



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Wednesday, November 13, 2019
Case #20-07

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, Freda, 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 October 15, 2019, Case #20-06 for 17W275 Butterfield Road, Petitioner City Council of the City of Oakbrook Terrace.

Chairman Caslin asked if there was any final discussion.

MOTION

Commissioner Freda moved and Commissioner Jackson seconded the motion to approve the minutes of October 15, 2019, Case #20-06 for 17W275 Butterfield Road, Petitioner City Council of the City of Oakbrook Terrace with revisions to page 4 and change "seize" to "cease" and on page 7, second line, add "have" after we.

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

Ayes: Chairman Caslin, Commissioners Ventura, Donoval, Jackson, Walberg, Freda, Cardenas

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

Chairman Caslin asked all those who will be speaking this evening to please stand up and be sworn in. Otis Milton, owner for TAXIFREE Dispatch, Inc, Mary McHugh and Tagger O'Brien from P.M. Walsh Co. were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Otis Milton took the floor and stated, I appreciate you being here tonight, I'm here tonight because I need a Special Use Permit for the type of business that I plan to operate at 1S043 Summit Avenue. I own and operate a small taxi company and I service Oakbrook Terrace businesses specifically the Hilton Garden Inn and the Hilton Suites exclusively, Redbox, Ferrara Candy, and McCain Food in the Tower. I have a good relationship with Don Hill from the Hotel Commission. My current office is in Oak Brook off of Midwest Road, and I've been trying to get in Oakbrook Terrace and we searched for a small space because we are a very small operation with four vehicles, myself, and the office manager. I could not find a space, and I came across Ms. McHugh and she has what we consider fleet friendly because she has parking spaces in the rear that no one uses. We service other towns as well but more Oakbrook Terrace, we service Drury Lane as well. We've been doing this for five years now, I lease my vehicles for twelve hours at a time and they are always stationed at the hotel. They are never parked at the office. We intend on staying small until we acquire more hotels. Myself and the office manager do not own a personal vehicle we drive a taxi as well. I've been in communication with Don Hill and our goal is to get my company to service all of the hotels in Oakbrook Terrace.

Commissioner Freda asked, you said there is not going to be any vehicles parked overnight?

Otis Milton answered, no, there will be. The ones that are not being leased out will be parked in the rear. The existing businesses that are there now are closed during the night time, so it will be empty. During the day when the rest of the businesses are open, they primarily park in the front.

Commissioner Freda also asked, is the property up to code?

Building and Zoning Administrator Mihaela Dragan answered, I am unaware about any violations, however as indicated in my memo, the landlord agreed to consolidate two parking spaces to make one handicap space, which they don't have, in order to be in compliance with the State Code and the City's Zoning Ordinance.

Commissioner Freda then asked, are all the landscape and signage up to current code?

Building and Zoning Administrator Mihaela Dragan answered, no, It's an older property and based on the request they really don't need to bring the property in compliance with the code. However, the parking lot was recently sealed and it is in very good condition.

Commissioner Freda also asked, is there a dispatcher on site 24 hours a day?

Otis Milton answered, yes there is. I, myself dispatch as well, my office manager has a full time job and she dispatches afterwards, we also have our daughter work with us on the weekends as well.

Commissioner Ventura asked, do you have a big expansion? Thoughts in your horizon to add more cars?

Otis Milton answered, yes, as far as that goes, we hope to be exclusive with the other hotels in Oakbrook Terrace. If I acquire more hotel I intend on growing as far as the fleet and drivers only. But the drivers post at the hotel, they don't sit at the office.

Commissioner Ventura also asked, when the cars are in the rear, should we have any concerns about emission when you are warming up the cars during the winter time?

Otis Milton answered, not at all, they won't be on site. It's a twelve hour shift so at the end of the shift they hand over the keys to the next driver and go.

Commissioner Jackson asked, are we foregoing sales tax revenue by having this rather than another tobacco store for example?

Building and Zoning Administrator Mihaela Dragan answered, probably not because it is an office use.

Commissioner Jackson then asked, so if there was a retail operation there we would get sales tax but with office use we don't?

Building and Zoning Administrator Mihaela Dragan answered, correct.

Commissioner Donoval asked, how many employees are you going to have?

Otis Milton answered, it will be myself, and the office manager. We don't own personal vehicles, we drive two of the four taxis. But most of the time there's only going to be one person in the office. The drivers will always be at the hotels.

Commissioner Donoval then asked, how many parking spaces are assigned to you?

Building and Zoning Administrator Mihaela Dragan answered, based on square footage for the proposed business, two parking spaces are currently required by the code. However, the landlord provided a site plan which shows eleven parking spaces which will actually be ten since two parking spaces will be consolidated to create a handicap space, and they also have six spaces in the rear.

Commissioner Donoval added, every time I go around that area the parking lot is full, and I don't want you guys to have a fight over parking.

Otis Milton answered, I understand that, but the rear parking lot is totally empty and to be honest, the owner of the tobacco store had an ice cream truck parked in the rear for years and the owner recently made him move it. The rest of the businesses park in the front. If you go there during the day the front parking lot is full and the rear parking lot is totally empty.

Commissioner Walberg asked, your office will be open 24 hours a day?

Otis Milton answered, were a dispatch company so we do 24 hour business but the doors will be locked because we don't have any walk-in customers, it's very unsafe. The only people that will be coming and going is me and my office manager. The drivers just keep going.

Commissioner Walberg also asked, so you are parked at the hotel and when somebody needs you, you go?

Otis Milton answered, yes.

Commissioner Freda asked, is there clear access for him to get to the back of his property?

Mary McHugh answered, yes there is a driveway.

Building and Zoning Administrator Mihaela Dragan added, this property was allowed to have office use many years ago when the landlord had a real estate office in the building. However, in 2007 during the City wide re-zoning the City rezoned the property to B-3 General Retail. Based on this, a Special Use Permit is required for office use at the subject property. Also, the Zoning Ordinance requires 10.2 parking spaces to be provided, and 16 parking spaces will be provided so they have a little bit extra. Based on the discussion that came up, I recommend that the motion for approval of the Special Use Permit to include that vehicles for this business to park in the rear of the property.

Commissioner Ventura added, I'm just curious, in the beginning you mentioned that where you were located in Oak Brook they wanted you out of there and told you to go to Oakbrook Terrace. Is there a problem where you were?

Otis Milton answered, no they don't want me out. The new owners are demolishing the portion of where my office is to make it a service entrance for an Italian restaurant. They gave me the option to move upstairs but the square footage was too large for what I need. I think what you mean is when I spoke about coming to Oakbrook Terrace because of the hotel business and trying to acquire more hotels and be exclusive.

MOTION

Commissioner Jackson moved and Commissioner Freda seconded to approve Case #20-07 with the provision to have TAXIFREE vehicles park in the rear of the property only.

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

Ayes: Chairman Caslin, Commissioners Ventura, Freda, Jackson, Cardenas, Donoval, Walberg

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

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Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the Agenda for the November 26, 2019, City Council meeting at 7:00 p.m. You received the packets for Midwest Officer prior to the meeting, the next public hearing meeting will be November 19, 2019.

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

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

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

Respectfully submitted by,

Addy Lozano
Building and Zoning / Planning and Zoning Secretary