

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MARCH 4, 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, Remkus, Soukup, Kaucky, Ruffolo, and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Vice-Chairman Wagner.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- 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

MOTION: Made by Commissioner Remkus seconded by Commissioner Kaucky, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION DISCUSSION: 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

See Court Reporter Minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky 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.
 - f. The outdoor dining area adjoining Phillies will be made safe from traffic as determined by the Village Administrator.
 - g. An exception will be made to the proposed monument sign on 63rd Street to allow the oversized text on the bottom of the sign.
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.

1 VILLAGE OF WILLOWBROOK
2 PUBLIC HEARING
3 ZONING HEARING CASE NUMBER 15-02
4
5

6 REPORT OF PROCEEDINGS had at the Public
7 Hearing of the above-entitled case before The Planning
8 Commission at the Village Hall of Willowbrook, 7760
9 Quincy Street, Willowbrook, Illinois on the 4th day of
10 March, 2015, at the hour of 7:00 p.m.
11
12

13 PRESENT:
14

15 Daniel J. Kopp,

16 Leonard Kaucky,

17 Bernardo Lacayo,

18 William Remkus,

19 Gregory Ruffolo,

20 James Soukup,

21 Roy Giuntoli, Building Inspector,

22 Jo Ellen Charlton, Village Planner,

23 Joanne Prible, Recording Secretary.
24

1 CHAIRMAN KOPP: I call to order the regular
2 meeting of the planning commission. I'd ask the
3 secretary to please take the roll.

4 MS. PRIBLE: Commissioner Lacayo, absent.
5 Commissioner Remkus.

6 COMMISSIONER REMKUS: Here.

7 MS. PRIBLE: Commissioner Lacayo.

8 COMMISSIONER LACAYO: Here.

9 MS. PRIBLE: Commissioner Soukup.

10 COMMISSIONER SOUKUP: Here.

11 MS. PRIBLE: Vice Chairman Wagner is absent.
12 Commissioner Kaucky.

13 COMMISSIONER KAUCKY: Here.

14 MS. PRIBLE: Commissioner Ruffolo.

15 COMMISSIONER RUFFOLO: Here.

16 MS. PRIBLE: Chairman Kopp.

17 CHAIRMAN KOPP: Here.

18 MS. PRIBLE: Planner Jo Ellen Charlton.

19 MS. CHARLTON: Here.

20 MS. PRIBLE: Building Inspector Roy Giuntoli.

21 MR. GIUNTOLI: Here.

22

23

24

1 CHAIRMAN KOPP: The next item is Zoning Hearing
2 Case 15-02. The purpose of this public hearing shall
3 be to consider a petition for amendment to a special
4 use permit for a planned unit development see plan
5 approval, parking variation and other leave as may be
6 required to permit the construction of additional
7 parking and site improvements, landscape renovations,
8 specific mixed uses lot one of the existing shopping
9 center property, legally described shopping center
10 located at 6300 South Kingery Highway, Willowbrook,
11 Illinois.

12 The applicant for this petition is
13 Regency Centers of Oak Brook, Illinois. Notice of this
14 public hearing was published in the February 13, 2015
15 edition of the Suburban Life Newspaper.

16 Is there a representative of the
17 applicant present who would like to speak? And anyone
18 who is going to speak tonight will need to be sworn in
19 by the court reporter when you speak. I suppose we can
20 do it all at once.

21 NICK WIBBENMEYER,
22 having been first duly sworn, by the Notary, testified
23 as follows:

24 CHAIRMAN KOPP: Go ahead, sir.

1 MR. WIBBENMEYER: Okay. My name is Nick
2 Wibbenmeyer. I'm the Senior Vice President of Regency
3 Centers. Thank you all for your time tonight. We are
4 excited about finally being before you.

5 Many of you may remember me from a
6 couple months ago for the Whole Foods presentation. As
7 I mentioned then, we have been working fast and furious
8 with our consultants to bring the rest of the shopping
9 center up to snuff so to speak surrounding Whole Foods.

10 A little quick background on Regency
11 Centers. We are are a publically traded real estate
12 investment trust. We own approximately 330 shopping
13 centers around the country. About 85 percent of those
14 are grocery (inaudible) shopping centers. We are Whole
15 Foods' largest landlords, Kroger's largest landlords.
16 So what we are working on tonight is what Alisa
17 (phonetic), myself and the rest of the team wakes up
18 everyday working on.

19 With that in mind, I'm actually going
20 to turn it over to BRR Architects and they are going to
21 walk you through the elevations and I will be back up
22 at the end. Thank you.

