

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MARCH 4, 2015 AT 7:00 P.M. AT THE VILLAGE HALL, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - Regular Meeting January 7, 2015 (APPROVE)
  - C. Minutes - Village Board Meeting January 12, 2015, January 26, 2015 and February 9, 2015
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-02: Hinsdale Lake Commons Shopping Center (6300 S. Kingery) Petition for an amendment to a special use permit for a planned unit development, site plan approval, a parking variation and other relief as may be required.
  - A. PUBLIC HEARING
  - B. DISCUSSION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

# VILLAGE OF WILLOWBROOK

## STAFF REPORT TO THE PLAN COMMISSION

**Meeting Date:** March 4, 2015

**Prepared By:** Jo Ellen Charlton, Planning Consultant

**Case Number:** 15-02

**Case Title:** Hinsdale Lake Commons Special Use Amendment by Regency Centers

**Petitioner:** Regency Centers, 1211 West 22<sup>nd</sup> Street Suite 300, Oak Brook, IL 60523

**Action Requested by Applicant:** Requests approval of a Special Use Permit for a major change to a Planned Unit Development that includes additional exceptions for parking and loading pursuant to 9-13-6(L), for approval of additional parking and loading dock site improvements, and enhanced façade, landscaping and signage in the shopping center

**Location:** 6300 S. Kingery Highway (Southwest corner of Route 83 and 63<sup>rd</sup> Street)

**PINs:** 09-23-101-025 and 09-23-101-026

**Purpose:** To accommodate additional parking to serve tenants and make site and façade enhancements to be consistent with previously approved plans to accommodate Whole Foods in the space previously occupied by Dominicks.

**Existing Zoning:** B-2 with a Special Use Permit for a PUD

**Existing Land Use:** Mixed Use Retail, Restaurant and an Outlot for a Bank

**Property Size:** 20.96 acres

**Surrounding Land Use:**

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Willowbrook Square Shopping Ctr.	B-2/Special Use
<i>South</i>	Lake Hinsdale Village	R-4/Special Use
<i>East</i>	Single-Family Residential	R-4 and R-1
<i>West</i>	Multi-Family Residential and Whole Foods	R-5 and B-2

**Exhibit Documents Attached:**

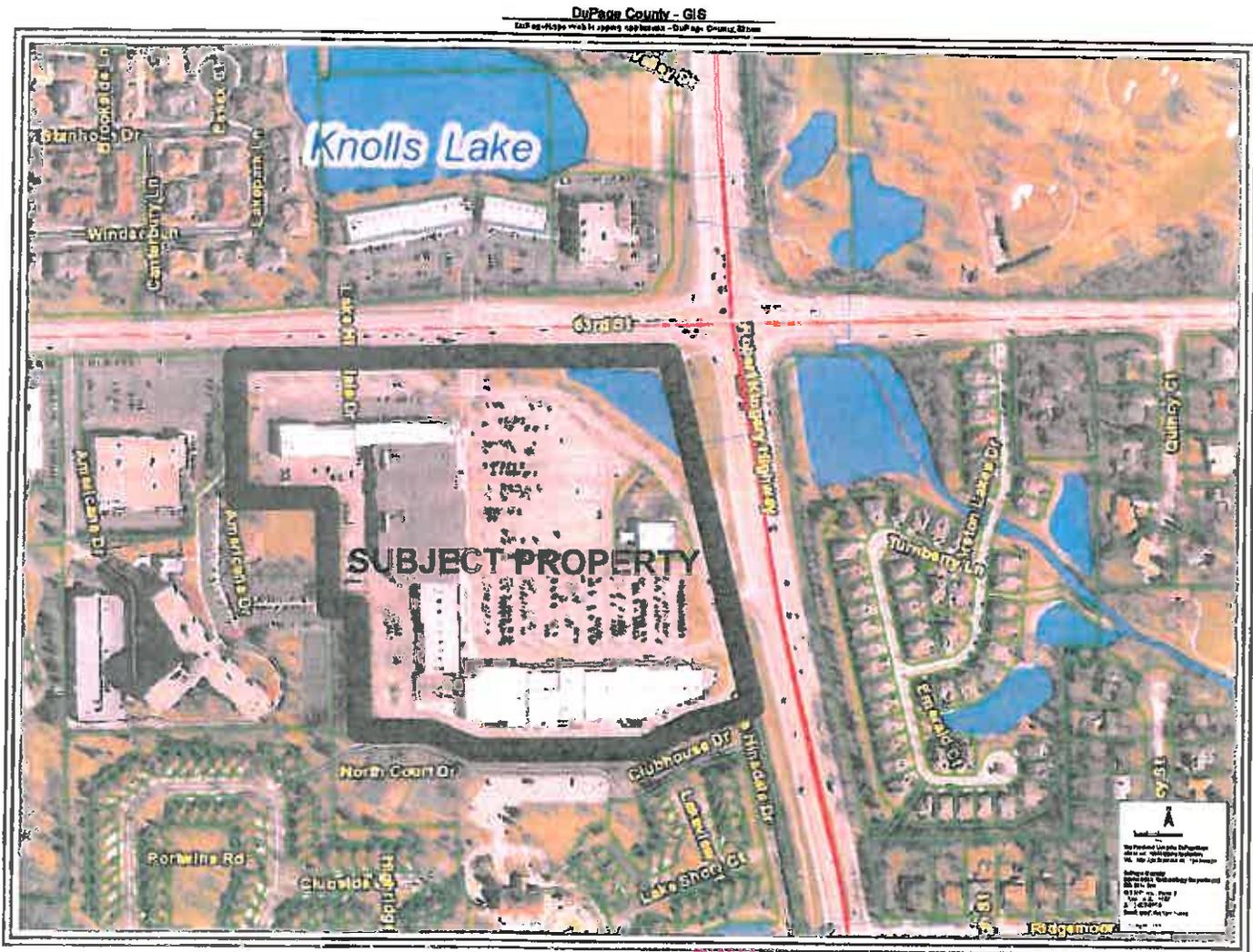
1. Overall Site Plan, Sheet c1.0, prepared by Kimley Horn and original issue dated 01/27/15
2. Standards for Variance, dated 2/10/15.
3. "Regency Centers, City Submittal Packet" consisting of 13 pages
4. "Regency Centers Signage Package" and consisting of 7 pages
5. "Landscape and Site Improvements Package January 27, 2014"
6. Special Use and PUD Standards

**Necessary Action**

**By Plan Commission:** Make a recommendation to the Mayor and Village Board regarding approval of an Amended Special Use Permit for a major change to a Planned Unit Development that includes additional exceptions for parking and loading pursuant to 9-13-6(L), for approval of additional parking and loading dock site improvements, and enhanced façade, landscaping and signage in the shopping center.

**Site Description:**

The shopping center contains 179,098 square feet of leasable in-line space, plus a 5,400 square foot outlot building (Bank of America), all on 20.96 acres.



**Background:** The Shopping Center PUD was approved in 1986 pursuant to ordinance 86-O-32, which authorized the following subject to compliance with certain original plans and conditions:

1. Bank with drive-through
2. Garden supply store and accessory outdoor sales and storage
3. Bicycle sales
4. Rental and repair facility
5. Electrical and household appliance sales and repair
6. Fast food consisting of sit-down pizza and accessory carry-out services

The following additional amendments have been made to the PUD over the years to accommodate certain uses which are special uses in the B-2 zoning district:

- 87-O-41: Bresslers and Shu Han Express
- 94-O-19: Big Apple Bagel
- 95-O-09: McDonald's Express

96-O-09: Restaurant with carry-out and outdoor seating  
98-O-23: Sandwich Factory carry-out and outdoor seating  
00-O-30: Additional bank drive through lanes  
02-O-11: Quiznos  
10-O-08: Goodwill  
12-O-21: Mathnasium  
14-O-32: Oishi Sushi  
15-O-01: Whole Foods

**Development Proposal:** Whole Foods recently received approval of a PUD amendment authorizing changes necessary to occupy 56,989 square feet of the 69,679 square foot space formerly occupied by Dominick's, which closed in 2013. This PUD amendment by the shopping center management company authorizes changes necessary to occupy the remaining 12,690 square feet, which included the provision of additional parking and loading facilities to be screened with a masonry wall. A new tenant for that space is pending. Additional approvals are being requested that will authorize changes to the façades to give the center a new look that is consistent with the recently approved Whole Foods, as well as minor hardscape and landscape improvements throughout the center. The overall site plan and tenant mix is shown in Exhibit 1A and 1B.

**Staff Analysis:**

**Parking:** Parking has been a big consideration in this amendment. While the project includes the addition of 29 new parking spaces in the area previously occupied by the outdoor garden center in the southwest corner of the center, the site has become "underparked" as a result of modified tenant mixes over the years. As reported in the Whole Foods PUD update, the shopping center management company would be held responsible for adding new parking and addressing parking issues prior to occupancy of the 12,690 old Dominick's space not being occupied by Whole Foods.

In addition to the new 29 parking spaces discussed above, additional parking spaces were added to the original count by re-evaluating accessible parking and reducing the overall number to meet code instead of providing extra. Additional spaces were also added in various locations as possible. The total number of spaces proposed on the site is 861, with 18 accessible parking spaces, which meets the Illinois Accessible Code requirement of 2% of the total.

The parking table on the following page was provided by the applicant and lists all tenants (including currently vacant spaces), their square footage, and their parking requirements and calculations. The applicant has assumed 4 of the 5 currently remaining vacant spaces (including spaces numbered 1B, 5, 13B, and 17) will be retail uses that require 4 parking spaces per 1,000 square feet. Space number 20 has been assumed to be occupied by a restaurant. Given these assumptions, required parking exceeds available parking by 29 spaces or a 3.24 percent variation from the strict requirements of the Zoning Ordinance.

The applicant believes it can effectively manage parking on the property. Exhibit 2, supplied by the applicant, provides responses to the Standards for Variations, and also gives a more detailed explanation as to why the proposed parking will work in the shopping center. In summary, the applicant notes the following as justification for approving the parking:

1. The Ordinance requires the larger of 4 parking spaces per 1,000 square feet or the sum of the parking requirements for individual tenants. The 4 space per 1,000 requirement generates a need for 716 spaces, while the second calculation requires 890 spaces (or 174 more spaces). The difference between the 2 calculations required by the ordinance to be evaluated is 24%.
2. As proposed, the overall parking provided equates to almost 5 parking spaces per 1,000 square feet (4.97)
3. A shopping center of this size and with this mix of tenants requires less parking than individual uses due to different peak times and combination trips by shoppers, who visit more than one store during a visit.

Hinsdale Lake Commons Parking Calculation

Space #	Tenant Name	SQ. FT.	SF per stall	Parking Calculation	Rounded Calculation
1	Phillies	6177	100	61.8	62
1B	Vacant - Retail	2026	250	8.1	8
2	Oshi Sushi	2003	100	20.0	20
2B	TCBY	1338	200	6.7	7
3	Reichardt Cleaners	1347	250	5.4	5
4	Stogies	1451	250	5.8	6
5	Vacant - Retail	979	250	3.9	4
6	Optics	978	Per Village	4.0	4
7	Edward Jones	978	225	4.3	4
8	Beltone Hearing	995	Per Village	4.0	4
9	Borics Haircare	978	200	4.9	5
10	Café La Fortuna	1872	100	18.7	19
11	Subway	978	100	9.8	10
12	Fannie May	1534	200	7.7	8
13	Whole Foods	56989	200	284.9	285
13B	Vacant - Retail	12690	250	50.8	51
14	Palm Beach Tan	3000	200	15.0	15
15	Lavida Massage	2070	200	10.4	10
16	Cabinetry Solutions	2078	250	8.3	8
17	Vacant	5996	250	24.0	24
18	Mathnasium	1800	Per Village	9.0	9
19	Dentists	1800	Per Village	11.0	11
20	Vacant - Future Restaurant	1840	100	18.4	18
21	Chiropractor	1800	Per Village	11.0	11
22	Charter Fitness	17275	Per Village	70.0	70
25	Goodwill	22800	250	91.2	91
26	Salon Suites	4789	200	23.9	24
27	Advanced Physicians	3600	Per Village	12.0	12
28	FMC Dialysis	9374	Per Village	18.0	18
30	Magic Nails	1762	200	8.8	9
31	Juicy O	5801	100	58.0	58
<b>TOTALS</b>		<b>179,098</b>			<b>890</b>
TOTAL RESTAURANT SF		18,671			
Percent Restaurant		10.43%			
TOTAL PROVIDED STALLS					861
REQUESTED PARKING VARIANCE					3.24%
TOTAL HC STALLS REQUIRED		2% OF TOTAL # OF STALLS PER ILLINOIS ADA = 17.2			
TOTAL HC STALLS PROVIDED					18

4. Modifications to the parking calculation for Charter Fitness and other personal grooming business in the center that reflect actual versus calculated needs, combine to a reduction of almost 30 spaces.
5. They are committed to limiting the amount of restaurant space to no more than 10.5 percent of the total square footage, unless they come back to the Plan Commission/Village Board for further consideration.
6. The existing Whole Foods store to the west feels tight on parking because the 155 parking spaces in front of the store equate to only about 3.8 stalls per 1,000 square feet. Additional parking to meet the requirements is provided behind that store. The area in front of the new Whole Foods store in Hinsdale Lake Commons will have 327 stalls, or more than double the number of spaces in front of the existing store. These spaces will serve the new Whole Foods, Fannie Mae, and the currently vacant 12,690 square foot space, and will still have spaces behind the store for use by employees.

