



City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, March 7, 2017  
Case #17-15

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 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 February 7, 2017, Case #17-14 for 1S666 Midwest Road / La Quinta Inn & Suites for a Special Use for a Final PUD on Lot 1 and Preliminary PUD on Lot 2, Final Plat of Subdivision, and Exceptions from the Zoning Ordinance.

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

Chairman Noble asked for a motion to approve the minutes of February 7, 2017, Case #17-14 for 1S666 Midwest Road / La Quinta Inn & Suites for a Special Use for a Final PUD on Lot 1 and Preliminary PUD on Lot 2, Final Plat of Subdivision, and Exceptions from the Zoning Ordinance.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to approve the minutes of February 7, 2017, Case #17-14 for 1S666 Midwest Road / La Quinta Inn & Suites for a Special Use for a Final PUD on Lot 1 and Preliminary PUD on Lot 2, Final Plat of Subdivision, and Exceptions from the Zoning Ordinance.

A VOICE VOTE WAS TAKEN AND PASSED 7-0.

Chairman Noble said the second order of business was to consider the request by 2 TransAm LLC ("Petitioner"), for an Amendment to the Planned Unit Development to grant the following exception from the Zoning Ordinance to allow the construction of a carport to cover 12 parking spaces in the Northwest corner of the 2 TransAm Plaza Drive parking lot:

1. An exception from Section 156.035 (F) of the Zoning Ordinance to permit a carport with a total area of 1,944 square feet instead of the maximum permitted total area of 800 square feet.

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

Kimberly A. DeFily, Portfolio Manager of American Landmark Properties was sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

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

Petitioner DeFily of American Landmark Properties, P.C. took the floor and presented larger samples of the site plan and building. The petitioner would like to utilize twelve spots in the northwest corner of the parking lot to build a carport. Right now nobody parks in that area and it is not visible to any of the major intersections. The largest tenant in the building, Hyundai would like to put the carport in for executives that come from out of town for sales meetings so that they can showcase their latest cars or if they are in need of transportation. The carport would take over twelve parking spaces and the structure would be nine feet, three and one-eighths inches tall by 108 feet wide. The parking spaces will be re-stripped and the carport will accommodate twelve nine-foot parking spaces. The structure will be painted galvanized steel. The structure will be slanted so that rain and snow will roll off into the back. The posts will be eighteen inches into the concrete so that it will be very stable and secure.

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

Building and Zoning Administrator Dragan took the floor and responded that prior to the meeting, the Commission received letters from York Center Fire District and One Trans Am Plaza Association. The fire chief and assistant fire chief have no objections to the construction of the carport at the far northwest corner of Two Trans Am Plaza parking lot. The letter from Steve Slomski, president of One Trans Am Plaza Association expressed their support for the approval of this variance and requested that the Commission take in consideration the letter received for the minutes. One Trans Am is the property located immediately to the north of Two Trans Am Plaza.

Building and Zoning Administrator Dragan noted that no one from One Trans Am Plaza Association was able to attend the meeting tonight, but submitted the letter in favor of this request.

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

Commissioner Schneider asked if at this time it would be only one carport but down the road would there be more.

Petitioner DeFily responded no, just one.

Commissioner Cardenas commented that it will keep the people who come over there away from the snow and rain.

Chairman Noble opened the floor for public participation.

Chairman Noble asked for any positive 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 #17-15 the request by 2 TransAm LLC ("Petitioner"), for an Amendment to the Planned Unit Development to grant the following exception from the Zoning Ordinance to allow the construction of a carport to cover 12 parking spaces in the Northwest corner of the 2 TransAm Plaza Drive parking lot:

1. An exception from Section 156.035 (F) of the Zoning Ordinance to permit a carport with a total area of 1,944 square feet instead of the maximum permitted total area of 800 square feet.

MOTION Commissioner Schneider moved and Commissioner Jackson seconded the motion to approve Case #17-15 the request by 2 TransAm LLC ("Petitioner"), for an Amendment to the Planned Unit Development to grant the following exception from the Zoning Ordinance to allow the construction of a carport to cover 12 parking spaces in the Northwest corner of the 2 TransAm Plaza Drive parking lot:

1. An exception from Section 156.035 (F) of the Zoning Ordinance to permit a carport with a total area of 1,944 square feet instead of the maximum permitted total area of 800 square feet.