23 ZACH SUMADA,
24 having been first duly sworn, by the Notary, testified

1 as follows:

2 MR. SUMADA: Zach Sumada. I'm -- we're the
3 project designer for BRR Architects. I'm going to run
4 you through the elevations similar to what we did with
5 Whole Foods Willowbrook.

6 So general site plan 63rd Street and
7 Kingery. The first elevation we'll start with the
8 Juicy-O, what we're calling the Juicy-O facade. The
9 goal of this is a general refresh, reclad of the
10 existing structure. So we are coming in; we are
11 staining brick. We are adding new details, modernizing
12 the whole development. So what you'll see for example
13 this section here is recladding the existing towers and
14 fiber cement panels, adding new EIFS sign banding and
15 then new secondary intermediate canopy tenant for
16 tenant signage.

17 As you move down the facade towards
18 Charter Fitness and Goodwill, you can see we've
19 introduced some more long board siding, some more EIFS
20 metal panel, fiber cement. Again really trying to
21 create a modern esthetic for the entire shopping
22 center.

23 And then moving even further down the
24 facade just to your right is going to be the Whole

1 Foods section that we talked about last time. This is
2 kind of the intermediate tenant, the elbow of the
3 shopping center. Again taking off a lot of the EIFS in
4 some locations, adding metal sign bands, new canopies,
5 repainting a lot of the facade and then adding more
6 detail to the parapet caps the Whole Foods section
7 which we discussed last time which is in there for
8 context.

9 And moving down to what is currently
10 the Fannie May corner wrapping the louvered system
11 around that facade really trying to create some more
12 visual interest at the pedestrian scale, adding more
13 lighting to the space and then the facade here on 63rd
14 Street where you can see a lot more of the long board
15 siding really brightening up the facade, more EIFS for
16 the signage tenants and introducing metal panel and
17 fiber cement.

18 And as you move down to the end of the
19 facade is what is currently Philllies, we are adding a
20 tower element here creating a little more presence at
21 that corner. Again, same treatment with the fiber
22 cement and the EIFS and then wrapping around the side
23 there again with the tower popping up over the top of
24 the parapet just to give that tenant a little bit more

1 visual presence for the street.

2 Including also in the elevations the
3 new trash enclosures. The existing trash enclosures
4 are a wood fence. We are proposing adding a split face
5 CMU block that we paint to match the entire development
6 so it all is cohesive, all matches and it's an upgrade
7 over what currently is there.

8 So with that I'll turn it over to John
9 with Design Workshop who is going to go over the
10 landscape plan. Thank you.

11 JONATHAN BROOKE,
12 having been first duly sworn, by the Notary, testified
13 as follows:

14 MR. BROOKE: Thank you. I'm Jonathan Brooke
15 with Design Workshop. We're the landscape architects
16 for the project. So in a similar fashion, I would just
17 like to walk you through some of the renderings that we
18 have and introduce I think some elements you may have
19 not seen before of the site.

20 In keeping with this creating more
21 pedestrian scale, one of the aims is to create a series
22 of pedestrian scale amenities in this area. So as you
23 see here, this is actually located on the northeast
24 corner. The north is to the right and this is the area

1 in front of Fannie May that currently exists and the
2 Whole Foods is down here to the south.

3 So basically what we are seeing here
4 is seating area that's pedestrian scale with a focal
5 point on the corner. The seating that you see here by
6 Whole Foods is what we presented before which is
7 actually by the tenant. So we're also doing some other
8 improvements to improve the pedestrian circulation
9 creating seat wall benches and some other paving
10 improvements like more marked crosswalk areas.

11 So here you can see kind of like the
12 south corner here to the fitness center again another
13 area where we are creating a small plaza pedestrian
14 oriented with increased improved landscaping.

15 This is the area adjacent to Phillies.
16 This is on the northwest corner of the development and
17 here again tenant improvements but we're creating
18 increased area for seating outside the restaurant and
19 additional landscaping in this area.

20 So going back to that first plan that
21 I showed you, this is the view looking south from 63rd
22 Street toward the Fannie May and Whole Foods will be
23 behind to the left so you can see the improved
24 landscaping, special paving and more modern

1 furnishings.

2 This is the same area viewed looking
3 towards the northwest towards 63rd Street. Again, have
4 the Whole Foods entry. You can see there is improved
5 landscaping adjacent to the building facade itself.

6 This is the area under the canopy
7 again that Whole Foods has previously shown. This
8 shows the landscaping along the pedestrian area of the
9 sidewalk with seat walls and improved plantings.