Given the size of the center and the large mix of uses, staff is comfortable that parking will be adequately accommodated on the site. The additional 29 parking spaces will help alleviate some of the issues near Charter Fitness, and the parking field in front of Whole Foods will be adequate to accommodate that use and the new tenant space just as it did with Dominick's.

The construction of the parking lot in the southwest corner of the development, containing 29 parking spaces, will be constructed to be compliant with current parking and landscaping codes.

**Loading Improvements:** The Whole Foods project, previously approved, took the old 69,679 square foot Dominick's space and split it into two spaces, both greater than 5,000 square feet, which is the zoning ordinance threshold for the provision of required loading spaces. The Whole Foods project included a new code compliant combination dumpster and loading space, complete with a landscaped masonry screen wall which was designed in the location that served the original Dominick's loading area, which was previously unscreened. With an anticipated square footage of 12,690 Square foot space, however, the remaining Dominick's space also needs its own dedicated loading space. Further, due to documented noise and visual complaints of previous unscreened loading activities, the applicant was instructed to construct landscaped/masonry structures similar to the Whole Food loading space to comply with current loading space requirements.

The applicant has proposed a masonry structure to screen almost 82 feet of the loading area, which will screen all except the tractor trailer portion of a semi, which cannot be screened due to the presence of an existing sanitary easement and utility in that area. Instead, this will be screened with additional evergreen landscaping that will be required in a nearby landscape island.

Finally, the applicant has requested approval of an exception to Zoning Ordinance requirements that would not require additional screened loading facilities for tenant spaces less than 10,001 square feet. The ordinance requires loading facilities for uses greater than 5,000 square feet. Given the layout of the center, staff supports this request. With this improvement, all large tenant spaces will be equipped with adequately screened loading dock facilities. The small tenant spaces will continue to be adequately served to accept their deliveries from smaller trucks at their rear doors.

**Circulation:** Given the new parking and loading areas in the rear of the shopping center, the applicant submitted turning diagrams that indicate turning movements can be accommodated adequately. These circulation diagrams are shown in Exhibit 1.

**Front Façade Image:** Exhibit 3, entitled "Regency Centers, City Submittal Packet" consisting of 13 pages, includes illustrations that indicate how each façade within the shopping center will be modified to be consistent with the recently approved improvements to the Whole Foods façade. Included with this exhibit are illustrations for the acceptable

location of all tenant signs, with some signs allowed at higher elevations on the wall than others. Staff supports these limitations with the condition that square footage for each tenant does not exceed that which is allowed by the Zoning Ordinance.

This exhibit also shows the proposed improvements to enclose dumpsters with masonry enclosures. These will help control garbage, and will be more visually pleasing when viewed by neighboring property owners or people who use the area to park.

**Signage:** Exhibit 4, entitled "Regency Centers Signage Package" and consisting of 7 pages, provides details on the placement of wall signage on the enhanced facades. While the applicant will be complying with the wall sign square footage requirements of the Zoning Ordinance (1.25 square feet for every linear foot of frontage), this exhibit indicates where on the façade each tenant's sign can be located in areas called a "sign boundary". Staff supports the signage as requested.

**Landscape and Outdoor Patio Improvements:** As part of any major amendment to a PUD, projects are evaluated to determine whether there are any improvements that are necessary to make the project "code compliant" with current codes. Landscaping is one of those improvements that is reviewed to determine whether replacements of previously approved plans are necessary or whether the site doesn't comply with current codes. While a "drive-by" analysis is difficult in winter conditions, staff is comfortable that the landscaping around the perimeter of the site is in good condition. Landscape islands in the southern part of the development include at least one tree (instead of two) and some shrubs and/or groundcover; however, landscaping in islands near the proposed Whole Food Store has little to no landscaping. It is unknown, because of winter conditions, about the status of any possible infestation of existing trees by the Emerald Ash Borer. For these reasons, the applicant was advised to bring landscaping in the islands near the new parking in the southwest corner of the development and near the proposed Whole Foods into compliance with current regulations. Staff is also suggesting a condition that requires a note be added to the plans that any existing diseased Ash trees be replaced with an acceptable 2.5" caliper alternative. The applicant has also proposed additional landscape improvements in strategic locations along tenant entrances. Exhibit 5, entitled "Landscape and Site Improvements Package January 27, 2014" consisting of 7 pages, shows these conceptual improvements, which is acceptable to staff. Final approval, however, should be subject to review and approval by staff in writing of a final landscape plan prior to the issuance of any construction permits.

Exhibit 5 also shows the locations and improvements for additional outdoor seating areas for both restaurants and common areas. One new area is near the existing "Phillie's" restaurant, at the far west end of the development along 63<sup>rd</sup>. The seating replaces a few parking spaces at the end of the parking row. It includes either landscaped, fenced or "table" barriers on all sides. Staff recommends approval be subject to final landscape plan approval by the Village Administrator prior to the issuance of any construction permits, as well as compliance with any requirements of the liquor control commissioner.

Additional outdoor seating is being added to provide casual seating in the island at the northeast corner of the building where traffic enters from the main 63<sup>rd</sup> Street entrance. This area will become a new focal point and will include new landscape, the installation of new protective seatwalls, movable/stackable chairs, lounge chairs, and a water feature.

Finally, the plans show an area just south of the area described above that does not relate to any given tenant, although it is very near existing outdoor dining areas already approved for Whole Foods. The original intent was that it could be an area for any customer to dine and/or have a drink. The Village has since advised the applicant that a general area for outdoor drinking. This area will need to be removed from the plans prior to being forwarded to the Village Board for approval.

**Photometrics:** Photometric plans submitted for review by the engineer were incomplete and in some cases not legible for a thorough review. It is recommended that the Plan Commission's recommendation be subject to compliance with the Village Code or as recommended by the Village Engineer prior to submittal to the issuance of any construction permits

**Plat of PUD:** A final amended Plat of PUD needs to accompany the applicant's request when it is forwarded to the Village Board for consideration. Staff recommends this plat be prepared to be consistent with the "Overall Site Plan" provided in Exhibit 1.

**Wetlands/Stormwater Management:** The proposed use will not alter the approved stormwater management plan. The project can be approved subject to final review and approval of final engineering plans by the Village Engineer prior to the issuance of any construction permits

**Special Use and PUD Standards:** Exhibit 6 lists the standards for special use and PUD and provides findings and responses to the standards. The Plan Commission should review these standards to ensure they reflect the findings that are included in the sample motion below.

**Staff Recommendation:** Staff supports the requested relief and recommends the Plan Commission approve the following sample motion:

Based on the submitted petition and testimony presented, the requested amendment to the PUD to accommodate a major change meets the standards of a special use and PUD, and therefore I move that the Plan Commission forward its "Findings of Fact" attached to the March 4, 2015 staff report prepared for case number 15-02 as Exhibit 6, and recommend the Village Board approve the special use, PUD amendment, including approval of an amended plat to be consistent with the Overall Site Plan provided in Exhibit 1, a waiver to the parking requirements to authorize 861 parking spaces for a 179,098 square foot shopping center, and a waiver that designated screened loading facilities are not required for tenant spaces less than 10,001 square feet, both pursuant to 9-13-6(L), subject to the following conditions:

1. No more than 10.5 percent of the 179,098 square feet in the shopping center may be utilized for restaurant uses.
2. Except as follows, improvements shall be in substantial compliance with the plans identified on page 1 of the staff report prepared for Zoning Hearing Case 15-02, with all plan documents to be revised, submitted and approved by Village staff prior to being forwarded to the Village Board for consideration. All documents shall be revision dated with the same date for Board approval.
  - a. The loading dock shall not include any landscaping immediately south of the wall, but landscape plans shall be revised to show the installation of a densely planted upright evergreen screen in the existing island to the west that is a minimum 12' in height at time of installation.
  - b. An additional evergreen tree is required in the perimeter landscape area west of the Whole Foods loading wall.
  - c. A note shall be added to the landscape plan that the Final Landscape Plan shall add a note that any existing diseased Ash trees in parking lot islands will be replaced with an acceptable 2.5" caliper tree.
  - d. Existing trees located in the western island of the exterior circular drive on the northeast corner of the site shall be added to the plan and preserved.
  - e. The outdoor dining area immediately adjoining Whole Foods shall be removed from the plans.
3. Outdoor dining area improvement details are subject to review and approval by the Liquor Commissioner.

4. A final Plat of PUD, suitable for recording, shall be prepared and submitted in substantial compliance with the Site Plan provided as Exhibit 1 prior to being forwarded to the Village Board for consideration.
5. Final Landscaping, Lighting and Engineering plans shall be submitted for review and approval in writing by Village staff prior to the issuance of any construction permits.



