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AGENDA

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

**Tuesday, June 2, 2020
Teleconference Council Chambers - 6:00 P.M.**

**+1 312 626 6799 US (Chicago)
Meeting ID: 819 0101 8684
Password: 568419**

- I. Roll Call**

- II. Approval of the Minutes for Case #20-11
1S130 Summit Avenue
Petitioner: Union Group of Illinois, LLC**

- III. Case #20-11 - Continued
1S130 Summit Ave
Petitioner: Union Group of Illinois, LLC**

To consider a request by Union Group of Illinois, LLC ("Petitioner"), to approve a special use allowing an Adult-Use Cannabis Dispensary and granting variations from the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

- 1. A special use approving an Adult-Use Cannabis Dispensary pursuant to Section 156.087 (C) (2) and Section 156.092 of the Zoning Ordinance;**

- 2. A variation from Sections 156.039 (B) (4) and 156.092 (G) (13) of the Zoning Ordinance which require a solid fence or wall six feet in height between residential and business uses to be erected on the business property;**

- 3. A variation from Sections 156.039 (B) (4) and 156.092 (G) (13) of the Zoning Ordinance which require side and rear yard fences separating business and residential use to be screened from the residential use by evergreen trees planted on the business property, and such fences shall be located no closer**

than six feet from the property line which separates the two districts or types of uses;

4. A variation from Sections 156.039 (B) (4), 156.092 (G) (13), and 156.049 (H) (1) of the Zoning Ordinance which require a twelve-foot landscape buffer zone between residential and nonresidential use;
5. An variation from Section 156.087 (G) (1) of the Zoning Ordinance to allow a front yard measuring 27.9 feet instead of 40 feet;
6. A variation from Section 156.102 (E) (1) of the Zoning Ordinance to allow a total of 60 parking spaces instead of 88 parking spaces;
7. A variation from Section 156.101 (D) (1) of the Zoning Ordinance to allow parking spaces dimensions of 8'4" feet by 13'5" feet instead of 10'5" by 20'; and
8. A variation from Section 156.104 of the Zoning Ordinance to allow a variation from the requirement for a loading dock (10' by 35').
9. A variation from Sections 156.087(G)(1), (2) and (3) of the Zoning Ordinance requiring paved areas not to be located closer than five feet from a side lot line, five feet from a rear lot line, and ten feet from a front lot line, to allow the existing paved areas which are zero feet from the front, rear, and side lot lines.

IV. Case #20-12
17W433 Karban Road
Petitioner: Nicole Marie Berkshire
Approval of a Plat of Consolidation

V. Case #20-12
17W433 Karban Road
Petitioner: Nicole Marie Berkshire
Variations from the Zoning Ordinance

To approve a variation authorized under 153.023 (B) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

A variation from Section 156.075 (H) (2) limiting the height of the building to thirty-three (33) feet to the ridge, in order to permit a raised elevation of the home to thirty-seven (37) feet six (6) inches. Due to the existing conditions, drainage patterns of the lot and the surrounding properties, this home is require to be elevated allowing the construction of drainage swales, which the Petitioner cannot control. Without this elevation of the proposed residence the development would require an extensive amount of storm sewer, making the project unfeasible.