



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, April 4, 2017
Case #17-17

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 March 7, 2017, Case #17-15 for Two Trans Am Plaza / 2 TransAm LLC for Amendment to the PUD and Exception 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 March 7, 2017, Case #17-15 for Two Trans Am Plaza / 2 Trans Am LLC for Amendment to the PUD and Exception from the Zoning Ordinance.

MOTION Commissioner Jackson moved and Commissioner Smurawski seconded the motion to approve the minutes of March 7, 2017, Case #17-15 for Two Trans Am Plaza / 2 Trans Am LLC for Amendment to the PUD and Exception from the Zoning Ordinance.

A VOICE VOTE WAS TAKEN AND PASSED 7-0.

Chairman Noble said the second order of business was to approve the minutes of March 7, 2017, Case #17-16 for One Parkview Plaza / Parkview Plaza MH LLC for a Special Use for a Research Laboratory (Testing Kitchen).

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

Chairman Noble asked for a motion to approve the minutes of March 7, 2017, Case #17-16 for One Parkview Plaza / Parkview Plaza MH LLC for a Special Use for a Research Laboratory (Testing Kitchen).

MOTION Commissioner Jackson moved and Commissioner Schneider seconded the motion to approve the minutes of March 7, 2017, Case #17-16 for One Parkview Plaza / Parkview Plaza MH LLC for a Special Use for a Research Laboratory (Testing Kitchen).

A VOICE VOTE WAS TAKEN AND PASSED 7-0.

Chairman Noble said the third order of business was to consider the request by BRE IL Office Owner LLC ("Petitioner"), to allow the following relief in order to allow a test kitchen for research and product sampling on the 10th floor of the building located at 1 Tower Lane, Oakbrook Terrace, IL 60181:

An amendment to Miglin-Beitler Developments, Inc. Planned Unit Development approved June 25, 1985, by Ordinance 85-1, as amended, pursuant to Section 156.025 (C) (4) of the Zoning Ordinance to grant an exception from the Zoning Ordinance to allow a research laboratory as a use under the above-referenced Planned Unit Development.

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

City Attorney Pacione made a correction to the record in regards to the agenda items by correcting the Petitioner for Case #17-16 to be listed as Parkview Plaza MH, LLC and the Petitioner for Case #17-17 to be listed as BRE Illinois Office Owner, LLC.

Michael M. Roth, Partner of Ice Miller Legal Counsel, John W. Burjeck, President of Whitney Architect, Sara Connelly, Senior Property Manager of Equity Office, and Leeann Foley, Construction Manager of Equity Office were sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

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

Michael Roth, Attorney for the Petitioner took the floor stating that the proposal is for a research laboratory; to allow for a test kitchen on the 10th floor in the Oakbrook Terrace Tower. Briefly, the owner is BRE IL Office Owner LLC, the property is currently zoned B-5 PUD and it is under a 1985 PUD Ordinance that was approved and that granted the uses in that building

which are varied; not just offices but allows for retail and other uses as well. In this particular case, research laboratories are not listed in the PUD Ordinance and therefore an amendment to the PUD is needed to allow this research laboratory.

Attorney Roth continued stating that there are not going to be any changes to the exterior of the building, there are not going to be any new, additional uses allowed, there isn't going to be any additional traffic, parking or anything of that sort. It is the 10th floor to allow part of that floor to be used by the new tenant, which intends to lease three floors, about 70,000 sq. ft. in the building; to use part of the 10th floor for their research laboratory. The use is not really foreign to the uses that are allowed; a research laboratory would be allowed in the B-3 as a special use, it is allowed in B-4 as a permitted use, it just isn't listed in the B-5, although B-3 and B-4 other uses are listed. It seems that in this particular case, the research laboratory is compatible with the surrounding area. It will not have any effect on surrounding properties; there will be no impact or negative effects on surrounding property values and no negative changes to the character of the area. The research kitchen will not be for the sale of any food products, it is not for anything other than the testing of this particular tenant's product, no outside sales or distribution from this facility. The burden of proving that the standards for a change to the PUD are satisfied has been shown in the petition.

Leeann Foley, Construction Manager stated that there will be no impact to the local community; it is not a public facility, it is for developing new recipes, testing, analytical testing or presenting something to their in house marketing team or perhaps even a potential customer that may be wanting to buy their product. The test kitchen itself is in the very preliminary stages of programming; this again is a prospective tenant. The hypothetical location would be located on the 10th floor representing approximately 3,000 sq. ft. of the 70,000 sq. ft. to be taken by the new tenant. Flagg Creek Water Reclamation District did not have any initial questions or take exception to presenting to the Planning & Zoning Commission. If the motion is granted, Flagg Creek will then have the opportunity to review and comment during the traditional permit process; same with the Board of Health. There was discussion with the fire inspector in regards to exhaust and to make sure that the proper infrastructure was in place in the building. He felt it would comply and will work collaboratively with the engineering team to make sure that it was done effectively.

