



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, November 15, 2016
Case #17-10

The Planning and Zoning meeting was called to order by Chairman Noble at 6:01 P.M.

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

Present: Chairman Noble, Commissioners Schneider, Ventura, Jackson, Cardenas, Donoval, Smurawski

Absent: None

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Noble said the first order of business was to approve the minutes of September 20, 2016, Case #17-9 for 17W609 14th Street / Proposed Pathway Community Church for a Special Use In The B-2 Professional Office District For A Church And Variances From The Zoning Code.

Chairman Noble asked if there was any final discussion. There was no discussion.

Chairman Noble asked for a motion to approve the minutes of September 20, 2016, Case #17-9 for 17W609 14th Street / Proposed Pathway Community Church for a Special Use In The B-2 Professional Office District For A Church And Variances From The Zoning Code.

MOTION Commissioner Jackson moved and Commissioner Smurawski seconded the motion to approve the minutes of September 20, 2016, Case #17-9 for 17W609 14th Street / Proposed Pathway Community Church for a Special Use In The B-2 Professional Office District For A Church And Variances From The Zoning Code.

A VOICE VOTE WAS TAKEN AND PASSED 7-0.

Chairman Noble said the second order of business was to consider a request by Commonwealth Edison, as authorized by Oakbrook 2008, LLC and CRICOAKBROOK 3 LLC, the owners, for: an amendment to the Final Planned Unit Development Plan, Ordinance 99-06 and Ordinance 14-1, for lots 1 and 4 of Lincoln Center Subdivision pursuant to Section 156.025(C) (4) (a) of the Zoning Ordinance in order to allow for the construction of pedestrian sidewalks to provide access from Lincoln Center 2 and 3 to the parking deck adjacent to Lincoln Center 3 as set forth on the plans on file with the City, an amendment to the site plan and signage plan in order to allow for the installation of digital parking space counters as noted on the plans on file with the City, and an exception from the Zoning Ordinance to allow a variation to Section 156.043 (B) (1) to permit 4 additional freestanding signs for a total of 12 freestanding signs instead of one freestanding sign.

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

Talar A. Berberian of Thompson Coburn LLP, Jim Sykora, Real Estate Facilities Manager for Com Ed, Dwayne Smith, Project Manager for Com Ed, Jeff Hettrick, External Affairs Manager for Com Ed, Erik Nelson of Walker Parking Consultants, Danny Park of Infrastructure Engineering Inc., Andrew Hennessey of Amano McGann, Inc. and Matt Librizzi of Amano McGann, Inc. were sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Noble asked the Petitioner to stand and state his case.

Attorney for the Petitioner, Talar A. Berberian of Thompson Coburn LLP took the floor and began by stating that the petition is to amend the PUD for expanding the existing sidewalks and adding to the existing signs that are currently at Lincoln Centres Two and Three. Attorney Berberian then introduced Jim Sykora, Real Estate Facilities Manager for Com Ed.

Petitioner Sykora began by introducing the members of the project team. He then stated that Com Ed has increased the number of employees in the buildings and they are having a lot of meetings and conferences now which has increased the number of people on the site. This is causing difficulties shuffling people around between Lincoln Centre Two and Lincoln Centre Three so everything has revolved around parking and safety. With that said, they are proposing a sidewalk that would go between Lincoln Centre Three and Lincoln Centre Two because right now people are walking in the streets. Currently on the campus there is no good way to get between the buildings. From a parking perspective, people have to drive around for literally 15-20 minutes because they can't find a parking place.

Practically what happens is that you have to park at Lincoln Centre Three so that you can walk over to Lincoln Center Two. The proposal is to put up parking signs and install some sidewalks to get between the buildings. The sidewalk would be along Washington where the street is very wide. From a safety perspective, lighting would be put along the sidewalk for those who work very late. The proposed parking signs for the garages will include counters that would sense the cars as they come in and out, telling people how many spaces are still available by showing the number of spaces that are still in the garage. A total of five signs would be put up with the intent so that anyone, when they came out to the Lincoln Centre campus, they would know what garages have space.

Erik Nelson, Project Manager from Walker Parking Signs discussed the proposed layout of the parking signs. He indicated that the signs would be placed whether people are coming in from the southern or the eastern entrance indicating the number of parking spaces available in either Lincoln Centre Two or Lincoln Centre Three; with the idea being to capture people before they get to the entrance of the parking structure and give them the best guidelines. Next Project Manager Nelson discussed the example signs. The proposed large sign for Lincoln Centre Two will show multiple levels with the parking count at each level. Lincoln Center Three will show the parking count for both the ground and the roof. There will also be signs showing overall counts for both parking garages.

Petitioner Sykora continued stating that when people come to the Lincoln Centre campus, they want them to have a good experience. What they are doing is very professional and they want the campus looking nice and people to be able to get to the appropriate buildings.

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

Commissioner Donoval asked what type of system was being used to count the cars.

Project Manager Nelson replied stating that they are using a combination of inductive loops and ultrasonic sensors. In the garage there will be ultrasonic sensors mounted on the ceiling of the garage to count cars as they go in and out. Some of the locations that are on the surface area, there will be a loop in the ground like the sensors at a stop light that will detect if there is a car there or not.

