

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JANUARY 7, 2015, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioner Remkus.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting November 5, 2014 (APPROVE)
- C. Minutes – Village Board Meeting October 27, 2014, November 10, 2014 and November 24, 2014

MOTION: Made by Commissioner Soukup seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 15-01: Petition for an amendment to a special use permit for a planned unit development and other relief to permit the operation of a special use "food store" and certain exterior and site modifications associated with the food store.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky based on the submitted petition and testimony presented, the requested amendment to the PUD to accommodate a new 56,989 square foot Whole Foods "food store" 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 January 7, 2015 staff report prepared for case number 15-01 as Exhibit 10, and recommend the Village Board approve the special use, PUD

amendment, including a sign waiver to allow for an increase of two square feet for wall signage, subject to the following conditions:

1. 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 15-01, with the modifications shown at the hearing, except as enumerated below, 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.
 - a. The loading dock and dumpster enclosure shall utilize brick material that matches the building material.
 - b. Plans shall be revised as indicated in the December 18, 2014 letter from Dan Lynch, CBBEL.
 - c. The graphic picture wall sign shown on various pages of Exhibit 2 shall be removed.
2. The 12,690 square foot space adjoining the proposed Whole Foods shall not be issued a certificate of occupancy until the property owner amends the PUD to address parking deficiencies created by the occupancy of the space.
3. All outdoor displays, merchandising areas and seating shall be only in the areas indicated on the plans and shall comply at all times with all Village Codes.
4. Sanitary easements shall be revised as necessary and submitted to the Village prior to the issuance of any certificates of occupancy.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None. ABSENT: Commissioner Remkus.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATION

Planner Jo Ellen Charlton shared an update of pending projects with the Commissioners.

8. ADJOURNMENT

MOTION: Made by Commissioner Kaucky, seconded by Commissioner Lacayo, to adjourn the regular meeting of the Plan Commission at the hour of 8:15 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

March 4, 2015

Minutes transcribed by Joanne Prible.


Chairman

1 (Whereupon the public meeting was
2 called to order at 7:06 p.m.)

3 CHAIRMAN KOPP: I call to order the regular
4 meeting of the Plan Commission of the Village of
5 Willowbrook and ask the Plan Commission secretary to
6 call the roll.

7 MS. PRIBLE: Commissioner Lacayo.

8 MR. LACAYO: Here.

9 MS. PRIBLE: Commissioner Remkus is absent.
10 Commissioner Soukup.

11 MR. SOUKUP: Here.

12 MS. PRIBLE: Vice-Chairman Wagner.

13 MR. WAGNER: Here.

14 MS. PRIBLE: Commissioner Kaucky.

15 MR. KAUCKY: Here.

16 MS. PRIBLE: Commissioner Ruffolo.

17 MR. RUFFOLO: Here.

18 MS. PRIBLE: Chairman Kopp.

19 CHAIRMAN KOPP: Here.

20 MS. PRIBLE: Planner Jo Ellen Charlton.

21 MS. CHARLTON: Here.

22 MS. PRIBLE: Building inspector Roy Giuntoli.

23 MR. GIUNTOLI: Here.

24 CHAIRMAN KOPP: Next item on the agenda is the

1 omnibus vote agenda.

2 Would any commissioner like any item
3 removed from the omnibus vote agenda?

4 If not, would someone make a motion to
5 approve the omnibus vote agenda.

6 MR. SOUKUP: I make a motion.

7 MR. WAGNER: Second.

8 CHAIRMAN KOPP: All in favor say aye.

9 THE COMMISSION: Aye.

10 CHAIRMAN KOPP: Opposed say nay.

11 Okay. Omnibus vote agenda is approved.

12 Next item on the agenda is Zoning
13 Hearing Case 15-01.

14 The purpose of this public hearing shall
15 be to consider a petition for an amendment to a special
16 use permit for a planned unit development and other
17 relief as may be required to permit the operation of a
18 special use food store pursuant to 9-6B-2.15 and
19 certain exterior and site modifications associated with
20 the food store.

21 The applicant for this petition is Whole
22 Foods Market of Chicago, Illinois.

23 The property is located at the shopping
24 center commonly known as 6300 South Kingery Highway,

1 Willowbrook, Illinois.

2 Notice of this public hearing was
3 published in the December 19, 2014, edition of the
4 *Suburban Life Newspaper*.

5 If there's a representative for the
6 applicant, you can make your presentation.

7 Everyone who speaks needs to be sworn in
8 by the court reporter.

9 (Mr. Joel Braver sworn.)

10 MR. BRAVER: Good evening. My name is Joel
11 Braver, and I'm the executive coordinator of operations
12 for Whole Foods Market. I'm here tonight to represent
13 Whole Foods and thank you for this opportunity tonight
14 to submit our ideas and our plans for expanding a
15 better opportunity to serve the community here.

