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AGENDA
PLANNING & ZONING
COMMISSION MEETING
City of Oakbrook Terrace
17W261 Butterfield Road
Tuesday, September 3, 2019
Council Chambers - 6:00 P.M.

- I. Roll Call**
- II. Approval of the Minutes for Case #20-04**
1S551 Marshall Road
Petitioner: Wanda and Stanley Lane
- III. Case #20-05**
17W710 22nd Street / MainStay Suites & Sleep Inn
Petitioner: Oakbrook Hotel LLC

To consider the request by Oakbrook Hotel LLC (“Petitioner”), to approve a special use approving a single-lot preliminary planned unit development with exceptions from the Zoning Ordinance of the City of Oakbrook Terrace (“Zoning Ordinance”) under Section 156.025(C)(1) of the Zoning Ordinance, a final planned unit development with exceptions under Section 156.025(C)(2) of the Zoning Ordinance, as well as a special use for two hotels under Section 156.024(B) of the Zoning Ordinance, all relating to improvement of an existing hotel, an increase in height (facade improvement) of the existing hotel, more particularized as follows:

1. A special use approving a single lot, two-hotel preliminary planned unit development with exceptions under Section 156.025(C)(1) of the Zoning Ordinance;
2. A special use authorizing the use of an existing three-story hotel building for two hotels authorized under Section 156.087(C)(19) of the Zoning Ordinance;
3. A special use under Section 156.051(H) of the Zoning Ordinance, approving continuation of three (3) above-ground service facilities, each of which will be within 250 feet of at least one other above-ground service facility (existing);
4. Approval pursuant to Section 156.025(C)(2) of the Zoning Ordinance of a combined preliminary and final plat of planned unit development with the exceptions itemized in Paragraphs 5-26, below, according to the Site Plan created by ECA Architects and Planners (revised July 9, 2019)
5. An exception from Section 156.035(B) of the Zoning Ordinance which requires screening, location, and yard compliance for a future generator in order to allow a generator at the northeast corner of the hotel building without a full landscape screen;
6. An exception from Section 156.035(C)(3) of the Zoning Ordinance which limits the height for accessory buildings and structures to sixteen (16) feet in order to allow (a) continuation of existing

light poles that are at a height not to exceed 27 feet, (b) continuation of a pole sign at a height not to exceed fifty-three (53) feet in height and (c) continued use of an existing pole sign structure at the southwest corner of 17W660 22nd Street that is taller than sixteen (16) feet for an entry sign benefitting the hotel property at a height not to exceed thirteen (13) feet (existing);

7. An exception from Section 156.043(B)(1) and Section 156.043(B)(2) of the Zoning Ordinance which limits the number of freestanding signs on or serving a lot in order to allow freestanding signs and freestanding directional signs depicted at five (5) locations according to the Sign Plan and Schedule prepared by Persona Signs (existing);
8. An exception from Section 156.043(B)(1) of the Zoning Ordinance which limits signage to 500 square feet in order to permit total sign area attributable not to exceed 730 square feet (inclusive of signage on the private street or, alternatively on the BP parcel at 1S722 Midwest Road, as well as underneath the southwest Denny's sign) to allow signage substantially in compliance with the Site Plan and Sign Schedule prepared by Persona Signs (existing);
9. An exception from Section 156.043(B)(3)(a) of the Zoning Ordinance which limits gross surface area of signage for freestanding signs to 200 square feet in order to allow the freestanding pole sign which will have as many as two sign faces per side with each side of this freestanding sign having a combined area not to exceed 165 square feet (330 square feet gross)(replacement of existing);
10. An exception from Section 156.043(C)(4) of the Zoning Ordinance requiring signs to relate directly to the enterprise conducted on site in order to allow signage situated on the freestanding pole sign below the southwest Denny's freestanding pole sign situated in the southwest corner of 17W660 22nd Street and the freestanding monument sign at the east end of the private street over which the lot enjoys an easement under DuPage County Recorder Document Nos. R1985-062352 and R1991-130390 or, in the alternative to the sign in the private street, a freestanding pole sign at a height not to exceed nine (9) feet on the BP Parcel at 1S722 Midwest Road (existing);
11. An exception from Section 156.043(C)(5) of the Zoning Ordinance limiting the height of monument and pole signs to nine (9) feet and requiring six (6) feet of clearance in order to permit signage situated on the freestanding pole sign on at a height not to exceed 53 feet and to permit a pole directional sign below the southwest Denny's freestanding pole sign situated in the southwest corner of 17W660 22nd Street and, further, in order to allow two at-grade monument signs (existing);
12. An exception from Section 156.043(C)(8) which requires freestanding signs to be situated at least three (3) feet from any property line or driveway in order to permit the existing signs to remain where located at 17W660 22nd Street and within Comar Drive, to permit a portion of the monument sign east of the drives into the Subject Property to be located not closer than one (1) foot to the lot line and to permit any authorized pole sign to be situated not closer than one (1) foot to the north lot line of 1S722 Midwest Road;
13. An exception from Section 156.045(B) of the Zoning Ordinance which prohibits fencing and dumpsters in the front yard in order to allow continuation of the waste enclosure in the northeast corner (existing)
14. An exception from Sections 156.087(I) and 156.049(I) of the Zoning Ordinance which sets standards for interior and perimeter parking lot landscaping in order to avoid the requirements for planting islands, perimeter plantings, amount of landscaping and related standards and to otherwise allow and require the minimum landscaping reflected in the Landscape Plan prepared by Pamela Self Landscape Architecture, Ltd. (last revision date of August 14, 2019)(existing in part);
15. An exception from Sections 156.087(I) and 156.049(H) of the Zoning Ordinance which require a continuous perimeter landscape yard, from Section 156.049(H)(1) of the Zoning Ordinance which requires a twelve-foot wide landscape buffer and from Section 156.049(H)(2) of the Zoning Ordinance which requires various point allocations for each lot line in order to waive these requirements provided that plantings, maintenance and repairs proceed according to the Landscape Plan prepared by Pamela Self Landscape Architecture, Ltd. (last revision date of

