



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Thursday, February 27, 2014  
Case #14-10

The meeting was called to order by Chairman Noble at 7:00 P.M.

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

Absent: None

Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, Planning & Zoning Commission Secretary Janice Coglianese, Scott Lange, Vice President for Williams Architect, David McCallum, Landscape Architect of David McCallum Associates, Inc. & Senior Civil Engineer, Donald Dixon of Gewalt Hamilton & Associates.

Chairman Noble said the first order of business was to approve the minutes of December 3, 2013, Case #14-9, the request by CRICOAKBROOK 2, LLC as owner, and Commonwealth Edison, as tenant to allow amendments to Planned Unit Development Ordinance 99-06, for 2 and 3 Lincoln Centre, zoned B-4, located within the Lincoln Center Project.

**MOTION** Commissioner DeVries entertained the motion to approve the December 3, 2013 public hearing 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 a request by the City of Oakbrook Terrace for an amendment to the final plans for the Planned Unit Development for the development of a Municipal Campus, Ordinance No. 13-45, and to consider the request of the City to grant variances from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Code") as follows:

- a. A variation from Section 156.075 (E) (1) (b) of the Zoning Code to allow a front yard of 20 feet along Butterfield Road instead of the minimum required 30 feet for City Hall, and a front yard of 0 feet for paved area along Butterfield Road instead of the minimum required 10 feet for City Hall and the new police station.
- b. A variation from Section 156.075 (E) (2) (b) of the Zoning Code to allow a side yard of 16.69 feet for the police station instead of the minimum required 70 feet.
- c. A variation from Section 156.045 (B) (2) of the Zoning Code to allow the roof of the new police station to extend 7 feet, instead of 4 feet, into the front yard along Butterfield, to allow the roof of the City Hall to extend 5 feet, instead of 4 feet, into the front yard along Butterfield Road, and to allow the roof of City Hall to extend 5 feet, instead of 4 feet, into the front yard along 16<sup>th</sup> Street.
- d. A variation from Section 156.039 (B) (4) of the Zoning Code to allow a solid fence or wall 6 feet in height in the side and rear yard to be located 0 feet, instead of 6 feet, from the property line along the east side of the property.
- e. A variation from Section 156.039 (A) (2) of the Zoning Code to allow a 6-foot solid fence along the east side of the property to extend into the front yard along Butterfield Road.
- f. A variation from Section 156.039 (B) (6) of the Zoning Code to eliminate the requirement to install a 6-foot fence in any yard abutting a minor street.
- g. A variation from Section 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 364 square feet, instead of the maximum 120 square feet, in front of the new police station.
- h. Variations from Sections 156.035 (B) and 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 140 square feet, instead of the maximum 120 square feet, without a 6-foot fence or wall, in the front yard of the City Hall along Butterfield Road.

- i. A variation from Section 156.045 (B) (10) of the Zoning Code to allow for landscape walls up to 6 feet in height instead of the maximum height of 30 inches above the existing grade.
- j. A variation from Section 156.043 (G) (5) of the Zoning Code to allow a temporary sign not to exceed 32 square feet in area, instead of 16 square feet in area, for the new development.
- k. A variation from Section 156.035 (C) (1) (b) of the Zoning Code to allow a 30-foot clock tower on the west side of City Hall in the city's right-of-way.
- l. A variation from Section 156.101 (D) (1) of the Zoning Code to allow 90 degree parking spaces of nine feet by eighteen feet (9' x 18') instead of minimum required nine feet by nineteen feet (9' x 19').
- m. A variation from Section 156.102 (D) (2) of the Zoning Code to allow handicapped parking spaces of sixteen feet by eighteen feet (16' x 18') instead of the minimum required sixteen feet by nineteen feet (16' x 19').
- n. A variation from Section 156.101 (E) of the Zoning Code to allow 70-foot wide driveways across public property at the right-of-way line, instead of a maximum 35 feet, with driveway flares extending up to 10 feet, instead of the maximum 5 feet.
- o. A variation from Section 156.049 (H) (2) of the Zoning Code to allow 6,167 landscape points instead of the minimum required 6,666 landscape points.
- p. A variation from Section 156.049 (I) (2) (b) (1) of the Zoning Code to allow the shrubs adjacent to the south parking lot perimeters to be a minimum of 2 feet in height, instead of 4 feet, and to eliminate the requirement to install shrubs adjacent to the north perimeter of the shared parking lot.
- q. Any other variations that may arise during the Planning and Zoning Commission meeting.