16 With me on my left is Michael Sweatt who
17 is the executive coordinator of construction for Whole
18 Foods Market and our architectural team here who has a
19 presentation to show you tonight.

20 With that, we look forward to answering
21 any questions, and I'm going to turn it over to them.

22 (Mr. Mark Scherrer sworn.)

23 MR. SCHERRER: So I believe everybody has a staff
24 report. We're going to follow this as an outline to do

1 a brief overview of the project.

2 So we all know, there's a site plan
3 included in here, of course, we're taking over the
4 former Dominick's Grocery Store at Hinsdale Lake
5 Commons. The former store was roughly 70,000 square
6 foot. We will be taking over 57,00 square foot with
7 left over for a future tenant space of 12,000 that will
8 be turned over to Regency.

9 Of course, we're taking over a former
10 grocery space, so we intend the occupancy and the space
11 remain the same. We have the opportunity here for some
12 concepts and facade renovations that we have in mind.

13 This is the overall site plan. Really,
14 the main changes here are some updates to the front
15 facade and the entry systems as well as kind of a new
16 dock configuration.

17 I believe there already have been some
18 comments on the dock, which our civil engineer Todd
19 Shaffer with Haeger Engineering is addressing and we'll
20 have revised documents to Jo Ellen.

21 (Mr. Zach Sumada sworn.)

22 MR. SUMADA: So the overall concept with this
23 design was to take the existing Dominick's store and
24 then reclad over a lot of the portions of it with a

1 long board siding element.

2 What we've done is expand the entry
3 vestibule, widened it out and wrapped those two columns
4 in a fiber cement panel to be a demarcation of the
5 entry and raised a tower element to give the Whole
6 Foods entry vestibule a presence, give the customer a
7 clear direction where they're going, and provided a new
8 canopy with lighting underneath for the entry portion.

9 So as you can see, that left portion
10 there is the existing second half of the Dominick's
11 vestibule. What we've done there is a similar concept
12 of Whole Foods but left and rewrapped them in fiber
13 cement providing efface as the backboard for the
14 signage for the secondary tenant, provided that
15 aluminum hat on top, which, again, denotes the
16 entrance, and then carried a canopy underneath there as
17 well.

18 This is your approach into the Whole
19 Foods vestibule.

20 Again, with the canopy you can see what
21 we've done is inlaid long board siding underneath the
22 bottom to provide some texture to the underside of the
23 canopy.

24 Long board siding along the top of that

1 that runs all the way across as well.

2 And then this is looking from the entry
3 down the front facade. You can see the fiber cement
4 panels wrapped around the column and exposed some of
5 the columns, this one column here, and then the canopy
6 above you.

7 MR. SCHERRER: This is a look at the new dock
8 configuration. It's not fully enclosed. It would be
9 an open air to service, the compactor, and the tilt or
10 the dumpster as well as two semi trucks. It will be a
11 structural stainless steel canopy. We've provided the
12 masonry block wall with some landscaping elements for
13 screening across the length as well as the full length
14 of the dock.

15 I know one of our -- one of the
16 questions Jo Ellen had was that material we were
17 proposing, split face block, which matches what some of
18 the existing dumpster enclosures had and then also
19 match color to the building walls, which is the brick.

20 Then this is kind of the overall view of
21 that front facade to wrap that up.

22 MR. SUMADA: This is the overall elevation,
23 explains what all the materials are, existing tower
24 line, what we dashed in, how we expanded.

1 MR. SCHERRER: Any questions so far or concerns?

2 I guess, do we need to go into more
3 details?

4 (Mr. Mike Sweatt sworn.)

5 MR. SWEATT: What I was trying to say is that one
6 thing we might want to bring up is that we have done
7 some significant coordination with the landlord on the
8 balance of the center that they wish to also improve,
9 and in doing so, there was -- there was a few
10 modifications to this exterior that was recommended
11 that we since reviewed and looked at, and so part of
12 the package, I guess, that you were submitted or
13 received that package prior to us actually having the
14 full coordination meeting with our landlord.

15 At this time Mark will share with you
16 those thoughts as well. Would that be appropriate?

17 CHAIRMAN KOPP: Sure.

18 MR. SCHERRER: As Mike had mentioned, we -- in
19 looking at the rest of the development, one of our
20 goals is to make sure that the whole design, both for
21 the development and for Whole Foods, is all cohesive,
22 that everything works together and it kind of plays off
23 each other.

24 A couple of the revisions that we made,

1 we're reducing the amount of the long board siding that
2 actually continues down the facade and replaced with a
3 louver system to allow a little more light into the
4 back portion of that walkway.

5 The other item of note, we've removed
6 the two brick walls that end-capped the Whole Foods on
7 the right side and the far left side before you get to
8 the vestibule. There were two end walls that
9 encapsulated two bases of column. In order for
10 pedestrian safety and for visibility, we have removed
11 those and instead what we have done on the right side
12 is introduce another one of the fiber cement walls.
13 Returning back to the main building wall, provided a
14 backdrop for Whole Foods signage there and kind of caps
15 in the overall space.