August 14, 2019) as part of the combined preliminary and final planned unit development (existing in part);

16. An exception from Section 156.087(J) of the Zoning Ordinance in order to permit lighting to exceed two (2) foot candles on lot lines in order to allow the continuation of existing lighting on the Subject (existing);
17. An exception from Section 156.051(D)(4) of the Zoning Ordinance which prohibits above ground service facilities between the buildable area and the front lot line, from Section 156.051(D)(5) of the Zoning Ordinance prohibiting more than one above ground service facility within 250 feet of another and from Section 156.051(F) of the Zoning Ordinance requiring a landscape buffer, all in order to permit continuation of as many as three (3) above ground service facilities between the buildable area and the front lot line which will be within 250 feet of at least three (3) other existing above ground service facilities and to allow such facilities to exist without buffering or screening except for that which is reflected in the Landscape Plan, prepared by Pamela Self Landscape Architecture, Ltd. (last revision date of August 14, 2019);
18. An exception from Section 156.087(G)(1) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum front yard (north) to pavement separation of ten (10) feet in order to permit the location of pavement as close as four (4) feet south of the north lot line (existing);
19. An exception from Section 156.087(G)(1) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum front yard (south) to pavement of ten (10) feet in order to permit the location of pavement as close as nine (9) feet from the south line (existing);
20. An exception from Section 156.087(G)(2) (and Section 156.025(B)(2)) of the Zoning Ordinance requiring a minimum side yard (west) to pavement of five (5) feet in order to permit pavement situated not closer than one and one-half (1.5) feet to the west lot line (existing);
21. An exception from Section 156.101(D)(1) of the Zoning Ordinance which requires parking spaces that are nine (9) feet wide and nineteen (19) feet deep in order to allow (a) the continuation of all existing parking spaces with the exception of new accessible parking spaces which shall comply and the parking spaces that replace eliminated accessible parking spaces which shall comply as well as, upon restriping in the future, (b) a reduction in size to an average of 8.75 feet wide in the northernmost parking bays, the southernmost parking bay, and the central parking bays, (c) as many as eleven (11) spaces in the northernmost row to have a depth of not less than 16 feet, and to allow six (6) spaces in the east row to be designated as compact car parking only at the option of Applicant, in substantial accord with the Site Plan created by ECA Architects and Planners (revised July 9, 2019);
22. An exception from Section 156.101(E) of the Zoning Ordinance limiting widths of commercial district driveway flares to five (5) feet on each side of every driveway in order to permit driveway flares not to exceed 14 feet (east curb) and 17 feet (west curb), and driveway flares at the west driveway not to exceed 19 feet (east curb) and 17 feet (west curb)(existing);
23. An exception from Section 156.102(E)(8) of the Zoning Ordinance which requires a ratio of one (1) parking spaces for each hotel room in order to permit a ratio of 0.91 parking spaces per hotel room and allow 129 parking spaces to serve 142 hotel rooms, provided that at least 137 parking spaces will exist on site (substantially existing);
24. An exception from Section 156.045(B)(3)(footnote 1) of the Zoning Ordinance which allows the proposed new canopy to extend four (4) feet into the front yard in order to allow the canopy to extend not more than eleven (11) feet into the front yard (existing);
25. An exception from Section 156.104 of the Zoning Ordinance which requires a loading zone in order to allow continued use of the site with no loading zone (existing);
26. Pursuant to Section 156.025(C) of the Zoning Ordinance, such other exceptions, approvals 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.