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AGENDA

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

**Tuesday, December 20, 2016
Council Chambers - 6:00 P.M.**

- I. Roll Call**
- II. Approval of the Minutes for Case #17-10
Two & Three Lincoln Centre / Com Ed
Amendment to PUD**
- III. Case #17-11
17W300 22nd Street
Petitioner: Merry Richards Jewelers
Variations From The Zoning Ordinance**

To consider the request by M. Richards, Ltd. d/b/a Merry Richards Jewelers (acting with permission from the owner West Suburban Bank as Trustee U/T/A dated April 29, 1999 Trust No. 10886) to allow for variations as follows: from Section 156.043(C)(8) (to allow a freestanding monument sign at its current location provided that electrical installation related to the sign will and the sign structure shall be no closer than two (2) feet from the south property line, instead of minimum ten (10) feet from the property line); from Section 156.043(C)(3)(B) (to allow the installation of a digital sign serving various tenants at the property above the existing tenant panel portion of the existing freestanding monument sign); from Section 156.043(B)(3)(e) (to permit eight (8) existing window signs on the first floor and one window sign on the third floor to cover 100% of the windows to which they are applied and to permit not more than two additional third floor upper level existing window signs to cover 66% of these windows, instead of maximum 25% of each window on which a sign is hung); from Sections 156.043(B)(1) and 156.043(B)(3) (to allow a maximum of 316 square feet of gross signage for the subject property with its existing building, 72 square feet of which attributable to the new digital sign, instead of maximum 229.2 square feet); from Section 156.043(C)(5) (in order to reduce the required clearance below the monument signs from six (6) feet to zero (0) feet for the existing base of the monument sign at its current location); from Section 156.049 (in order to allow the removal of two Chanticleer Bradford Pear Trees between the

existing driveways and to account for existing conditions along the south lot line, reducing the currently required points required for landscaping on the south lot line from 680 to 580 points); from Section 156.049 (in order to allow spacing of trees on the right of way at a distance greater than 50 feet). This hearing is intended to address solely those matters relating to the signage on the property and clearance for an intended addition of a digital sign above the tenant panels on the existing monument sign. Prior zoning relief and requirements for the existing improvements are intended to continue in effect.

**IV. Case #17-12
17W621-631 Roosevelt Road
Petitioner: 17W621 Roosevelt LLC
Variations From The Zoning Ordinance**

To consider a request by 17W621 Roosevelt LLC for the following relief:

- A variation from Section 156.043 (B) (1) of the Zoning Ordinance to permit the area of all wall signs not to exceed 428.1 sq. ft. instead of maximum allowed 386 sq. ft. for the property.
- A variation from Section 156.043 (B) (3) (e) of the Zoning Ordinance to permit window signs to exceed an area of 25%, but not more than 50%, of the windows to which they are applied.