16 One more item that we've done, if you go
17 back real quick. On the upper portion of the vestibule
18 of Whole Foods, we removed the glass element and
19 replaced it with a metal panel with some wood siding
20 underneath. What it does is it's a little bit longer
21 lasting, doesn't -- you don't have to worry about
22 lights going out, that sort of thing. It fits into the
23 rest of the development because there's no more tower
24 elements throughout the rest of the development and

1 also produces a little bit more to the siding to the
2 underside of that soffit.

3 As you can see on the far right side on
4 the last bay and then on the far left side, before you
5 get into the other entry vestibule, there's no more
6 brick --

7 MS. CHARLTON: Is this new from the staff report?
8 Is this different?

9 MR. SCHERRER: Yes. This was recently coordinated
10 with the rest of the shopping center design. This is
11 some material revisions that correspond with what
12 happened to the balance of the shopping center.

13 Do you have the elevation up of the
14 first development?

15 On the far right side, brick to match
16 existing, that is no longer there, and what we've done
17 is the bottom portion of that long board element that
18 runs the length of the Whole Foods has been replaced
19 with a dome there. It allows more light into the
20 space.

21 MR. LACAYO: Will this impact your
22 recommendation -- the staff recommendation in the
23 report so we can make a motion tonight?

24 MS. CHARLTON: You can make a motion tonight.

1 It's different, so I really didn't get a chance to look
2 at it. I'm trying to wrap my head around it.

3 I'm not having any objections in
4 anything I'm seeing here. I'm interested in your
5 comments at this point.

6 MR. LACAYO: There's a lot of technical aspects to
7 it. We're relying on the recommendation and it was a
8 well written report on the concept itself, it's --
9 we're all looking forward to move.

10 MS. CHARLTON: Right.

11 I do know we've also been working with
12 Regency on their PUD submittal, which will be coming
13 shortly, so there is a lot of moving parts right now to
14 make this and their proposal match together. I
15 understand the changes.

16 The louver system I think was something
17 that we saw in the prior submittal, just doing more of
18 it it looks like.

19 MR. LACAYO: The louver system, is it the portions
20 flanking either side?

21 MS. CHARLTON: Right.

22 MR. LACAYO: I have specific questions, should we
23 ask them now or after?

24 CHAIRMAN KOPP: We usually let them finish their

1 presentation.

2 MR. SCHERRER: I think that kind of covers the
3 presentation, so if there are any questions.

4 CHAIRMAN KOPP: Before we get to that, do you want
5 to talk about the exterior uses that are being
6 proposed?

7 MS. CHARLTON: Outdoor seating and --

8 MR. SWEATT: You want to go back to that closeup
9 perspective of the entryway.

10 The right side of the photograph, of
11 course, is your major entry and exit and -- so the area
12 of that perspective that we were looking was pretty
13 much lighted through here. We're showing merchandising
14 areas that would be seasonally based for, like,
15 springtime for planting products and, you know,
16 greenery and so forth and then during Christmas season
17 be Christmas trees and things of that nature, and then
18 we have the outdoor patio, which has direct access with
19 controllable railing around it, which would be linked
20 to the dining area inside the store. Then these would
21 be just open option seating, not controlled by anything
22 that we serve from the store but just buy the product,
23 come out and use it in an open area event. That would
24 be very seasonally. All the outdoor seating is

1 seasonal. We don't have any weather protected or drop
2 curtain or heating area for wintertime application.

3 And then there's a lot of variations
4 coming, I guess you would say, with the drive that I
5 know that you're working with Regency now on as far as
6 landscaping in front here. Dropoff and pickup area,
7 and that's yet to be fully developed in working with
8 Regency.

9 That's pretty much what the -- there
10 will not be -- of course, there's always the
11 opportunity sometimes for an event in the parking lot,
12 might be a small tent sale for some event that Joel can
13 speak to that better.

14 We do certain events, local vendor fares
15 in our store where we invite people who produce -- grow
16 produce, paint things and allow them to sell as well at
17 our store their stuff.

18 Joel, you want to speak to a local
19 vendor event?

20 MR. BRAVER: Generally how it works is we have our
21 local vendors that come into the store that have been
22 part of our store -- part of product selection or
23 somebody that's new that's coming in through the
24 product process and they set up throughout the store

1 and get to connect with the community and connect with
2 the team members and showcase their product.

3 CHAIRMAN KOPP: All right. At this point
4 Commissioner Lacayo -- you guys are done with the
5 presentations?

6 MR. LACAYO: Just a couple.

7 You use an internal architectural team,
8 engineers, your general contractor, everything is
9 internal in terms of refurbishing of the store?

10 MR. SWEATT: Only internal as to a Whole Foods
11 employee participation on the project is on my team. I
12 have construction project manager who oversees the
13 project and have equipment buyer and then we have our
14 own interior design group that does all the signage,
15 all of the color selections, material selections.

