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AGENDA

PLANNING & ZONING COMMISSION MEETING City of Oakbrook Terrace

**Tuesday, October 21, 2014
Council Chambers - 7:00 P.M.**

- I. Roll Call**

- II. Approval of the September 2, 2014 Minutes
Specialty's Café & Bakery, Inc.
17W626 Butterfield Road
Case #15-6**

- III. Specialty's Café & Bakery, Inc.
Parking Lot #3
17W632 Butterfield Road
Case #15-7**

To consider the request by Specialty's Café & Bakery, Inc. ("Petitioner"), to approve variations authorized under 156.023 (B) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") as follows:

- 1. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections 156.038 (A) and (C) and 156.087 (B) in order to allow an interim parking area serving the Specialty's or other use on Lot 3 to the south of the property and abutting Butterfield Road until the development of a principal use on the property;**

- 2. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections 156.049 (A), (F), (G), (H) and (I) and 156.087 (I) requiring site landscaping and parking lot landscaping**

in order to suspend the landscaping requirements until development of a principal use, provided that perimeter parking lot landscaping will be provided if there is no application for permit or zoning for the development of a use on that date which is two (2) years following the issuance of a certificate of occupancy for Specialty's use of the parking area;

3. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections 156.050, 156.087 (F) and 156.101(F) (2) (b) in order to permit an interim gravel base and asphalt top parking area containing 22 vehicle spaces and drive aisle(s) comprised of a 1.5-inch (at least) asphalt top over a 2-inch (at least) binder over a 3-inch (at least) clean gravel base, all sloped to access existing drainage outlets for the access drive, until development of a principal use;
4. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Section 156.087(G) (2) allowing paved areas within five (5) feet of the north lot line in order to permit the continuation of existing access drive and lighting conditions along the north lot line and within five (5) feet of the south lot line in order to permit a sidewalk or path to Lot 3 south of the Subject Property and along the north line of Butterfield for the parking of vehicles of patrons, occupants or employees of the Lot 3 operator on Lot 2;
5. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Section 156.087 (G) (3) reducing the required separation of paved areas from the west lot line (rear yard line) from five (5) feet to zero (0) in order to permit the continuation of existing access drive and lighting conditions along and near the west lot line;
6. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Section 156.087 (G) (4) to permit a common access drive to serve as more than one-half of the rear yard (west) requirement and more than one-half of the side yard (north) requirement;
7. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections 156.035 (C) (3) and 156.045 (B) (30) of the Zoning Ordinance, limiting the height of accessory structures to sixteen (16) feet above grade, in order to permit the continuation, repair and maintenance of the existing structures at the Subject Property, which include (a) light poles along the north and west lot line not to exceed thirty (30) feet in height and (b) the use of an existing freestanding signs (situated near the northwest corner of the Subject Property along Summit) not to exceed their present height, while requiring new installations to comply with the

Zoning Ordinance;

- 8. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections 156.087 (F), 156.100 (A) (1) and 156.101(A) (2) (b) in order to permit the parking of vehicles of patrons, occupants or employees of Applicant from the adjacent Lot 3 which lies directly south of the Subject Property and on the north line of Butterfield;**
- 9. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Sections Section 156.087 (F), 156.100 (A) (1) and 156.101 (B) (1) in order to avoid the cessation of parking of vehicles of patrons, occupants or employees of Applicant from the adjacent Lot 3 directly south of the Subject Property along the north line of Butterfield in the event that they shall no longer be in the same right of possession or ownership;**
- 10. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation under Sections 156.087 (F), 156.100 (A) (1) and 156.101 (C) to allow an interim joint parking facility serving Lot 3 south of the Subject Property for the parking of vehicles of patrons, occupants or employees of the Lot 3 operator on Lot 2 when there is no use on the Subject Property;**
- 11. Pursuant to Section 156.023 (B) of the Zoning Ordinance, a variation from Section 156.045 (B) (14) in order to permit driveways in the required rear yard of the Subject Property; and**
- 12. Pursuant to Section 156.023 (B), such other variations 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.**

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.