

Chairman
ARNULFO NOBLE

Secretary
JANICE COGLIANESE

Commissioners
JAN DONOVAL
STEVE SCHNEIDER
NORENE MYSZKOWSKI
ANN VENTURA
PAUL SMURAWSKI



AGENDA

PLANNING & ZONING COMMISSION MEETING City of Oakbrook Terrace

Tuesday, May 19, 2015
Council Chambers - 6:00 P.M.

- I. Roll Call
- II. Approval of the April 21, 2015 Minutes
Case #15-15 – Millhurst Charhouse & Banquets
1901 S. Meyers Road
- III. Case #16-1
17W615 Butterfield Road
Butterfield Point, LLC

To consider the request by Butterfield Point, LLC (“Petitioner”), to approve special uses authorized under Section 156.024(B) of the Zoning Ordinance and variations authorized under 156.023(B) of the Zoning Ordinance of the City of Oakbrook Terrace (the “Zoning Ordinance”) as follows:

1. A special use for a multi-tenant building with (a) an above-ground service facility situated in the buildable area between the building and the front yard line (authorized under Section 156.051(D)(4) and Section 156.051(H)(3)), (b) for a restaurant in the south unit with a drive-through window and patio seating area (authorized under Section 156.087(A)(2) and Section 156.087(C)(34)) and (c) for a restaurant with operations on a patio dining area accessory to the north unit (authorized under Section 156.087(A)(2)).
2. A variation from Section 156.035(B), Section 156.045(B)(10) and Section 156.045(B)(35) in order to permit the service/trash enclosure with a south landscape wall in the east front yard.

3. A variation from Section 156.039(B)(1) prohibiting fences in the required east front yard in order to permit a gated masonry service/trash enclosure in the east front yard (southeast corner of the property).
4. A variation from Section 156.043(C)(2) prohibiting signs from obstructing drives in order to permit a suspended height restriction sign at the entry to the drive through.
5. A variation from Section 156.043(C)(5) limiting the height of monument and pole signs to nine (9) feet in order to permit (a) a monument sign along the Midwest Road frontage not taller than twelve (12) feet, and (b) a pole sign at the entry to the drive through not taller than eleven (11) feet.
6. A variation from Section 156.051(D)(5) (prohibiting more than one above ground service facility within 250 feet of another) and Section 156.051(F) (requiring a landscape buffer) in order to permit an above ground service facility within 250 feet of another existing above ground service facility according to landscape plans on file with the City.
7. A variation from Section 156.087(B) (54) which limits the dining area on patios to 25% of the interior dining area in order to permit outdoor dining on two patios with (a) the dining area of the north patio not to exceed 306 feet or 35% of the interior dining area of the north unit and (b) the collective patio dining area not to exceed 406 feet or 32% of the combined interior dining areas in the north and south units.
8. A variation from Section 156.087(G)(1) requiring minimum east and north front yards of not less than forty (40) feet and minimum front yards to pavement of ten (10) feet in order to permit (a) the location of the service/trash enclosure nine (9) feet west of the east front yard lot line and paved areas for the trash enclosure eight (8) feet west of the east front lot line) and (b) rows of parking spaces on the east, northeast and north front lot lines five (5) feet from these lot lines.
9. A variation from Section 156.087(G)(2) requiring a minimum west side yard to pavement of five (5) feet in order to permit the drive-through lane to be situated not closer than two (2) feet east of the west side yard.
10. A variation from Section 156.087(G)(3) requiring a minimum south rear yard of not less than forty (40) feet and a minimum rear yard to pavement of five (5) feet in order to permit (a) the location of the service/trash enclosure two (2) feet north of the rear lot line, (b) the location of the building not closer than 22.5 feet north of the rear lot line, (c) the location of the menu board

not closer than 22.5 feet north of the rear lot line, (d) paved areas for (i) the trash enclosure (1.5) feet north of the rear lot line), (ii) drive through (2 feet north of the rear lot line), (iii) loading zone (2 feet north of the rear lot line) and (iv) fire lane (2 feet north of the rear lot line).

11. A variation from Section 156.087(G)(4) limiting the use of a common access drive to one-half of a side or rear yard requirement in order to permit (a) the location of the drive through lane on the west side of the building to occupy an area that is as close as two (2) feet to the west lot line and extends across the side yard required by ordinance and (b) the drive-through lane and loading zone area on the south side of the building to occupy an area that is as close as two (2) feet to the south lot line.
12. A variation from Section 156.087(I), Section 156.049(H) and Section 156.049(I) in order to permit parking lot and general landscaping relief with the required landscaping reflected in the landscape plan on file with the City while (a) allowing a postponement of work in the area along the southwest corner lot lines such that plantings may be deferred until a light pole serving property to the south is removed and the area restored, (b) allowing a reduction of plantings on the west side lot line as may be necessitated by final site engineering, and (c) allowing a reduction in interior landscaping and screening by as much as one (1) interior tree and screening required under Section 156.035(C)(4)(b) in order to permit a generator near the above ground service facility at the northwest corner of the building with the screening, fencing and landscaping as reflected in plans on file with the City.
13. A variation from Section 156.101(E) limiting widths of commercial district driveways across public property to a width of 35 feet at the right-of-way line and limiting driveway flares in a commercial district to five feet on each side of the driveways in order to permit (a) two existing driveways to remain substantially as constructed with widths not to exceed 36.5 feet between the faces of curbs, (b) driveway flares at the north driveway not to exceed 16 feet (west) and 22 feet (east), and (c) driveway flares at the east driveway not to exceed 9 feet (north) and 13 feet (south).
14. 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.