Architect Burjek clarified that while the documents state that it is 3,000 sq. ft. the actual test kitchen is only about 900 sq. ft. It is really just ancillary space to the general business use; it is not adding to the occupancy of the floor or to any egress issues.

Construction Manager Foley added that within that space there will be the test kitchen itself, an area for the marketing or testing with the in-house employees, and then dry and cold storage.

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

Building and Zoning Administrator Dragan did not have any comments at this time. If the Commission agrees with the proposed use, permits from other agencies will be required prior to issuance of the building permit. The Petitioner was informed from the beginning of the meetings that they will need approval from the Fire District, DuPage County Health Department, and Flagg Creek Sanitary District.

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

Commissioner Schneider asked if the three permits have been received yet.

Building and Zoning Administrator Dragan answered that those permits will be required prior to issuance of the building permit, not for the public hearing process.

Commissioner Ventura asked if approval would be based subject to York Center Fire Protection and Flagg Creek Sanitary District.

Building and Zoning Administrator Dragan corrected that it should have been stated Oakbrook Terrace Fire District.

City Attorney Pacione clarified that it is not required as a condition of approval, but that it is part of the permitting process.

Building and Zoning Administrator added that a building permit will not be issued unless they meet those requirements.

Commissioner Ventura asked what kind of food will be tested.

Construction Manager Foley replied that there is a variety, but mostly french fries.

Commissioner Donoval asked if there was already a signed lease.

Construction Manager Foley responded that it is still a prospective tenant.

Commissioner Ventura asked if there should be a concern about grease and how it will be disposed of.

Construction Manager Foley stated that will be something that will be developed with the engineering team through the proper permit process and appropriate grease traps will be in place.

Building and Zoning Administrator commented that it would be part of the Flagg Creek Sanitary District review process prior to approval.

Chairman Noble opened the floor for public participation.

Resident Peggy Walberg asked if it was going to be a research center where people come in and get paid a stipend for testing the food.

Construction Manager Foley responded that although she is not aware of that program, she cannot answer completely, but she believes it will not be a public involvement location.

Resident Walberg asked for clarification on whether it was franchise or french fries since a lot of what was being said could not be heard.

Construction Manager Foley answered that is was french fries.

Resident Shirley Drexler then asked if it would be french fries for different companies.

Construction Manager Foley stated that it is a food manufacturing company and they create a variety of different products that are sold commercially. There will be no distribution out of this center; it is simply a location where the local employee base will be operating out of. In this particular case, in-house chefs and food science teams will work together in conjunction to develop recipes, and also train the marketing team on how to sell the product and what the right demographic might be for globe-wide distribution.

Joanne Sirants asked if the company has any other association in the building and what made them choose this site or location.

Construction Manager Foley replied that she represents ownership of the building and works for Equity Office. The parent company, Blackstone Group owns the building itself and she personally manages construction projects for Equity within their Chicago portfolio. This particular instance is an outside tenant that is looking to come and operate their office space at the Tower. What was inviting to them is that there are vacant floors that were recently built out so it gives them the opportunity to move into the space with a limited build out; the construction is not as invasive and helps them with an easy move in.

Architect Burjeck added that there is a lot of value to the space in that they will be reusing the existing lighting, a lot of the existing wall locations and ceiling; there are some benefits for all parties.

Resident Drexler asked if they would only be occupying 900 sq. ft.

Construction Manager Foley stated that they would be moving into probably 70,000 sq. ft. The kitchen itself within that footprint would only be about 900 sq. ft.

Resident Drexler noted that her health club is in that building and would she be able to smell the french fries.

Construction Manager Foley assured that she would not smell the french fries.

Attorney Roth added that this particular tenant had offices in a building that it owns right across the street from his building. They had never seen any affect whatsoever of the test kitchen that they had there. They were a perfectly good neighbor; they have just grown out of it and needed more space.

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 explained that approval will just allow a research laboratory in this particular building for this zoning district; it will not be allowed anywhere else as of right, just only for this particular building.

Chairman Noble asked for a motion to approve Case #17-17, the request by BRE IL Office Owner LLC ("Petitioner"), to allow the following relief in order to allow a test kitchen for research and product sampling on the 10th floor of the building located at 1 Tower Lane, Oakbrook Terrace, IL 60181:

An amendment to Miglin-Beitler Developments, Inc. Planned Unit Development approved June 25, 1985, by Ordinance 85-1, as amended, pursuant to Section 156.025 (C) (4) of the Zoning Ordinance to grant an

exception from the Zoning Ordinance to allow a research laboratory as a use under the above-referenced Planned Unit Development.

