



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday June 17, 2014
Case #15-3

The meeting was called to order by Chairman Noble at 7:05 P.M.

Present: Chairman Noble, Commissioner's Schneider, Ventura, Myszkowski, Almeroth, Donoval, Smurawski

Not Present: All Present

Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, Planning & Zoning Commission Secretary Janice Coglianese, Nick Kouimelis, President / Partner for Butterfield's Pancake House & Restaurant, Nicholas Syregelas, Partner of Butterfield's Pancake House & Restaurant, Strati Panagakos, Secretary / Partner for Butterfield's Pancake House & Restaurant, and Christopher Krupp, of Krupp Associates, Architect for Butterfield's Pancake House & Restaurant

Chairman Noble said the first order of business was to approve the minutes of June 3, 2014, Case #15-2, the request by 22ND STREET PLAZA 337, LLC ("Petitioner"), under authority from the owners 22ND STREET PLAZA 837, LLC and LANDOVER LAND, INC., for the approval of demolition of the Pompei building and various ordinances and resolutions pertaining to property commonly known as 17W744 22nd Street (PINs 06-21-403-024, 06-22-301-059) which is referred to below as the "Subject Property" and pertaining to property commonly known as 17W714, 17W734 and 17W740 22nd Street (PINs 06-21-403-023, 06-22-301-058) which is referred to the Commercial Area Parcel.

MOTION Commissioner Almeroth kindly requested to postpone the approval of the minutes and table them for the next public hearing due to the fact that the Commissioners did not have sufficient time to read the multiple 40 pages of minutes.

The motion was seconded by Commissioner Schneider.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble said the second order of business was to consider the request by Summit-Tesera, LLC / Butterfield's Pancake House & Restaurant for property located at 1S616 Midwest Road to allow for:

1. An amendment to Ordinance No. 85-36, and Ordinance No. 87-18 to allow signage area for the "Property" not to exceed 286 square feet instead of the maximum 108 square feet allowed under the Zoning Ordinance. Ordinance No. 85-36 approved a variance for a total of 26 feet in height entry sign with an area of 117 square feet. Ordinance No. 87-18 approved a variation to allow a second freestanding sign with an area not to exceed 120 square feet.
2. A special use permit under Section 156.024 (B) of the Zoning Ordinance to allow for outdoor dining to be located within the building in a new addition on the east side of the building.

Chairman Noble welcomed new Commissioner Paul Smurawski.

Chairman Noble asked the Petitioners and anyone else who wished to speak to be sworn in.

Nick Kouimelis, President / Partner for Butterfield's Pancake House & Restaurant, Nick Syregelas, Partner of Butterfield's Pancake House & Restaurant, Strati Panagakos, Secretary / Partner for Butterfield's Pancake House & Restaurant, and Christopher Krupp, of Krupp Associates, Architect for Butterfield's Pancake House & Restaurant were sworn in by Planning and Zoning Secretary Coglianese.

Chairman Noble asked the Petitioners to state their case.

Petitioner Syregelas took the floor and stated that their proposal was to reface the entire building due to dilapidation. Directing the Commissioners to the pictures he brought with him that evening, he pointed to the two (2) additions on the east side of the building that they were proposing to tear down and replace with three (3) glass garage type doors / partitions that rotate up and down during summer and winter weather permitting. The northeast corner of the building will have a stone for the Butterfield's signage.

Architect Krupp took the floor and pointed again to the sections of building to be demolished then replaced with outdoor space, and pointed to a tower on the corner of the building, in which the Butterfield's signage will be

located. The tower will have individual, unique, tasteful metal lettering and other signage on the canopy of the main entrance; there is also an existing large street sign. Architect Krupp mentioned that the Petitioner owns several other successful restaurant complexes of the same sort.

Building and Zoning Administrator Dragan commented that there were two (2) freestanding monument signs, one (1) approved in 1986 and one (1) approved in 1987. One (1) of the existing signs is 117 square feet and the other 120 square feet. Ms. Dragan commented that the Petitioner is requesting approval for installation of wall signage up to 49 square feet. The total allowable signage per City's Code, is 108 square feet; the Petitioner is requesting 286 square feet as stated in the legal notice.

