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AGENDA

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

**Tuesday, May 21, 2019
Council Chambers - 6:00 P.M.**

- I. Roll Call**
- II. Approval of the Minutes for Case #20-01
17W045 Hodges Road/ 17W045 LLC
Petitioner: 17W045 LLC**
- III. Case #20-02
1S131 Summit Avenue
Petitioner: Shiwanna Townsend**

To consider a request by Shiwanna Townsend (“Petitioner), for her benefit or that of an entity created by her for ownership and/or operational purposes) to approve a text amendment under Section 156.022 (B) of the Zoning Ordinance and variations under Section 156.023 (B) of the Zoning Ordinance, and a site plan as follows:

- 1. A text amendment to Section 156.085 (C) to add a new special use identified as follows: “Beauty parlors and day spas”.**
- 2. A special use in the B-1 Professional Office district to allow for a beauty parlor and spa.**
- 3. The following variations:**
 - a. A variation from Section 156.039 (B) (1) of the Zoning Ordinance which prohibits fences in the front yard in order to allow the existing fence in the front yard to remain until it fails or cannot be repaired, at which time it must be removed;**

- b. A variation from Section 156.039 (B) (4) of the Zoning Ordinance which requires solid fences or walls and landscaping along the rear lot line in order to permit the existing fence to remain until that date which is twenty-four (24) months following the date of the ordinance approving this relief, at which time, the rear fence must be replaced with a fence accompanied by landscaping that complies with Section 156.039 (B) (4);**
- c. A variation from Section 156.040 of the Zoning Ordinance, reinforcing Section 150.14 and Section 150.15 of the City Code of Ordinances to allow fire lane design, turning radii and other design elements according to the plans approved by the Oakbrook Terrace Fire Protection District;**
- d. A variation from Section 156.045 (B) of the Zoning Ordinance, to allow a patio on the north and northeast corner of the structure, which is partly in a required yard, to remain until the patio falls into disrepair, as which time the patio must be removed from the yard;**
- e. A variation from Section 156.049 (H) and Section 156.085 (J) of the Zoning Ordinance in order to permit landscaping currently planted on the property with the exception of the landscaping that is subject to Item 2(b) above;**
- f. A variation from Section 156.049 (I) and Section 156.085 (J) of the Zoning Ordinance in order to permit landscaping that is currently planted on the property, provided that any prohibited vegetation under Section 156.049 (J) of the Zoning Ordinance shall be removed and replaced with non-prohibited species;**
- g. A variation from Section 156.085 (F) and Section 156.101 (D) (1) of the Zoning Ordinance regarding off-street parking in order to permit a width of typical parking spaces measured parallel to the drive aisle of 12'3" (instead of 12'9" in order to permit enlargement of the accessible space to a width of at least 24') and in order to permit the length of all spaces west of the structure to be 13'9" (19'9" required);**
- h. A variation from Section 156.085 (G) (1) of the Zoning Ordinance which requires a minimum distance from the lot line to paved areas of 10 feet and also limits use of the area between the building and the front lot line for parking to 25 feet, in order to allow a minimum distance from the lot line to paved areas of 7 feet and allows the use of not more than 50 feet of the area between the building and the front lot line for parking (existing condition, in general);**
- i. A variation from Section 156.085 (G) (2) of the Zoning Ordinance which requires a minimum distance from the side lot lines to paved areas of 5 feet in order to allow (i) a minimum distance of 4 feet from the south side lot line**

to paved area (existing condition, in general) and (ii) a minimum distance from the north side lot line to paved area of 3 feet (existing condition);

- 4. In addition to the above relief in Items 1-2, such other relief, recommendations and approvals that are necessary to the development of the property in a fashion that is in substantial accord with the plans on file with the City.**

Petitioner seeks 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.