16 Other than that, we work exclusively
17 with general contractors and architects outside of our
18 company.

19 BRR has offices pretty much all over the
20 country and they have an office here in the Chicago
21 market as well as these gentlemen represent their
22 office out of Kansas city.

23 We do have a consulting engineer firm,
24 Ingersoll, for all the mechanical, plumbing, and

1 electrical.

2 The general contractor is Novak
3 Construction, which is a local Chicago based
4 contractor. They will be bidding out to all of the
5 interior services for mechanical, electrical, plumbing,
6 concrete, all of that to local subcontractors.

7 So we'll, of course, turn it over to the
8 store team about one month prior to our targeted
9 opening once we've received all of the, I know,
10 blessings and approvals from the City or Village and
11 they'll stock it up and we'll have some large scale, we
12 don't call it a ribbon cutting, we call it a bread
13 breaking. We invite all the dignitaries to come out
14 and we gather around and we all break bread to open the
15 doors.

16 MR. LACAYO: I'm used to the 25- to 35,000 square
17 foot store. Is this -- will this be one of your larger
18 stores?

19 MR. SWEATT: One of the few, yes, up in the 50,000
20 plus range. We did have a period of time here about
21 four or five years ago where we were building 55- and
22 60,000; we backed that down to 35- and 40- as kind of
23 our norm now, 40- to 45-. So this is a little larger
24 than the normal store.

1 CHAIRMAN KOPP: How big -- that was one of my
2 questions. How big is the store down the street?

3 MR. SWEATT: Probably 20-.

4 MR. BRAVER: I think it's 28- to 30,000.

5 MR. SWEATT: You'll be seeing a good 20,000 square
6 foot jump here.

7 MR. LACAYO: Is the density in terms of the
8 customer base, is it enough to support the Hinsdale
9 store and Willowbrook?

10 MR. SWEATT: All of our projections say yes. All
11 of our demographic studies. The thing about this store
12 is you'll see a lot of new venues in this store that
13 the older store won't have the opportunity.

14 If you ever had an opportunity to shop
15 downtown Kingsbury store or some of the other ones,
16 you'll see some of the venues in this store that don't
17 exist in the current store.

18 MR. LACAYO: Thank you.

19 CHAIRMAN KOPP: One question I had about parking
20 was your current store really has -- it seems to have a
21 shortage of parking, at times at least. So as far as
22 the parking ratio, Jo Ellen, did they take into account
23 the popularity? Do they have -- are we -- are they --
24 does the current store, have we looked at their parking

1 ratios at the current store to their space versus --
2 are they more popular than the Code requires?

3 MS. CHARLTON: For this analysis, no, we did not.
4 All we did for this analysis was to ensure that the
5 center and its current mix of occupants meets Village
6 Code.

7 As part of Regency's petition, we are
8 talking to them about the overall parking plan and
9 they're making some proposals to add some parking down
10 at the southwest corner of the site and they're going
11 to be looking at industry standards and specific
12 standards for the center, so we will address that as
13 part of their requirement and having a much better
14 understanding about parking as a whole.

15 For this, you know, it's kind of the
16 timing of it was just to make sure it could be handled
17 immediately and then when Regency comes in within the
18 next couple of months, we'll handle all of the parking
19 for the whole center as part of that process. They're
20 actually doing a parking analysis that you'll see.

21 MR. WAGNER: Based on what you just said, though,
22 is there an excess of parking?

23 MS. CHARLTON: Right now there is because we have
24 vacancies in the center, but as the staff report

1 indicates, we will -- if we were to use our Code and
2 build out every space, even conservatively using a
3 tenant mix that would be conservative, we would exceed
4 the Code. That's why Regency is coming in and making
5 the application and adding parking and doing different
6 things with the tenant mix proposal. We'll see that as
7 part of their application.

8 MR. WAGNER: I had a couple of questions.

9 On sheet A1, which I believe is what you
10 have up on the projector.

11 Can you explain to me immediately at the
12 bottom of the drawing adjacent to the entrance, there's
13 a large dotted rectangle, appears to be two columns
14 between Column 7 and 8 right there. What is that?

15 MR. SCHERRER: Representing the canopy above.

16 MR. WAGNER: That canopy.

17 MR. SCHERRER: That's not ground level.

18 MR. SWEATT: These are columns, as you pointed
19 out.

20 MR. WAGNER: Where is essentially the curb line of
21 the sidewalk?

22 MR. SCHERRER: That bottom line there, and that's
23 not changing.

24 MR. WAGNER: The one that's running through the

1 Number 8?

2 MR. SWEATT: Right here.

3 MR. WAGNER: What I was seeing was that the tables
4 on the left side of the entrance are much further out
5 than on the right side of the entrance where there
6 appears to be your fence, which is your controlled
7 area.