10 This is at the termination of that
11 north-south driveway that runs south from 63rd Street
12 and this is the fitness center and there's that area
13 that show again planned previously and again Goodwill
14 looking towards the west.

15 At Phillies again as I mentioned the
16 tenant improvements for seating and restaurant seating.
17 This is that tower element that Zach had showed
18 previously same location view from the northwest.

19 And we just wanted to show kind of a
20 taste of the type of plant material we are proposing
21 which is basically to introduce more perennials and
22 color, seasonal variations to the plantings so we'll be
23 relying on native grasses and perennials as well as
24 some shrubs for sustained winter effect.

1 And there are four different plant
2 pallets and they vary slightly depending on the use.
3 We have concentrated the high impact ones adjacent to
4 the building facade and the more durable ones into the
5 parking lot area.

6 So with that I will pass it over to
7 Nick to continue.

8 MR. WIBBENMEYER: Actually I will just go back
9 to the last slide. So our vision for the center really
10 I mean it hasn't been touched in approximately 30 years
11 since the shopping center was built so it's not very
12 often you get the opportunity to really or the
13 motivation, Whole Foods is clearly that motivation to
14 update the entire asset all at one time.

15 Our real goal, it's hard to tell in
16 all these drawings, is the consumer when they pull up
17 to the shopping center after construction is complete
18 to feel like they are pulling up to a brand new
19 shopping center.

20 So asphalt will be brand new, lighting
21 will be brand new, curbs will be brand new, all the
22 sidewalks will be brand new, all the facades that you
23 just seen will be mostly new materials at least in
24 terms of the consumers what they're seeing and feeling

1 and touching.

2 And then the plantings although many
3 of the areas we are talking about exist today, we are
4 reconfiguring them and then additionally I think an
5 important piece of why we can now add color that
6 doesn't exist there today is we are also planning on
7 adding irrigation.

8 So today the site is not irrigated at
9 all which really limits the kind of plantings
10 especially as relates to flowers that you are able to
11 plant. So we are planning on putting irrigation
12 through the main drive aisle all the way through the
13 circulation here so sort of follow those colors.
14 Everything we are replanting will also be irrigated
15 which will add a lot of health and a lot of character
16 to the plantings.

17 Then in terms of parking so not only
18 have we relooked at the center as it relates to
19 esthetics, elevations, landscaping, we have also taken
20 a fresh look as it relates to parking within the
21 shopping center.

22 So what you can see there is a lot of
23 information on here and every detail is in your
24 package. I won't go through every single detail. I

1 will get to the big picture here in a minute. We
2 looked at each section and said how can we further
3 facilitate additional parking within the shopping
4 center.

5 Up in the top left is the front of
6 Phillies. As was mentioned by John we're actually
7 losing a couple parking stalls there in order to create
8 this outdoor dining area which we think is very
9 exciting for Phillies or any future tenant that may be
10 located there. Behind the shopping center relocating
11 the dumpster corrals, redoing curb work we're able to
12 add a couple parking stalls in different areas
13 throughout the back of the shopping center.

14 And then this obviously becomes the
15 largest section of your parking. So that is currently
16 the old outdoor sales area for Ace Hardware. Right now
17 it's completely underutilized, vacant, concrete pretty
18 dilapidated looking. We anticipate tearing all of that
19 out, bringing it to grade and adding 29 stalls alone
20 just in that area.

21 And this is, to refresh everybody's
22 memory, this is open. So people would, whether people
23 want to go to Charter Fitness or employees of
24 retailers, you can park here and you can actually walk

1 directly through this new pedestrian plaza that we are
2 creating. So when you take all of this in totality --
3 We are also restriping the existing parking lot out in
4 front of the shopping center.

5 We've reconfigured how that layout
6 works to make sure we are maximizing the available
7 parking. We've relooked at handicap stalls to make
8 sure we are in compliance of handicap stalls. We've
9 relooked at where the shopping cart corral should be
10 laid out. Those are taken into account here in terms
11 of a reduction of parking stalls and when you put that
12 altogether, we're adding 36 parking stalls to the
13 shopping center.

14 So the short version is we are not
15 proposing adding any additional GLA to the shopping as
16 it exists today in terms of size and scale is how we
17 anticipate it existing into the future but we are able
18 to add 36 additional parking stalls.

19 And so in talking with staff over the
20 last couple of months, we have had a lot of dialogue as
21 relates to parking. As part of this process, staff and
22 us went through and accounted for how do we currently
23 fit within the parking requirements of our underlying
24 PUD and so to refresh your memory, your PUD or your

1 underlying zoning requires two parameters.

