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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.**

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.