



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, October 16, 2018
Case #19-07

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:03 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 27, 2018, Case #19-06 for One Parkview Plaza, Petitioner EON Clinics, P.C. for Text Amendments and Special Use Permit.

Chairman Caslin asked if there was any final discussion.

No final discussions from the Commission.

MOTION Commissioner Jackson moved and Commissioner Schneider seconded the motion to approve the minutes of September 27, 2018, Case #19-06 for One Parkview Plaza, Petitioner EON Clinics, P.C. for Text Amendment and Special Use Permit.

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

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

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.

David Weinschreider, Senior Project Manager of Advocate Health Center, and Robert W. Gudmundson, from RWG Engineering, LLC. were sworn in by Addy Lozano, Building and Zoning / Planning and Zoning Secretary.

Robert W. Gudmundson took the floor and stated, we appreciate your ability to work with us, and we are here for approval of a variance for the installation of an emergency generator at 1901 S. Meyers Road. The purpose of this generator is to sustain the function of Advocate Health Center who is a significant tenant in that building, and needs the ability of this generator. They can't go down.

David Weinschreider took the floor and stated, we are centralizing our Bed Management Program at 1901 S. Meyers Road so they can be linked constantly with all of our hospitals, so that someone present in the ED knows where there are beds available.

Robert W. Gudmundson then stated, with that said, I will briefly walk you through this plan. We have an aerial photograph that shows the subject site where we have put a dash box at the south east corner of the building, what's out there is a green space coming off of the building and that green space is an embankment, it kind of rolls down from a high level down to the curve. What we are going to need to do to put a generator path there, were going to have to notch in to that embankment, and create a concrete flat path for the generator to sit on. To give you some ideas of what the size is, the generator path will be roughly 10 feet in an east west direction that would be east west towards the parking lot and 19 feet in the north south direction. That is not the size of the generator but what has to happen is a generator similar to the generators that already exist at the north east corner of the building, has a clearance required to maintenance around the generator itself and it is 3 feet where the doors are, so we need an extra wide concrete path 2 feet at the north south end. The actual concrete slab is a lot bigger than the generator. As I mentioned there is an embankment coming down from the grade at the building wall, as we notch into that embankment to create the flat path, we will install as a part of the concrete path a retaining wall on the back side that will be about 3 feet 3 inches. That wall on the sides of the generator will slope down in the same fashion that the embankment does, it will sit in there nicely for placement. I will tell you now a little bit about the generator enclosure that sits on top of this path much smaller. The generator enclosure is 6 feet wide, 15 feet long, and 8 feet high. We have to make sure that we have something to screen that enclosure. The enclosure itself is a little over 7 feet from the corner of the building wall. I should also point out,

that where this corner building wall is, it's not the glass wall of the building that you see. The street corner of this building both north east and south east corner, the building actually notches in and goes up for the usable space. But the reason that it boxes out at the corner is because there is below grade parking. What we are actually up against is, is it part of the building? Absolutely, is it part of the building where somebody is going to look out 5-7 feet away and see a generator? No, they are not. That is set much further back. The enclosure is also a little over 7 feet from the curb line. So basically the generator enclosure is about between the east wall building and the back of the curve with a driveway into the parking lot. I mentioned that the generator is a little over 7 feet high but we have placed the concrete slab for the path that the generator will sit on, at such an elevation that the top of the enclosure is only 1 foot above this portion, which is the extended portion of the building. For screening we engaged a landscape architect and along the north, east, and south side we will be installing 8 foot high arborvitae's that is the same bush the other generators have. It's an evergreen flat leave, grows together nicely, and creates a wall. On the back side between the generator and the building, same type of plant but we only need 6 footers. The reason for that is that the embankment is on a slope. A couple other things I can mention to you is why the generator is important. It is a 250 kilowatt diesel generator; it carries enough fuel to run for a little over 24 hours in the event of an emergency. If there are any questions, I will be happy to answer them.