MOTION Commissioner Jackson moved and Commissioner Schneider seconded the motion to approve Case #17-17, the request by BRE IL Office Owner LLC ("Petitioner"), to allow the following relief in order to allow a test kitchen for research and product sampling on the 10th floor of the building located at 1 Tower Lane, Oakbrook Terrace, IL 60181:

An amendment to Miglin-Beitler Developments, Inc. Planned Unit Development approved June 25, 1985, by Ordinance 85-1, as amended, pursuant to Section 156.025 (C) (4) of the Zoning Ordinance to grant an exception from the Zoning Ordinance to allow a research laboratory as a use under the above-referenced Planned Unit Development.

Chairman Noble asked if there was any final discussion; 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 April 25, 2017 City Council meeting agenda. Since no public hearing is scheduled at this time, the Commission may want to cancel the April 18th Planning and Zoning meeting. The next meeting will be held on May 2nd. Michelle will notify you as soon as the public hearing packets will be available.

Chairman Noble asked for a motion to cancel the April 18th Planning and Zoning meeting.

MOTION Commissioner Schneider moved and Commissioner Cardenas seconded the motion to cancel the April 18th Planning and Zoning meeting.

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

Chairman Noble asked for a motion to adjourn the meeting.

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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 written in a cursive, flowing style with a large initial "M".

Michelle Bossle
Building and Zoning / Planning and Zoning Secretary

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<p style="text-align: center;">1</p> <p>1 CITY OF OAKBROOK TERRACE PLANNING & ZONING COMMISSION</p> <p>2</p> <p>3</p> <p>4</p> <p style="text-align: center;">Tuesday, April 4, 2017 6:00 p.m.</p> <p>5</p> <p>6</p> <p>7</p> <p>8 IN RE: Case No. 17-17 Oakbrook Terrace Tower/One Tower Lane</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19 RECORD OF PROCEEDINGS had before Haley 20 Goodwin taken at 17W261 Butterfield Road, 21 Oakbrook Terrace, Illinois on the 4th of April, 22 2017 commencing at 6:00 p.m. in reference to the 23 above-entitled cause. 24</p>	<p style="text-align: center;">3</p> <p>1 REPORT OF PROCEEDINGS 2 APRIL 4, 2017 3 CHAIRMAN NOBLE: Good 4 evening, ladies and gentlemen. The 5 City of Oakbrook Terrace Planning and 6 Zoning Commission would like to call 7 this meeting to order April 4th, 6:00 8 p.m. 9 Michelle, could you 10 please call the roll? 11 SECRETARY BOSSLE: 12 Commissioner Schneider? 13 COMMISSIONER SCHNEIDER: 14 Here. 15 SECRETARY BOSSLE: 16 Commissioner Ventura? 17 COMMISSIONER VENTURA: 18 Here. 19 SECRETARY BOSSLE: 20 Commissioner Jackson? 21 COMMISSIONER JACKSON: 22 Here. 23 SECRETARY BOSSLE: 24 Commissioner Smurawski?</p>
<p style="text-align: center;">2</p> <p>1 APPEARANCES:</p> <p>2</p> <p>3 COMMISSIONER DONOVAL</p> <p>4</p> <p>5 COMMISSIONER SCHNEIDER</p> <p>6</p> <p>7 COMMISSIONER VENTURA</p> <p>8</p> <p>9 COMMISSION SMURAWSKI</p> <p>10</p> <p>11 COMMISSIONER CARDENAS</p> <p>12</p> <p>13 COMMISSIONER JACKSON</p> <p>14</p> <p>15 CHAIRMAN NOBLE</p> <p>16</p> <p>17 SECRETARY BOSSLE</p> <p>18</p> <p>19 MR. PACIONE, City Attorney</p> <p>20</p> <p>21 MS. DRAGAN, 22 Building & Zoning Administrator 23 24</p>	<p style="text-align: center;">4</p> <p>1 COMMISSIONER SMURAWSKI: 2 Here. 3 SECRETARY BOSSLE: 4 Commissioner Donoval? 5 COMMISSIONER DONOVAL: 6 Here. 7 SECRETARY BOSSLE: 8 Commissioner Cardenas is absent. 9 Chairman Noble? 10 CHAIRMAN NOBLE: Here. 11 First order of business 12 is to approve the minutes for Case 13 No. 17-15, 2 TransAm Plaza, Petitioner 14 2 TransAm, LLC, amendment to the PUD 15 and exceptions from the zoning 16 ordinance. 17 Any final discussions 18 and questions from the Commissioners; 19 Steve? 20 COMMISSIONER SCHNEIDER: 21 None at this time, thank you. 22 CHAIRMAN NOBLE: Ann? 23 COMMISSIONER VENTURA: 24 No.</p>

