

JAMES CALLERO, CHAIRMAN
GEORGE ALPOGIANIS
MICHAEL LOOBY
ANGELO TROIANI
ALAN WEEL
THOMAS KANELOS
KAREN DIMOND

The Niles Plan Commission and Zoning Board of Appeals was called to order at 7:30 P.M.

Present along with Chairman Callero were Commissioners Alpogianis, Looby, Troiani, Weel, Kanelos and Dimond.

Joseph Annunzio, Village Attorney, was also present.

Commissioner Alpogianis moved to approve the minutes of June 11, 2007, as presented.

Seconded by Commissioner Looby, on roll call the vote was:

AYES: 4 Alpogianis, Looby, Troiani, Callero
NAYS: 0
ABSENT: 0
PASS: 3 Dimond, Weel, Kanelos

There being four affirmative votes the motion carried.

Chairman Callero announced that it has been the practice of the Board that any members desiring to review the upcoming matters on the agenda would meet with Mr. Charles Ostman, Director of Community Development, and Mrs. Kimberly Frederick, Secretary, on the day of the hearing at 1:30 P.M. The purpose of this meeting is to review the sites and the surrounding environment to ascertain conditions which may require special consideration at the subject hearing. Anyone who wishes to accompany the members is invited to meet at the Administration Building, 1000 Civic Center Drive, Niles, Illinois, prior to 1:30 P.M. They will be given the agenda and the locations of the sites to be visited. This public announcement is made to conform with the Open Meetings Act of the State of Illinois and is deemed to be a public notice.

Chairman Callero stated before we call our first and only case tonight, I would like to welcome Tom Kanelos and Karen Dimond to the Board. This is their first meeting. Congratulations and I hope you're here for a long time.

To be heard this evening:

**07-ZP-14 – Fresenius Medical Care, Paul Schindlbeck, Manager,
1 Westbrook Corp. Ctr. #1000, Westchester, IL 60154. Requesting a
Special Use to operate a dialysis center at 9371 N. Milwaukee Ave.**

Mr. Paul Schindlbeck, Manager, Fresenius Medical Care, stepped forward.

Chairman Callero stated please raise your right hand. Do you solemnly swear to tell the whole truth and nothing but the truth?

He stated I do.

Mr. Schindlbeck stated they currently have two locations in Niles, one at 7332 N. Milwaukee Ave. and the other one at 8565 W. Dempster St. One landlord wants us to leave so we have decided to combine the two dialysis units together at the new location of 9371 N. Milwaukee. The current one on Dempster has 16 stations; the one at 7332 N. Milwaukee has 19 stations. We would like to combine them to 28 regular dialysis stations and 4 isolation dialysis stations which is the ability to treat 32 patients at one time.

Chairman Callero asked if this is all under their existing license.

Mr. Schindlbeck stated they have to go back to the Certificate of Need Board at the State of Illinois and put in an application to relocate. It is a specific application just to relocate the service to another address. Whenever you change addresses you have to put in this type of application.

Chairman Callero stated you haven't done that yet because the location has not yet been approved.

Mr. Schindlbeck stated that is correct.

Chairman Callero asked for some clarification to stop another twelve questions from members on the Board regarding licenses, etc. You have existing licenses so all you do is go to that Board to get the licenses moved.

Mr. Schindlbeck stated yes and that the correct name is the Health Facilities Planning Board. He has to appeal to them for a Certificate of Need. They are inspected by the IDPH (Illinois Dept. of Public Health).

At the end of construction, the IDPH inspects the plumbing. When the facility opens they do a nursing inspection of the site, records and the methodology. Also, the End Stage Renal Disease Network that covers Ohio, Illinois, Indiana and Michigan monitors their quality of outcomes. The dialysis centers send the network reports on results and quality measures. If they find something they don't like, they send out inspectors.

Chairman Callero stated basically any questions or issues that this Board or Board Members would have regarding health issues or nursing issues are taken care of by the state.

Mr. Schindlbeck stated yes, they are well regulated. He went on to state that right now with both locations combined they treat 138 patients. Those patients would then be moved to the new location. The center would be treating patients six days a week, Monday through Saturday.

Chairman Callero asked if there were any comments or questions from anyone in the audience. He also asked if there were any other questions or comments from anyone on the Board.

Commissioner Weel stated they currently operate under two separate business entities. Will they stay that way?

Mr. Schindlbeck stated the unit now on Dempster St. (called Lutheran General because it is located nearby) is a partnership. That partnership is being dissolved so that they can combine the two units into one.

Mr. Weel stated that is under the Advocate Partnership. So when that partnership is dissolved Niles Dialysis will become a partner of the Advocate.

Mr. Schindlbeck stated no. Everything will be under the name of Fresenius Medical Care.

Chairman Callero asked again if the Dempster location is a partnership. Are corporations the partners?

Mr. Schindlbeck stated they have a twenty percent share in that location. That is another application that is with the Health Facilities Planning Board, to dissolve that partnership.

Chairman Callero stated for liability purposes he would think a partnership would be scary.

Mr. Looby asked if Lutheran General would be part of this partnership.

Mr. Schindlbeck stated no. They will be independent.

Commissioner Dimond stated she has been to the requested location when it was Hancock Fabrics and brought up the issue of parking. Is she correct in stating there would be 36 patients there at one time?

Mr. Schindlbeck stated the number would be 32 patients. He called around to get percentages of patients that drive. It is approximately ten to fifteen percent. Most patients get dropped off and picked up by various MediCars, family members and the like.

Chairman Callero stated to Mr. Rich Wlodarski, Assistant Director of Community Development, that as far as parking goes, there is no problem with his department from what he understood at the afternoon meeting.

Mr. Wlodarski stated correct.

Commissioner Looby asked how the medical waste is disposed.

Mr. Schindlbeck stated they have a medical waste hauler they use. There is a dedicated room inside the building at each location. The waste is picked up twice a week. Depending on the size of the room and how much waste is generated, it could be down to once a week.

Commissioner Looby stated the waste containers are not outside the building.

Mr. Schindlbeck stated the waste containers are locked and inside a locked room inside the building and picked up by a licensed hauler.

Chairman Callero asked if there were any other questions or comments.

Let the records show that no objector appeared in the audience. Testimony is closed on the case.

Commissioner Weel moved that 07-ZP-14 – Fresenius Medical Care, Paul Schindlbeck, Manager, 1 Westbrook Corp. Ctr. #1000, Westchester, IL 60154 requesting a Special Use to operate a dialysis center at 9371 N. Milwaukee Ave. be **approved**.

Seconded by Commissioner Alpigianis, on roll call the vote was:

AYES: 6 Dimond, Looby, Kanelos, Alpogianis, Weel, Troiani
NAYS: 0
ABSENT: 0

There being six affirmative votes the motion carried.

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees leave your name and address with our secretary and she will notify you.

Commissioner Kanelos moved to adjourn the meeting.

Commissioner Alpogianis seconded the motion to adjourn. On roll call the vote was:

AYES: 6 Kanelos, Alpogianis, Weel, Dimond, Looby, Troiani
NAYS: 0
ABSENT: 0

There being six affirmative votes the motion carried.

The meeting adjourned at 7:42 p.m.

James Callero, Chairman

Angelo Troiani, Secretary