Petitioner Syregelas asked the Commissioners if they had any questions.

Commissioner Donoval asked for justification to why they were asking for double the signage.

Architect Krupp commented that as you drive by, the signs do not actually connect to the building, and the signs they are requesting, esthetically are more for a free-standing building.

Petitioner Syregelas stated the building is set-back quite a distance and someone could drive right past it.

Architect Krupp mentioned the whole idea is to integrate it and esthetically make it all fit in. The sign is to have individual letters not brightly lit up or flashy that would cause any type of distraction, but illuminating, back-lit letters that will show up in the evening that will be seen from the street.

Commissioner Myszkowski stated it wouldn't be as large as the Trump signage.

Architect Krupp stated that they are taking a bad looking building that will be stripped down to just the basic structure and will be adding stucco and stone to the building and a metal roof. The colors in the pictures are based on the architect's point of view, but could change; no flashy colors or flashing lights.

Commissioner Schneider asked if there was still a shared parking situation with the people across the street.

Petitioner Syregelas commented, at the present time they will allow them to use it, but Butterfield's does not plan on becoming a parking lot; he said the business across the street is aware of this.

Chairman Noble asked if there were any questions from the Commissioners.

Commissioner Almeroth asked what they were going to do with the monument sign on Summit Avenue.

Building and Zoning Administrator Dragan stated that the two (2) signs would remain the same; one (1) is actually a gate sign.

Petitioner Syregelas commented that they didn't know what they actually wanted to do with these.

Commissioner Almeroth commented that they will not fit in with Butterfield's décor.

Architect Krupp said they have not made up their minds yet on what to do with these signs.

Building and Zoning Administrator Dragan said the petition includes the request to keep the existing signage in case of a face change.

Building and Zoning Administrator Dragan mentioned that this sign was 117 square feet and is 26 square feet in height.

Commissioner Almeroth said if this was eliminated then it will eliminate the variance for signage.

City Attorney Pacione said there is a variance that already exists.

Building and Zoning Administrator Dragan said these two (2) freestanding signs were already approved, one (1) approved in 1986 and one (1) approved in 1987.

Petitioner Syregelas said basically they were asking for a variance for the wall sign.

Commissioner Almeroth said he wouldn't keep the one (1) sign over the driveway at all.

Petitioner Syregelas said they are still looking into this and would like to keep it just because it is so huge for the entranceway, but at the same time it is the old concept, and they don't have a handle on it as of yet.

Commissioner Almeroth asked if they were going to rebuild the broken down garbage enclosure, and what were their landscaping plans for the front, rear and the area by Wendy's.

Architect Krupp said that the Health Department wouldn't let them get away with not taking care of the garbage enclosure, and they would be taking care of it. The landscaping will not be touched since they are concentrating on the building.

Petitioner Syregelas commented most likely they will be replacing some older bushes.

Architect Krupp said there is one (1) large tree around the corner that will be removed.

Commissioner Almeroth asked if Butterfield's and Wendy's had discussed the area between them, which is only scrub trees and rocks.

Petitioner Syregelas remarked when they get to the landscaping this will be addressed.

Commissioner Myszkowski inquired if they were going to keep the lilac bushes.

Petitioner Syregelas said he wasn't even aware that they were there, but they still haven't considered the landscape plan.

Commissioner Almeroth inquired about the two (2) remaining sample pictures that were on displayed and what the depicted.

Architect Krupp commented that it was one of the additions they had mentioned showing the garage doors. He noted that they had also done one (1) in Wheaton with a patio on the east side, which was so hot that nobody wanted to sit there, so they decided to put in the garage doors.

Commissioner Almeroth said the Petitioner should check out Giordano's who did such a wonderful job on their outside dining.

Architect Krupp said it allows them to use this space both for summer and winter; an El Fresco feeling. It will have a new mechanical system, new kitchen, and new finishes seating around 210 people; he said the Petitioner left no stone unturned.