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<p style="text-align: center;">5</p> <p>1 CHAIRMAN NOBLE: Mr. 2 Jackson? 3 COMMISSIONER JACKSON: 4 No. 5 CHAIRMAN NOBLE: Paul? 6 COMMISSIONER SMURAWSKI: 7 No. 8 CHAIRMAN NOBLE: Mr. 9 Donoval? 10 COMMISSIONER DONOVAL: 11 No. 12 COMMISSIONER JACKSON: 13 Mr. Chairman, I move we approve the 14 minutes as present. 15 CHAIRMAN NOBLE: We'll 16 have a voice vote. 17 MR. PACIONE: Is there 18 a second? 19 CHAIRMAN NOBLE: Was 20 there a second? 21 COMMISSIONER SMURAWSKI: 22 Yeah, I'll second. 23 CHAIRMAN NOBLE: Okay. 24 Second by Paul.</p>	<p style="text-align: center;">7</p> <p>1 -- okay. 2 COMMISSIONER JACKSON: 3 Mr. Chairman, I move we approve the 4 minutes for 17-16. 5 CHAIRMAN NOBLE: Any 6 second? 7 COMMISSIONER SCHNEIDER: 8 Second. 9 CHAIRMAN NOBLE: Second 10 by Steve. 11 All who are in favor, 12 say yes? 13 (Chorus of yeses.) 14 CHAIRMAN NOBLE: Any 15 opposed? 16 Michelle, motion 17 carried. 18 The third -- yeah, 19 well, it's -- third order is Case No. 20 17-17, Oakbrook Terrace Tower, One 21 Tower Lane. The Petitioner is 22 Parkview Plaza MH, LLC, to allow a 23 research laboratory. To consider a 24 request by BRE Illinois Office Owner,</p>
<p style="text-align: center;">6</p> <p>1 All who are in favor, 2 say yes? 3 (Chorus of yeses.) 4 CHAIRMAN NOBLE: Any 5 opposed? 6 Michelle, motion 7 carried. 8 Second order of 9 business is the approval of the 10 minutes for Case No. 17-16, One 11 Parkview Plaza, Petitioner BRE 12 Illinois Office Owner, LLC, special 13 use for research laboratory, testing 14 kitchen. 15 Any final discussions 16 from the Commissioners; Steve? 17 COMMISSIONER SCHNEIDER: 18 None at this time. 19 CHAIRMAN NOBLE: Ann? 20 COMMISSIONER VENTURA: 21 None at this time. 22 COMMISSIONER JACKSON: 23 No. 24 CHAIRMAN NOBLE: Paul</p>	<p style="text-align: center;">8</p> <p>1 LLC, Petitioner, to allow the 2 following relief in order to allow a 3 test kitchen for research and product 4 sampling on the tenth floor of the 5 building located at One Tower Lane, 6 Oakbrook, Terrace, Illinois, 60181. 7 An amendment to Miglin-Beitler 8 Developments, Incorporated, Planned 9 Unit Development approved June 25th, 10 1985 by Ordinance 85-1 as amended 11 pursuant to Section 156.025(C)(4) of 12 the zoning ordinance to grant an 13 exception from the zoning ordinance to 14 allow a research laboratory as a use 15 as the above-referenced Planned Unit 16 Development. 17 Any people that's going 18 to be talking tonight, could you 19 please stand up so you could be sworn 20 in? 21 MR. PACIONE: Before we 22 begin, I just want to make a 23 correction to the record. 24 I think when we did --</p>

