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AGENDA

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

**Tuesday, February 7, 2017
Council Chambers - 6:00 P.M.**

- I. Roll Call**
- II. Approval of the Minutes for Case #17-13
17W714, 734, 740, 744 22nd Street / Party City Corporation
Request for Variations From The Zoning Ordinance For Signage**
- III. Case #17-14
1S666 Midwest Road
Petitioner: La Quinta Inn & Suites
Request For a Special Use For a Final PUD on Lot 1 And Preliminary PUD
on Lot 2, Final Plat of Subdivision, and Exceptions From The Zoning
Ordinance**

To consider the request by LQ Properties L.L.C. (“Petitioner”), to approve a preliminary and final plat of subdivision creating two lots under Section 159.06(D), Section 159.09(I) and 159.07 of the Code of Oakbrook Terrace (“Code of Ordinances”), a special use approving a two-lot preliminary planned unit development with exceptions from the Zoning Ordinance of the City of Oakbrook Terrace (“Zoning Ordinance”) under Section 156.025(C)(1) of the Zoning Ordinance, a final planned unit development with exceptions (as to Lot 1) under Section 156.025(C)(2) of the Zoning Ordinance, as well as a special use for a hotel under Section 156.024(B) of the Zoning Ordinance, all relating to partial demolition (west wing) of existing hotel, an increase in height (east and south wings) of existing hotel on Lot 1, and a new Lot 2 that will host a new building and use, more particularized as follows:

- 1. Approval under Section 159.07 of the Code of Ordinances of the Combined Preliminary and Final Plat of Subdivision for LQ Properties (created by JLH Land Surveying, Inc. and with a last revision date of January 11, 2017) with the following variations from the Subdivision Regulations for the two-lot subdivision under Section 159.06(D) and 159.09(I) of the Code of Ordinances:**

- a. A variation from Section 159.07(A)(1)(i) of the Code of Ordinances requiring the reflection of building lines on the plat;
 - b. A variation from Section 159.09(A) of the Code of Ordinances which requires public street design improvements to be incorporated into private street design in order to allow the continuation of the private streets north and south of Lot 1 and south of Lot 2;
 - c. A variation from Section 159.09(B) of the Code of Ordinances which requires sidewalk, pedestrian, bicycle and other pathways in certain instances in order to allow subdivision into Lot 1 and Lot 2 to proceed without pathways;
 - d. A variation from Section 159.09(C) of the Code of Ordinances which requires street lighting in order to allow the subdivision into Lot 1 and Lot 2 without street lighting beyond that which exists on the private streets abutting Lot 1 and the private street abutting Lot 2;
 - e. A variation from Section 159.09(D) of the Code of Ordinances which requires street trees in order to allow subdivision into Lot 1 and Lot 2 without such street trees provided that Petitioner complies with the Tree Demo & Preservation Plan, Phase One Landscape Plan, and Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017);
 - f. A variation from Section 159.11(B)(1) of the Code of Ordinances which requires various easements in order to permit those easements created in the preliminary and final plat of subdivision for Lot 1 and in the final planned unit development for Lot 2;
 - g. A variation from Section 159.11(D)(5) of the Code of Ordinances which requires each lot to front on a street in order to allow Lot 1 and Lot 2 to front on a private street; and
 - h. A variation from Section 159.11(D)(7) of the Code of Ordinances which discourages through lots in order to allow Lot 1 to continue with frontage on two private streets;
2. A special use approving a two lot preliminary planned unit development with exceptions under Section 156.025(C)(1) of the Zoning Ordinance with a phasing plan (calling for initiation of Phase One partial demolition by June 30, 2017 and initiation of construction for Phase One by June 30, 2017 with no further timeline for Phase Two), to permit two phases of development in substantial compliance with the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein which shall be continued as slightly modified as reflected in the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017): Phase One comprising efforts necessary to partially demolish the west wing of the existing hotel and to construct a modernized four-story hotel on Lot 1 as well as limited work necessary on Lot 2 for Phase One use; and Phase Two comprising efforts to authorize, develop and construct a commercial building on Lot 2 as well as limited work on Lot 1 necessary for Phase Two use;
 3. A special use authorizing a four-story hotel authorized under Section 156.087(C)(19) of the Zoning Ordinance;