2 One is you meet the greater of four
3 per thousand in terms of four parking stalls for every
4 thousand square feet of retail or the individual use is
5 calculated based on their individual parking
6 requirements. Whichever of those two numbers is
7 greater is what your code requires you meet.

8 So we are right now with the addition
9 of 36 stalls, this would be 4.8 parking stalls per
10 thousand so we are clearly way above your four per
11 thousand requirement. However if you take into account
12 all the individual uses, we would be approximately
13 let's see -- 29 stalls short? So we would be 29
14 parking stalls short if you took into account all the
15 different uses.

16 What your code really allows and what
17 we are proposing is understanding the size of a
18 shopping center this size, the scale and the different
19 uses really compliment each other and so for instance
20 Juicy-O is obviously busy in the morning. It's a
21 breakfast restaurant in comparison to Phillies which is
22 primarily a dinner restaurant. So it's very usual in
23 shopping centers with multi uses like this to have a
24 requirement based on per thousand as opposed to

1 calculating on the individual uses.

2 So for comparison sake again we are
3 at 4.8 per thousand on this shopping center. We just
4 redeveloped a shopping center down the street in
5 Westchester at 31st and Wolf. We added a brand new
6 nearly 80,000 square foot Mariano's to that shopping
7 center, very similar mix of uses with Goodwill, again
8 grocery store, small restaurant, small financial
9 services and for comparison that shopping center is 4.3
10 per thousand. It's open and operating. Mariano's
11 opened in November. There's been no parking issues
12 whatsoever.

13 We feel very, very comfortable that
14 again not adding anymore GLA but adding these
15 additional parking stalls should not only meet the
16 needs of current tenants but also allow us to lease up
17 our current vacancies and make sure that the shopping
18 center is vibrant and there's plenty of parking
19 available for everyone.

20 One other comparison just I know the
21 question was asked as part of the Whole Foods
22 conversation so Whole Foods which everybody knows is
23 directly adjacent to us currently, their parking ratio
24 in front of their store is 3.8 per thousand. So their

1 overall parking ratio is actually pretty decent. It's
2 just under five per thousand. That's because majority
3 of their parking is behind their store which I shop at
4 that store, I'm sure majority of you do, most people
5 don't go to the back of the store so the parking lot
6 feels tight because quite frankly it is at 3.8 per
7 thousand.

8 In comparison sakes if you were to
9 take our parking field servicing Whole Foods, the
10 12,000 square feet that we plan on retaining adjacent
11 to Whole Foods and Fannie May and assume those users
12 park in the parking field, just this parking field is
13 4.6 per thousand in comparison to the 3.8 adjacent to
14 Whole Foods. So that is parking.

15 I'm going to talk in a minute about
16 just overall landscaping as well. So in addition to
17 all the great things John pointed out, the pedestrian
18 scale, we also looked at the opportunity to really
19 refreshen trees throughout the shopping center.

20 So what you see on this screen is
21 everything in gray is an existing tree throughout the
22 shopping center. What the X's are are three trees we
23 are proposing to remove. So back here adjacent this
24 tree is essentially dead back by the dumpster corral.

1 Also there's a tree that's suffering in the middle of
2 our new landscape, our new pedestrian seating area.
3 It's sick so we decided to remove that and then we're
4 also relocating a tree at the entry feature here the
5 pink adjacent to the drive aisle. Beyond that we are
6 proposing adding 57 additional trees. So a net
7 improvement of 54 trees to the shopping center.

8 So as you all know right now in front
9 of the former Dominick's there is no trees to this
10 parking field. For whatever reason trees were not
11 planted. This parking field one tree was planted per
12 landscape island. This parking field there weren't
13 any.

14 So we are adding trees into every one
15 of those landscape islands. Majority of them will get
16 two trees. We're also creating these landscape areas.
17 Right now those are just striped. We are actually
18 going to put landscaping out there and create little
19 landscape islands in that area.

20 Then as John had mentioned throughout
21 the main drive aisle here we are going to create
22 landscape areas that do not currently exist in front of
23 the former Dominick's to frame the entry of Whole Foods
24 as well as frame the entry of our new tenant south of

1 Whole Foods and then also add trees in the existing
2 landscape island as well as flowers and shrubs and
3 bushes to really dress up that front feature.

4 One other item to talk about is
5 loading. Actually this plan does a better job of
6 showing it. So one of the other requests we have of
7 you tonight is to consider a variance as it relates to
8 loading requirements.

9 So your current code requires loading
10 areas for all tenants greater than 5,000 square feet
11 and so as you are all aware, Whole Foods is building a
12 loading, a contained loading area for their new loading
13 facilities that's this green wall as well as a roof
14 structure.