Attorney Pacione mentioned that he gave Chairman Noble an additional variation.

Chairman Noble continued to read the additional variation of Section 156.043 (B) (1) of the Zoning Ordinance, to allow up to five (5) free-standing signs.

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

Scott Lange, Vice President for Williams Architects, David McCallum, Landscape Architect of David McCallum Associates, Inc. and Senior Civil Engineer, Donald Dixon, Gewalt Hamilton & Associates were sworn in by Planning and Zoning Secretary Coglianese.

Chairman Noble asked the petitioner's to state their case.

Architect Lang took the floor and stated that they were back for basically the same project, but will focus on the revisions made from last summer. He commented that the buildings and the architecture had no changes, and continued to say the changes were basically on the east side of the police facility. Many years ago a 30 foot platted survey setback was shown, which the City would like to abide by. What this meant for the site is that the police building had to shift about 60 feet to the east. They were originally 24 feet off of Butterfield Road last July and are now 30 feet from Butterfield Road, and 23 feet from 16<sup>th</sup> Street and now closer to 50 feet from 16<sup>th</sup> Street. This moved the eastern mode part of the building within 16.8 feet from the eastern line in which it originally was 7 feet. There used to be a drive that went past the building along the curb and out, which has now been eliminated. When the building moved parking to the east was lost and put back into the middle. There is no longer that drive-by on the east, and there is still a 6 foot high blockade cedar fence; however, the landscaping has been changed slightly, but the good news is that there are more landscaped points than last July.

Architect Lang continued to say that both of these buildings are Silver LEAD buildings with permeable pavers.

Landscape Architect McCallum took the floor stating the landscaping is pretty much what the Commission had seen before with a couple of exceptions. The shared area between the two (2) buildings now has additional trees. The same quantity in types of trees along east, north, south & west perimeter remain intact. The overall landscape points have increased by 230 on the north, east, and south perimeters; the decrease in points was on the west perimeter.

Landscape Architect McCallum continued to say that there was an increase in buffering along 16<sup>th</sup> Street where the parking lot will be screened with a 24 inch high hedge per the City's request in which not to obstruct the view of cars and emergency vehicles. The landscape adjacent to the City Hall remains the same as does the perimeter along the police facility.

Civil Engineer Dixon commented and clarified the setback issue. The old building setback line was 30 feet from the R-O-W off of 16<sup>th</sup> Street before any vacation took place; some of the R-O-W off of 16<sup>th</sup> Street became vacated, which narrowed the R-O-W; a new setback ordinance was established with a 30 foot offset. The problem that occurred was that the old 30 foot setback line should have gone away, but showed up in the Plat of Subdivision.

Civil Engineer Dixon continued to say that they made changes by shifting the building to the east to get out of the situation between the Butterfield setback and the 16<sup>th</sup> Street setback in which the drive aisle was closed. There was some berming going on between the building and the adjacent property line; some squeezing was done and the berming will not be as prominent. The area is being depressed to collect drainage for the stormwater system. Permeable pavers were always provided on the south portion of the police parking lot, but with the reconfiguration of the police area, the permeable pavers became slightly larger than before, due to the geometry and esthetics. As far as the utility connections, storm sewer, sanitary, and water connections, all will be directed out to 16<sup>th</sup> Street; however, the connections will be in a different spot.

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

Building and Zoning Administrator Dragan commented that the Commissioners received the memorandum dated February 17<sup>th</sup> identifying variations as indicated under Ordinance #13-45 approved September 2013, and the Site Data Summary showing the requirements of the Ordinance in the R-1 District also approved in September 2013 as well as the proposed revisions. All of the variations were approved with the exception of a few that were added on for tonight's meeting. The new variations were included in the new legal notice as well as the previously approved variations to have a clean and updated ordinance for the Municipal Campus.