4. A special use under Section 156.051(H) of the Zoning Ordinance, approving continuation of two (2) above-ground service facilities on Lot 1 and one (1) new above-ground service facility on Lot 2, each of which will be within 250 feet of at least one other above-ground service facility;
5. Approval pursuant to Section 156.025(C)(2) of the Zoning Ordinance of a combined preliminary and final plat of planned unit development for Lot 1 with the Phase One and Phase Two exceptions itemized in Paragraph 1, above, and in Paragraphs 6-31 and 53, below, according to the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein which shall be continued as slightly modified as reflected in the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017);
6. An exception from Section 156.035(B) of the Zoning Ordinance which requires screening, location, and yard compliance for a generator in order to allow a generator at the northeast corner of the hotel on Lot 1 according to the Phase One Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (revision date of January 17, 2017);
7. An exception from Section 156.035(C)(3) of the Zoning Ordinance which limits the height for accessory buildings and structures to sixteen (16) feet in order to allow (a) continuation of perimeter light poles that are at a height not to exceed 27 feet, (b) continuation of a pole sign on Lot 2 for the benefit of Lot 1 and Lot 2 at a height not to exceed fifty-three (53) feet in height and continued use of an existing pole sign structure at the southwest corner of 17W660 22nd Street (PIN 06-22-301-039) that is taller than sixteen (16) feet for an entry sign benefitting Lot 1 at a height not to exceed thirteen (13) feet;
8. An exception from Section 156.038(D) of the Zoning Ordinance which does not allow a temporary trailer on Lot 2 in the absence of construction on Lot 2 in order to allow the trailer serving Lot 1 to be situated on Lot 2 during the construction on Lot 1;
9. An exception from Section 156.040 of the Zoning Ordinance which provides requirements for fire lanes and the design thereof in order to permit the drive aisle and fire lane locations depicted in the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein which shall be continued as slightly modified as reflected in the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017);
10. An exception from Section 156.043(B)(1) and Section 156.043(B)(2) of the Zoning Ordinance which limits the number of freestanding signs on or serving a lot in order to allow freestanding signs and freestanding directional signs depicted at five (5) locations according to the Sign Plan and Schedule prepared by Dualite Sales & Service, Inc. (revision date of January 10, 2017);
11. An exception from Section 156.043(B)(1) of the Zoning Ordinance which limits signage on Lot 1 to 500 square feet in order to permit total sign area attributable to Lot 1 use not to exceed 730 square feet (inclusive of signage on Lot 2, on the private street and underneath the southwest Denny's sign) to allow signage substantially in compliance with the Site Plan and Sign Schedule prepared by Dualite Sales & Service, Inc. (revision date January 10, 2017);