15 We are proposing again with the 12,000
16 square foot tenant we are working with to the south of
17 Whole Foods we are proposing building a fully screened
18 loading facility to service that space which is
19 approximately 12,000 square feet and that would be
20 fully screened with a wall all the way to the front
21 cab. The cab cannot be screened based on existing
22 sewer facility that runs below. We are not able to
23 build a wall there.

24 So what we worked with staff to do to

1 make sure that that is fully screened is see right here
2 so this is the edge of our new screen wall. This is
3 the loading area. This area would have been a wall
4 except for the sewer so instead we are going to add a
5 12 foot arborvitae screen in this landscaped area here
6 to again make sure there is complete screening from
7 adjacent property owners to our loading facilities for
8 Whole Foods as well as the future tenant to the south.

9 So the only thing we are asking as
10 relates to the variance is other tenants that are
11 between 5 and 10,000 square feet given the existing
12 facility, the existing layout of the shopping center,
13 we'd like a variance so that as those get retented in
14 the future we are not forced to build loading areas
15 that quite frankly don't fit.

16 Perfect example is the former
17 Hallmark. It's just under 6,000 square feet which is
18 physically impossible to build a loading area for a
19 tenant of that size in this area or up in Phillies.
20 Quite frankly tenants of that size typically front load
21 or just have small delivery trucks. They don't have
22 semi trucks like Whole Foods or other large tenants.
23 So that covers loading.

24 One thing that's not in your staff

1 report and in full disclosure because we just finalized
2 our thought process is the proposed improvements to the
3 existing pylon signs.

4 So we have been working with our
5 consultants to figure out given everything we're doing
6 with the remainder of the shopping center what's the
7 most efficient and effective way to reclad and reuse
8 and update our pylon sign.

9 So what you're seeing here if you can
10 compare the pictures, the picture to the left is the
11 existing sign. The picture to the right is just meant
12 to really be a reclad of that sign. So the actual
13 signage box with Whole Foods coming soon and Goodwill
14 and Charter Fitness all the way down to Magic Nails is
15 the exact same dimension as this signage box. The
16 height of the sign is the exact same height as the
17 existing sign.

18 We are just looking to reclad the
19 brick elements with the fiber cement board that we are
20 using throughout the remainder of the project. We're
21 also looking to fill in below the box the structure to
22 give it more of a visual appeal again with the rest of
23 the shopping center. This is on the 63rd Street side.
24 We're also looking to add a planter box so this would

1 surround the sign and we'd add flowers and again annual
2 plantings to really give it an entry feature to the
3 shopping center and so we think this is a massive
4 upgrade esthetically compared to what's existing today.

5 In particular if you're open to
6 conversations about it today, we know your code
7 requires that all signage be at least three feet off
8 the ground. Typically that's because you assume plants
9 are going to be in front of it and grow up in front of
10 it.

11 Given how we are planning on building
12 this, the plants would be inside the planter box behind
13 it so these would be back lit letters similar to your
14 new village hall if you can picture how your village
15 hall signage lights up so these would be pen letters
16 back lit very nice we think entry feature into the
17 shopping center on the 63rd Street side.

18 So we do know that would be a proposed
19 variance to your code as it relates to that signage
20 would be lower than three feet and again staff has not
21 had a chance to review just the other details. We
22 anticipate staying within code on all other issues.

23 Again we are not changing the size of
24 the box. We are really just recladding and reusing

1 some of the elements within that box. On the 83 Street
2 or the Highway 83 side there is not enough room if you
3 look at this existing picture on the top left to create
4 that large planter problems. This curb, back of the
5 curb here to the sign is only a couple of feet.

6 As much as we like that look,
7 unfortunately the existing conditions don't allow us to
8 execute that on the 83 side. Quite frankly we know
9 cars are driving at a much more rapid speed to past
10 that sign than they are on 63rd anyway.

11 Similar application we are planning on
12 recladding. Again, nothing is changing in terms of the
13 height of the sign or the size of the tenant panels or
14 box. We are just recladding it filling in down below
15 to make it more of a solid structure and solid feel.

16 So with that in mind, open to any
17 questions or if Jo Ellen has comments.

18 CHAIRMAN KOPP: Commissioners have any
19 questions?

20 COMMISSIONER KAUCKY: I did. I'm looking at
21 this one diagram outdoor living room plan. I don't
22 know if you can bring it up on the computer there.