8 MR. SWEATT: There's adequate space between --
9 transportation between the column and the fence here as
10 well as to the edge of the sidewalk.

11 MR. WAGNER: Where would a car go to pick up
12 groceries? Would it be essentially if they stopped in
13 the front of No. 8 here?

14 MR. SWEATT: Correct. Beyond this line here.

15 MR. WAGNER: Thank you.

16 MR. KAUCKY: I do have a question.

17 That fence that you described protecting
18 the seating area. Can you talk about what's that made
19 out of, that fence.

20 MR. SCHERRER: What we're proposing here, just
21 some steel posts, aircraft cable in between. That gate
22 would be a controllable gate to control the space
23 inside. All be enclosed patio.

24 MR. KAUCKY: Is your team working on liquor

1 licensing?

2 MR. SWEATT: I believe it's part of the package
3 liquor license submittal that we were considering as
4 well to prepare for it in the event we chose to do
5 that.

6 MR. KAUCKY: Is that situation enough to slow down
7 the impact of a vehicle, what you talked about? Is it
8 designed for that in the event that someone had, you
9 know, an accident? That's what I am getting at. I'm
10 curious.

11 MR. SWEATT: This railing, I don't think that
12 railing -- we would be relying on that -- relying on
13 the column and any other -- again, we don't have the
14 final details, but I know that there's some additional
15 development that Regency is working on right now that
16 would landscape certain areas of this and create
17 additional buffers, pull this curb line out a little
18 further. That was -- that was kind of part of the
19 package that we looked at when we changed some of the
20 other exterior elements, removed the column, that wing
21 wall they're referring to went down and across the
22 front and blocked a portion of it, that's what came out
23 too. A lot of little nuance changes that occurred from
24 the last response we got back from Regency.

1 MR. KAUCKY: Does Whole Foods currently have an
2 outdoor sitting area in the larger stores?

3 MR. SWEATT: Yes, sir, we do. Quite a number of
4 them. It's kind of a -- most of them are informal
5 patio types. Some are controlled seating like with the
6 railing you saw.

7 I think the Park Ridge store we built
8 about a year ago, Touhy and Washington Avenue, has a
9 similar -- it's on the right side of the store like
10 this and has a rail around it. The drive is in front.
11 Very similar.

12 You can see the rail designed as a
13 control point. If we were to process or carry forward
14 for the liquor license, they'd be able to come out and
15 consume and have this as a door that would not allow
16 access except in the case of emergency, but you
17 couldn't be able to transition through that door
18 normally. Force you to go back into the store.

19 MR. WAGNER: One other question. Sheet No. 8,
20 which is the front elevation of your building and then
21 the space further to the south, that drawing compared
22 to the drawing that looks down the front of the facade
23 at some of the rest of the shopping center that is on
24 the southern L of the shopping center, you're showing

1 this wood characteristic in the drawing all the way
2 down the shopping center. Is that a Whole Foods thing
3 or is that Regency?

4 It appears that the wood element is on
5 the rest of the facades in that drawing and the
6 elevation drawing 8 shows part of the building that
7 you're not going to use and labeled signage, the
8 background appears to be somewhat different than the
9 whole rest of the proposed shopping center.

10 What I'm looking at is the facade as it
11 relates to the wood panels in the Whole Foods and the
12 last one you had up, the drawing that you just had up,
13 that one appears to have the wood in place around the
14 rest of the shopping center.

15 (Mr. Nick Wibbenmeyer sworn.)

16 MR. WIBBENMEYER: I'm senior vice president of the
17 owner of the shopping center. What you're seeing in
18 the background is confusing. This is a process drawing
19 as it relates to what we're looking to do to the rest
20 of the asset.

21 As Jo Ellen mentioned earlier, we'll be
22 submitting for our own approvals to update the
23 remainder of the shopping center. As referenced
24 earlier, we're taking some of the elements you see of

1 Whole Foods and using -- BRR is representing us as well
2 in that design to bring that design throughout the rest
3 of the center.

4 What you're seeing in the background,
5 reality is we're planning to use some of the materials
6 throughout the rest of the center.

7 I don't know when that version was, but
8 there's probably 20 versions since and then we'll be
9 coming in the next couple of months to present that
10 elevation.

11 MR. SWEATT: Going back to Sheet 8. This point to
12 here over is part of Regency's development and design
13 that's coming forward. What you see here is not what
14 we're asking for tonight.

15 MR. WIBBENMEYER: Up to here.

16 MR. SWEATT: We'll need to address that.

17 MR. WIBBENMEYER: That's why you'll see this
18 element is taking into account new materials today, new
19 efface, and recladding this, same cladding material
20 that Whole Foods is using. Using these materials as
21 materials throughout the rest of the center, which
22 we're excited about. We're just a step behind Whole
23 Foods.

24 MR. LACAYO: That's an empty -- that's the 12,000

1 square foot space.