Chairman Noble asked if there was any final discussion from the Commissioners; there was none.

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 March 28, 2017 City Council meeting agenda.

**ONE TRANSAM PLAZA OFFICE CONDOMINIUM ASSOCIATION**  
**One Trans Am Plaza, Oakbrook Terrace, IL 60181**

As the duly elected representatives for the owners of the 1 TranAm Plaza building, the Board of the One TransAm Plaza Condominium Association has voted unanimously to recommend to the Planning and Zoning Commission of the City of Oakbrook Terrace to approve the request made by 2 TransAm, LLC for a variance to construct a carport to cover 12 parking spaces.

As the Commission is well aware, the 1 TransAm Plaza building shares a contiguous parking lot with the 2 TransAm Plaza building. We, more than any other property owner, will probably be the most affected by the initial construction and continued unobstructed view of said carport. Therefore, we hope our support will be granted some weight by the Commission.

Our Board is delighted to see continued improvements being made to our small part of our community and thank the Commission for the opportunity to offer our expression of support of our twin sister building.

Please record this support in the minutes of the March 7th meeting and advise those in attendance of our support for the approval of this variance.



Stephen Slomski, DDS  
President  
Condominium Association





City of Oakbrook Terrace  
Planning & Zoning Commission Meeting  
Tuesday, March 7, 2017  
Case #17-16

Chairman Noble said the third order of business was to consider the request by Parkview Plaza MH LLC for the following relief in order to allow a test kitchen on the first floor for its tenant, ACH Food Companies, Inc. at One Parkview Plaza, 17W110 22nd Street, Oakbrook Terrace, Illinois:

A special use for a research laboratory pursuant to Section 156.087 (C) (34) of the Zoning Ordinance.

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

Adam J. Falkof, Attorney of Quarles & Brady LLP, Martha Cassens, Vice President for Product Innovation, Development and Quality of ACH Foods, and Rick Barnett Sr., Director of Engineering of Millbrook Properties 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 Falkof of Quarles & Brady LLP took the floor representing the applicant and the applicant's tenant, ACH foods and stated that the request is for a special use for a research laboratory in the B3 General Retail District. Notices were provided and no objections were received. One Parkview Plaza, located on 22<sup>nd</sup> Street just west of Route 83 and adjacent to Mid America Plaza, is improved with a nine-story office building where ACH Food Companies, Inc. or ACH Foods has been a tenant since 2005 currently occupying approximately 30,000 sq. ft. and has approximately 85 existing employees in Oakbrook Terrace. In connection with the existing operations, ACH Foods is requesting a special use in order to operate a small sampling kitchen on the first floor of the building as part of an approximately 6,000 sq. ft. expansion. The previous floor plan provided to the Commission is near final although the sampling kitchen has expanded in the design process from 900 sq. ft. to roughly around 1,000 sq. ft. Some offices may be moved around on the plan, but the general concept is set and will remain final.

Vice President, Cassens of ACH Foods continued with some background information regarding ACH Food Company. The parent company, Associated British Foods or ABF is a global food ingredient and retail company headquartered in England. ACH is the largest North American company reporting in to ABF. ABF does business in fifty countries around the world. ACH has chosen to close the Memphis location after twenty years and relocate the headquarters to Oakbrook Terrace which would include sales, marketing, IT, supply chain and technical services. Upon approval, Oakbrook Terrace would become the corporate headquarters for ACH. The development of the kitchen is integral to the business. Being an ingredient company primarily focused on the baking industry, some of the key products focused on are Mazola Corn Oil, Argo Cornstarch, Fleischman Yeast, and Karo Corn Syrup. There are three primary functions that take place in the kitchen; first is an evaluation of the product, second is the development of a new product, and third is the development of recipes. Being a very collaborative group, the kitchen is essential to the business. Collaboration with sales and marketing employees allows ACH Foods to go to market and to understand and sell good products to the consumers. Vice President Cassens' staff has three packaging engineers, three quality insurance folks, a chef and five product development people. All are integrally important to the business at ACH in moving the business forward with this kitchen. Within the group there are forty additional people for a total of 125 that would be located in the Oakbrook Terrace ACH corporate headquarters.