Commissioner Donoval asked the Petitioners if they wanted them to approve what was presented this evening, and then asked if they were going to come back at another public hearing for the landscaping and the arch.

Petitioner Syregelas said at the present time they have no idea how to incorporate the arch or what to do with the landscaping. The reason why they do not have a landscaping plan is once they start tearing the building they will have to then decide what to remove or what to plant. They will hire a landscaper once the building is taken care of.

Architect Krupp mentioned once construction begins there won't be much of landscaping left.

Commissioner Almeroth stated that the parking lot islands should be landscaped since they are mostly gravel. He said the Petitioners should have had a landscaping plan presented this evening since this is part of the approval process.

Petitioner Syregelas said they have no problem doing this; however, this evening they were only addressing signage.

Commissioner Ventura said she didn't think the Petitioner's would go through this type of expense and not do a good job on the landscaping. She has full confidence that whatever they come up with, the landscaping will be of quality and also will match the décor of the building, which she thinks is beautiful.

Building and Zoning Administrator Dragan suggested that they could add a condition to the approval, considering the landscaping and she also discussed earlier with the owners parking lot repairs and additional landscaping; however, the City Code only requires compliance with the landscape ordinance for new construction or between two (2) non-compatible uses when commercial is next to residential. Based on this there was no additional variation to be addressed in the legal notice.

Petitioner Syregelas said they would take care of the landscaping and any dead bushes or trees.

Architect Krupp said they were going to take care of the parking lot pavement issues.

Chairman Noble asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administration Dragan stated that the Commissioners received the plan review report dated May 30, 2014 from Dan Lynch of Christopher Burke Engineering Ltd. and the report dated May 23, 2014 from Assistant Fire Chief Ralph DeLuca of the Oakbrook Terrace Fire Protection District. Architect Krupp is aware of the Commission's concerns and will abide by all the rules through the permit process. In Engineer Lynch's comments, he shows that the building's water is presently serviced by the Village of Oak Brook and recommends that it be switched to the City of Oakbrook Terrace's, which is available on the west side of the subject property. The owner is aware of this, and is willing to switch to the City of Oakbrook Terrace's water system.

Architect Krupp noted that all of the water lines have to be upgraded and they still had to add a sprinkler system. He continued to say that the building is almost all concrete block with a metal deck and the finishes inside will have an open metal structure, but nothing will be painted black. The ceilings are low so they want to keep the colors light to exaggerate the height of the ceilings. They will have floating canopies over the booths, nice lighting, and an interior designer was hired from Scottsdale for the interior finishes.

Petitioner Syregelas stated that this is a major investment for them. Out of the five (5) stores they presently have, this is their number one major investment. They have restaurants in Naperville off of Ogden Avenue and Naperville Road, one (1) in Wheaton at Danada Square, one (1) in Northbrook, and two (2) in Scottsdale.

Chairman Noble asked if all the stores were a pancake type restaurant.

Petitioner Syregelas said they were, but very high-end restaurants. They use nothing but fresh vegetables, make their own pancake mix, and do almost everything in-house.

Commissioner Almeroth mentioned that the other restaurants were attached to shopping centers, and asked if this was their only freestanding restaurant.

Petitioner Syregelas said the one (1) in Wheaton and two (2) in Scottsdale were freestanding.

Commissioner Almeroth questioned the exterior being a natural stone EFIS.

Architect Krupp said it was officially an artificial stucco / drivet, an external exterior installation system. He said presently the building is a concrete block with virtually no installation. They are going to add the drivet to the outside of the building, which is an R-15 and then another R-15 to the interior of the building wall bringing it to a total of an R-30 wall which exceeds any energy code. The roof currently has 4" of installation being an R-20 giving it good enclosure. All the existing windows will be replaced and more will be added to the south side of the building.

Chairman Noble asked when they plan on opening.

Petitioner Syregelas said it all depends on the contractor and if they could start right away; they are anticipating five (5) to six (6) months. They are trying to move forward as fast as they can.