12. An exception from Section 156.043(B)(3)(a) of the Zoning Ordinance which limits gross surface area of signage for freestanding signs to 200 square feet in order to allow Lot 1 to benefit, along with Lot 2, from the freestanding pole sign which will have as many as two sign faces per side with each side of this freestanding sign having a combined area not to exceed 216 square feet (432 square feet gross);
13. An exception from Section 156.043(C)(4) of the Zoning Ordinance requiring signs to relate directly to the enterprise conducted on site in order to (a) allow Lot 1 to host a new monument sign serving Lot 2 as well as exempt directional signage serving Lot 2 and (b) allow Lot 1 to continue to benefit from signage situated on (i) the freestanding pole sign on Lot 2, (ii) the freestanding pole sign below the southwest Denny's freestanding pole sign situated in the southwest corner of 17W660 22nd Street (PIN 06-22-301-039) and (iii) the freestanding monument sign at the east end of the private street over which Lot 1 enjoys an easement under DuPage County Recorder Document Nos. R1985-062352 and R1991-130390;
14. An exception from Section 156.043(C)(5) of the Zoning Ordinance limiting the height of monument and pole signs to nine (9) feet and requiring six (6) feet of clearance in order to permit Lot 1 to benefit from signage situated on the freestanding pole sign on Lot 2 at a height not to exceed 53 feet and from a pole directional sign below the southwest Denny's freestanding pole sign situated in the southwest corner of 17W660 22nd Street (PIN 06-22-301-039) and, further, in order to allow Lot 1 to host two at-grade monument signs;
15. An exception from Section 156.045(B) of the Zoning Ordinance which prohibits fencing and dumpsters in the front yard of Lot 1 in order to allow continuation of the waste enclosure in the northeast corner of Lot 1;
16. An exception from Sections 156.087(I) and 156.049(H) of the Zoning Ordinance which requires a continuous perimeter landscape yard, from Section 156.049(H)(1) of the Zoning Ordinance which requires a twelve-foot wide landscape buffer and from Section 156.049(H)(2) of the Zoning Ordinance which requires various point allocations for each lot line in order to waive these requirements during Phase One and Phase Two provided that Phase One and Phase Two plantings, maintenance and repairs proceed according to the Phase One Landscape Plan and, as necessary, the Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017) as part of the combined preliminary and final planned unit development and provided further that the owner will allow the City or another governmental agency to relocate landscaping to be removed or demolished during the transition between Phase One and Phase Two;
17. An exception from Sections 156.087(I) and 156.049(I) of the Zoning Ordinance which sets standards for interior and perimeter parking lot landscaping in order to avoid the Lot 1 requirements for planting islands, perimeter plantings, amount of landscaping and related standards and to otherwise allow and require the minimum landscaping reflected in the Phase One Landscape Plan and, as necessary, the Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017);

- 18. An exception from Section 156.087(J) of the Zoning Ordinance in order to permit lighting to exceed two (2) foot candles on lot lines of Lot 1 in order to allow the continuation of existing lighting and in order to allow the development of the Subject Property according to the intended photometric plan by Epstein bearing a last revision date of January 17, 2017;**
- 19. An exception from Section 156.051(D)(4) of the Zoning Ordinance which prohibits above ground service facilities between the buildable area and the front lot line, from Section 156.051(D)(5) of the Zoning Ordinance prohibiting more than one above ground service facility within 250 feet of another and from Section 156.051(F) of the Zoning Ordinance requiring a landscape buffer, all in order to permit continuation of as many as two (2) above ground service facilities on Lot 1 between the buildable area and the north lot line which will be within 250 feet of at least three (3) other existing above ground service facilities and to allow such facilities to exist without buffering or screening except for that which is reflected in the Phase One Landscape Plan, and, as necessary, the Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017);**
- 20. An exception from Section 156.087(G)(1) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum front yard (north) to pavement of ten (10) feet in order to permit the location on Lot 1 of pavement as close as five (5) feet south of the north lot line;**
- 21. An exception from Section 156.087(G)(1) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum front yard (south) to pavement of ten (10) feet in order to permit the location on Lot 1 of pavement as close as nine (9) feet north to the eastern seventy (70) feet of the south line of Lot 1;**
- 22. An exception from Section 156.087(G)(2) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum side yard (northerly west and southerly west) to pavement of five (5) feet in order to permit (a) pavement on Lot 1 situated not closer than zero (0) feet east of the southerly west lot line of Lot 1 which is also the east lot line of Lot 2, and (b) pavement on Lot 1 situated not closer than two and one-half (2.5) feet east of the northerly west lot line of Lot 1 which is also the furthest west lot line of Lot 1;**
- 23. An exception from Section 156.087(G)(3) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum rear yard (westerly south) to pavement of five (5) feet in order to permit pavement on Lot 1 situated not closer than zero (0) feet north of the westerly south lot line of Lot 1 which is also the north lot line of Lot 2;**
- 24. An exception from Section 156.087(G)(4) (and Section 156.025(B)(2)) of the Zoning Ordinance limiting the use by a common access drive of the rear yard to one-half of a rear yard requirement in order to permit the location of the westerly drive aisle which abuts the north lot line of Lot 2 to occupy more than one-half of the rear yard of Lot 1 and to otherwise approve the drive aisles reflected in the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein which shall be continued substantially in accord with the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017);**