Attorney Falkof added that even though the kitchen is very small in terms of overall size of their offices in Oakbrook Terrace, the kitchen is integral to their ability to continue to expand and to relocate employees from other locations in the United States to Oakbrook Terrace. In terms of other uses at the property, the cafeteria on the first floor has a kitchen which services the building as a general cafeteria, and this use is far less intense than the existing cafeteria. Similarly, there will be proper venting so it will not impact any of the surrounding properties.

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 prior to the meeting, the Commission received a letter from Ralph Deluca, fire chief of Oakbrook Terrace Fire District and the renovation of the existing office space to accommodate the special use must be in compliance with the building and fire codes prior to issuance of the building permit. The petitioner has had some correspondence with Flagg Creek Sanitary District as well as Oakbrook Terrace Fire District. They will not be asked to install a grease trap, or at least not a major grease trap due to the nature of the business.

Building and Zoning Administrator Dragan reiterated that Oakbrook Terrace Fire Protection District has no concerns with approval of the special use permit; however, at time of building permit application, compliance with applicable codes will be required.

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

Commissioner Schneider asked once approval has been obtained, when would ACH be in service?

Vice President Cassens replied that construction would be about six months to have the kitchen and offices built on the first floor.

Commissioner Ventura stated that if she had any questions it would only pertain to fire safety and feels assured with the letter from Ralph DeLuca and the Oakbrook Terrace Fire District. Also, any smell that may be objectionable to other tenants, other than ACH, but there is no one here to object to that.

Commissioner Jackson asked if the change from 900 sq. ft. to approximately 1,000 sq. ft. is due to making the kitchen bigger and associated offices little bit smaller.

Vice President Cassens responded that along the glass window, one office was removed and the kitchen area was elongated.

Commissioner Donoval asked about the grease traps and if they will be working with oils.

Vice President Cassens stated that grease traps are not a requirement. Product that is not eaten will be thrown in the trash cans and then that product will be thrown out. Any oils that might be used will be a small usage type of scenario.

Building and Zoning Administrator Dragan also responded that according to Flagg Creek Sanitary District a grease trap might not be required; however, a final decision will be made during building permit plan review.

Commissioner Cardenas commented that it is a great move for ACH Foods and Oakbrook Terrace as well.

Chairman Noble asked if the tasters come from outside of the company or if they are employees.

Vice President Cassens replied that testers are all internal employees. Outside panels are hired in order to get a cross-section of the United States and have a cross-functional review of consumers.

Chairman Noble opened the floor for public participation.

Chairman Noble asked for any positive 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 #17-16 the request by Parkview Plaza MH LLC for the following relief in order to allow a test kitchen on the first floor for its tenant, ACH Food Companies, Inc. at One Parkview Plaza, 17W110 22nd Street, Oakbrook Terrace, Illinois:

A special use for a research laboratory pursuant to Section 156.087 (C) (34) of the Zoning Ordinance.

**MOTION**

Commissioner Jackson moved and Commissioner Smurawski seconded the motion to approve Case #17-16 the request by Parkview Plaza MH LLC for the following relief in order to allow a test kitchen on the first floor for its tenant, ACH Food Companies, Inc. at One Parkview Plaza, 17W110 22nd Street, Oakbrook Terrace, Illinois:

A special use for a research laboratory pursuant to Section 156.087 (C) (34) of the Zoning Ordinance.

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 March 28, 2017 City Council meeting agenda. Since no public hearing is scheduled at this time, the Commission may want to cancel the March 21, 2017 Planning and Zoning meeting. The next Planning and Zoning meeting is scheduled for April 4, 2017 at 6:00 P.M. for Oakbrook Terrace Tower, One Tower Lane. Michelle will notify you as soon as the public hearing packet will be available.

Chairman Noble asked for a motion to cancel the March 21<sup>st</sup> Planning and Zoning meeting.

MOTION Commissioner Schneider moved and Commissioner Jackson seconded the motion to cancel the March 21<sup>st</sup> Planning and Zoning meeting.

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

Chairman Noble asked for a motion to adjourn the meeting.

MOTION Commissioner Jackson moved and Commissioner Cardenas 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,

A handwritten signature in black ink, appearing to read "Michelle Bossle". The signature is fluid and cursive, with a large initial "M" and "B".

Michelle Bossle  
Building and Zoning / Planning and Zoning Secretary

