



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, December 15, 2015
Case #16-5

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

Chairman Noble asked Building and Zoning / Planning and Zoning Secretary Coglianesse to take roll call.

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

Absent: Ventura, Cardenas

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Janice Coglianesse, Building and Zoning / Planning and Zoning Secretary, and Petitioner Kimberly A. DeFily, Property Manager For 1 & 2 Mid America Plaza

Chairman Noble said the first order of business was to approve the minutes of November 17, 2015 for the request from Graham Enterprise regarding the Mobil Gas Station for special use and variations located at 1 East Roosevelt Road.

Chairman Noble called for a motion.

Motion Commissioner Donoval entertained the motion to approve the minutes of November 17, 2015 for the request from Graham Enterprise regarding the Mobil Gas station.

Commissioner Smurawski seconded the motion.

MOTION PASSED WITH A VOICE VOTE OF 4-0.

Chairman Noble said the second order of business was to consider the request by TR Mid America Plaza Corp for the following relief in order to replace the parking lot lighting poles and fixtures at 1 & 2 Mid America Plaza:

- An Amendment to Ordinance 83-19, which rezoned the Subject Property to B-4 with a Special Use for Planned Development,

and an amendment to ordinances amending the Planned Unit Development.

- Variation from Section 156.035 (C) (3) and Section 156.045 (B) (30) of the Zoning Ordinance, limiting the height of accessory structures to sixteen (16) feet above grade, in order to permit installation of light poles not to exceed twenty-three feet and six inches (23' 6") in height.

Chairman Noble asked all those who would be speaking this evening to please stand up and be sworn in.

Petitioner Kimberly DeFily was sworn in by Janice Coglianese, Building and Zoning and Planning and Zoning Secretary.

Petitioner DeFily took the floor and gave the location of 1 & 2 Mid America Plaza stating it was approximately a 415,000 square foot office complex on a very small parcel of 5.2 acres. The upper deck accommodates Ditka's restaurant, Lasik Vision Care, and Dane Clinics, which utilize the upper deck parking areas. Petitioner DeFily said it is very necessary to have proper lighting for the customers, and any other visitors.

Petitioner DeFily stated that their request was to replace sixteen (16) 20 foot (20') light poles with brand new 20 foot (20') light poles. Ms. DeFily proceeded to show the photograph of the light poles to the Chairman and Commissioners. Ms. DeFily stated they would like to replace the current metal halide fixtures with LED motion sensors fixtures, which will give them a tremendous cut in energy; they will be going from 6400 watts to 2080 watts, and still be able to send out the same light levels which will be maintained throughout the property. The lights automatically dim down to 40% after evening hours when everyone has gone home and there is no activity, if there is any type of motion, they go back up to full capacity and are motion detectable. They feel it would be a hardship to cut the poles down to sixteen feet (16') according to the City's ordinance, because they would have to add double the amount of light heads actually doubling the 2080 watts, and will lose out on the energy savings. They would like to retain their (20') light poles, and add the new fixtures with new (20') light poles, which will spruce up the thirty (30) year old property. They have never had any complaints with the lighting.

Chairman Noble asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administrator Dragan took the floor and stated that the Commissioners received staff memo dated December 1, 2015 for the request by TR Mid America Plaza Corporation for the replacement of the

existing lights poles located at 1 & 2 Mid America Plaza. The current Zoning Ordinance limits the height of light poles in the commercial district to sixteen feet (16') from the base, and therefore a variation from the Zoning Ordinance is required. The existing light poles are considered legal nonconforming structures. When legal nonconforming buildings and structures are damaged or destroyed by 50% of the cost of replacement or replaced, they must conform to the regulations of the current Zoning Ordinance. The structures do not conform to the regulations of the Zoning Ordinance, and therefore, a variation is requested. The proposed parking lot light poles will not exceed twenty three feet six inches (23'6") in height similar with the existing light poles. They will be very similar in height just newer poles and light fixtures for the complex. The Petitioner is also requesting approval for an amendment to the original Planned Unit Development, and amendments to the Planned Unit Development in order to allow for the parking lot light poles.