- 25. An exception from Section 156.101(A)(2)(b) of the Zoning Ordinance limiting the use of Lot 1 parking facilities for Lot 1 employees and patrons in order to permit parking on Lot 1 by Lot 2 patrons following development of a use on Lot 2 and from Section 156.101 (A)(2)(B) of the Zoning Ordinance to permit parking on Lot 2 by Lot 1 patrons;**
- 26. An exception from Section 156.101(B)(1) and Section 101(C) of the Zoning Ordinance which require annual proof of continued rights reposed in Lot 1 occupants to park on Lot 2 and require that the aggregate number of parking spaces on Lot 1 and Lot 2 be no less than the total parking required for uses on both lots, provided that no fewer than 158 parking spaces shall exist on Lot 1 and Lot 2 and that no fewer than 117 parking spaces shall exist on Lot 1 substantially in accordance with the Combined Preliminary and Final PUD Site Plan – Phase One and the Preliminary PUD Site Plan – Phase Two created by Epstein (revised January 17, 2017);**
- 27. An exception from Section 156.101(D)(1) of the Zoning Ordinance which requires parking spaces that are nine (9) feet wide in order to allow the reduction in size during Phase One to a width of 8.5 feet for thirty-seven (37) parking spaces and related restriping as well as the use of fifteen (15) parking spaces on Lot 2 that will have a width of 8.5 feet;**
- 28. An exception from Section 156.101(D)(1) of the Zoning Ordinance which requires parking spaces that are nine (9) feet wide and nineteen (19) feet deep in order to allow the continuation of parking spaces with a reduction in size to 8.75 feet wide for as many as fifteen (15) spaces in the northernmost parking bays on Lot 1 and to allow the west eleven (11) spaces in this northernmost row to have a depth of not less than eighteen (18) feet in substantial accord with the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein and the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017);**
- 29. An exception from Section 156.101(E) of the Zoning Ordinance limiting widths of commercial district driveway flares to five (5) feet on each side of every driveway in order to permit driveway flares at the east driveway on Lot 1 not to exceed 14 feet (east curb) and 17 feet (west curb), and driveway flares at the west driveway on Lot 1 not to exceed 19 feet (east curb) and 17 feet (west curb);**
- 30. An exception from Section 156.102(E)(8) of the Zoning Ordinance which requires a ratio of one (1) parking spaces for each hotel room on Lot 1 in order to permit a ratio of 0.91 parking spaces per hotel room on Lot 1 and allow 117 parking spaces to serve 127 hotel rooms;**
- 31. An exception from Section 156.104 of the Zoning Ordinance which requires a 12'x35' loading berth in order to allow one (1) 7.5'x35' loading area planned for an area that lies within the north portion of the east drive aisle on Lot 1;**
- 32. Approval pursuant to Section 156.025(C)(1) of the Zoning Ordinance of a preliminary planned unit development plan for Lot 2 and Phase Two with the exceptions for Lot 1 noted above, as itemized in Paragraph 1, above, and described in Paragraphs 33-53, below;**