Building and Zoning Administrator continued to state that the Commissioners also received review letters from Dan Lynch of Christopher Burke Engineering and Assistant Fire Chief Ralph DeLuca of the Oakbrook Terrace Fire Protection District; all the mentioned issues will be dealt with prior to the issuance of the building permit. The landscape architect made a presentation and submitted a landscape data, which as indicated in the revised plan has an additional 200 points.

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

Commissioner Ventura questioned the east side of the new Police Department's setback to the neighboring house; there wasn't much room.

Architect Lange commented that the building was 70 feet from the east property line and is now just less than 17 feet.

Commissioner Ventura made a comment to the change in distance.

Architect Lange said this was from the building standpoint, but the parking lot was a drive-by aisle.

Commissioner Ventura commented that this was a pretty significant modification and right on top of Ms. DeLuca's home.

Building and Zoning Administrator Dragan stated that she spoke personally to Ms. DeLuca, who is the most affected by this new development, she was made aware of this modification, and did not express any concerns. The other surrounding residents were also notified; however, no residents showed, but Mr. Shanahan. Ms. DeLuca was looking forward to the fence installation as previously discussed.

Architect Lange commented the fence was always there and Ms. DeLuca will still have one. He said the good news for the east side of the building is that it is lower in height, like a one story building; as you go to the west it gets higher.

Commissioner Ventura questioned if there was 6 feet of a wood fence and 6 feet of landscaping before Ms. DeLuca's property.

Architect Lange stated she had a strong landscape buffer off of both sides of the fence and Ms. DeLuca was happy that there was no longer the drive-by street on this side.

Commissioner Myszkowski asked if there will be a new fence on the side of Ms. DeLuca's home and the old one removed.

Architect Lange said there would be.

Chairman Noble asked if a fence in the back of Ms. DeLuca's house would be provided.

Architect Lange commented that the fence would only go to the edge of the Police Departments property line.

Chairman Noble asked if it would go to 16<sup>th</sup> Street.

Architect Lange stated only to the edge of the building.

Commissioner Ventura mentioned if it wouldn't benefit the house on 16<sup>th</sup> Street to have the fence extended.

Architect Lange stated it was not set up to extend to 16<sup>th</sup> Street.

Commissioner Ventura said she was given this information that it would and that she has the home listed at the present time.

Architect Lange stated back in July 2013 it was never mentioned to extend it to 16<sup>th</sup> Street just to the edge of the building.

Building and Zoning Administrator Dragan commented the originally proposed fence extended more into Butterfield Road's front yard than it is now; however, they addressed the variation, as previously approved, stated in the event that sometime in the future if the fence needed to be extended, a public hearing would not be required.

Commissioner Ventura commented she was told the fence would go all the way to 16<sup>th</sup> Street.

Architect Lange repeated to Commissioner Ventura that she was told it was to go to 16<sup>th</sup> Street.

Commissioner Ventura said she was told it was.

Architect Lange referred again back to the July 2013 meeting.

Commissioner Almeroth stated that it should be extended since the Police Department's property borders residential property and there should be some kind of screening.

Commissioner Ventura said she was told in an email that the fence was going to 16<sup>th</sup> Street. She is very surprised to hear that the fence only goes to the end of the building.

Architect Lange stated that this may be an issue for the City and the fence only extends to the end of the building.

Building and Zoning Administrator commented that the plans show a variation to eliminate the requirements to install the fence in any yard abutting a minor street.

Commissioner Ventura stated the City is supposed to have a fence abutting any residential properties, but they didn't in the case of the home on 16th Street.

Building and Zoning Administrator Dragan said the variance hadn't changed and it is the same as previously approved.

Commissioner Schneider asked how high the bushes were where the fence ends.

Landscape Architect McCallum stated the evergreens were 6 feet in height.

Commissioner Schneider asked if the evergreens were up on a berm.

Landscape Architect McCallum said it was relatively on a flat surface.

Commissioner Schneider said the project is so huge that the City should extend the fence all the way down, not to hold off on such a small section of the fence.

City Attorney Pacione stated that this was not an issue and it was something that was previously approved.

Commissioner Almeroth stated that it was in the package that they were approving this evening.