Petitioner Kouimelis commented that the south side of the building will have new windows, they will need landscaping, and he is not sure how long it will take.

Petitioner Panagakos commented that they all have been talking about bricks, mortar, and basically about getting better financially set up in life, but he said that they, Butterfield's, actually becomes part of the community. They get involved with the park district, the ball teams, the hockey teams, the Rotary Club, the Chamber of Commerce, the churches, Boy Scouts and Girl Scouts, the Lions Club and want to get generally, actively involved with Oakbrook Terrace.

Chairman Noble opened the floor to the public.

There was no audience or public participation.

Chairman Noble closed the floor to the public.

Chairman Noble asked if there were any other questions from the Commissioners.

Commissioner Myszkowski jokingly said to place some purple flowers around the building.

Commissioner Ventura mentioned that she had eaten at their restaurant in Wheaton several times, and it is very good food. She is excited that they chose the City of Oakbrook Terrace to be their new home.

Chairman Noble asked if there were any comments from City Attorney Pacione.

City Attorney Pacione had none.

Chairman Noble called for a motion.

MOTION Commissioner Almeroth entertained a motion for approval of Summit-Tesera, LLC / Butterfield's Pancake House & Restaurant for property located at 1S616 Midwest Road to allow for:

1. An amendment to Ordinance No. 85-36, and Ordinance No. 87-18 to allow signage area for the "Property" not to exceed 286 square feet instead of the maximum 108 square feet allowed under the Zoning Ordinance. Ordinance No. 85-36 approved a variance for a total of 26 feet in height entry sign with an area of 117 square feet. Ordinance No. 87-18 approved a variation to allow a second freestanding sign with an area not to exceed 120 square feet.
2. A special use permit under Section 156.024 (B) of the Zoning Ordinance to allow for outdoor dining to be located within the building in a new addition on the east side of the building.

Commissioner Myszkowski seconded the motion.

Building and Zoning Administrator Dragan mentioned to encourage landscaping improvements.

Commissioner Almeroth stated that he is 100% in agreement with the present request, and is confident that they will do a tasteful job on the landscaping.

City Attorney Pacione said if there was no final discussion, they may take a roll call.

Chairman Noble asked for any final discussion.

Commissioner Almeroth asked if the board wanted to see a landscaping plan or were they all in favor of how it stands.

Chairman Noble stated he wanted a landscaping plan before they occupied the building.

The other six (6) Commissioners all agreed to trust the Petitioner on properly landscaping the property.

City Attorney Pacione suggested that the Petitioner write a Letter of Comment for the landscaping and asked if the Commission wanted to make an amendment to that condition.

Commissioner Almeroth said he trusted the Petitioners.

Chairman Noble asked for a roll call.

Ayes: Schneider, Ventura, Myszkowski, Almeroth, Donval, Smurawski,
Chairman Noble

Nays: None

Absent: None

MOTION WAS PASSED.

Chairman Noble asked Building and Zoning Administrator Dragan when the petition would be presented to the City Council.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the agenda for the July 8, 2014 City Council Meeting.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Ventura seconded the motion.

Chairman Noble asked for a vote.

Ayes: Schneider, Ventura, Myszkowski, Almeroth, Chairman Noble
Nays: None
Absent: Donoval

MOTION WAS PASSED.

Building and Zoning Administrator Dragan stated the Letter of Recommendation will be presented to the City Council on July 8th and asked for the July 1st Planning and Zoning meeting to be cancelled since there were no meetings scheduled.

Chairman Noble asked for a motion to cancel the July 1st Planning and Zoning Commission meeting.

MOTION Commissioner Schneider entertained the motion to cancel the July 1st Planning and Zoning meeting.

Commissioner Myszkowski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble requested a motion to adjourn the meeting.

MOTION Commissioner Almeroth entertained a motion to adjourn the meeting.

Commissioner Ventura seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble adjourned the meeting at 7:45 P.M.

Respectfully submitted by,

Janice Coglianese
Planning and Zoning Secretary

