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AGENDA

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

**Tuesday, November 19, 2019
Council Chambers - 6:00 P.M.**

- I. Roll Call**
- II. Approval of the Minutes for Case #20-07
1S043 Summit Avenue
Petitioner: P.M. Walsh & Co. Realtors**
- III. Case #20-08
1S501 Leahy Road
Petitioner: Joel McIndoo and Shirley McIndoo**

To consider a request by Joel McIndoo and Shirley McIndoo (“Petitioners”), to approve a special use under Section 156.075 (B) (6) of the Zoning Ordinance to allow installation of private solar collection panels when mounted on the roof for the property located at 1S501 Leahy Road.

- IV. Case #20-09
18W074-18W100 22nd Street
Petitioner: Vequity LLC**

To consider the request by Vequity LLC (“Petitioner”) to approve special uses authorized under Section 156.024(B) of the Zoning Ordinance (the “Zoning Ordinance”), an amendment to final planned unit development with exceptions authorized under Section 156.025(C)(4) of the Zoning Ordinance as well as approval of plans related thereto and related otherwise to the continuation of various provisions approved within Ordinance Nos. 19-3, 19-4 and 19-18 adopted by the City Council, more specifically described as follows:

NOTE: The City Council approved the original preliminary plat of subdivision in Ordinance No. 19-3 (R2019-018580) and the final plat of subdivision in Ordinance No. 19-19 (R2019-051596). The City Council approved demolition and the preliminary and final planned unit development for Phase One (Lot 1 and portions of Lot 2 and Lot 3) as well as the preliminary planned unit development for Phase Two (Lot 2) and Phase Three (Lot 3) in Ordinance No. 19-4 (R2019-018581). The Public Hearing does not concern Phase One (Lot 1). Via Ordinance No. 19-18 (R2019-051597), the City Council adjusted planning for Lot 2 and Lot 3. In Ordinance Nos. 19-4 and 19-18 the City Council approved several matters already approved for Phase Two (Lot 2) and Phase Three (Lot 3) and these matters continue in effect. Where adjusted, approved items will be noted as “previously approved in part.” The Public Hearing concerns Lot 2 only to the extent of adding a distinct waste enclosure, a parking space and 90-degree parking on the south line of Lot 2.

- 1. While continuing the special uses and planned unit development with exceptions and waivers approved in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Ordinance 19-4 and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Ordinance No. 19-18, approval of the following restated special uses authorized on Lot 3:**
 - a. A special use pursuant to Section 156.051(D)(4) and Section 156.051(H) to allow an above ground service facility situated near the southwest corner of the building east of a drive through exit to allow one or more transformers without full screening and landscaping but otherwise according to the landscape plan on file and under review with the City (previously approved in part); and**
 - b. A special use authorized by Section 156.087(C)(5) to allow a single occupant building with a bank, savings and loan association, credit union, or another financial institution, as defined in the Illinois Banking Act (ILCS Ch, 205, Act 5, § 2), with drive-through windows and stacking as reflected in the elevations, site plans and landscaping plan on file with and under review with the City;**
- 2. While continuing the planned unit development with exceptions and waivers approved in Sections 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Ordinance 19-4 and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Ordinance No. 19-18, approval of an amendment to the planned unit development, pursuant to Section 156.025(C)(4), to continue all prior approvals for Lot 1, Lot 2 and Lot 3 within the three-phased planned unit development with an amendment to allow various changes to the site plans, building elevations, landscape plans and use authorizations specifically to add an allowable use to Lot 3/Phase 3 in the form of a bank operated in a single occupant building on Lot 3 (not to exceed a floor area of 8,578 square feet and a maximum building height of 38 feet), all of which is subject to and**

authorized according to the exceptions noted in Ordinance No. 19-4 and Ordinance No. 19-18 which are supplemented as follows specifically for Phase Two (Lot 2) (the southwest lot) in Items 3(a) through 3(b) and for Phase Three/Lot 3 (the southeast lot) in Items 4(a) through 4(f) as well as 5(a) through 5(c).

