



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, April 7, 2015
Case #15-14

The meeting continued and called to order by Chairman Noble at 6:00 P.M.

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

Absent: None

Also Present: Building and Zoning Administrator Mihaela Dragan, City Attorney Peter Pacione, Building and Zoning / Planning and Zoning Secretary Janice Coglianesi, Petitioner Eugene Grzynkowicz, General Manager for Pete's Fresh Market, and Angelo Stamatoukos, Architect for Pete's Fresh Market

Chairman Noble said the first order of business was to approve the minutes of March 17, 2015, Case #15-11, the request for a text amendment to the Zoning Ordinance to amend Section 156.101 to change off-street parking regulations in the residential district.

Chairman Noble asked for any discussion from the Commissioners; there was none.

Chairman Noble asked for a motion.

MOTION

Commissioner Ventura entertained a motion to approve the minutes of March 17, 2015, Case #15-11, the request for a text amendment to the Zoning Ordinance to amend Section 156.101 to change off-street parking regulations in the residential district.

Commissioner Schneider seconded the motion.

Ayes: Chairman Noble, Schneider, Ventura, Myszkowski, Donoval, Smurawski

Nays: None

Absent: None

MOTION PASSED UNANIMOUSLY WITH A VOICE VOTE OF 6-0.

Chairman Noble said the second order of business was to approve the minutes of March 17, 2015, Case #15-12, the request by the Oakbrook

Terrace Community Park District for a zoning amendment, special use and variances for property to be annexed to the City of Oakbrook Terrace.

Chairman Noble asked for any discussion from the Commissioners; there was none.

Chairman Noble asked for a motion.

MOTION Commissioner Smurawski entertained a motion to approve the minutes of March 17, 2015, Case #15-12, the request by the Oakbrook Terrace Community Park District for a zoning amendment, special use and variances for property to be annexed to the City of Oakbrook Terrace.

Commissioner Myszkowski seconded the motion.

Ayes: Chairman Noble, Schneider, Ventura, Myszkowski, Donoval, Smurawski

Nays: None

Absent: None

MOTION PASSED UNANIMOUSLY WITH A VOICE VOTE OF 6-0.

Chairman Noble said the third order of business was to approve the minutes of March 17, 2015, Case #15-13, the request by Terrace Executive Center Office Condominium Association for a variation from Section 156.043 (B) (1) of The Zoning Ordinance of the City of Oakbrook Terrace to increase the total permitted area of all signs for the property from 166 square feet to 256 square feet.

Chairman Noble asked for any discussion from the Commissioners; there was none.

Chairman Noble asked for a motion.

MOTION Commissioner Myszkowski entertained a motion to approve the minutes of March 17, 2015, Case #15-13, the request by Terrace Executive Center Office Condominium Association for a variation from Section 156.043 (B) (1) of The Zoning Ordinance of the City of Oakbrook Terrace to increase the total permitted area of all signs for the property from 166 square feet to 256 square feet.

Commissioner Schneider seconded the motion.

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

MOTION PASSED UNANIMOUSLY WITH A VOICE VOTE OF 6-0.

Chairman Noble said the fourth order of business was for 17W675 Roosevelt Road, Case #15-14, to consider a request by Oakbrook Terrace Properties, LLC (Owner and Petitioner) to approve an amendment to the final plans for a previously approved Planned Unit Development and to approve an amendment to a Planned Unit Development under Section 156.025 (C) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") with exceptions authorized by Section 156.025 (B) (2) of the Zoning Ordinance as follows:

1. An exception from Section 156.102 of the Zoning Ordinance to allow 229 parking spaces instead of the required 241 parking spaces.
2. An exception from Section 156.087 (G) (3) of the Zoning Ordinance to allow a rear yard set-back of 22 feet instead of the required 30 feet.
3. Any other exception from the Zoning Ordinance that may arise during the Planning and Zoning Commission meeting.

Chairman Noble asked all who would be speaking to stand and be sworn in.

Petitioner Eugene Grzynkowicz, General Manager for Pete's Fresh Market, and Angelo Stamatoukos, Achitect for Pete's Fresh Market were sworn in by Building and Zoning / Planning and Zoning Secretary Coglianese.