Chicago

# Hinsdale Lake Commons

6300 Robert Kingery Highway | Willowbrook, IL 60527

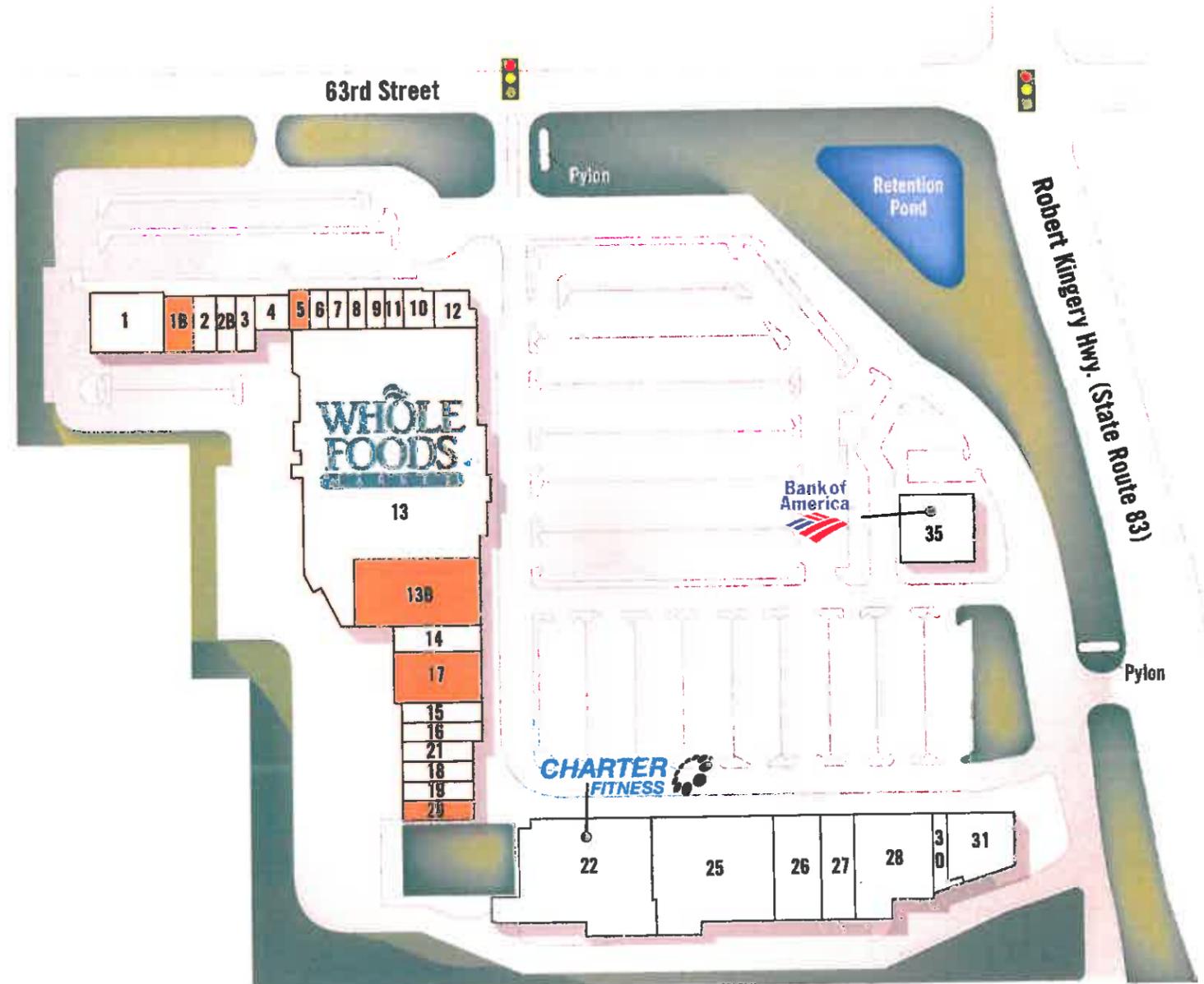
Center Size 179,099 SF

Available Space

0005	979 SF	001B	2,026 SF
0013B	12,690 SF	0020	1,840 SF
0017	5,996 SF		

Current Retailers

0001	PHILLIES PIZZA BAR & GRILL	6,177 SF
0002	OISHI SUSHI	2,003 SF
0002B	TCBY	1,338 SF
0003	REICHARDT CLEANERS	1,347 SF
0004	STOGIES	1,451 SF
0006	HINSDALE LAKE OPTICS	978 SF
0007	EDWARD JONES	978 SF
0008	BELTONE HEARING AIDS	995 SF
0009	BORIC'S HAIRCARE	978 SF
0010	CAFE LA FORTUNA	1,872 SF
0011	SUBWAY	978 SF
0012	FANNIE MAY CANDIES	1,534 SF
0013	WHOLE FOODS MARKET	56,989 SF
0014	PALM BEACH TAN	3,000 SF
0015	LAVIDA MASAGE	2,070 SF
0016	CABINERY SOLUTIONS	2,078 SF
0018	MATHNASIUM	1,800 SF
0019	DENTISTS OF HINSDALE	1,800 SF
0021	MEADE CHIROPRACTIC	1,800 SF
0022	CHARTER FITNESS	17,275 SF
0025	GOODWILL	22,800 SF
0026	SALON SUITES	4,789 SF
0027	ADVANCED PHYSICIANS GROUP	3,600 SF
0028	FMC DIALYSIS SERVICES	9,374 SF
0030	WILLOWBROOK	1,762 SF
0031	MAGIC NAILS	5,801 SF
0035	BANK OF AMERICA	1 SF



AVAILABLE 
  LEASED 
  NAP (NOT A PART)

**Regency  
Centers.**

Rick Spector 630 645 2817 [RickSpector@RegencyCenters.com](mailto:RickSpector@RegencyCenters.com)



## Standards for Variance, Ch. 9-14-4.5: A-G

02/10/2015

RE:

**Hinsdale Lake Commons Shopping Center**

Willowbrook, IL

Applicant is requesting relief from Section 9-10-4H of the Zoning Ordinance requiring 1 loading berth for establishments between 5,001 and 50,000 SF of space. The Applicant requests that establishments under 10,001 SF of space not be required to provide a loading berth.

Applicant is requesting relief from Section 9-10-5K of the Zoning Ordinance in the parking calculations in the amount of 29 stalls.

- (A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

**RESPONSE: Without the parking variance, the existing vacant spaces and existing spaces between 5,001 and 10,001 square feet will not be able to be leased and the property will lose income. Vacant spaces in a shopping center bring down the overall value of a center.**

- (B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property with the same district.

**RESPONSE: Parking requirement reduction is appropriate as additional spaces are being added to the center as part of the upgrades and there is shared parking throughout the center. The existing conditions of a fire lane and the new requirements to add a loading area screen wall and masonry trash enclosures have created a hardship.**

- (C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

**RESPONSE: The hardship is due to the existing conditions of the center such as the number of parking and lack of loading areas as developed by a prior owner and approved by Village at the time of the original PUD as well as code changes that have been put in place after the original development.**

- (D) The proposed variation will not be materially detrimental to the public welfare or injurious to the other property or improvement in the neighborhood.

**RESPONSE: The parking variance is immaterial in numbers. The minor parking shortfall from the code plus overall proposed improvements to the center will not be detrimental to the public welfare or injurious to other property in the immediate vicinity. The proposed Façade work seeks to improve value of center and adjacent properties.**

- (E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

**RESPONSE: Light and air will not be affected, there will be no increase in congestion in the public street, no increase in the danger of fire nor will there be any endangerment to the public safety.**

- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

**RESPONSE: The essential character of the shopping center will not be altered. The overall proposed improvements will only be an enhancement to the center and the Village.**

- (G) The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

**RESPONSE: The variations are minor and are in harmony with the spirit and intent of this title.**

### **LOADING VARIANCE**

Hinsdale Lake Commons shopping center was previously developed without screened loading berths including the old Dominick's at over 71,000 SF. As part of the redevelopment, both Whole Foods at 56,989 SF and the subdivided new vacant space at 12,690 SF will be provided new loading berths with screened walls. The existing site conditions do not allow for any additional loading berths. Therefore, we are requesting a variance from the loading berth requirement for any other existing or future spaces between 5,001 and 10,000 SF.

### **PARKING VARIANCE**

The Village Ordinance Section 9-10-5K calculates the parking requirement for shopping centers as the greater of a) 4 parking stalls per 1000 SF for shopping centers up to 400,000 SF or b) by the sum of the number of spaces required for the individual uses located in the shopping center. Based on these parameters, the gross floor area, and the individual floor areas per tenant the resulting parking requirement based on Code area calculated as follows:

179,098 @ 4 spaces per 1,000 SF:	716 spaces
Sum of required spaces for individual uses (based on attached chart):	890 spaces
<i>Difference:</i>	<i>174 spaces (24% difference)</i>

In the case of Hinsdale Lake Commons Shopping Center, the calculation with the current uses as determined by the Village equates to 4.97 stalls per 1000 SF which is 24% greater than the standard shopping center calculation of 4 per 1000.

The Village Ordinance Section 9-10-5(h) allows for a 10% reduction of the total required parking for the individual uses for a shared use situation. A 10% reduction would equate to 89 stalls (801 total stalls) whereas we are requesting a variance for 29 stalls or 3.2% (861 total stalls provided).

A shopping center is an integrated group of commercial establishment and inherently contains a mix of more specific uses that can include a wide range of retail stores as well as restaurants, medical and service establishments. The parking needs for shopping centers are typically less than individual uses due to cross shopping when a customer is going to multiple stores on a single visit to the center.

Specifically, Hinsdale Lake Commons shopping center has a mix of uses that have different peak times of day as well as peak days. Examples include Juicy-O, a breakfast restaurant, Café La Fortuna, a coffee shop, and Reichardt Cleaners which have their busiest times in the morning versus Charter Fitness, Phillie's Pizza and TCBY which have more customers in the evenings. Still other tenants such as Goodwill and Subway have their peak time at Mid-day. Some tenants peak days are on the weekend such as Magic Nails and LaVida Massage. Other tenants such as FMC Dialysis and Hinsdale Lake Optics see most of their customers on weekdays.

Currently, per the attached parking calculation chart Charter Fitness is calculated to require 70 stalls as provided by the Village. If straight retail calculation is used 69 stalls would be required.

The Village Ordinance provides for another use called health salon, and other indoor recreational facilities which requires 1 parking space for each 3 persons based upon the maximum number of person that can be accommodated at the same time plus 1 parking space for each 2 employees. According to Charter Fitness management the facility can accommodate up to 150 persons and has 8 employees per shift. Based on Charter Fitness categorized as a health salon, the parking calculation would only be 54 stalls. This is 16 less parking spaces than as used currently figured.

The parking requirements for LaVida Massage and Palm Beach Tan, using the Barbershop and beauty parlor category with a requirement of 1 space per 200 square feet, are determined to be 10 and 15 stalls respectively. Using the alternate category of Health Salon the requirements are only 8 and 5 stalls. This is a reduction of 12 stalls.

These two slight changes in the calculation methodology reduce the total parking required by 28 stalls. This is only one space difference from the requested variance. Regency Centers has elected to remain conservative and continue to show the above uses at the higher parking calculation.

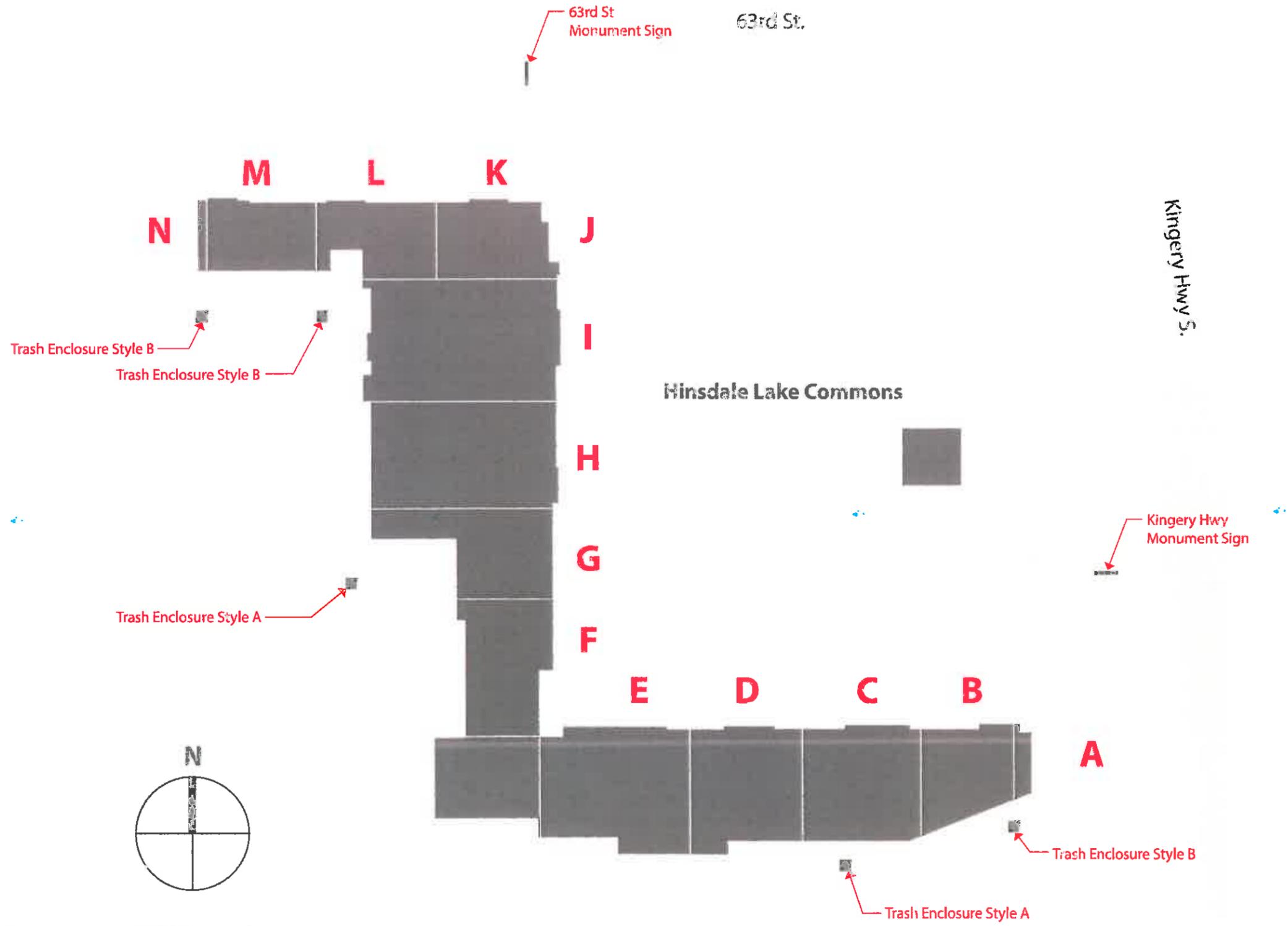
The required parking spaces are calculated assuming 18,671 SF of restaurant which is 1840 SF more than what is currently existing at the center. In no event, would more restaurant space be leased without having to come back to the Planning Commission.

We have done a comparison between the proposed Whole Foods customer parking area and the existing Whole Foods to the west. In its current location, there are 155 stalls in the front of the Whole Foods building for customer parking. This equates to approximately 3.8 stalls per 1000 SF of building. A large number of stalls at that center are located behind the building and they go unused. That is why that location feels so tight on parking. The parking area directly in front of Hinsdale Lake Commons Whole Foods contains 327 stalls. These will mostly be used by customers of Whole Foods, Fannie May Candies and the 12,690 retail space. This more than double the amount of parking and calculates to approximately 4.6 stalls per 1000 SF.