23 MS. CHARLTON: It's the corner.

24 COMMISSIONER KAUCKY: If I'm looking at this

1 correctly, it looks like all the seating areas have a
2 it's called a seat wall and I notice that it's made out
3 of concrete and wood and long board. Does that seat
4 wall cover all the seated areas in the shopping center
5 on everything? In other words does it wrap around to
6 the Phillies' side, too?

7 MR. WIBBENMEYER: No, no. Okay. Good question.
8 So the seat wall is just intended to be an area that we
9 are creating out doors for seating areas. So they will
10 show up on the plans in this brownish color. We're
11 still working on whether it actually ends up being more
12 of a long board material or actual wood on top of the
13 concrete and so it stops just to the north there. You
14 can see the edge of the --

15 COMMISSIONER KAUCKY: Where would that be like
16 in relation to the --

17 MR. WIBBENMEYER: That's directly in front of
18 Cafe La Fortuna. So this curb right now exists so we
19 are not changing this outside curb. This right now is
20 grass out in front of Fannie May and Cafe La Fortuna
21 and so we're just within that grass area creating this
22 outdoor eating area.

23 COMMISSIONER KAUCKY: Did I see somewhere in the
24 presentation there is some seating plan outside

1 Phillies or did I mistake that?

2 MR. WIBBENMEYER: Correct.

3 COMMISSIONER KAUCKY: Can you bring that up,
4 please?

5 MR. WIBBENMEYER: Absolutely. So the left-hand
6 picture here so this is Phillies' front door
7 essentially starting here to here and so right now
8 there are four parking stalls here we are proposing
9 removing and creating an outdoor dining area in front
10 of --

11 COMMISSIONER KAUCKY: Can you tell me about the
12 seating wall planned for that area?

13 MR. WIBBENMEYER: Sure.

14 MR. BROOKE: There is no seating wall planned
15 for that exact improvement. The improvements there are
16 all tenant improvements.

17 COMMISSIONER KAUCKY: They're all tenant?

18 MR. BROOKE: Yes. We're creating the space for
19 the restaurant to use and the landscaping and
20 (inaudible) end user.

21 MR. WIBBENMEYER: Correct. So what we would be
22 installing is what you see here. You see here is the
23 floor coverings and the landscaped area. So that we
24 would remove the parking. We would put in the actual

1 patio area. These fixtures, the fence and the seating
2 would be ultimately picked by the tenant, needs to
3 match their style and design and how they are going to
4 use it. Here's a rendition of how we think it could
5 look. The size is what size is going to be.

6 Again we are going to put in the
7 surface so that the patio is placed. We are going to
8 put in the landscaping that is surrounding that patio
9 area. Whether or not it's fully fenced depends on do
10 they serve liquor? Do they not? How do they use it.

11 COMMISSIONER KAUCKY: My only concern I guess is
12 something you can't help me with is a safety issue when
13 cars park right there and backing out, I have a concern
14 about that. I don't know where I have to go with that
15 so.

16 MR. WIBBENMEYER: It's a good concern. That's
17 why we are going to make sure it's one, curbed and two,
18 there is a landscape set back so that your seating is
19 not up directly adjacent to the edge of the curb. This
20 landscape buffer surrounds the entire outdoor seating
21 area and my sense is most likely Phillies or whoever
22 does use that space long term will likely have a fence.

23 I think it gives it a nice separation
24 as it relates to the parking field but again if you go

1 back to the plan, you can see that landscape buffer
2 surrounds the entire patio area specifically for that
3 reason.

4 MR. BROOKE: There are some other seating areas
5 that you can see in the area on the right here that's
6 by the Charter Fitness. That is an area where we are
7 proposing some seat walls similar to what we are
8 showing in the other corner and then other locations as
9 there will be other seat walls or free standing benches
10 that will be located around the whole development.

11 COMMISSIONER KAUCKY: Sounds good. Thank you.

12 CHAIRMAN KOPP: Anyone else? All right.

13 Jo Ellen, want to give your presentation?

14 MS. CHARLTON: Yes, thank you. I will try not
15 to repeat a lot of what he said. I do want to point
16 out that the parking and the loading that he did
17 outline in his presentation do represent the two things
18 that they are requesting relief from from our code as
19 part of the amendment to this PUD.

20 Everything else is coming in as an
21 upgrade to the esthetics of the center or in response
22 to some of the things that they're trying to do to be
23 consistent with Whole Foods and just give it the new
24 look that they were talking about. So again those two

1 things are the main parts that they're requesting
2 relief from the requirements of our ordinance.

3 As part of the evaluation, we did also
4 take a look at circulation throughout the center. As
5 you note in the back of the center, they have all the
6 new walls and some reconfigured landscape islands and
7 new enclosures for the dumpsters so we did have them
8 run some turning templates through there to make sure
9 all of the garbage trucks and semis could still
10 maneuver through the back of the center.