City Attorney Pacione stated it was republished to keep everything together so that if anyone went back into the records they will look at the Planned Unit Development Ordinance to see that it wasn't a new variation. He continued to say they were here this evening to amend the Planned Unit Development and to allow a new variation.

Building and Zoning Administrator Dragan asked if it was possible for the Commission to recommend to the Council that they take into consideration extending the fence to 16<sup>th</sup> Street.

City Attorney Pacione said it was possible to go down that requested variance with the Commission's recommendation.

Building and Zoning Administrator Dragan commented she was not sure how the Commission wanted to handle this, but would this apply to the west side of the building behind the City Hall building.

City Attorney Pacione commented that according to letter (f) it states to eliminate the requirement to install a 6 foot fence in any yard abutting a minor street.

Commissioner Almeroth commented if the City eliminates (f) then we would be required to have a fence on the west side of the property. He said not to eliminate (f), but to amend it.

Building and Zoning Administrator Dragan stated that this was all fine and the Council will make the final decision.

Commissioner DeVries commented that she could see having a fence going to 16<sup>th</sup> Street, but misunderstood that it would be perpendicular to 16<sup>th</sup> Street.

City Attorney Pacione stated the language would have to be changed to read to the west front yard.

Commissioner Ventura mentioned the home on 16<sup>th</sup> Street had its garbage cans on the east side and no fence, just landscaping and large garbage cans. She still cannot understand why the fence wouldn't be extended on the east side to 16<sup>th</sup> Street to at least cover the garbage cans.

Commissioner Almeroth addressed Architect Lange and asked him why the fence was not placed on the plans in the first place.

Architect Lange stated that extending the fence was not an issue and this had been discussed last summer.

Commissioner Ventura asked if this could have been an oversight that no one considered, and possibly everyone thought the fence was going to be longer at least to the garbage cans.

City Attorney Pacione asked if there was a garbage enclosure on the City's property.

Architect Lange stated that the City has a 6x6 foot high brick garbage enclosure to match the building, which is surrounded by landscaping.

Commissioner Almeroth suggested that the fence should extend at least to the garbage enclosure.

Chairman Noble asked for consensus if the fence should extend to the south end of the garbage enclosure.

Commissioner Ventura stated that there were no houses directly to the west.

Building and Zoning Administrator commented that Commissioner DeVries was on the west side directly across the street.

Commissioner DeVries said she didn't mind; she likes the open look and wouldn't mind seeing the new building, which is actually kind of on an angle of her home; she would hate to see a fence go in. When she thought of the property butting against a residential area, she was thinking of a fence surrounding the entire perimeter.

Building and Zoning Administrator Dragan asked how many extra feet were required to extend the fence to 16<sup>th</sup> Street.

Architect Lange said roughly 60 feet from the southern edge of the building.

Building and Zoning Administrator mentioned that the City Attorney had a good point by allowing the variation to remain in place since the fence is not going on the west side, but contingent upon extending the fence 60 feet to the south.

Commissioner Almeroth agreed with this statement.

City Attorney Pacione asked the Commissioners if they were all clear on the variance remaining the same; no fence would be required abutting a minor street; however, the Commissioners should recommend another 60 feet of fencing to the south on the east property line. They should make a recommendation to keep everything with the exception of adding the 60 feet on the east side of the property.

Commissioner Almeroth asked if this was in addition to (f).

Building and Zoning Administrator commented that (f) would remain the same in addition to the 60 foot fence extension.

City Attorney Pacione stated that he would make it as a condition to letter (f).

Commissioner Ventura asked what they thought if the fence was extended to the front yard setback of the house across the way instead of the fence ending midway to the neighboring house, because when they look at the fence it is going to end halfway to where the house is. She is looking at it as an esthetic point of few.

Architect Lange stated then it would be around 72 feet to extend it to the end of the house.

Building and Zoning Administrator asked if they could say approximately 72 feet.

Architect Lange answered yes.

Commissioner Almeroth asked if the fence would extend past the landscape island.

Architect Lange stated yes around 72 feet.

Commissioner Almeroth said he would like to see the island exposed.

Commissioner Ventura asked if at one time wasn't there supposed to be a gate.

Architect Lange said there wasn't.