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<p style="text-align: center;">9</p> <p>1 Item Agenda No. 3, approval of the 2 minutes for Case 17-16, it was listed 3 that the petitioner was BRE Illinois 4 Office Owner, LLC. It should have 5 been Parkview Plaza MH, LLC. I think 6 they switched it. The current 7 petitioner is BRE Illinois Office 8 Owner, LLC. 9 CHAIRMAN NOBLE: Okay. 10 So, sorry about that, so thank you 11 for legal counsel. 12 So, could you please 13 stand up and -- 14 SECRETARYBOSSLE: 15 Raise your right hand and state your 16 name? 17 MR. BURJEK: John 18 Burjek. 19 MS. CONNELLY: Sara 20 Connelly. 21 MR. ROTH: Michael 22 Roth. 23 MS. FOLEY: Leeann 24 Foley.</p>	<p style="text-align: center;">11</p> <p>1 allow for a test kitchen on the tenth 2 floor. And we can get into the 3 specifics about it in a minute, but 4 very briefly by way of background the 5 owner is as now correctly stated BRE 6 Illinois Office Owner, LLC. 7 The property is 8 currently zoned B5 PUD, and it's 9 under a 1985 PUD ordinance that was 10 approved and granted. The uses in 11 that building, which are varied, a 12 number of different uses. It's not 13 just offices, but it allows for 14 retail and other uses as well. 15 And so, in this 16 particular case, research labs, 17 though, are not listed in the PUD 18 ordinance, and, therefore, we're 19 asking for an amendment to the PUD to 20 allow this research lab. That's it. 21 There aren't going to be any changes 22 to the building, there aren't going 23 to be any new additional uses 24 allowed. There isn't going to be any</p>
<p style="text-align: center;">10</p> <p>1 SECRETARY BOSSLE: Do 2 you swear to tell the truth, the 3 whole truth, and nothing but the 4 truth so help you God? 5 (Chorus of I dos.) 6 SECRETARYBOSSLE: 7 Thank you. 8 CHAIRMAN NOBLE: Could 9 you please start your presentation? 10 MR. ROTH: Good evening 11 members of the Commission. My name 12 is Michael Roth, and I am an attorney 13 for the Petitioner in this case. 14 I see that just prior 15 to this, you're -- you've taken on 16 the question of a research plant with 17 a test kitchen, so you're probably 18 more familiar with that than any of 19 us. But I do wish to go through the 20 differences in this case. 21 So, this is the 22 Oakbrook Terrace Tower. And as the 23 introduction is correctly stated, it's 24 a proposal for a research lab to</p>	<p style="text-align: center;">12</p> <p>1 additional traffic, parking, or 2 anything of that sort. It's the 3 tenth floor to allow part of that 4 floor to be used by the new tenant, 5 which would then still be three 6 floors, so we're very pleased about 7 that. About 70,000 square feet of 8 the building, to use part of the 9 tenth floor for its research lab. 10 The use is not really 11 foreign to the uses that are allowed. 12 Our research lab would be allowed in 13 the B3 as a special use, it's allowed 14 in the B4 as a permitted use. It 15 just isn't listed in B5, although 16 before in B3 uses other uses are 17 listed. So, it seems that in our 18 particular case, the research lab is 19 compatible with the surrounding area. 20 It won't have effect whatsoever around 21 on surrounding properties. I think 22 surrounding property owners other than 23 for the notices that we sent out 24 probably wouldn't know the difference,</p>

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<p style="text-align: center;">13</p> <p>1 you know, if they saw the building 2 and saw how it's used. There'll be 3 no impact, there'll be no negative 4 effects on surrounding property 5 values, and there'll be no negative 6 changes to the character of the area. 7 So, we've submitted to 8 you our packet. We've got a site 9 plan, we've got some drawings. This 10 chart here is a picture of the tenth 11 floor, what the research lab is like 12 in the area that is depicted as being 13 used for a research lab kitchen, test 14 kitchen purposes. And, again, it's 15 not for -- it's not for the sale of 16 any food products. It's not for 17 anything other than the testing of 18 this particular tenant's product, and 19 that's it. No outside sales or 20 distribution from this facility. 21 So, that's pretty much 22 it. We do have the burden of 23 proving that the standards for change 24 to the PUD are satisfied, and we</p>	<p style="text-align: center;">15</p> <p>1 I think that the 2 information that was just shared with 3 you all probably sums up everything. 4 Here representing ownership, I can 5 assure you that what Attorney Roth 6 just presented, there will be no 7 impact to the local community. It is 8 not a public facility, it's for 9 developing new recipes, testing 10 analytical -- analytical testing or 11 presenting something to their inhouse 12 marketing team, or perhaps even a 13 potential customer that may be wanting 14 to buy their product. 15 The test kitchen 16 itself, we are in the very 17 preliminary stages of programming. 18 This is, again, a perspective tenant, 19 so the hypothetical location would be 20 located on the tenth floor somewhere 21 between -- they'll be taking 70,000 22 square feet. This footprint 23 represents a possible to 3,000 square 24 feet of that space.</p>
<p style="text-align: center;">14</p> <p>1 think that we've done that. We've 2 shown that in our petition. I'll be 3 more than happy to answer any 4 questions you have. And perhaps at 5 the end I can just recite those 6 standards and -- but -- because I 7 pretty much already had said what 8 they are, and I can go through those 9 with you. 10 With me tonight, 11 though, is Leeann Foley who is our 12 construction manager, and she can tell 13 you in more detail exactly how this 14 facility is going to be operated and 15 who will be using it. And also with 16 us tonight is Sara Connelly who is 17 our property manager, and John Burjek 18 who's our architect. 19 So, if you have any 20 questions on any of this, if a legal 21 questions, it's me, otherwise the 22 business people I'm sure can answer 23 your questions. Thank you. 24 MS. FOLEY: Thank you.</p>	<p style="text-align: center;">16</p> <p>1 I did reach out to 2 Flagg Creek Water. They did not have 3 any initial questions take exception 4 to us coming and presenting to you 5 tonight. They said what we should do 6 is continue with this motion and if, 7 in fact, it is granted, go through 8 the traditional permit process that 9 may -- have the opportunity to review 10 and comment. Same with the Board of 11 Health. And we did have the 12 opportunity to sit down with the fire 13 inspector to talk about exhaust, to 14 make sure that the proper 15 infrastructure was in place in the 16 building, and he felt that we would 17 comply and that he would work 18 collaboratively with us and our 19 engineering team to make sure it was 20 done effectively. 21 So, I don't know if you 22 do have any specific questions for 23 us, we are happy to answer. From an 24 architectural standpoint, I don't know</p>