2 MR. WIBBENMEYER: Correct.

3 MR. WAGNER: As part of what we're looking at
4 tonight, this efface facade then is part of this
5 approval?

6 MR. WIBBENMEYER: Correct. Up until the tower
7 element -- the left side of the tower element.

8 CHAIRMAN KOPP: Any other commissioners have any
9 questions at this point?

10 MR. RUFFALO: To Jo Ellen. I read, I hope I
11 understand correctly, the space we're talking about,
12 that 12,000 square feet, is not going to be utilized by
13 Whole Foods. Because of the parking issue, that
14 occupancy or usage of that space is being withheld in
15 your recommendation until the parking for the overall
16 center is addressed?

17 MS. CHARLTON: Correct. I mean, we know that
18 Regency is following through with an application, but
19 it's not there yet, so as part of this one, this will
20 be approved and then up and operational. We just
21 wanted to make sure that we kind of made sure that
22 would be following through before that space could be
23 occupied.

24 MR. LACAYO: Technically the risk for Regency is

1 the facade is okay but if for some reason the drawing
2 looks different from reality, they still don't have a
3 permit for the 12,000 square foot because they have to
4 come back.

5 MS. CHARLTON: They need -- they need approvals
6 for the parking, right.

7 MR. LACAYO: Understood.

8 MR. WAGNER: I would like to go back to the facade
9 question here.

10 If I'm not mistaken, and I don't have a
11 picture of it at this moment, Goodwill just went in not
12 too long ago, we approved all of that, and they are, if
13 I'm not mistaken, navy blue awnings on a tan or off
14 white efface background. Page 5 really doesn't relate
15 to that at all, and this goes back to Regency talking
16 about redoing the entire shopping center facade and how
17 would Goodwill, who just spent a lot of money with a
18 sign that doesn't look like this, who is going to pay
19 to change that? Regency?

20 MR. WIBBENMEYER: We are. It will be part of our
21 submittal process. Actually, I had a phone call with
22 Goodwill this morning. We're coordinating with them.
23 Blue awnings will be removed as part of our proposed
24 improvements and you will -- what you will see in

1 either a month or two will be similar in nature to what
2 you're seeing in the background there, not to that
3 exact detail, but in terms of the plan improvements
4 will be at Regency's cost. What will be constructed
5 and is provided by Whole Foods and our package
6 forthcoming and additional parking, as Jo Ellen
7 mentioned, then facade improvements throughout the
8 shopping center. We're finalizing those details as we
9 speak.

10 Quite frankly, the only reason Whole
11 Foods finalized their design, they're the best
12 designers in terms of retail in the country. They work
13 with their team of architects, pick the direction of
14 that asset using that pallet and the materials and
15 applying that. That takes a little bit of time.
16 There's important tenants and large tenants and history
17 and details you have to look through before you're at
18 the point submitting in front of the Plan Commission
19 and confident in what we're submitting.

20 MR. WAGNER: Thank you.

21 MR. WIBBENMEYER: Thank you.

22 CHAIRMAN KOPP: All right.

23 At this point, Jo Ellen, do you want to
24 make your report?

1 MS. CHARLTON: Just a couple of things I want to
2 go through. We've pretty much outlined everything that
3 we were looking to do.

4 The image Mr. Wagner that you were
5 talking about is something that we looked at quite a
6 while ago and they presented that to us and floating
7 that amongst ourselves and really the direction that we
8 gave them at that point was follow your branding image
9 or whatever you want to do. We do have expectations
10 that they would carry throughout the center. That is
11 the initial direction that we gave them. It's a lot
12 different than the brick type of things that we're used
13 to in the shopping centers, but we're also seeing that
14 as an example for the Pete's Fresh Market, the shopping
15 centers that are being proposed today are getting away
16 from what I think Willowbrook shopping centers have
17 traditionally looked at.

18 We kind of had some initial head nods
19 from some people at Village Hall, this looks to be the
20 wave of the future. We want it to be consistent. We
21 looked at that.

22 With regard to their signage, I don't
23 think they talked a whole lot about their signage. We
24 did evaluate for square footage based on our Code and

1 they're just slightly over with the two wall signs that
2 are being proposed. As you might recall, our
3 existing -- our new Code that was approved recently for
4 signage does allow in addition to front facade some of
5 the visible side facade, so they have the north
6 elevation that has that sign and that can be visible
7 from 63rd Street.

8 So when we look at the signage that's
9 available, you look at the front footage, multiply that
10 4.25, you get a number and the sum of those two signs
11 is just a few feet over. Technically, as an exception
12 part of a PUD, we can include that, and we think it's
13 certainly reasonable and attractive.

14 I don't think there's anything else that
15 I need to indicate about the parking except that we are
16 working with Regency on the additional parking, which
17 is going to go down by the fitness, kind of in the back
18 where the outdoor storage area used to be. They're
19 reconfiguring some additional parking throughout the
20 parking lot, so they are, I think, somewhere in the
21 neighborhood of about 40 or 45 additional spaces as a
22 result of the project.