Zoning ordinances do vary by community. Some communities calculate grocery stores at a typical standard retail with 1 stall required per 250 square feet of floor area. Willowbrook's calculations are 1 stall required for 200 square feet for grocery stores. Some communities use the sales area of store in lieu of gross area. Other communities require only 1 stall per 250 SF or even 300 SF for a retail center which equate to 4 and 3.3 stalls per 1000 SF respectively. The center is over thirty years old and Regency Centers has owned the center for at least ten years. We have never received any complaints from customers or tenants about a parking shortage. We are in fact adding 36 parking stalls to the center as part of the remodel.

# Regency Centers

City Submittal Package



\*Letters correspond to the subsequent elevations.\*

**Hinsdale Lake Commons**  
Willowbrook, IL

DESIGN REPRESENTATION ONLY - NOT FOR CONSTRUCTION - The building images shown are a representation of the current design intent only. The building images may not reflect various colors, tones, hues, list, shading, and lighting intensity, material texture, contrast, font style, construction variations required by building codes or inspectors, material availability or final design detailing.



KEY PLAN

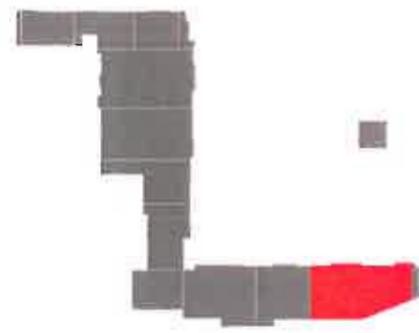
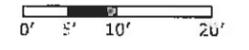
ELEVATION A

0' 5' 10' 20'





KEY PLAN      ELEVATION B-C

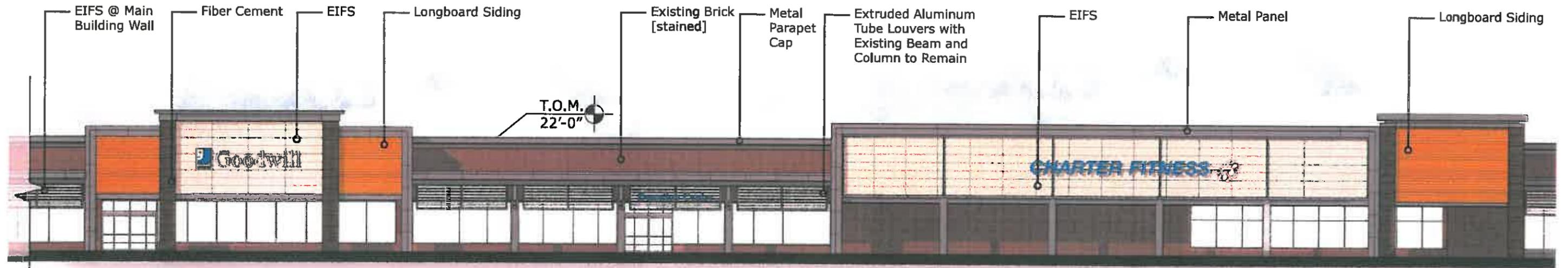


**Hinsdale Lake Commons**  
Willowbrook, IL

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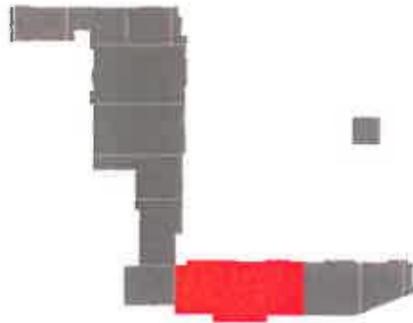
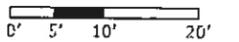
**B | R | R**  
architecture

**4**  
01/28/2015



KEY PLAN

ELEVATION D-E



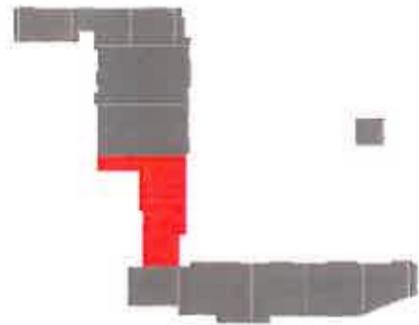
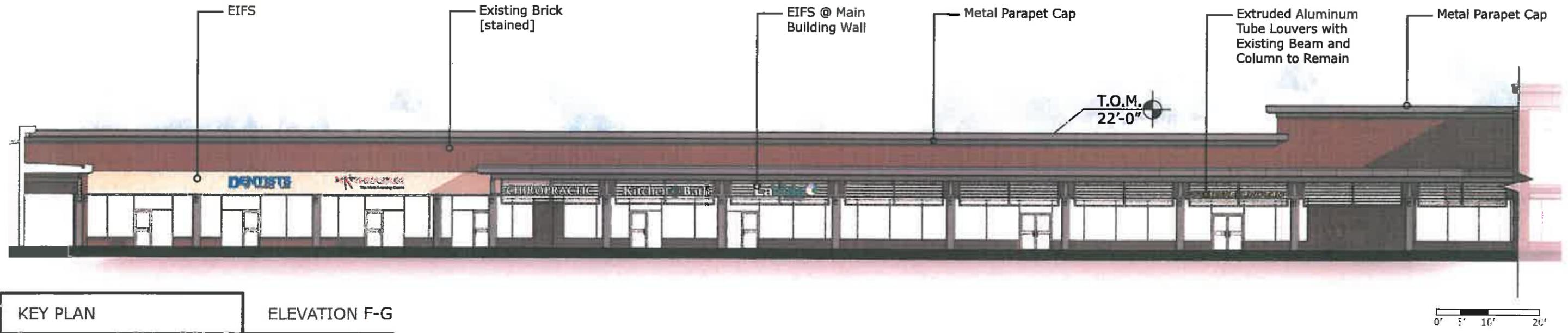
**Hinsdale Lake Commons**  
Willowbrook, IL

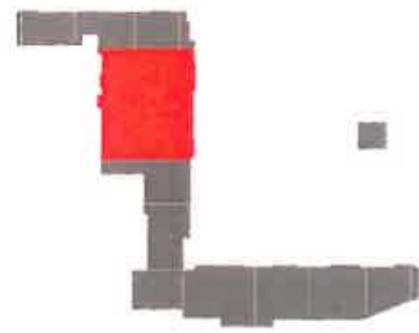
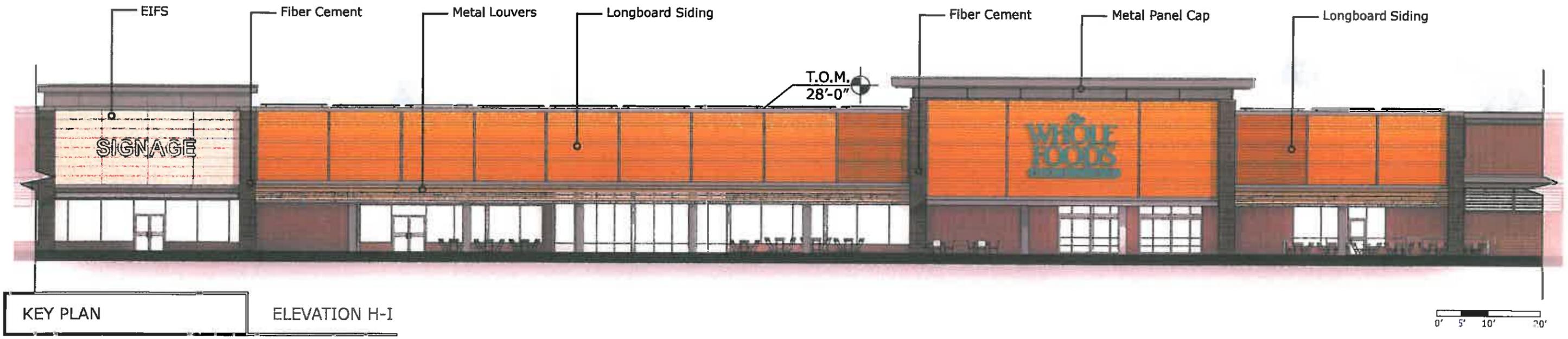
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**B | R | R**  
architecture

**5**

01/28/2015



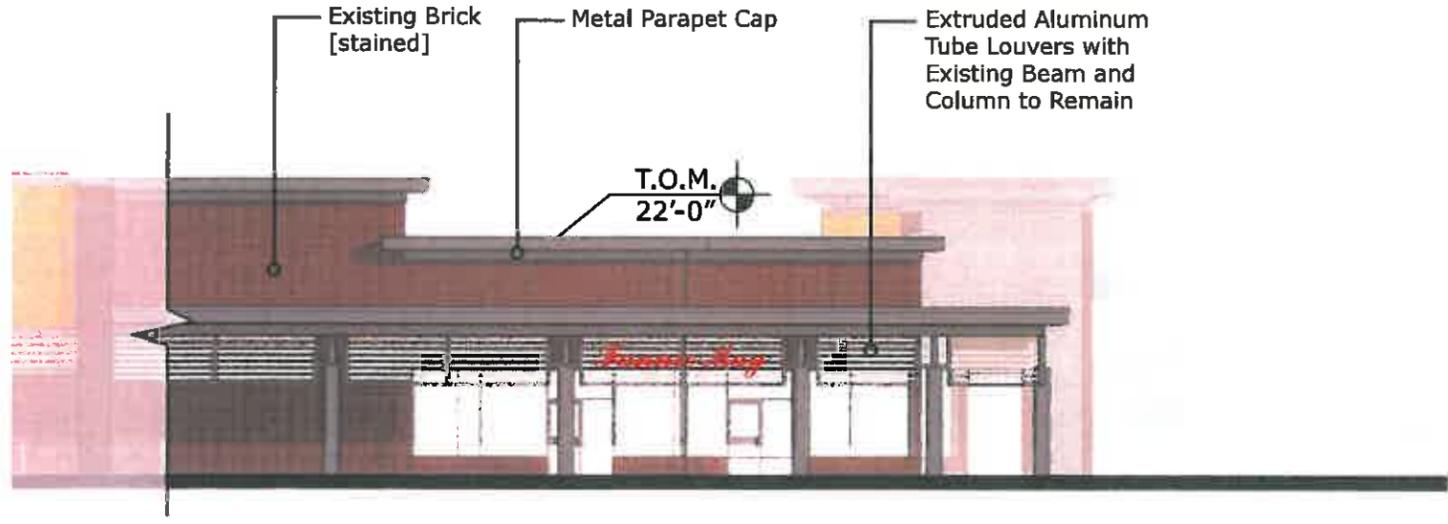


**Hinsdale Lake Commons**  
Willowbrook, IL

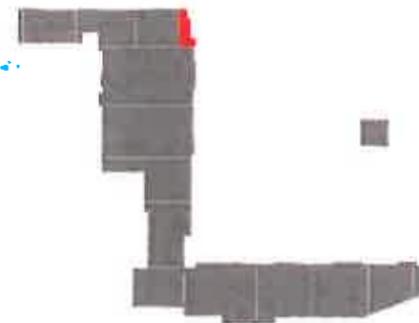
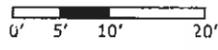
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**B | R | R**  
architecture

**7**  
01/26/2015



KEY PLAN      ELEVATION J

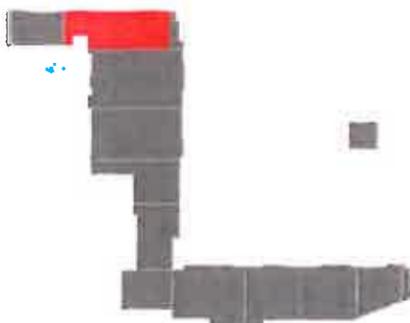


**Hinsdale Lake Commons**  
Willowbrook, IL

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**B | R | R**  
architecture

**8**  
01/28/2015



**Hinsdale Lake Commons**  
Willowbrook, IL

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**B | R | R**  
architecture