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

Commissioner Schneider questioned the motion activated lights dropping down to 40% past the evening hours, and if the lights stayed on all night.

Petitioner DeFily commented that currently they do stay on all night and will continue to stay on all night with the new poles, which is why the 40% will limit the amount of light and the cost.

Commissioner Schneider questioned again if there were any complaints about the lighting.

Petitioner DeFily said there were none what so ever.

Commissioner Donoval asked if the Petitioner was going to change the wiring.

Petitioner DeFily stated only what comes inside of the poles in order to make the motion activated detective system work correctly; nothing else will be done.

Commissioner Donoval asked how old were the present light fixtures.

Petitioner DeFily commented the same age as the property about thirty (30) years old.

Commissioner Smurawski asked what took so long in replacing these lights.

Petitioner DeFily stated it was the money.

Chairman Noble asked if it was that expensive to replace the poles.

Petitioner DeFily stated it cost \$70,000 to replace the poles and light fixtures, and through the years other things need to be replaced or repaired.

Chairman Noble asked the total watts being utilized at the present time.

Petitioner DeFily said 6400 watts.

Chairman Noble asked if this was continuous through the day and night.

Petitioner DeFily commented the lights are on all day and night at 6400 watts, and if they were allowed to install the new light poles the wattage would go down to 2080.

Chairman Noble asked if there would still be sufficient lighting.

Petitioner DeFily said there would be sufficient lighting. They would maintain the same light levels, but by using the LED light fixture the energy light level will be lowered to 2080 watts.

Commissioner Donoval asked approximately how much will be saved a year in electric bills.

Petitioner DeFily said off the top of her head around a couple of thousands of dollars.

Commissioner Smurawski commented that he realizes what the Petitioner is trying to do; however, he thinks the current lights are reasonable according to the space, and they look nice.

Chairman Noble chimed in and said the Petitioner is trying to save money and do an upgrade by installing new poles and light fixtures.

Chairman Noble asked if City Attorney Pacione had any comments.

City Attorney Pacione had no comments.

Chairman Noble opened the floor for public participation, and for positive and negative testimony. There was no audience in attendance.

Chairman Noble closed the public portion of the meeting.

Chairman Noble asked for a motion for the request by TR Mid America Plaza Corp for the following relief in order to replace the parking lot lighting poles and fixtures at 1 & 2 Mid America Plaza:

- An Amendment to Ordinance 83-19, which rezoned the Subject Property to B-4 with a Special Use for Planned Development, and an amendment to ordinances amending the Planned Unit Development.
- Variation from Section 156.035 (C) (3) and Section 156.045 (B) (30) of the Zoning Ordinance, limiting the height of accessory structures to sixteen (16) feet above grade, in order to permit installation of light poles not to exceed twenty-three feet and six inches (23' 6") in height.

MOTION Commission Schneider entertained a motion to approve the request for Case #16-5, the request by TR Mid America Plaza Corp for the following relief in order to replace the parking lot lighting poles and fixtures at 1 & 2 Mid America Plaza.

Commissioner Smurawski seconded the motion.

Chairman Noble asked for any final discussion.

Commissioner Schneider mentioned that he drove past the site during the day and felt the present poles were at a decent height, and will only look better with the Petitioner's improvements.

Chairman Noble asked if there were any final discussion from the Commissioners; there was no further discussion.

Chairman Noble asked Building and Zoning / Planning and Zoning Secretary Coglianesse to call the roll.

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

MOTION PASSED WITH A VOTE OF 4-0.

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 January 12, 2016 City Council meeting agenda, and the Commission may wish to cancel the January 5,

2016 Planning and Zoning Commission meeting since there are no cases scheduled. Jan will contact the Commission when the next public hearing packets for the January 19th meeting become available.

Chairman Noble asked for a motion to cancel the January 5, 2015 Planning and Zoning meeting.

MOTION Commission Smurawski entertained a motion to cancel the Planning and Zoning Commission meeting for January 5, 2016.

Commissioner Donoval seconded the motion.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 4-0.

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 4-0.

Chairman Noble adjourned the meeting at 6:23 P.M.

Respectfully submitted by,



Janice Coglianese
Building and Zoning / Planning and Zoning Secretary