23 They do also intend on requesting the
24 technical 10 percent reduction, and as part of that,

1 we'll look at the mix -- some of the mix of uses that
2 will be available to be within the shopping center.
3 Again, that is something that has become part of
4 Regency's application and presentation.

5 We did look at the outdoor seating.
6 They showed you the areas outside the front door for
7 both display and outdoor seating with the difference
8 between the outdoor seating, and we got the one area
9 that's enclosed for potential liquor license usage
10 versus them just more free areas that outdoor seating
11 could occur.

12 We've made them aware of the Codes.
13 There's various Codes about time of year for various
14 types of outdoor activities and they're aware of those
15 Codes and requirements and didn't ask anything above
16 and beyond that. So the ordinance would simply reflect
17 they'll comply with Village Codes in that regard.

18 The rear improvements. The only thing I
19 really want to mention on that is the construction of
20 the retaining wall does interfere with an existing
21 sanitary utility that they're going to have to relocate
22 in order to update that retaining wall, and as part of
23 that -- this review, we also determined that the
24 existing sanitary easement cover, the sanitary utility

1 in a couple of areas, since they're going to have to
2 relocate that anyway when they've done all of the work,
3 they're going to be required to provide to us a new
4 sanitary easement that actually covers the utility.

5 There were some minor engineering
6 comments from our Village Engineer Dan Lynch, so your
7 sample recommendation on the last page of the report
8 does indicate that they need to modify their plans
9 before they submit anything to the Village Board for
10 their consideration.

11 That sample recommendation can be found
12 on the last page of the report on Page 6.

13 If there's any questions at this point,
14 I'd be happy to answer them.

15 MR. LACAYO: Zoning related question. So 20 years
16 another supermarket moves in. Is what we're doing here
17 tonight addressing the fact that another supermarket
18 could come in and not have a hearing?

19 I'm trying to figure out why we're
20 having a hearing. I get it because of the zoning
21 because we're doing tonight not addressing a formal
22 amendment to the zoning.

23 MS. CHARLTON: There's an amendment to the PUD
24 because they're making some modifications to the

1 exterior, so that's part of zoning.

2 One of the curious things that we
3 learned when we were going through this is that none
4 of -- of all of the approvals that have happened on the
5 center over the years, not once did the Dominick's
6 store get approval -- special use approval for that
7 grocery store. That could be because back then maybe
8 grocery stores weren't submitted. I don't know. I
9 didn't research that. So a lot of nonconforming things
10 could potentially come into play. Those don't
11 carryover if the space is vacant a certain amount of
12 time. Had to do the process just covering the special
13 use to make it clean.

14 MR. LACAYO: Ten years from now -- hope you're
15 here forever -- ten years we still have to have a
16 hearing?

17 MS. CHARLTON: Not if they come in and reoccupy
18 this space without doing anything.

19 MR. LACAYO: That's what I was looking for.

20 CHAIRMAN KOPP: All right. At this point if
21 there's any guests or visitors that wanted to speak or
22 ask questions of the applicant, they're welcome to.

23 There's only two people that haven't
24 spoken.

1 MR. WIBBENMEYER: They're with us.

2 CHAIRMAN KOPP: All right. Any final -- last
3 chance for commissioners.

4 Did you want to make any closing
5 remarks? You don't have to but you're welcome to.

6 All right. We will close the formal
7 hearing and then what we do is we -- the hearing is
8 closed but then we have our discussion up here and
9 we'll probably vote on this.

10 This seems like a slam dunk to me. I
11 wouldn't be welcome at home if I went home and told
12 them it wasn't.

13 MR. LACAYO: Just one general comment. We know
14 the other operators coming down and they're going to be
15 watching very closely what we allow to occur with this
16 development, so this is more Jo Ellen. You know, any
17 variation of parking we're going to be facing in the
18 Kmart site, I think magnified. The parking issue is
19 going to be bigger issue on that property in my
20 opinion. So I'm making that comment, I'm concerned
21 about that.

22 MS. CHARLTON: Good comment.

23 CHAIRMAN KOPP: Anybody?

24 MR. WAGNER: I have -- I continue to have concern

1 about the rest of the -- I think what Whole Foods is
2 proposing is wonderful, I love it, I like the look of
3 it. I'm concerned about what's going to follow with
4 the rest of the shopping center. It doesn't seem as
5 though we have any concrete proposal that this is in
6 fact going to happen.

7 I have a little bit of trouble in my own
8 mind understanding how Goodwill and their facade, which
9 is kind of their company color and logo and so on and
10 so forth, how they're going to acquiesce to change what
11 they have today, which I think is very attractive.
12 They came before us and we looked at that change and
13 how is it that Regency is going to be able to go in and
14 facilitate the change of the entire facade of the
15 entire shopping center to look similar to this when in
16 fact today it's a long way from that.