- 33. An exception from Section 156.035(A) of the Zoning Ordinance which requires establishment of accessory buildings, structures and uses after the establishment of the principal building, structure or use in order to allow the constructions of certain structures and the operation of certain uses on Lot 2 without a principal building, structure or use on Lot 2;**
- 34. An exception from Section 156.035(B) of the Zoning Ordinance which requires screening, location, and yard compliance for a generator in order to allow a generator at the northwest corner or the southwest corner of the building on Lot 2 without the mandatory six (6) foot landscaping strip, provided that a fence and sufficient landscaping within a two (2) foot strip are provided;**
- 35. An exception from Section 156.035(C)(3) of the Zoning Ordinance which limits the height for accessory buildings and structures to sixteen (16) feet in order to allow (a) continuation of perimeter light poles that are at a height not to exceed 27 feet, and (b) continuation of a pole sign on Lot 2 for the benefit of Lot 1 and Lot 2 at a height not to exceed fifty-three (53) feet in height;**
- 36. An exception from Section 156.038(D) of the Zoning Ordinance which does not allow a temporary trailer on Lot 2 in the absence of construction on Lot 2 in order to allow the trailer serving Lot 1 to be situated on Lot 2 during the construction on Lot 1 and in order to allow a trailer to serve Lot 2 to be situated on Lot 1, but only in the westernmost parking spaces and only for the time necessitated by Lot 2 construction planning;**
- 37. An exception from Section 156.040 of the Zoning Ordinance which provides requirements for fire lanes and the design thereof in order to permit the drive aisle and fire lane locations depicted in the Combined Preliminary and Final PUD Site Plan – Phase One created by Epstein which shall be continued as slightly modified as reflected in the Preliminary PUD Site Plan – Phase Two (revised January 17, 2017);**
- 38. An exception from Section 156.043(B)(1) of the Zoning Ordinance which limits signage on Lot 2 to 120-150 square feet in order to permit total sign area for signs benefitting Lot 2 not to exceed 230 square feet (inclusive of signage on Lot 1) and in order to permit signage on Lot 2 for Lot 1 and for Lot 2 not to exceed 525 square feet provided that the signage will be substantially in accord with the Site Plan and Sign Schedule prepared by Dualite Sales & Service, Inc. (revision date January 10, 2017);**
- 39. An exception from Section 156.043(B)(3)(a) of the Zoning Ordinance) which limits gross surface area of signage for freestanding signs to 200 square feet in order to allow Lot 2 to benefit, along with Lot 1, from the freestanding pole sign which will have as many as two sign faces per side with each side of this freestanding sign having a combined area not to exceed 216 square feet (432 square feet gross);**
- 40. An exception from Section 156.043(C)(4) of the Zoning Ordinance requiring signs to relate directly to the enterprise conducted on site in order to allow a pole sign serving Lot 1 and directional signage serving Lot 1 on Lot 2 and in order to allow Lot 2 to benefit from a monument sign on Lot 1;**

- 41. An exception from Section 156.043(C)(5) of the Zoning Ordinance limiting the height of monument and pole signs to nine (9) feet and requiring clearance of six (6) feet in order to permit a pole sign along the private street frontage in the southwest corner of Lot 2 which is not taller than fifty-three (53) feet and, further, in order to allow Lot 2 to benefit from an at-grade monument sign on Lot 1;**
- 42. An exception from Section 156.045(B) of the Zoning Ordinance which prohibits fencing and dumpsters in the front yard of Lot 2 in order to allow a new waste enclosure in the southwest corner of Lot 2;**
- 43. An exception from Sections 156.087(I) and 156.049(H) of the Zoning Ordinance which require a continuous perimeter landscape yard, from Section 156.049(H)(1) of the Zoning Ordinance which requires a twelve-foot wide landscape buffer and from Section 156.049(H)(2) of the Zoning Ordinance which requires various point allocations for each lot line in order to waive these requirements during Phase Two provided that Phase One and Phase Two plantings, maintenance and repairs proceed according to the Phase One Landscape Plan and, as necessary, the Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017) as part of the combined preliminary and final planned unit development and provided further that the owner will allow the City or another governmental agency to relocate landscaping to be removed or demolished during the transition between Phase One and Phase Two;**
- 44. An exception from Sections 156.087(I) and 156.049(I) of the Zoning Ordinance which sets standards for interior and perimeter parking lot landscaping in order to avoid the Lot 2 requirements for planting islands, perimeter plantings, amount of landscaping and related standards and to otherwise allow and require the minimum landscaping reflected in the Phase One Landscape Plan and, as necessary, the Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017);**
- 45. An exception from Section 156.087(J) of the Zoning Ordinance in order to permit lighting to exceed two (2) foot candles on lot lines of Lot 2 in order to allow the continuation of existing lighting and in order to allow the development of the Subject Property according to the intended photometric plan by Epstein bearing a last revision date of January 17, 2017;**
- 46. An exception from Section 156.051(D)(1) of the Zoning Ordinance which requires a north setback of five feet, from Section 156.051(D)(5) prohibiting more than one above ground service facility within 250 feet of another and from Section 156.051(F) of the Zoning Ordinance requiring a landscape buffer, all in order to permit an above ground service facility on Lot 2 which will be no closer than two (2) feet from the north lot line of Lot 2 and within 250 feet of at least three (3) other existing above ground service facilities and to allow such facility to exist without screening except for fencing and landscaping reflected in the Landscape Plans prepared by Daniel Weinbach & Partners, Ltd. with a last revision date of January 17, 2017;**