11 All of the facade pages I think they
12 did a really good job showing what those would look
13 like so I won't go through that.

14 I did want to point out going back to
15 the dumpster enclosures that the village engineer did
16 have a couple of comments. I know they are working on
17 it I believe to make some minor adjustments in the
18 locations in the back where those dumpsters are on
19 easements.

20 He mentioned one of the -- the
21 screening wall for the new tenant facility crossed over
22 an easement. Similar to that we had a couple of
23 dumpsters that had the same situation so they are
24 adjusting that and will be modifying that before it

1 goes to the village board for their consideration.

2 The signage, generally the signage I
3 know they didn't talk a whole lot about it but there
4 are illustrations in your packet that show how the
5 signage is going to be placed on the new facades and
6 they listed both the minimum and the maximum height of
7 those signs as well as where on the wall those signs
8 would occur for each of the tenant spaces. They are
9 not requesting any relief for that.

10 They will need to comply with the
11 square footage that's allowed. That square footage is
12 based on the linear front footage for each of those
13 tenant spaces. The only difference in the signage was
14 something that he mentioned tonight and they did come
15 in briefly before the meeting and again this has been a
16 work in progress while they have been working with
17 Whole Foods to try and keep up with their schedule so I
18 know a lot of the planning that they have been doing in
19 regards to landscaping and signage has been ongoing.

20 We haven't really taken a look at it
21 yet but if that's something you like the look of and
22 would like to include that technically I think it's
23 going to be another exception to the code so we can
24 talk about some modifications to the recommendation to

1 add another condition for an allowance for that sign to
2 be further considered by staff and the village board so
3 I would be interested in your opinion on that sign
4 moving forward tonight.

5 The outdoor patio areas and the
6 screening walls I think everything was correctly stated
7 or we have a common understanding about that except for
8 the Phillies that was a good question because I think
9 my interpretation of the drawings was that there is and
10 in fact there needs to be some kind of physical barrier
11 whether it's a fence or a seat wall.

12 I don't care much whether it's
13 provided by the center or the tenant. If the tenant
14 wants the freedom to include that, we should add that
15 as a condition to our recommendation and just make sure
16 that gets reviewed as part of the tenant build out if
17 that's the way we need to do that.

18 Photometrics I think I mentioned in
19 the staff report that we do need to take a little bit
20 better look at the photometrics and staff was perfectly
21 comfortable letting the engineer do that. There is not
22 going to be a whole lot of relocation of the base
23 poles. So we're just talking about the fixtures and
24 making sure the lighting levels are correct and that's

1 something we're fully capable of doing.

2 They will also be preparing a plat of
3 PUD that gets forwarded to the village board. We
4 didn't really want to get into that now in case there
5 were any changes so that will be forwarded to the
6 council as well.

7 Part of the recommendation also
8 includes an evaluation of standards for both the
9 special use and the PUD and I've included those as an
10 exhibit to the report which can be found also in your
11 recommendation as a reference.

12 I think that pretty much covers
13 everything that I wanted to mention. Again I am
14 interested in your opinions and whether there is any
15 modification to the recommendation that you would like
16 us to forward to the board based on the 63rd Street
17 sign. That's the only one of the two that they showed
18 that would be an exception.

19 Personally I think he made a good
20 point. The sign is down with the landscaping behind
21 it. When we made the recommendation for ground and
22 monument signs, it was to leave room to have the
23 landscaping in front of the sign without it being
24 covered. So as part of a PUD you can make these

1 exceptions to the sign code and if that's something
2 that you like, we can certainly forward that to the
3 board and add it at this point.

4 CHAIRMAN KOPP: Before we do that, I'd like to
5 give anyone in the audience that wanted to speak about
6 this matter either or ask any questions, anyone wanted
7 to ask any questions of that for staff or to give their
8 opinions? All right. If not, any questions to
9 Jo Ellen?

10 COMMISSIONER LACAYO: I have a couple questions.
11 Jo Ellen, just to be clear for the record, there is no
12 additional square footage. They're adding 36 spaces.
13 Because of the way our code is written, they will be
14 short. There is no additional build out being done
15 here. It's actually a positive that they are adding 36
16 spaces.