**9**  
01/26/2015

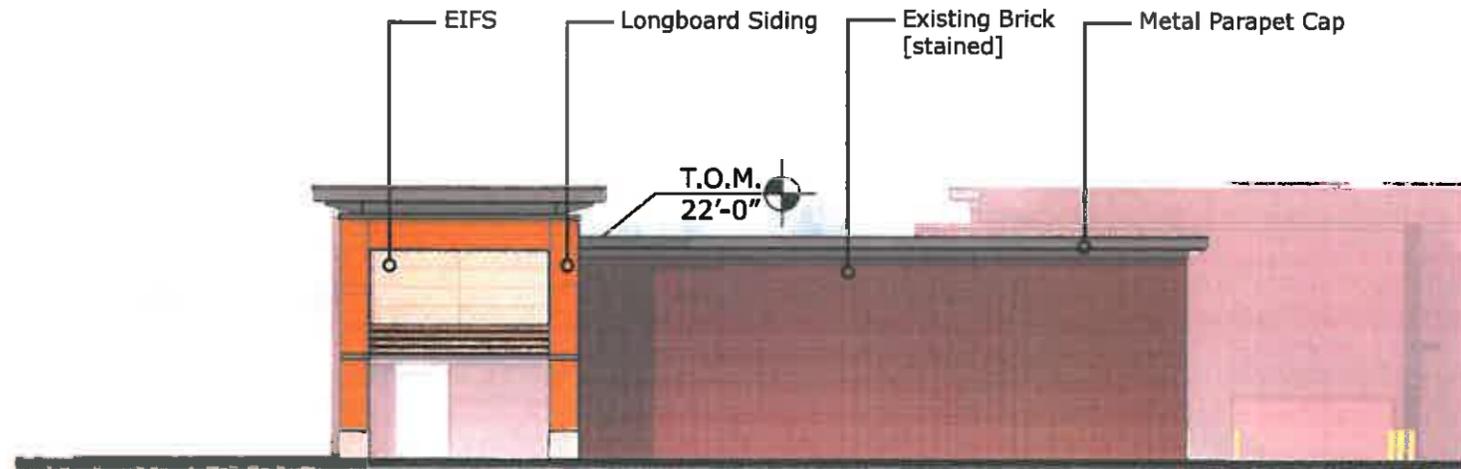


**Hinsdale Lake Commons**  
Willowbrook, IL

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**B | R | R**  
architecture

**10**  
01/28/2015



KEY PLAN      ELEVATION N

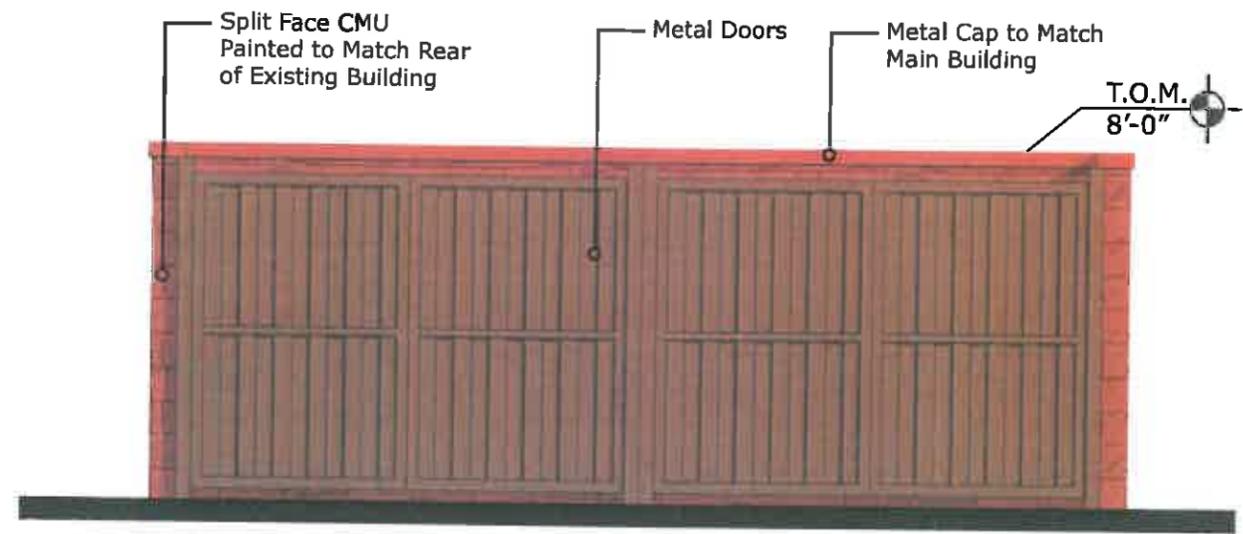
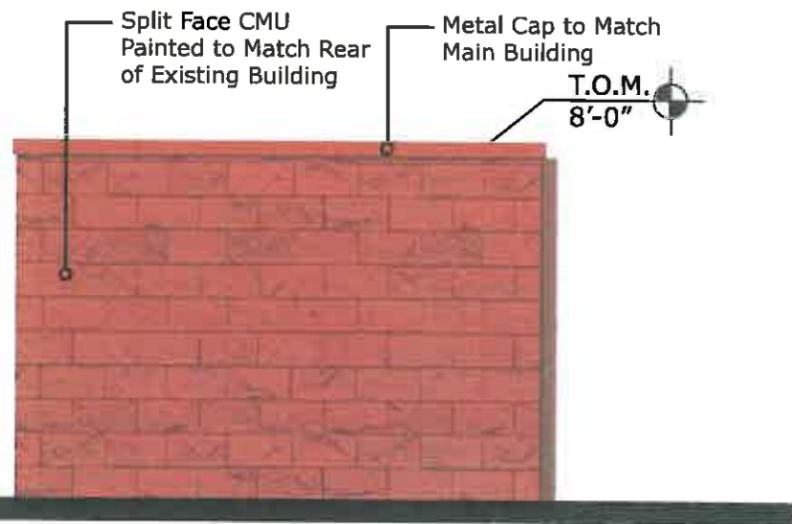


**Hinsdale Lake Commons**  
Willowbrook, IL

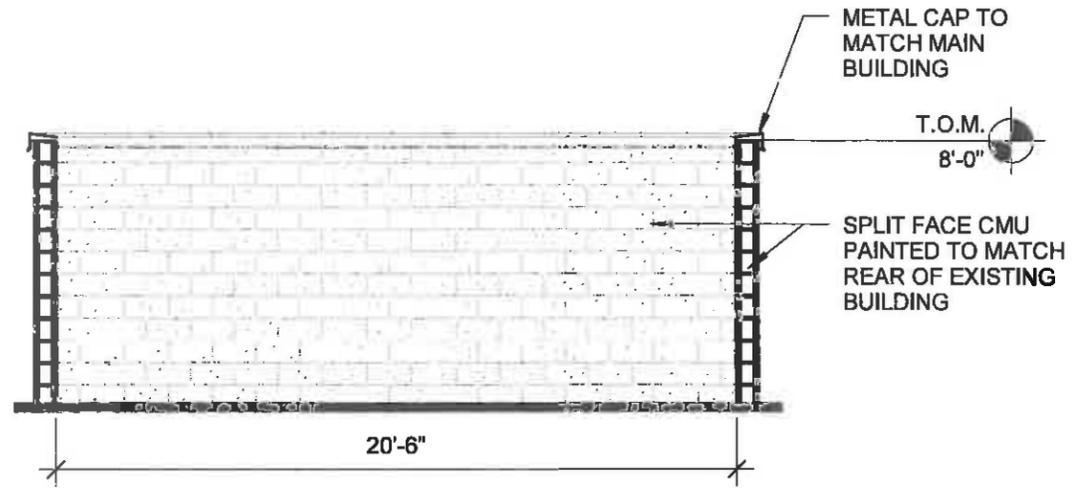
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**B | R | R**  
architecture