Chairman Caslin opened the floor for any questions.

Building and Zoning Administrator Mihaela Dragan added, the request is for installation of a proposed generator. Advocate Health Care will occupy the entire fourth floor. The request for modification to Planned Unit Development is actually a substantial change to the site plan, however exceptions from the requirements of the Zoning Ordinance must be addressed to allow a 3.5 feet in height wall instead of a 8 feet, and to allow a 3 feet 6 inches landscape buffer on the west side of the generator instead of a 6 feet landscape buffer. There are two other generators at the subject property. One is for emergency illumination for the entire building, and the other generator is for the largest tenant in the building to work as backup for the data enter. Advocate Health Care explained from the beginning that they need this generator due to the nature of their business.

Commissioner Schneider added, I am glad to hear that you are starting with 8 foot high bushes.

Commissioner Ventura added, my only question would be to Mihaela, why did we have the 8 foot high height requirements for generators?

Building and Zoning Administrator answered, I suspect that at the time when the ordinance was modified the City wanted to make sure that generators would be screened. That's why the need for a wall and landscaping around it, usually green space, is removed and a concrete pad is placed for the generator.

Commissioner Ventura asked, how tall is the generator?

Robert W. Gudmundson answered, 8 feet.

Commissioner Jackson asked, this generator compared in size to the other two generators, is it compared to the bigger one or the smaller one?

Robert W. Gudmundson answered, I didn't measure the other two, I certainly looked at them. I would say that this one is more comparable to the larger of the two.

Commissioner Jackson added, this community is interested in the replacement of the wall with evergreens because at the last meeting, we discussed just across the street how they want to replace the wall because the evergreens are dying. Who is responsible for replacing the bushes if they fail to survive?

Robert W. Gudmundson answered, Advocate is a tenant in the building and they have all the approvals from the landlord to do all this. It will be one of the two.

Building and Zoning Administrator Mihaela Dragan added, In the event that the evergreens will die, what we do is we send a notification letter to both the landlord and tenant and they would work it out. In the event that there is no cooperation, we will follow up with a final notice of violation and take further action.

Commissioner Cardenas added, I think you did a good job engineering this position. Is the generator going to be tested every week?

Robert W. Gudmundson answered, once a month it gets fired up to make sure it is working in case of an emergency.

Chairman Caslin asked, if they move out as a tenant, will I assume that they take the generator with them.

David Weinschreider answered, it will be our right to take it, but that is something that we would negotiate when we leave the lease.

Chairman Caslin also asked, it is a diesel unit correct.

David Weinschreider answered, correct.

Chairman Caslin responded, so were going to have some type of delivery fuel.

David Weinschreider answered, there is a tank underneath that holds the diesel. If we were to need more, we would have a truck that would come and fill it.

Chairman Caslin asked, were not concerned about a car going up there and hitting the unit without any wall protection.

Robert W. Gudmundson answered, no, the curb for the driveway is about 3 feet lower than our concrete path. There is a slope up to the path and in that area there will be all of those 8 foot high arborvitae's so there is quite a barrier there to be able to jump up there.

MOTION Commissioner Jackson moved and Commissioner Schneider seconded to approve Case #19-07 as detailed on the agenda received.

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

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

Nays: None

Absent: None

MOTION PASSED WITH A 7-0 VOTE.

Building and Zoning Administrator Dragan added, the Letter of Recommendation will be placed on the agenda for October 23, 2018, City Council meeting at 7:00 pm. Also, at this time, there are no Public Hearings scheduled for November 6, 2018, would you like to cancel?

MOTION Chairman Caslin moved and Commissioner Jackson seconded the motion to cancel the November 8, 2018, Planning and Zoning meeting.

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

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 6:24 P.M.

Respectfully submitted by,

A handwritten signature in black ink, appearing to read 'Addy Lozano', with a long horizontal flourish extending to the right.

Addy Lozano
Building and Zoning / Planning and Zoning Secretary