Commissioner Ventura said around two months ago, the information she received, there was going to be a gate.

Commissioner Almeroth thought there was a gate when there was a drive-through on the east side of the street.

Building and Zoning Administrator Dragan said there was some talk about a gate a while ago.

Commissioner Almeroth asked when the building was moved was the generator moved also.

Architect Lange stated the generator moved right along with it.

Commissioner Almeroth mentioned at the last meeting, there was some concern with the generator being too close to the residents, now it is even closer.

Architect Lange commented that it will be in a sound box.

Commissioner Almeroth inquired to the size of the sound box.

Architect Lange commented that the generator itself has a sound wall built into the unit itself and a 7 ½ foot solid masonry wall will be built all around it.

Commissioner Almeroth asked if it was as high as the one we have now.

Architect Lange commented not as high; around 6 to 6 ½ feet high.

Commissioner Almeroth stated the sound is still going to be directed up; it is still the same height of the generator.

Architect Lange commented whatever the height of the generator; the masonry wall will be several inches higher.

Commissioner Almeroth asked if the east fence was directly on the neighbor's property line.

Architect Lange said it was approximately a foot on the City's side.

Commissioner Almeroth asked if the new parking configuration had an island in the middle.

Civil Engineer Dixon commented that one of the points they took into consideration is they eliminated the straight through to have a more circular route to cut it down as a pass-through.

Commissioner Almeroth commented on the 18 foot parking spaces shown on the last drawings and the concern of the 6 foot wide overhang onto the concrete sidewalk may cause a problem and it shows two (2) parking stalls abutting each other.

Civil Engineer Dixon said there are two (2) rows of parking in the middle section. The City's ordinance calls for a 26 foot wide drive-by aisle between the stalls, which is a fairly conservative width predominantly around the Chicago area; normally they are 24 feet wide. He continued to say even with the reduction of 1 foot on each side we are down to a 24 foot aisle, which is still perfectly acceptable for a parking aisle drive-by.

Commissioner Almeroth commented cars are not shrinking for these straight parking spaces; the cars are what they are.

Civil Engineer Dixon stated that cars are actually shrinking.

Commissioner Almeroth stated there are a lot of SUV's out there that are larger than 18' and continued to enquirer about the permeable pavers in the east lot.

Civil Engineer Dixon stated when they configured the lot there originally was 9,522 feet of permeable pavers, but with the reconfiguration they were trying to hold the north paver edge of the south part of the island having it go up slightly to 11,000 square feet of paver; from a stormwater management point of view it works out to the City's advantage. In order to reduce the amount of stone, there is a parking lot grade that is very steep. The water will not build up in that level so they had to step the subgrade; when they stepped the subgrade in order to get the water to hold back in the pond they had to place 3 feet of clay sections between to hold the water. When they did this, it ended up costing the City less money from a stone standpoint and eliminated some of the volume they had under the pavers; so by enlarging this area it helped out with the stormwater.

Commissioner Almeroth commented then it would hold more stormwater then previously planned.

Civil Engineer Dixon said Commissioner Almeroth's statement was correct.

Commissioner Almeroth asked if the water still drains towards 16<sup>th</sup> Street in the residential subdivision sewer system versus' the large sewer system on Butterfield Road.

Civil Engineer Dixon commented that this was the way it has always drained; they have to maintain the natural drainage course that's been there. What they are doing is taking the roof top water from the north, bringing it down and restricting the flow in some of the manholes for the drainage structures in the parking lot area. He continued to say they extend some perforated tiles out into the stone forcing the water to go out into the stone, and then have it flows into a storage beneath the pavers, which holds the water there, then stepping it down, then stepping it down again. The water is slowed down giving it a chance to percolate to the ground and reduces the amount of flow regulating, and throttling it back during a heavy storm.

Commissioner Almeorth commented then storage is not a good word, because we are not really storing the water, we are just hoping it percolates quickly.

Civil Engineer Dixon said we do store it; however, it is detained.

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

There were none.

Chairman Noble opened the floor for public participation.

Resident Bob Shanahan took the floor and was sworn in by Planning and Zoning Secretary Coglianese.

Resident Shanahan asked if the utilities were going to be placed underground.