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<p style="text-align: center;">17</p> <p>1 if you would like to add or if I 2 missed something? 3 MR. BURJEK: I think 4 the only clarification I want to make 5 is that while the -- it's 3,000, the 6 actual test kitchen is only about 900 7 square feet. It's really just 8 ancillary space with a general 9 business use. It's not adding to the 10 occupancy of the floor or to any 11 egress issues, so -- 12 MS. FOLEY: Within that 13 space, you'll have the kitchen itself, 14 then you have their area for their 15 marketing or testing with their 16 inhouse employees, and then drawing 17 and cold storage. 18 CHAIRMAN NOBLE: Okay. 19 Can you give us some comments, 20 Mihaela, on this project? 21 MS. DRAGAN: Thank you, 22 Mr. Chairman. 23 I don't have any 24 comments at this time. If the</p>	<p style="text-align: center;">19</p> <p>1 Thank you. 2 CHAIRMAN NOBLE: 3 Commissioner Ventura, do you have any 4 questions? 5 COMMISSIONER VENTURA: 6 So, wouldn't approval be based subject 7 to the York Center Fire Protection 8 Flagg Creek; subject to? 9 MR. PACIONE: Be part 10 of the process. 11 MS. DRAGAN: Should be 12 Oakbrook Terrace Fire District. I 13 noticed the typing error. 14 COMMISSIONER VENTURA: 15 Oh, okay. At York Center, but it's 16 -- yeah, I was wondering about that. 17 MR. PACIONE: Mihaela, 18 you're not required in this position 19 of approval, it's just part of the 20 permitting process? 21 MS. DRAGAN: Because a 22 building permit will not be issued on 23 this. 24 COMMISSIONER VENTURA:</p>
<p style="text-align: center;">18</p> <p>1 Commission will agree with the 2 proposed use, as you know, permits 3 from other agencies will be required 4 prior to issuance of the building 5 permit. And the Petitioner was 6 informed about that from the beginning 7 of our meetings. They will need 8 approval from the fire district, 9 DuPage County Health Department, and 10 Flagg Creek Sanitary District. 11 CHAIRMAN NOBLE: Any 12 comments from the Commissioner Steve? 13 COMMISSIONER SCHNEIDER: 14 Just one question. 15 Have you received your 16 three permits yet? I thought I read 17 something about three permits. 18 MS. DRAGAN: I can 19 answer to that. 20 Those permits will be 21 required prior to issuance of a 22 building permit, not for the public 23 hearing purpose. 24 COMMISSIONER SCHNEIDER:</p>	<p style="text-align: center;">20</p> <p>1 Right. 2 What kind of food are 3 you testing there? 4 MS. FOLEY: There is a 5 variety. 6 COMMISSIONER VENTURA: 7 I was just curious. 8 MS. FOLEY: I would say 9 mostly french fries. 10 COMMISSIONER VENTURA: 11 Do you need any tasters? I said 12 that last time. 13 CHAIRMAN NOBLE: Any 14 questions from the Commissioner Doug? 15 COMMISSIONER JACKSON: 16 No. 17 CHAIRMAN NOBLE: 18 Commissioner Paul? 19 COMMISSIONER SMURAWSKI: 20 It seems appropriate to -- so, it's 21 good. 22 CHAIRMAN NOBLE: 23 Commissioner Donoval? 24 COMMISSIONER DONOVAL:</p>