Commissioner Jackson asked what the overall plan was to elevate the parking problem.

Petitioner Sykora stated that long term there have been discussions about adding additional space as far as a garage. Specifically Lincoln Centre Two fills up first in the morning with staff that starts early, like the engineers and call center staff. Parking is available in Lincoln Centre Three but people don't want to park there so the goal is to change the behavior of the people with what they are proposing. Currently Com Ed leases the space at Lincoln Centre and the parking situation is something that they will address eventually.

Commissioner Schneider commented that what they are doing will lessen the traffic in the parking garage. He then asked if they were to build a new garage, would they have the same signage.

Petitioner Sykora replied that they would build on to what they currently have, follow the same process and tie everything together.

Commissioner Smurawski stated that he can understand that they have a congestion problem and they are trying to manage the space.

Chairman Noble asked how many employees they had in 2001 and if there was any comparison to how many employees they have now.

Petitioner Sykora responded that initially when they moved to Lincoln Centre, they occupied fully Lincoln Centre Three and only a portion of Lincoln Centre Two; IBM leased the first six floors in Lincoln Centre Two. Since then they have built out more floors and have more employees than 2001; the exact numbers he did not know. Com Ed took on six more floors and has a call center here now too. There are approximately 700 employees in Lincoln Centre Three and 1,000 or more in Lincoln Centre Two.

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 applicant made a detailed presentation of this request. In conclusion, the request is an amendment to the Planned Unit Development to allow for the proposed walkways between the existing buildings and also to permit for the installation of additional freestanding signs to allow a total of twelve freestanding signs at the subject property including Two and Three Lincoln Centre. Building and Zoning Administrator Dragan sent a memorandum to the Planning and Zoning Commission that shows existing and proposed signage location and dimensions. The application does not include a request for an increase in the allowable signage area; total area of signs remains in compliance with the current sign code.

Chairman Noble asked if there were any other comments from the Commissioners; there was none.

Chairman Noble opened the floor for public participation.

Chairman Noble asked for any positive testimony or negative testimony.

Chairman Noble noted that there was none.

Chairman Noble closed the public portion of the hearing.

Chairman Noble asked if there were any additional questions from the Commissioners; there were none.

Chairman Noble asked the City Attorney Pacione if he had any comments.

City Attorney Pacione had no comments.

Chairman Noble asked for a motion to approve Case #17-10, the request by the Petitioner, Commonwealth Edison, as authorized by Oakbrook 2008, LLC and CRICOAKBROOK 3 LLC, the owners, for: an amendment to the Final Planned Unit Development Plan, Ordinance 99-06 and Ordinance 14-1, for lots 1 and 4 of Lincoln Center Subdivision pursuant to Section 156.025(C) (4) (a) of the Zoning Ordinance in order to allow for the construction of pedestrian sidewalks to provide access from Lincoln Center 2 and 3 to the parking deck adjacent to Lincoln Center 3 as set forth on the plans on file with the City, an amendment to the site plan and signage plan in order to allow for the installation of digital parking space counters as noted on the plans on file with the City, and an exception from the Zoning Ordinance to allow a variation to Section 156.043 (B) (1) to permit 4 additional freestanding signs for a total of 12 freestanding signs instead of one freestanding sign.

MOTION Commissioner Jackson moved and Commissioner Schneider seconded the motion to approve Case #17-10, the request by the Petitioner, Commonwealth Edison, as authorized by Oakbrook 2008, LLC and CRICOAKBROOK 3 LLC, the owners, for: an amendment to the Final Planned Unit Development Plan, Ordinance 99-06 and Ordinance 14-1, for lots 1 and 4 of Lincoln Center Subdivision pursuant to Section 156.025(C) (4) (a) of the Zoning Ordinance in order to allow for the construction of pedestrian sidewalks to provide access from Lincoln Center 2 and 3 to the parking deck adjacent to Lincoln Center 3 as set forth on the plans on file with the City, an amendment to the site plan and signage plan in order to allow for the installation of digital parking space counters as noted on the plans on file with the City, and an exception from the Zoning Ordinance to allow a variation to Section 156.043 (B) (1) to permit 4 additional freestanding signs for a total of 12 freestanding signs instead of one freestanding sign.

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

Ayes: Chairman Noble, Commissioners Schneider, Ventura, Jackson, Cardenas, Donoval, Smurawski

Nays: None

Absent: None

MOTION PASSED WITH A VOTE OF 7-0.

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 December 13, 2016 City Council meeting agenda. There will not be a Planning and Zoning meeting on November 29th and Building and Zoning / Planning and Zoning Secretary Bossle will notify the Commission about the next meeting on December 6th and/or December 20th.

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Schneider moved and Commissioner Donoval seconded the motion to adjourn the meeting.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 7-0.

Chairman Noble adjourned the meeting at 6:30 P.M.

Respectfully submitted by,

Michelle Bossle
Building and Zoning / Planning and Zoning Secretary