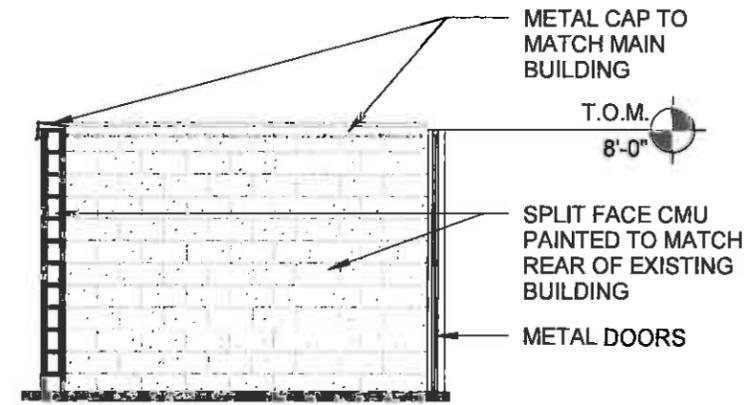
**11**  
01/28/2015



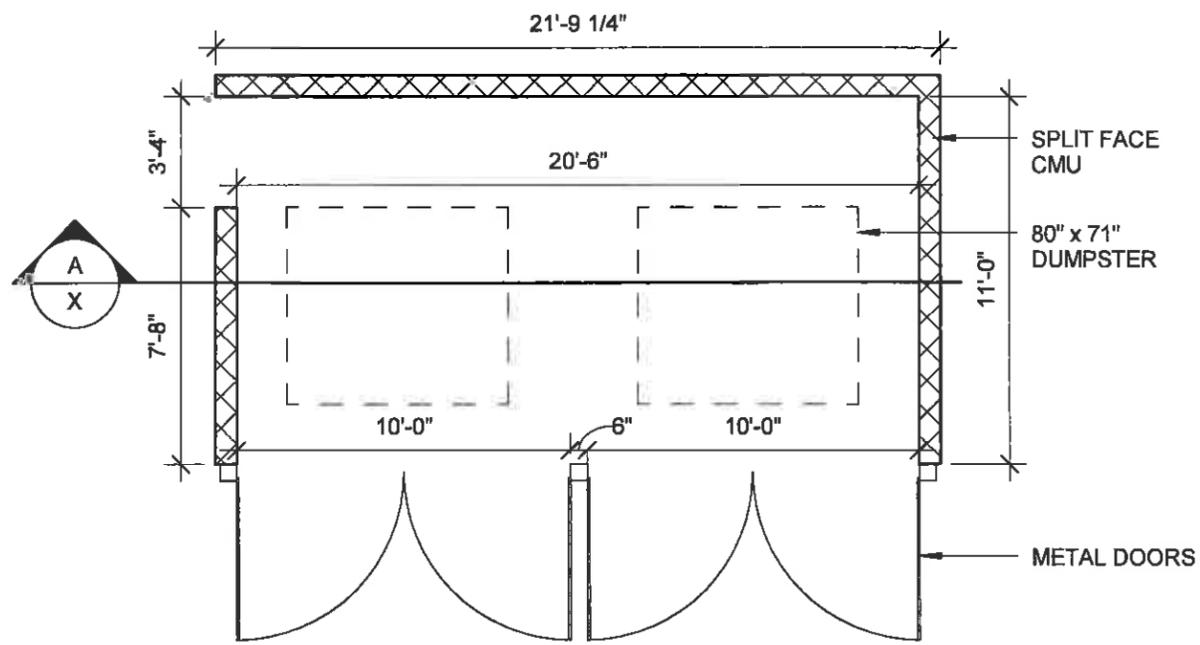
TYP TRASH ENCLOSURES ELEVATIONS



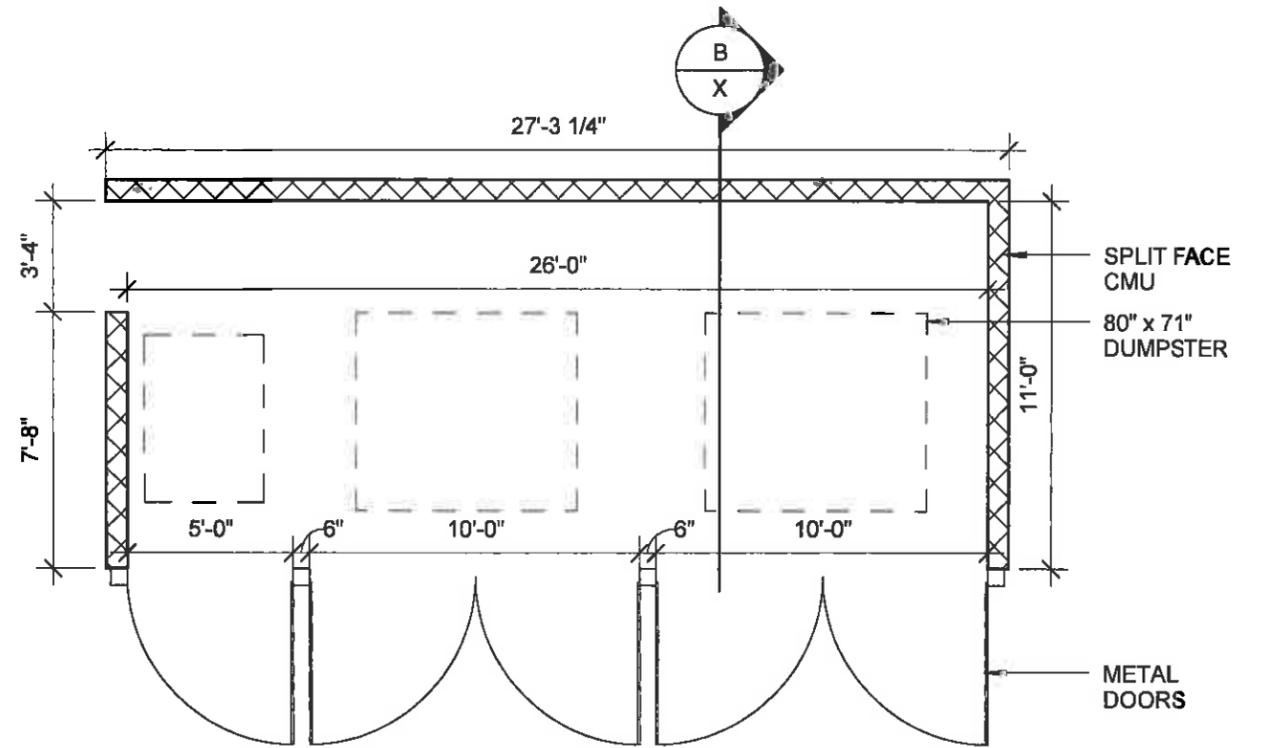
TYP TRASH ENCLOSURES SECTION A/X



TYP TRASH ENCLOSURES SECTION B/X



TYP TRASH ENCLOSURES STYLE A

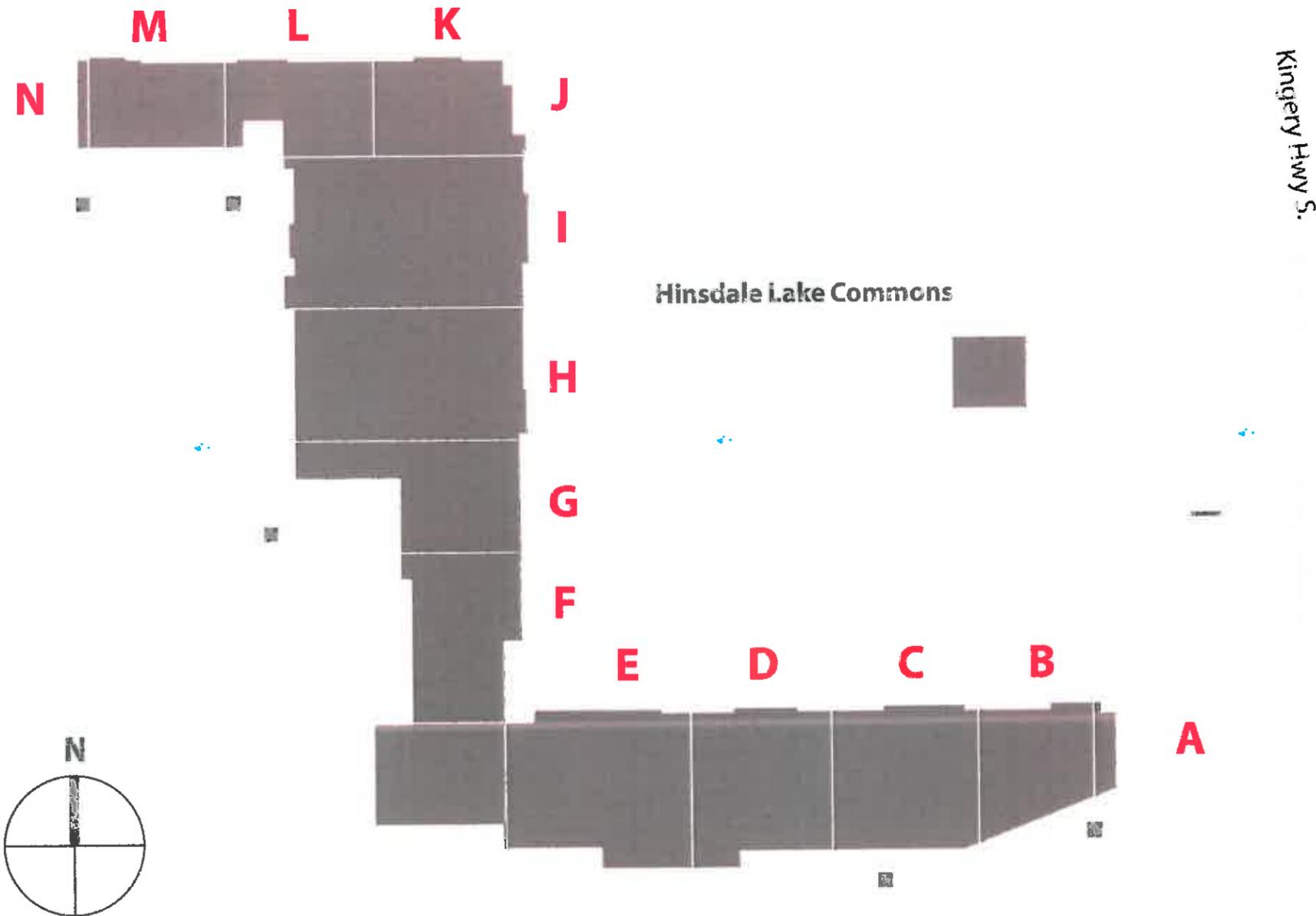


TYP TRASH ENCLOSURES STYLE B

# Regency Centers

## Signage Package

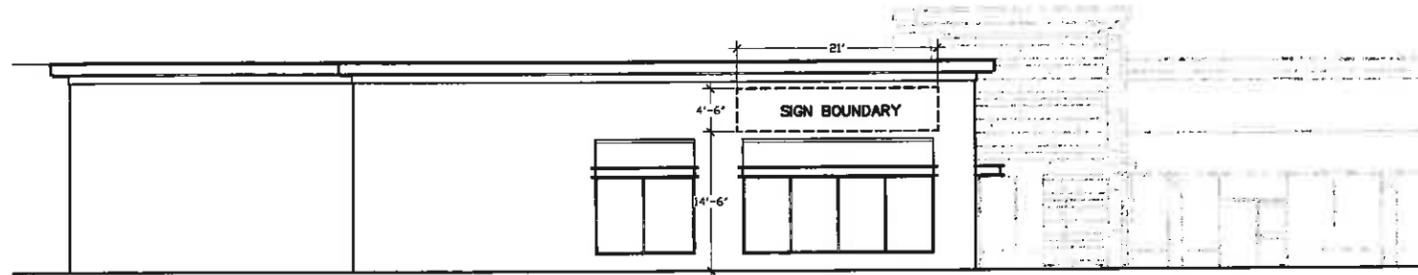
63rd St.



\*Letters correspond to the subsequent elevations.\*

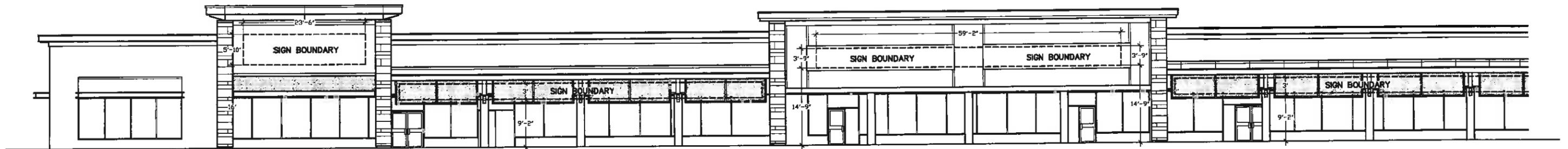
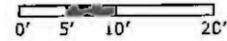
**Hinsdale Lake Commons**  
Willowbrook, IL

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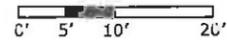
SIGNAGE ELEVATIONS

ELEVATION A



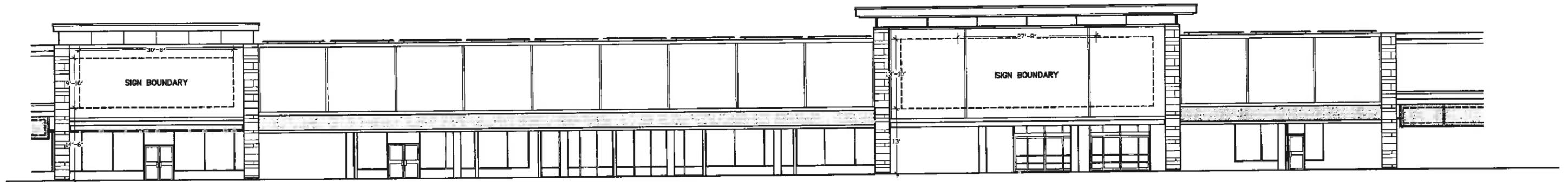
SIGNAGE ELEVATIONS

ELEVATION B-C



\*Tenant sign maximum areas to be per ordinance. Each business sign to be a maximum of 1.25 SF of sign surface area for each one foot (1'-0") of business site frontage.\*





SIGNAGE ELEVATIONS

ELEVATION H-I

0' 5' 10' 20'

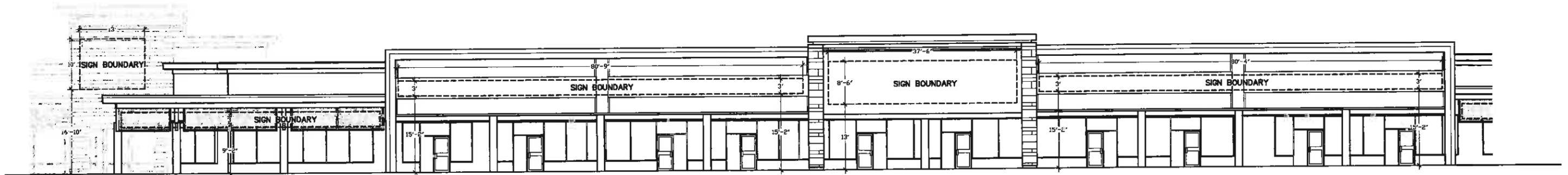


SIGNAGE ELEVATIONS

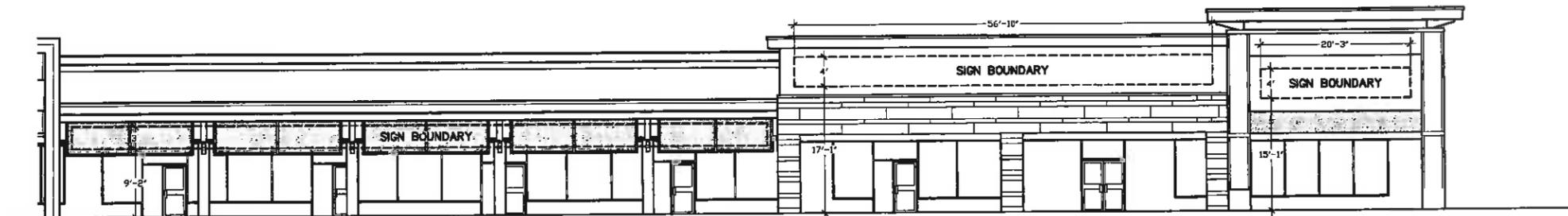
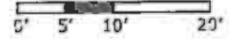
ELEVATION J

0' 5' 10' 20'

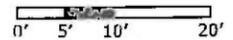
\*Tenant sign maximum areas to be per ordinance. Each business sign to be a maximum of 1.25 SF of sign surface area for each one foot (1'-0") of business site frontage.\*



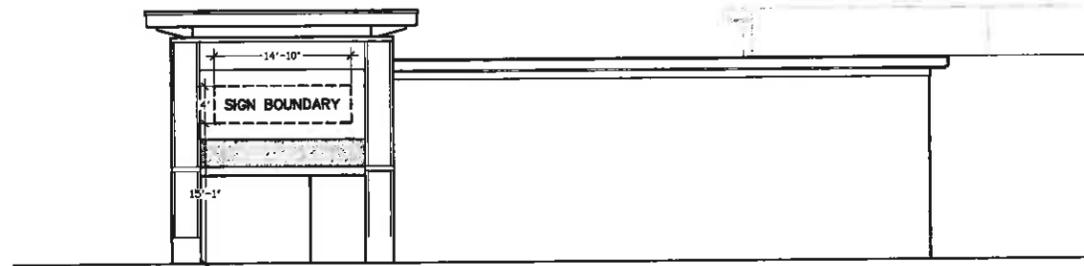
SIGNAGE ELEVATIONS ELEVATION K-L



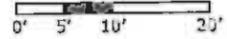
SIGNAGE ELEVATIONS ELEVATION M



\*Tenant sign maximum areas to be per ordinance. Each business sign to be a maximum of 1.25 SF of sign surface area for each one foot (1'-0") of business site frontage.\*