Chairman Noble asked the Petitioners to state their case.

Petitioner Grzynkowicz took the floor and stated that they were here today to ask for exceptions from the Zoning Ordinance. Petitioner Grzynkowicz mentioned the additional work done to Pete's Fresh Market, a small addition of a bakery in the back of Pete's and a vestibule lobby addition; they are now requesting a dining area expansion. The interior is the original design with hot food and a restaurant feel, as a test model of how people would perceive it. The eating area does not have enough seating to accommodate the customers. Petitioner Grzynkowicz is looking to expand the area about 370 square feet of dining area.

Building and Zoning Administrator Dragan referred the Commissioners to the exhibit page of the memo showing on the northeast corner the proposed

dining area addition and on the south side of the building the bakery addition. The lobby and bakery additions were previously considered insubstantial changes to the Planned Unit Development and permits were approved. At this time for the expansion to be considered, Building and Zoning Administrator Dragan thought it a good time to amend the previously planned approved Planned Unit Development plans to be recorded at the DuPage County's Recorder's office.

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

Commissioner Donoval asked what other exceptions might come up during the session.

City Attorney Pacione said at this time there are no exceptions unless something comes up during the course of the hearing.

Commissioner Donoval asked what type of restaurant they were planning on having; gourmet / any kinds of fancy food.

Petitioner Grzynkowicz commented that the atmosphere they provide would be basically a buffet style of variety foods along with pizzas and tacos. It would not be a sit down where you would order from a waiter or waitress only food that you could purchase at a counter to sit down and eat or food to be packed and carried out.

Commissioner Donoval asked if any alcohol would be sold.

Petitioner Grzynkowicz said currently at this location they will not be serving alcohol.

Commissioner Donoval asked if they would ever think of serving alcohol.

Petitioner Grzynkowicz said they are serving beer and wine at another location in Bridgeview, but they are presently testing it out.

Commissioner Smurawski asked if the expansion would go into the parking lot.

Petitioner Grzynkowicz said the expansion would go through the landscaping area and part of the sidewalk into the apron.

Commissioner Smurawski said it seems like a busy area with traffic coming off the street.

Petitioner Grzynekowicz commented that people will still use the same access road and still enter the store at the same location or a side door for a quick cup of coffee.

Commissioner Smurawski questioned if the street was going to be modified.

Petitioner Grzynekowicz stated that the approach coming in has to be modified on the radius of the curb.

Commissioner Smurawski asked if people coming in would notice a difference.

Petitioner Grzynekowicz commented when it is all done, it will be the same as it has always been.

Commissioner Smurawski mentioned that it seems like when the traffic is coming in off of Midwest Road it seems very congested / hectic.

Petitioner Grzynekowicz said they did four (4) or five (5) studies, but this is a less intrusive way for the building and the impact to the apron and ingress/egress.

Petitioner Grzynekowicz continued to comment on the architecture of the building stating it was conducive to what they have now on the original store. The north exposure will be all glass with a low roof line, and an interior brick facade. The inside will have a warm feeling both during the day and at night.

Commissioner Schneider asked what the current seating was and how many more will be added.

Architect Stamatoukos commented currently there are twenty-three (23) seats, but when completed will have about fifty (50) to sixty (60) seats.

Commissioner Schneider asked with the expansion and going out to the edge toward the parking lot, what type of wall will be placed on the outside.

Architect Stamatoukos stated a low masonry wall with glass.

Petitioner Grzynekowicz mentioned the sidewalk will still be in place for people to walk and access the store the same way they did before.

Architect Stamatoukos said the building will feel warmer as customers walk by it.

Petitioner Grzynkowicz commented that they are trying to give customers a more private dining area versus the very small pocket they have now dealing with people at the counters trying to make purchases.

Architect Stamatoukos said the original layout is so tight and they are trying to accommodate the customers to make them feel more comfortable.

Petitioner Grzynkowicz mentioned they still have the outside dining as well for seasonal weather.