- 47. An exception from Section 156.087(G)(2) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum side yard (west) of ten (10) feet and a minimum side yard (west) to pavement of five (5) feet in order to permit a pavement not closer than two (2) feet east of the west lot line of Lot 2 in conjunction with a west building line for a building not larger than 4,500 square feet (gross floor area to exterior of building walls but excluding partially enclosed patio areas) to be permitted at a location not closer than eleven (11) feet to the west lot line of Lot 2;**
- 48. An exception from Section 156.087(G)(2) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum side yard (east) to pavement of five (5) feet in order to permit pavement on Lot 2 situated not closer than zero (0) feet west of the east lot line of Lot 2 which is also the southerly west lot line of Lot 1 in conjunction with the building described in Item 47 to be permitted not closer than seventy (70) feet to the east lot line of Lot 2;**
- 49. An exception from Section 156.087(G)(3) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum rear yard (north) of thirty (30) feet and a minimum rear yard (north) to pavement of five (5) feet in order to permit a north rear yard of not less than twenty-four (24) feet measured to the building described in Item 47 and paved areas within zero (0) feet from the north lot line of Lot 2;**
- 50. An exception from Section 156.101(A)(2)(b) of the Zoning Ordinance limiting the use of Lot 2 parking facilities for Lot 2 employees and patrons in order to permit parking on Lot 2 by Lot 1 patrons without any development on Lot 2 and in order to permit parking on Lot 2 by Lot 1 patrons following development of a use on Lot 2;**
- 51. An exception from Section 156.101(B)(1) and Section 156.101(C) of the Zoning Ordinance which require annual proof of continued rights reposed in Lot 2 occupants to park on Lot 1 and require that the aggregate number of parking spaces on Lot 1 and Lot 2 be no less than the total parking required for uses on both lots, provided that no fewer than 158 parking spaces shall exist on Lot 1 and Lot 2 and that no fewer than 41 parking spaces shall exist on Lot 2 substantially in accordance with the Combined Preliminary and Final PUD Site Plan – Phase One and the Preliminary PUD Site Plan – Phase Two created by Epstein (revised January 17, 2017);**
- 52. An exception from Section 156.101(D)(1) of the Zoning Ordinance which requires parking spaces that are nine (9) feet wide in order to allow the reduction in size upon the development of Phase Two to a width of 8.5 feet for thirty-three (33) parking spaces and related restriping in;**
- 53. An exception from Section 156.104 of the Zoning Ordinance which defines the size of required loading berths in order to allow one (1) voluntary 12'x65' loading berth on Lot 2 that is situated in the southeasternmost drive aisle;**
- 54. Pursuant to Section 156.025(C) of the Zoning Ordinance, such other exceptions, approvals and authorizations as may be required to permit the development of the use and improvements according to the plans on file with the City and as these plans may be amended through the City Council's consideration of this request.**

55. Authorization of a demolition permit under Section 153.03(E) of the Code of Ordinances with variations to allow the demolition reflected in the Demolition Plan – Phase One prepared by Epstein (revision date of January 17, 2017) with related tree removal reflected in the Tree Demo & Preservation Plan, Phase One Landscape Plan, and Phase Two Landscape Plan prepared by Daniel Weinbach Partners, Ltd. (last revision date of January 17, 2017).

Petitioner and Owner seek the above relief in order to allow the improvements and use of the Subject Property according to the application and plans on file with the City of Oakbrook Terrace.