City Attorney Pacione stated since it is a Planned Unit Development it is already required.

Chairman Noble asked if there were any further comments from the public.

There were none.

Chairman Noble asked for positive testimony from the audience.

Secretary Coglianese stated that there was none.

Chairman Noble asked for any negative testimony from the audience.

Secretary Coglianese stated there was none.

Chairman Noble closed the public portion of the hearing.

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

Commissioner DeVries said she understood that the over-hang of the roof line changed from 4 feet to 5 feet and wondered if there was a change to the roof design.

Architect Lange said it all stayed the same.

Chairman Noble asked if there were any other questions or comments from the City Attorney.

City Attorney Pacione stated that most of these variations have previously been approved and that the approval on variance (f) will be conditioned on bringing the fence down to the south on the east side of the lot line approximately 72 feet.

Commissioner Almeroth inquired about the five (5) free-standing signs and what they were for.

Building and Zoning Administrator Dragan said it would be up to five (5) free standing signs. The Police Department will have a new monument sign on Butterfield Road in front of the building. The City Hall presently has two (2) signs, one (1) in the front of the building and one (1) in the back of the building. She was not sure of the Council's intention if they wanted additional signs for both buildings, so it could be possible to have up to five (5) without coming back for an additional public hearing.

Chairman Noble asked for a motion to approve Case #14-10 with the condition to extend line (f) to extend 72 feet of fencing to the south abutting the residential district.

**MOTION**

Commissioner Schneider entertained a motion to approve Case #14-10, to the final plans for the Planned Unit Development for the development of a Municipal Campus, Ordinance No. 13-45, and to consider the request of the City to grant variances from the Zoning Ordinance of the City of Oakbrook Terrace ("Zoning Code") as follows:

- a. A variation from Section 156.075 (E) (1) (b) of the Zoning Code to allow a front yard of 20 feet along Butterfield Road instead of the minimum required 30 feet for City Hall, and a front yard of 0 feet for paved area along Butterfield Road instead of the minimum required 10 feet for City Hall and the new police station.
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Road, and to allow the roof of City Hall to extend 5 feet, instead of 4 feet, into the front yard along 16<sup>th</sup> Street.

- d. A variation from Section 156.039 (B) (4) of the Zoning Code to allow a solid fence or wall 6 feet in height in the side and rear yard to be located 0 feet, instead of 6 feet, from the property line along the east side of the property.
- e. A variation from Section 156.039 (A) (2) of the Zoning Code to allow a 6-foot solid fence along the east side of the property to extend into the front yard along Butterfield Road.
- f. A variation from Section 156.039 (B) (6) of the Zoning Code to eliminate the requirement to install a 6-foot fence in any yard abutting a minor street.
- g. A variation from Section 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 364 square feet, instead of the maximum 120 square feet, in front of the new police station.
- h. Variations from Sections 156.035 (B) and 156.035 (C) (2) (d) of the Zoning Code to allow for a generator of 140 square feet, instead of the maximum 120 square feet, without a 6-foot fence or wall, in the front yard of the City Hall along Butterfield Road.
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- q. A variation from Section 156.043 (B) (1) of the Zoning Ordinance to allow up to five (5) free-standing signs

Commissioner DeVries seconded the motion.

Chairman Noble asked if there were any other discussion.

There was none.

Chairman Noble asked for a roll call.

Ayes: Schneider, Ventura, Myszkowski, Almeroth, Donoval, DeVries,  
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 the Letter of Recommendation will be placed on the March 11, 2014 City Council Meeting agenda. The next Planning and Zoning Commission meeting is scheduled for March 18, 2014 at 7:00 P.M. in which two (2) cases are scheduled. The March 4, 2014 Planning and Zoning meeting will be cancelled since there are no cases scheduled.

Chairman Noble asked for a motion to cancel the March 4, 2014 Planning and Zoning meeting.

MOTION Commissioner DeVries entertained a motion to cancel the March 4, 2014 Planning and Zoning Commission meeting.

Commissioner Schneider seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Almeroth seconded the motion.

Chairman Noble asked for a vote.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE.

Chairman Noble adjourned the meeting at 7:58 P.M.