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<p style="text-align: center;">21</p> <p>1 You've got already signed lease for 2 it, or -- 3 MS. FOLEY: No, this is 4 for -- this is still a perspective 5 tenant. 6 COMMISSIONER DONOVAL: 7 Oh, okay. Thank you. 8 CHAIRMAN NOBLE: 9 Commissioner Cardenas, do you have any 10 questions? 11 COMMISSIONER CARDENAS: 12 Everything is good. 13 COMMISSIONER VENTURA: 14 And, I'm sorry, should we be 15 considered about grease and how you'll 16 dispose of it, or -- 17 MS. FOLEY: No. That, 18 again, will be something that will be 19 developed with the engineering team. 20 We'll go through the public permit 21 process, we will have the right 22 grease trapping place, but there 23 should not be any concern. 24 MS. DRAGAN: It is a</p>	<p style="text-align: center;">23</p> <p>1 in and taste food, or -- 2 MS. FOLEY: Not that 3 I'm aware of. I don't know if they 4 have that program, so I can't answer 5 that completely. But I do not 6 believe -- this will not be a public 7 involvement location. 8 MS. WALBERG: And we 9 couldn't really hear a lot of what 10 was being said. 11 MS. FOLEY: Okay. I 12 apologize. 13 MS. WALBERG: You did 14 say franchise instead of french fries; 15 right? 16 MR. BURJEK: French 17 fries. 18 MS. DREXLER: French 19 fries for different companies, or 20 what? 21 MS. FOLEY: This is a 22 food manufacturing company, and they 23 create a variety of different products 24 that are sold commercially. There'll</p>
<p style="text-align: center;">22</p> <p>1 Flagg Creek Sanitary District review 2 process prior to approval. 3 CHAIRMAN NOBLE: Any 4 other questions from the 5 Commissioners? 6 Okay. I'd like to open 7 the public hearing to the public, 8 questions from the audience. Any 9 positive testimony on the audience? 10 MS. WALBERG: When you 11 say research, is it like -- 12 MR. PACIONE: Ma'am, if 13 you could please come to the podium? 14 Are you giving 15 testimony, or are you asking a 16 question? 17 MS. WALBERG: I'm 18 asking a question. 19 MR. PACIONE: Okay. Go 20 ahead, you're fine. 21 MS. WALBERG: When you 22 say research, is it like the research 23 centers where they have people come 24 in, they pay them a stipend to come</p>	<p style="text-align: center;">24</p> <p>1 be no distribution out of this 2 center. It's simply a location where 3 they're local employee based who will 4 be operating out of, and then in this 5 particular case it allows their 6 inhouse chefs and food science teams 7 to work together in conjunction to 8 develop recipes. And also, again, 9 more so train our marketing team on 10 how to sell the product and what the 11 right demographic might be. But they 12 distribute globe-wide. 13 MR. PACIONE: And if we 14 could just have you identify 15 yourselves for the record so we can 16 put you in the minutes? 17 CHAIRMAN NOBLE: Could 18 you please state your name and 19 address or whatever? 20 MR. PACIONE: Just your 21 name is fine. 22 MS. DREXLER: Shirley 23 Drexler, and I'm on York Road -- I 24 mean, Spring Road at Arbor 40.</p>

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<p style="text-align: center;">25</p> <p>1 MS. WALBERG: And I'm 2 Peggy Walberg, 1S55 Spring Road. I'm 3 in a condominium there. 4 MS. SIRANTS: The 5 question is -- my name is Joanne 6 Sirants, and I'm their neighbor right 7 next door, 150 South. Do you have 8 or your company have any other 9 association in the building, and what 10 made you choose that site or that 11 location? 12 MS. FOLEY: I am here 13 representing the ownership of the 14 building. I work for Equity Office, 15 and parent company Blackstone owns the 16 building itself, so I personally 17 manage construction projects for 18 Equity within their Chicago portfolio. 19 This particular instance 20 is an outside tenant that is looking 21 to come and operate their office 22 space at the tower. And I think one 23 of the locations that -- it's my 24 personal opinion, I'm not part of the</p>	<p style="text-align: center;">27</p> <p>1 would be moving into a property with 2 70,000 square feet. 3 MS. DREXLER: Okay. 4 MS. FOLEY: The kitchen 5 itself within that footprint only 6 would be about 900 square feet. 7 And I can turn this 8 around quickly for you. 9 So, this represents one 10 floor in the tower, and within this 11 space they would be potentially taking 12 the tenth, eleventh, twelfth floors, 13 and we have a small section right 14 here. So, this is the kitchen, and 15 then you have their presentation area 16 and storage for the food and 17 equipment. 18 MS. DREXLER: My health 19 club is in that building, so am I 20 going to be able to smell those 21 wonderful french fries? 22 MS. FOLEY: No, no, I 23 can assure you of that. 24 MR. ROTH: It might be</p>
<p style="text-align: center;">26</p> <p>1 leasing team, but my personal opinion 2 is what was inviting to them is we 3 have vacant floors that were recently 4 built out. It's a very nice space, 5 and it gives them the opportunity to 6 move into the space with a limited 7 build out. They can do some 8 programming changes to accommodate 9 their needs, but the construction is 10 not as invasive so to speak, and 11 helps them with an easy move in. 12 I think that's probably 13 it. 14 MR. BURJEK: There's a 15 lot of value -- we're reducing the 16 existing lighting of height of 17 existing wall locations, the ceiling, 18 things like that. There's some 19 benefits for all parties. 20 MS. DREXLER: If I 21 understand that correctly, you would 22 only -- they would only be occupying 23 900 square feet? 24 MS. FOLEY: No. They</p>	<p style="text-align: center;">28</p> <p>1 of some interest, too, that I can add 2 a personal note on this to answer 3 your question, too, that this 4 particular tenant has officed in a 5 building it had owns right across the 6 street from my building and it's been 7 there for years, and we have never 8 seen any of that whatsoever of the 9 test kitchen that they had there. 10 They've been a perfectly good neighbor 11 for us. I think they've just grown 12 out of it and they need a little bit 13 more space. 14 CHAIRMAN NOBLE: Any 15 positive testimony on the floor? Let 16 the record show none. 17 Any negative testimony 18 on the floor? Let the record show 19 none. 20 I would like to close 21 the public portion of this hearing. 22 Any additional questions from the 23 Commissioners; Steve? 24 COMMISSIONER SCHNEIDER:</p>