3. In addition to those authorizations provided for in Sections 9, 10, 11 and 12 of Ordinance 19-4 and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Ordinance No. 19-18, approval of site development and occupancy exceptions for Lot 2 approved under Section 156.025(B)(2) recited as follows:
 - a. An exception from Section 156.049(H) and Section 156.087(I) in order to permit landscaping reflected in the landscape plan on file and under review with the City in order to permit 90-degree parking spaces on the south line of Lot 2 and a distinct Lot 2 waste enclosure either (i) adjacent to a landscape island or (ii) without a landscape island and with such screening as deemed possible during building permitting for the enclosure (previously approved in part); and
 - b. Approval of the Preliminary and Final Phase 3 Amended PUD Plan for Lot 2 and Lot 3 and the Final Phase 3 As Amended Landscape Plan depicting modifications to landscaping on Lot 2 and Lot 3 provided that the option in Item 3(a)(ii) may be exercised by the owner (previously approved in part).
4. In addition to those authorizations provided for in Sections 9, 10, 11 and 12 of Ordinance 19-4 and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Ordinance No. 19-18, approval of site development and occupancy exceptions for Lot 3 approved under Section 156.025(B)(2) recited as follows:
 - a. An exception from Section 156.045(B)(27) to permit a loading berth in an area other than the rear yard to allow the loading berth in the side yard shifted slightly to the north and in the location and dimensions depicted in the site plans and landscape plans on file and under review with the City (previously approved in part);
 - b. An exception from Section 156.049(H) and Section 156.087(I) in order to permit landscaping as reflected in the Final Phase 3 As Amended Landscape Plan depicting modifications to landscaping on Lot 2 and Lot 3 provided that the option in Item 3(a)(ii) may be exercised by the owner (previously approved in part);

- c. **An exception from Section 156.101(C) which provides that joint parking cannot be established unless total available spaces meet the total regulatory demand for spaces for all uses, in order to permit a total of 192 parking spaces on Lot 1 (which may be used by the south lots as agreed by the Owner and Petitioner) and a total of 109 parking spaces on the south lots (which may be used by Lot 1 if agreed between Owner and Petitioner) (an increase in parking from that which was previously approved) (previously approved in part);**
 - d. **An exception from Section 156.102(E)(4) which would require 34 parking spaces for a bank with 8,578 square feet in order to allow 33 parking spaces on Lot 3 (one more space than was previously approved for Lot 3) (previously approved in part);**
 - e. **An exception from Section 156.104 in order to permit one roughly 10' x 35' loading zone to serve Lot 2 and Lot 3 situated where indicated and dimensioned as provided in the Preliminary and Final Phase 3 Amended PUD Plan on file with and under review at the City (previously approved in part); and**
 - f. **Approval of the Preliminary and Final Phase 3 Amended PUD Plan for Lot 2 and Lot 3 and the Final Phase 3 As Amended Landscape Plan depicting modifications to landscaping on Lot 2 and Lot 3 provided that the option in Item 3(a)(ii) may be exercised by the owner (previously approved in part).**
5. **In addition to those authorizations provided for in Sections 9, 10, 11 and 12 of Ordinance 19-4 and Sections 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 of Ordinance No. 19-18, approval of exceptions concerning signage for Lot 3 approved under Section 156.025(B)(2) recited as follows:**
- a. **An exception from Section 156.043(C)(7)(a), which does not allow digital signs, in order to permit a single digital sign on Lot 2 which shall be installed within the monument sign serving Lot 2 and Lot 3 according to specifications established during the approval of the final Phase Two plat of planned unit development and benefit Lot 3 (previously approved);**
 - b. **An exception from Section 156.043(F)(5), which does not exempt directional signs above thirty (30) inches tall or containing a logo or service/trademark, in order to exempt two directional signs with (i) a logo on each face, (ii) a height not to exceed 56 inches unless otherwise approved by staff and (iii) a logo area not to exceed three (3) square feet per face or six (6) square feet total and to allow these directional signs without accumulating area**

chargeable against allowable gross sign area (previously approved in part); and

- c. An exception from Section 156.043(B)(1) which limits the number of freestanding signs on Lot 3 to one (1) in order to permit the two freestanding directional signs noted in Item 5(b).**

- 6. In addition to the above exceptions in Items 3-5, approval of such other exceptions that are necessary to the development of the property in a fashion that is in substantial accord with the Preliminary and Final Phase 3 Amended PUD Plan, the Final Phase 3 As Amended Landscape Plan, the building elevations, and the sign package for Lakeside Bank (including the sign package approving signs on Lot 1, Lot 2, and Lot 3 with a digital component for the monument sign on Lot 2 serving Lot 2 and Lot 3 and approved in Ordinance Nos. 19-4 and 19-18).**

- 7. Approval of an ordinance, pursuant to Section 156.025(C)(4), amending the final planned unit development approved in Ordinance Nos. 19-4 and 19-18 as described above and set forth in the Preliminary and Final Phase 3 Amended PUD Plan, the Final Phase 3 As Amended Landscape Plan, the building elevations, and the sign package for Lakeside Bank (including the sign package approving signs on Lot 1, Lot 2, and Lot 3 with a digital component for the monument sign on Lot 2 serving Lot 2 and Lot 3 and approved in Ordinance Nos. 19-4 and 19-18).**