SIGNAGE ELEVATIONS      ELEVATION N

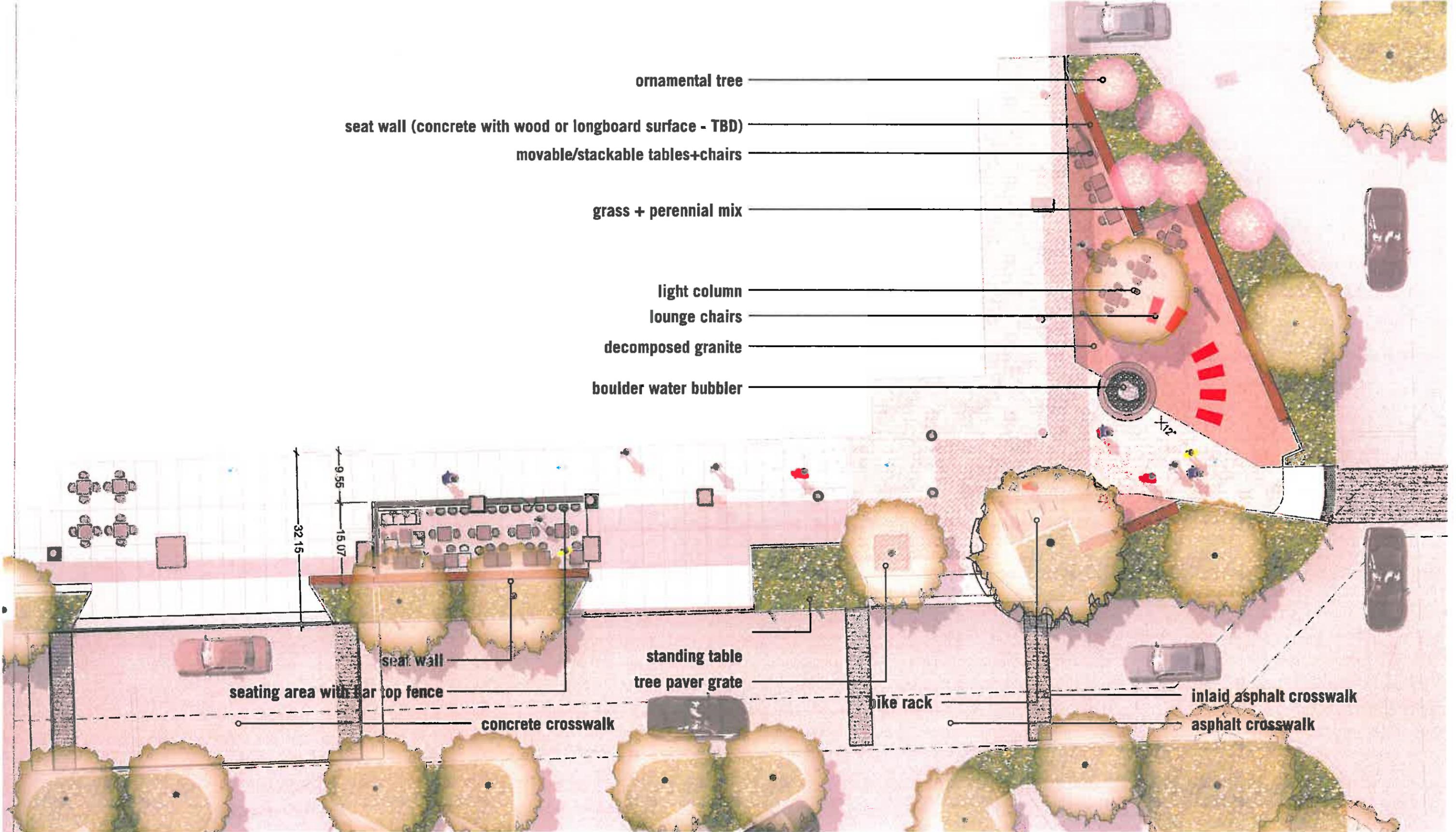


\*Tenant sign maximum areas to be per ordinance. Each business sign to be a maximum of 1.25 SF of sign surface area for each one foot (1'-0") of business site frontage.\*

Regency  
Centers.

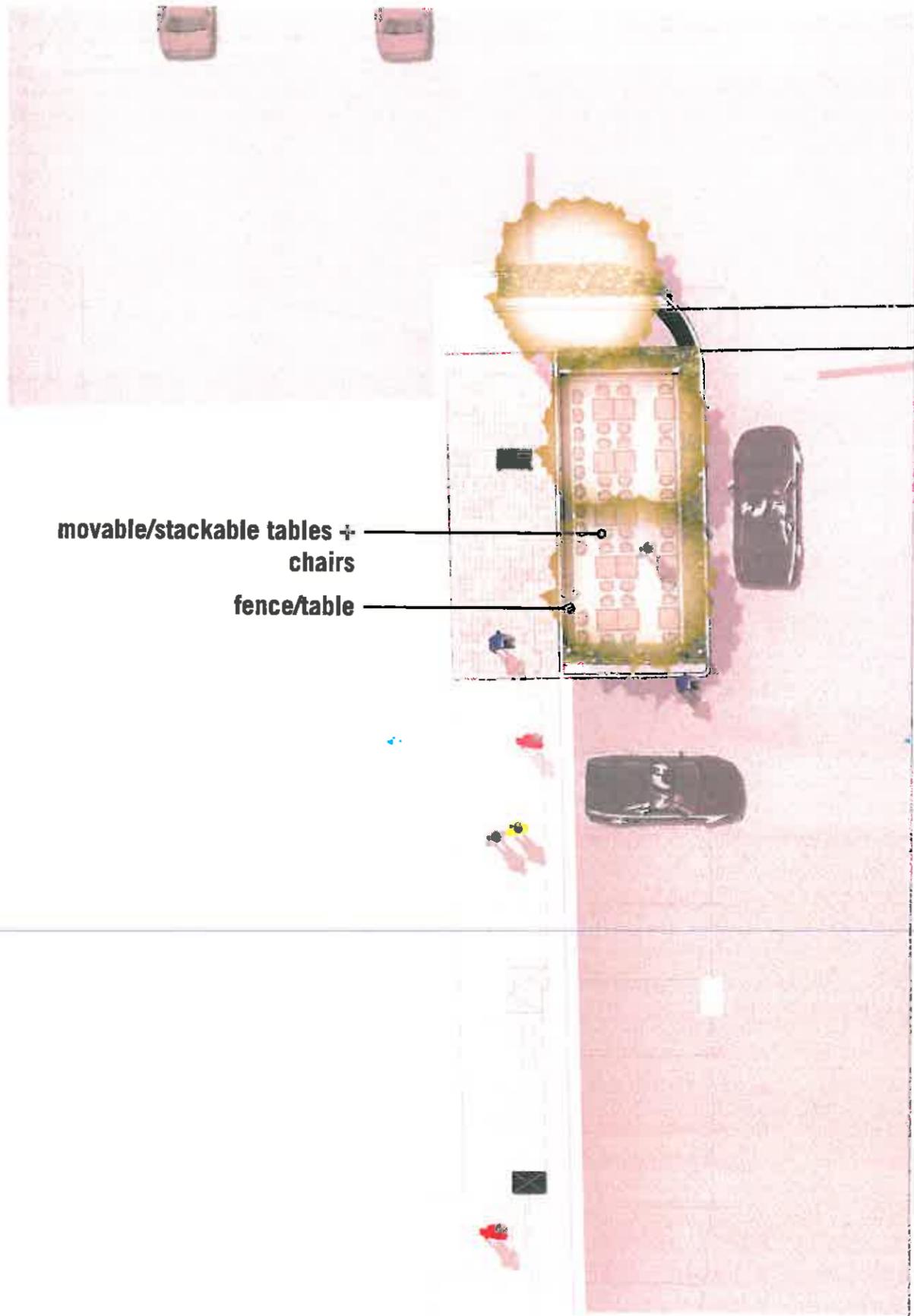
Hinsdale Lake Commons  
WILLOWBROOK, IL

LANDSCAPE AND SITE IMPROVEMENTS PACKAGE  
JANUARY 27, 2014

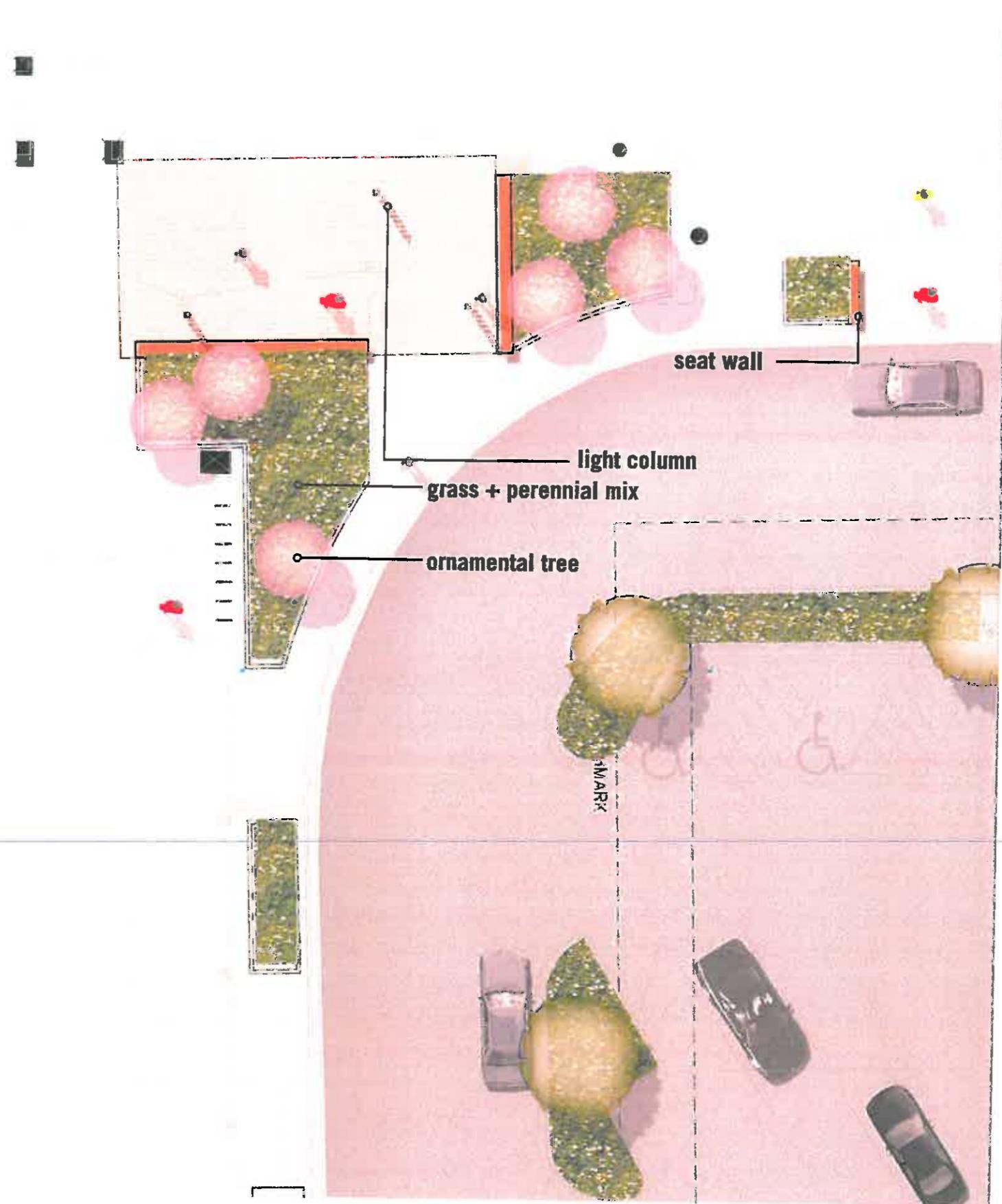


- ornamental tree
- seat wall (concrete with wood or longboard surface - TBD)
- movable/stackable tables+chairs
- grass + perennial mix
- light column
- lounge chairs
- decomposed granite
- boulder water bubbler