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<p style="text-align: center;">29</p> <p>1 None, thank you. 2 CHAIRMAN NOBLE: Ann? 3 COMMISSIONER VENTURA: 4 No. 5 CHAIRMAN NOBLE: Doug? 6 COMMISSIONER JACKSON: 7 No. 8 COMMISSIONER SMURAWSKI: 9 None. 10 CHAIRMAN NOBLE: Angel? 11 COMMISSIONER CARDENAS: 12 No. 13 CHAIRMAN NOBLE: Can we 14 get some comments from our City 15 lawyer? 16 MR. PACIONE: Just one 17 comment. 18 This is just going to 19 allow a research laboratory in this 20 particular building for this zoning 21 district. It will not be allowed 22 anywhere else as of right, just only 23 for this particular building. 24 CHAIRMAN NOBLE: Now, a</p>	<p style="text-align: center;">31</p> <p>1 Commissioner Jackson? 2 COMMISSIONER JACKSON: 3 Yes. 4 SECRETARY BOSSLE: 5 Commissioner Smurawski? 6 COMMISSIONER SMURAWSKI: 7 Yes. 8 SECRETARY DONOVAL: 9 Commissioner Donoval? 10 COMMISSIONER DONOVAL: 11 Yes. 12 SECRETARY BOSSLE: 13 Commissioner Cardenas? 14 COMMISSIONER CARDENAS: 15 Yes. 16 SECRETARY BOSSLE: 17 Chairman Noble? 18 CHAIRMAN NOBLE: Yes. 19 Thank you for your presentation. 20 Mihaela, when is the 21 next meeting? 22 MS. DRAGAN: The letter 23 of recommendation will be placed on 24 the April 25th City Council meeting</p>
<p style="text-align: center;">30</p> <p>1 motion on the floor to vote on this 2 present case, 17-17. 3 COMMISSIONER JACKSON: 4 Mr. Chairman, I move we approve Case 5 17-17 for the -- allowing the 6 research kitchen at One Tower Lane as 7 you read previously. 8 CHAIRMAN NOBLE: Any 9 second? 10 COMMISSIONER SCHNEIDER: 11 Second. 12 CHAIRMAN NOBLE: Second 13 by Steve. 14 Michelle, please call 15 the roll. 16 SECRETARY BOSSLE: 17 Commissioner Schneider? 18 COMMISSIONER SCHNEIDER: 19 Yes. 20 SECRETARY BOSSLE: 21 Commissioner Ventura? 22 COMMISSIONER VENTURA: 23 Yes. 24 SECRETARY BOSSLE:</p>	<p style="text-align: center;">32</p> <p>1 agenda, and the meeting is at 7:00 2 p.m. 3 CHAIRMAN NOBLE: Our 4 next meeting for this Zoning Board, 5 when is the next meeting? 6 MS. DRAGAN: Since no 7 public hearing is scheduled at this 8 time, I was wondering if the 9 Commission would like to cancel the 10 April 18th Planning and Zoning 11 meeting. And the next meeting will 12 be held on May 2nd. Michelle will 13 notify you as soon as the public 14 hearing packets will be available. 15 CHAIRMAN NOBLE: I'd 16 like to get a motion to cancel the 17 April 18 meeting. 18 COMMISSIONER SCHNEIDER: 19 Motion to cancel the April 18th 20 meeting. 21 CHAIRMAN NOBLE: And 22 second? 23 COMMISSIONER CARDENAS: 24 Second.</p>

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<p style="text-align: center;">33</p> <p>1 CHAIRMAN NOBLE: I'd 2 like to have a voice vote. All who 3 are in favor? 4 (Chorus of ayes.) 5 CHAIRMAN NOBLE: Any 6 opposed? Motion carried, Michelle. 7 I'd like to get a 8 motion to adjourn the meeting. 9 COMMISSIONER JACKSON: 10 Chairman, I move we adjourn. 11 CHAIRMAN NOBLE: Any 12 second? 13 COMMISSIONER CARDENAS: 14 Second. 15 CHAIRMAN NOBLE: Second 16 by Commissioner Cardenas. Meeting is 17 adjourned. 18 MR. PACIONE: We need 19 to take a vote. 20 All in favor? 21 CHAIRMAN NOBLE: All in 22 favor? 23 (Chorus of ayes.) 24 CHAIRMAN NOBLE: Any</p>	
<p style="text-align: center;">34</p> <p>1 opposed? Motion carried. 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24</p> <p style="text-align: center;">* * *</p>	

