City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Thursday, September 27, 2018
Case #19-06

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

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Present: Chairman Caslin, Commissioners Ventura, Jackson, Schneider, Donoval, Cardenas, Walberg.

Absent: None

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

Chairman Caslin said the first order of business was to approve the minutes of September 4, 2018 Case #19-05 for the North Side of Butterfield Road, Petitioner Oliviabrook Townhome Homeowner Association Inc. for Variations from the Zoning Ordinance for a fence.

Chairman Caslin asked of there were any final discussions.

No final discussions from the Commission.

MOTION Commissioner Jackson moved and Commissioner Schneider seconded the motion to approve the minutes of September 4, 2018, Case #19-06 for North Side of Butterfield Road, Petitioner Oliviabrook Townhome Homeowners Association Inc. for variations from the Zoning Ordinance for a fence.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Lozano to take roll call.

Commissioner Donoval asked Building and Zoning Administrator Dragan, can we do the Special Use without the Text Amendment.

Building and Zoning Administrator Dragan responded, we need the Text Amendment only because dental clinics are not a permitted use on the first floor of the building.

Commissioner Schneider asked if there are any current parking issues at this complex.

Building and Zoning Administrator Dragan responded, I've reviewed all the available records, and parking is in conformance with the code, a parking variation for the large office building was previously approved.

Commissioner Schneider asked how many employees and patients do you expect.

Rajan Sharma answered, we see about 5-8 people a day. Our procedures are large. We do a couple patients on a given day. It's only two people that come in for a procedure and about five new patients. Maximum 8-10 people in and out on a given day basis, and the employees in the center will be at least 8-9 employees with two front people, and five staff members in the back.

Chairman Caslin added, I have a couple of questions. I am not very fond of text amendments because they open the door for any B-3 building to have that. Number two, I had a dental lab that was behind a building I used to lease, and when they produced the dental implant, I'm assuming you produce the dental implant on site, my question is, when we were behind the dental lab the smell was awful with the plastic they used and I was concerned with that being in the building.

Rajan Sharma answered, no, we are the clinicians, and we buy the material. We have oral surgeons, we only do the procedure. We do not manufacture anything. In any dental office they will manufacture, but we are very cognizant of that, but we have a dental lab in Lisle that I own as well. We do not want to bring nuisance to the building. We are very cognizant of that, but we have a dental lab in Lisle that I own as well. We do not want to bring nuisance to the building.

Ayes: Chairman Caslin, Commissioner Ventura, Jackson,
          Schneider, Donoval, Cardenas, Walberg
Nays: None
Absent: None

Attorney Pacione added, your request was recommended for approval.

Rajan Sharma responded, I appreciate that, thank you.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for the October 9, 2018 City Council meeting. The next Public Hearing will be held on Tuesday, October 16, 2018 at 6:00 P.M.

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

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

          Chairman Caslin adjourned the meeting at 6:13 P.M.

          Respectfully submitted by,

          Addy Lozano
          Building and Zoning / Planning and Zoning Secretary