17 MR. WIBBENMEYER: It's a great question and in a
18 large shopping center, it's a little complicated.

19 Typically in this shopping center it's
20 actually not -- no other tenant in the shopping center
21 has any right to restrict that. We own the building.
22 We own the facade. We did approve their changes, but
23 we have the right in all of the lease documents to go
24 forward without any approval.

1 That being said, we're having dialogue
2 with them, actually, this morning. They're happy those
3 awnings -- they no longer do the awnings. We own the
4 Westchester Marion shopping center and Goodwill and
5 you'll notice no awnings. That's the newer thing.
6 They're extremely excited with what we're doing, a
7 modern element, which is more in line with their new
8 store and their new look. We're having conversations.

9 We're -- we technically don't need any
10 other approval to make the changes we're going to be
11 proposing.

12 MR. WAGNER: Okay. Thank you.

13 CHAIRMAN KOPP: All right. Would someone make a
14 motion that: Based on the submitted petition and
15 testimony presented also noting exterior elevation
16 changes, the requested amendment to the PUD to
17 accommodate a new 56,989 square foot Whole Foods food
18 store meets the standards of a special use and PUD,
19 and, therefore, move that the Plan Commission forward
20 its findings of fact attached to the January 7, 2015,
21 staff report prepared for Case No. 15-01 as Exhibit 10
22 and recommend the Village Board approve the special use
23 PUD amendment, including a sign waiver to allow for an
24 increase of two square footage for wall signage subject

1 to the following conditions:

2 1. Except as follows, improvements
3 shall be in substantial compliance with the plans
4 identified on page 1 of the staff report prepared for
5 Zoning Hearing Case 15-01, except as enumerated below,
6 with all plan documents to be revised, submitted, and
7 approved by the Village staff prior to being forwarded
8 to the Village Board for consideration. All documents
9 shall be revision dated with the same date.

10 A. The loading dock dumpster enclosure
11 shall utilize brick material that matches the building
12 material.

13 B. Plans shall be revised as indicated
14 in the December 18, 2014, letter from Dan Lynch, CBBEL.

15 C. The graphic picture wall sign shown
16 on various pages of Exhibit 2 shall be removed.

17 2. The 12,690 square foot space
18 adjoining the proposed Whole Foods shall not be issued
19 a certificate of occupancy until the property owner
20 amends the PUD to address parking deficiencies created
21 by the occupancy of the space.

22 3. All outdoor displays, merchandising
23 areas and seating shall be only in the areas indicated
24 on the plans and shall comply at all times with all

1 Village Codes.

2 4. Sanitary easements shall be revised
3 as necessary and submitted to the Village prior to the
4 issuance of any certificates of occupancy.

5 MR. RUFFALO: So move.

6 MR. KAUCKY: Second.

7 MS. CHARLTON: Can you just clarify for me. I
8 think you made a notation in your motion that's a
9 little different that noted the changes to the exterior
10 elevations that were shown tonight.

11 CHAIRMAN KOPP: Right.

12 MS. CHARLTON: Thank you.

13 CHAIRMAN KOPP: Ask the Plan Commission secretary
14 to call the vote.

15 MS. PRIBLE: Commissioner Lacayo.

16 MR. LACAYO: Yes.

17 MS. PRIBLE: Commissioner Soukup.

18 MR. SOUKUP: Yes.

19 MS. PRIBLE: Vice-Chairman Wagner.

20 MR. WAGNER: Yes.

21 MS. PRIBLE: Commissioner Kaucky.

22 MR. KAUCKY: Yes.

23 MS. PRIBLE: Commissioner Ruffolo.

24 MR. RUFFOLO: Yes.

1 MS. PRIBLE: Chairman Kopp.

2 CHAIRMAN KOPP: Yes.

3 All right. That's it.

4 (Whereupon the Plan Commission
5 meeting was concluded at 7:55 p.m.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF K A N E)

4 I, NICOLE M. BREYTSBRAAK, a Certified
5 Shorthand Reporter within and for the State of
6 Illinois, do hereby certify:

7 That previous to the commencement of the
8 examination of the witness, the witness was duly sworn
9 to testify the whole truth concerning the matters
10 herein;

11 That the foregoing deposition was reported
12 stenographically by me, was thereafter reduced to a
13 printed transcript by me, and constitutes a true record
14 of the testimony given and the proceedings had;

15 That the said deposition was taken before me
16 at the time and place specified;

17 That the reading and signing by the witness
18 of the deposition transcript was agreed upon as stated
19 herein;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee of such
22 attorney or counsel for any of the parties hereto, nor
23 interested directly or indirectly in the outcome of
24 this action.

IN WITNESS WHEREOF, I do hereunto set my hand
at Aurora, Illinois, this 23rd day of January, 2014.

Certified Shorthand Reporter
State of Illinois

CSR License No. 084-003835.