Chairman Noble stated his only concern was the parking in which twelve (12) parking spaces are going to be eliminated and the number of employees that will be utilizing the parking spaces.

Petitioner Grzynkowicz stated their employee parking is in the back of the building not the front.

Chairman Noble said there will be an increase amount of customers, approximately thirty (30) more.

Petitioner Grzynkowicz stated that their employees are instructed to park in the back of the building; they do not want to take away their customers parking spaces in the front.

Chairman Noble asked if there were any other questions from the Commissioners. There were none.

Building and Zoning Administrator Dragan stated that Pete's Fresh Market is within the Oakbrook Terrace Square shopping center and shared parking is allowed. The other businesses built on the west side of Pete's, specifically Hokkaido, has availability for twenty (20) additional parking spaces. The definition of floor area does not include space in a basement when it is used for incidental storage, but the City Code shows that parking is required for storage on the first and second floors at Pete's, although the space is used for storage. Based on this, the City requires a total of sixty-two (62) parking spaces to be provided for storage. If the area of storage was in the basement, no additional parking spaces would be required. There is a parking variation especially for Pete's Fresh Market; however, from the City Codes perspective, they have shared parking which the shopping center is in compliance with the code. Parking is available further down in the shopping center.

Chairman Noble opened the floor for public participation.

Chairman Noble asked for positive testimony. There was none.

Chairman Noble asked for negative testimony. There was none.

Chairman Noble closed the floor to public participation.

Chairman Noble asked for additional comments from the Commissioners.

Commissioner Ventura had a concern about making exceptions to the parking. Commissioner Ventura liked the idea of the expansion, but Pete's Fresh Market is potentially increasing the number of customers and if they make an exception for Pete's, then the Commission might have to make exceptions for others down the road.

Petitioner Grzynkowicz mentioned one (1) of the things they looked at was the current businesses in operation, future businesses, and looking at the equation of the additional shared parking, the parking should be more than adequate.

Commissioner Ventura wanted to confirm that Hokkaido had twenty (20) additional parking spaces not required of them.

Petitioner Grzynkowicz said that statement was correct.

Chairman Noble asked for any additional comments from the Commissioners. There were none.

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

City Attorney Pacione had no comments.

Building and Zoning Administrator Dragan said that the Commission received a memo from Christopher Burke Engineering dated March 26, 2015 in which they had no objection to a permit being issued and also a letter from the Oakbrook Terrace Fire Protection District dated April 2, 2015 in which they noted various items which will be required to be addressed during the permit processing.

Petitioner Grzynkowicz mentioned that the items from the Oakbrook Terrace Fire District were addressed earlier by himself and Architect Stamatoukos; they will be in compliance.

Chairman Noble asked for a motion for Case #15-14, to approve the request by Oakbrook Terrace Properties, LLC (Owner and Petitioner) to approve an amendment to the final plans for a previously approved Planned Unit Development and to approve an amendment to a Planned Unit Development under Section 156.025 (C) of the Zoning Ordinance of the City

of Oakbrook Terrace (the "Zoning Ordinance") with exceptions authorized by Section 156.025 (B) (2) of the Zoning Ordinance.

MOTION Commissioner Schneider entertained a motion for Case #15-14, to approve the request by Oakbrook Terrace Properties, LLC (Owner and Petitioner) to approve an amendment to the final plans for a previously approved Planned Unit Development and to approve an amendment to a Planned Unit Development under Section 156.025 (C) of the Zoning Ordinance of the City of Oakbrook Terrace (the "Zoning Ordinance") with exceptions authorized by Section 156.025 (B) (2) of the Zoning Ordinance.

Commissioner Myszkowski seconded the motion.

Chairman Noble asked for any final discussion. There was none.

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

MOTION PASSED WITH A VOTE OF 6-0.

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 April 28, 2015 City Council meeting agenda and the next Planning and Zoning meeting is scheduled for April 21, 2015.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider entertained a motion to adjourn the meeting.

Commissioner Smurawski seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Chairman Noble adjourned the meeting at 6:28 P.M.

Respectfully submitted by,



Janice Coglianese
Building and Zoning / Planning and Zoning Secretary