Zoning Ordinance which requires a 5-foot rear lot line to pavement setback and from Section 156.049(H)(1) of the Zoning Ordinance which requires a 12-foot landscape buffer in order to permit a 0-foot rear setback to pavement (existing condition);
9. A variation from Section 156.087(H) of the Zoning Ordinance which limits building height to 35 feet in order to allow a building height of 64 feet (existing condition);
10. A variation from Section 156.043(C)(5) of the Zoning Ordinance which limits the height of freestanding commercial signs on 22nd Street to a height of 15 feet in order to allow repaneling of the existing sign at a height not to exceed 18 feet and, once the sign structure is replaced, a maximum height of a freestanding sign not to exceed 20 feet (existing condition is 18 feet);

11. A variation from Section 156.043(C)(11) of the Zoning Ordinance which prohibits internal illumination of wall signs in order to permit the internal illumination of wall signs on the south elevation of the building;
12. A variation from Section 156.045(B)(8) of the Zoning Ordinance which limits the height of landscape walls to a maximum of 30 inches in order to permit landscape walls in the north 25 feet of the Subject Property at a height not to exceed 36 inches or such other height as may be determined as necessary to transition to the right-of-way grades determined by the City (existing condition);
13. A variation from Section 156.045(B)(9) of the Zoning Ordinance which limits the height of retaining walls to the top of foundation elevation in order to permit retaining walls at heights between the top of foundation and 8 feet or such other height as may be determined as necessary to transition to grades on and along 22nd Street by the Illinois Department of Transportation and the City (existing condition);
14. A variation from Section 156.049(G)(11) and Section 156.049(H) of the Zoning Ordinance which impose various landscape volume, screening, type and design requirements in order to permit landscaping in accord with Ordinance No. 21-01, the terms of which were approved by the City Council on January 12, 2021 (existing condition);
15. A variation from Section 156.051(D)(1) of the Zoning Ordinance which requires a three-foot setback to above ground service facilities in order to allow a setback of 2 feet from the west lot line (existing condition);
16. A variation from Section 156.051(F)(3) of the Zoning Ordinance which requires plantings around the above ground service facilities to require no plantings (existing condition);
17. A variation from Section 156.101(B)(1) of the Zoning Ordinance which requires parking facilities to be on the same zoning lot in order to allow the northernmost and the southeasternmost portions of the parking facilities slightly beyond the lot lines (existing condition);
18. A variation from Section 156.101(D)(1) of the Zoning Ordinance in order to permit 6 motorcycle stalls with minimum dimensions of 4 feet wide and 10 feet deep (3 undersized spaces exist at a width of 9 feet);
19. A variation from Section 156.101(E) of the Zoning Ordinance which limits the width of driveway flares to 5 feet in order to permit flares of 10 feet (east) and 20 feet (west) or such other flares deemed appropriate by the Illinois Department of Transportation (existing condition);
20. A variation from Section 156.101(D) and Section 156.102(E)(5), (6), (18) of the Zoning Ordinance which would allow full occupancy in reliance upon between 84 and 92 parking spaces in order to allow full occupancy of the Subject Property in reliance on 48 (2 accessible) vehicle parking spaces and 6 motorcycle spaces provided that (a) no more than 350 SF be utilized for a beauty care or salon, (b) no use other than medical office use of less than 10,000 SF and the beauty care or salon use noted in (a) shall operate from the Subject Property and require more parking than 1 parking space for every 250 square feet, and (c) no medical office use shall have, or operate as, a distinct facility with occupational therapy or physical therapy if more than 4 accessible parking stalls will be required as a result of the use (existing condition, in part);
21. A variation from Section 156.104 which requires one 12'x65' loading zone with 14 feet of clearance for office buildings larger than 10,000 SF in order to allow 0 loading zones (existing condition); and

22. Such other relief as deemed necessary or called for during the hearing and meeting process on the application according to the plans and documents on file with the City as the same may be modified during the process.