- seating area with bar top fence
- seat wall
- concrete crosswalk
- standing table
- tree paver grate
- bike rack
- inlaid asphalt crosswalk
- asphalt crosswalk



movable/stackable tables + chairs  
fence/table



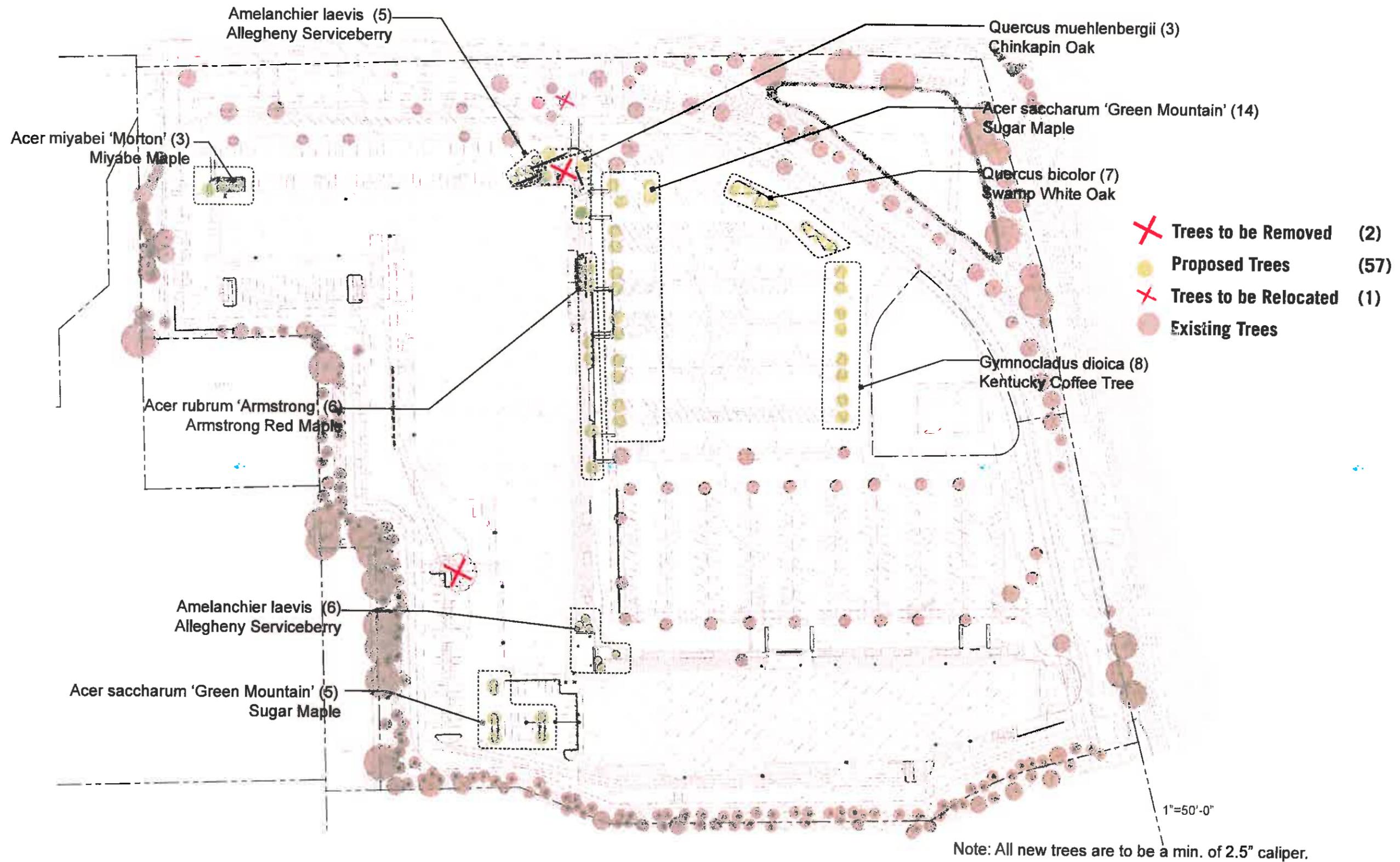
seat wall

light column

grass + perennial mix

ornamental tree

MARK





- Planting Mix 1: High impact areas**  
 (per 100 Sq. Ft.)
  - 14 Ornamental Grasses, 3 Gallon
  - 3 Shrubs, 36" B&B
  - 33 Perennials, 1Qt.
  - 36 Bulbs
  
- Planting Mix 2: General Parking Area**  
 (per 100 Sq. Ft.)
  - 7 Shrubs, 36" B&B
  - 6 Grasses, 3 Gallon
  - 23 Perennials, 1 Qt
  - 15 Bulbs
  
- Planting Mix 3: Back of House Parking**  
 (per 100 Sq. Ft.)
  - 10 Shrubs, 36" B&B

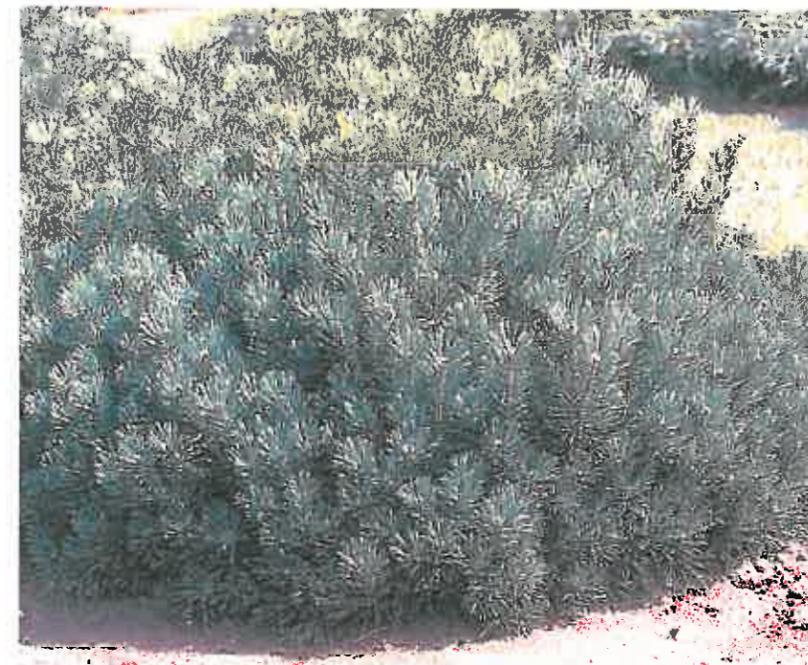
# PLANTING



*Deschampsia caespitosa* (Tufted hairgrass)



*Amsonia hubrichtii* (Hubricht's Bluestar)



*Pinus mugo* "Nana" (Dwarf Mugo pine)



*Heuchera* "Obsidian" (Coral bells)



Early Spring bulbs (*Grape hyacinth*)



Summer color: *Liatris* "Kobold" (Gayfeather)



Early Fall color: *Helenium* "Morheim Beauty" (Sneezeweed)

# PLANTING



*Rhhus aromatica* "Gro Lo" (Gre-lo Fragrant Sumac)



*Deschampsia caespitosa* (Tufted hairgrass)



*Pinus mugo* "Nana" (Dwarf Mugo pine)



Early Spring bulbs



Late Spring Bulb plantings and summer perennials in grasses

Exhibit 6  
Standards and Findings of Fact

**9-14-5.2: Special Use Standards:**  

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

**FINDING:** The improvements will not be detrimental or endanger the public health, safety, morals, comfort, or general welfare. Parking and loading improvements being added will provide additional amenities

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

**FINDING:** This use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Loading areas are being screened and landscaped to provide improved buffering between the use and adjoining residential properties to the west.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**FINDING:** This establishment will not impede the normal and orderly development, as the use of the building will not be changed. No additional square footage of retail space is being added.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

**FINDING:** Utilities, access roads, drainage, and/or other necessary facilities are being provided and/or improved as needed to serve the new space.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**FINDING:** Traffic will not be affected, since the space is being used in the same manner as it was previously.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

**FINDING:** Acknowledged, to be approved by the Village Board.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997)

**FINDING:** No request has been denied in the last year with regard to the use of this space.

**9-13-6: PUD STANDARDS:**  

The planned unit development must meet the following standards:

- (A) Comprehensive Plan: A planned unit development must conform with the intent and spirit of the planning goals and objectives of the village comprehensive plan.

**FINDING:** The additional parking and loading improvements and exterior renovations bring a fresh, updated look to the shopping center. This project is intended to make the rest of the shopping center consistent with the previously approved look of the new Whole Foods project.

- (B) Size And Ownership: The site of the planned unit development must be under single ownership and/or unified control and be not less than two (2) acres in area.

**FINDING:** The Hinsdale Lake Commons Shopping Center is greater than 2 acres owned and managed by Regency

- (C) Compatibility: The uses permitted in the planned unit development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties.

**FINDING:** The space will maintain the same use as the previous function, which is a mixed use shopping center

- (D) Storm Water Management: Adequate facilities, both on site and off site, shall be provided to ensure that all drainage related issues are addressed.

**FINDING:** Drainage will not be affected due to the proposed improvements.

- (E) Space Between Buildings: The minimum horizontal distance between buildings shall be:

**FINDING:** Clearances between existing buildings will not be impacted by this project

- (F) Yards: The required yards or setbacks along the periphery of the planned unit development shall be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district. Notwithstanding the foregoing, buildings of more than twenty four feet (24') in height shall provide a setback from any property line not less than a distance equal to the height of such buildings.

**FINDING:** Setbacks will not be affected by this project.

- (G) Parking Requirements: Adequate parking shall be provided as set forth in other sections of this title.

**FINDING:** The applicant has provided documentation that 861 parking spaces will be adequate to serve the 179,098 square footage in the shopping center. Staff supports this request subject to a limitation on the amount of restaurant space to no more than 10.5 percent of the leasable area.

- (H) Traffic: That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**FINDING:** Traffic not to be affected due to the proposed improvements. Drive aisles, parking locations, and building use will not change.

- (I) Preservation Standards: Due regard shall be demonstrated for any existing site conditions worthy of consideration including: desirable trees of a minimum six inch (6") caliper or greater, natural bodies of water, designated wetlands and/or flood hazard areas, etc. All desirable vegetation shall be identified by location, caliper size, type, condition and a method by which preservation efforts will be conducted.

**FINDING:** Landscaping and vegetation will not be affected due to the new use of the existing building.

- (J) Design Standards: The provisions of the Willowbrook subdivision ordinance shall be adhered to, unless a variance is granted by the village board.

**FINDING:** Not applicable.

- (K) Uses For PUDs Greater Than Five Acres: Any permitted or special use available under any of the various zoning districts classifications, whether singly or in combination, and any other use permitted by law, may be allowed as either a permitted or special use within a planned unit development consisting of more than five (5) acres, but only to the extent specifically approved by the village board, after a finding that such use is consistent with the objectives of this chapter.

**FINDING:** Not applicable.

- (L) Other Standards: The planned unit development may depart from strict conformance with the required density, dimension, area, height, bulk, and other regulations for the underlying zoning district and other provisions of this title to the extent specified in the preliminary plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety and general welfare. Notwithstanding the foregoing, every planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section. (Ord. 06-O-12, 5-8-2006)

Not applicable.

## 9-13-7: PLANNED UNIT DEVELOPMENT FINDINGS:

The plan commission shall, after the public hearing, set forth to the board of trustees the reason for the recommendation, and said recommendation shall set forth with particularity what respects the proposal would be in the public interest, including, but not limited to, findings of fact on the following: (Ord. 75-O-3, 3-10-1975)

- (A) In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.

**FINDING:** The proposed amendment to the PUD provides accommodations for the reuse of a space previously occupied by a grocery store for a somewhat smaller grocery store chain and another new tenant. Parking and loading improvements will provide additional convenience to patrons and visual screens of loading areas from residential properties to the west.

- (B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations. (Ord. 97-O-05, 1-27-1997)

**FINDING:** As enumerated above, the proposed amendment to the PUD meets the requirements and standards of the PUD regulations.

- (C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.

**FINDING:** Parking waivers are supported because the applicant has demonstrated that the size of the center and its mix of tenants are adequately parked with almost 5 parking spaces per 1,000 square feet. The waiver to allow tenant spaces less than 10,001 square feet without designated and screened loading facilities is supported given the proposed improvements to both Whole Foods and the adjoining unidentified tenant in the 12,690 square foot space will be adequately served by screened loading facilities

- (D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

**FINDING:** The proposed changes have been evaluated to ensure the safe movement of semis and other vehicular traffic in the rear of the store, and for the provision of adequate pedestrian walkways in the front of the store.

- (E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood. (Ord. 75-O-3, 3-10-1975)

**FINDING:** This revision to the PUD is compatible with the immediate shopping center uses as well as with nearby commercial properties.

- (F) The desirability of the proposed plan with respect to the physical development, tax base and economic well-being of the village.

**FINDING:** The proposed plan is desirable in that it brings new life to an aging shopping center that has attracted Whole Foods to occupy the previous Dominick's space. Parking, loading, façade, signage and pedestrian amenities will all make the center more profitable and will stabilize and strengthen the Village's tax revenues.

- (G) The conformity with the intent and spirit of the current planning objectives of the village. (Ord. 97-O-05, 1-27-1997)

**FINDING:** The proposed plan is consistent with the goals and objectives of the Comprehensive Plan and the Village.