17 MS. CHARLTON: No additional leasable space.

18 COMMISSIONER LACAYO: Correct. So it's actually
19 a good thing.

20 MS. CHARLTON: Right.

21 COMMISSIONER LACAYO: It happens to be quirky
22 the way our code is written.

23 MS. CHARLTON: Our code in this instance because
24 the center is so large really kind of penalizes them.

1 COMMISSIONER LACAYO: Right. I just wanted to
2 make sure we caught that. The second thing is the
3 parking, that commuter parking. Who controls that?
4 You know right in front of Phillies and the TCBY there
5 is a row of a parking lot. Is that dedicated to
6 commuters or that's just additional parking?

7 MS. CHARLTON: I don't know.

8 MR. WIBBENMEYER: It's our parking. Shouldn't
9 be commuter parking. No, it looks a little separated
10 just because of -- We actually looked at could it be
11 laid out more efficiently and ultimately if we tore out
12 all of that and redid it completely, we only gained
13 about two parking stalls. The cost just --

14 COMMISSIONER LACAYO: Just wanted to make sure.
15 I have lived here for many years. I thought it was
16 actually commuter parking.

17 MR. WIBBENMEYER: Odd kind of layout. Most
18 people just used it as commuter parking. That's not
19 the intent.

20 COMMISSIONER REMKUS: That was an add on after
21 the fact. That was added on years later after the
22 center opened.

23 COMMISSIONER LACAYO: Then just for
24 notification, that corner is busy. There is stop signs

1 and then we talked about the outdoor seating. Let's
2 make sure we're certain that there is not going to be
3 any issues then.

4 If you go to that turn on the west
5 side of 63rd Street right where the Phillies is there
6 is a stop sign so the guys come or the -- You know what
7 I'm talking about? People that are coming out of
8 supposedly noncommuter parking, people coming up from
9 Phillies and now you are adding the patio that may
10 distract drivers.

11 Just keep that in mind. It's already
12 a dangerous corner as it is in my opinion.

13 MR. WIBBENMEYER: Just want to make sure I
14 understand the corners. I think the corner here --

15 COMMISSIONER LACAYO: Phillies' corner.

16 MR. WIBBENMEYER: Referencing is up and then
17 (inaudible).

18 COMMISSIONER LACAYO: There are stop signs. I
19 mean people are flying through those stop signs.

20 COMMISSIONER REMKUS: Around that outdoor
21 seating area are you proposing any safety ballards or
22 anything?

23 MR. WIBBENMEYER: We're not.

24 COMMISSIONER REMKUS: Built into the

1 landscaping?

2 MR. WIBBENMEYER: We're not. Personally I don't
3 have any issue if you guys wanted to require before
4 it's allowed to be occupied by diners to have a fence
5 up.

6 Ultimately I think that's going to
7 make sense. We just don't want to commit to putting
8 that up until it's in use. We'd like to put physical
9 improvements in so it's there to be used in the future.

10 If you guys were that concerned about
11 that fence being there for additional safety, I think
12 esthetically it looks better anyway. So we would have
13 no issues of not allowing it to be used for outdoor
14 dining until such time as a fence is installed either
15 by us or the tenants.

16 MS. CHARLTON: So you are going to install the
17 pavement and the landscaping now?

18 MR. WIBBENMEYER: Correct.

19 MS. CHARLTON: So what if you do that and
20 Phillies, you know, doesn't want to do anything but
21 people go sit out there anyway? You know what I'm
22 saying?

23 MR. WIBBENMEYER: Well, we wouldn't install any
24 furniture until such time as that fence would be up.

1 MS. CHARLTON: And Phillies wouldn't be allowed
2 to either?

3 MR. WIBBENMEYER: Absolutely.

4 MS. CHARLTON: It's your center. You can
5 control what happens.

6 MR. WIBBENMEYER: We would be comfortable with
7 that. Ultimately it needs to be designed cohesively.
8 So that furniture and the fence should match. All that
9 should be bought at one time and installed at one time.

10 MS. CHARLTON: They'll need your approval before
11 they can use that space.

12 MR. WIBBENMEYER: Absolutely.

13 MS. CHARLTON: So a condition could just be
14 added that just indicates the use of the space shall
15 not be done until there's a screening approved by the
16 center and the village.

17 COMMISSIONER LACAYO: I mean I think that --

18 COMMISSIONER KAUCKY: I will sleep a lot better
19 at night knowing I have done everything I can to
20 protect those people who are sitting there.

21 MR. WIBBENMEYER: I understand.

22 COMMISSIONER LACAYO: My final point, Jo Ellen,
23 in terms of the sign, there has been a lot of
24 discussion about the signage. I'm fine with it. I

1 think we need more feedback from you.

2 MS. CHARLTON: I have no concerns about any of
3 the wall signs.

4 COMMISSIONER LACAYO: I meant the pylons.

5 MS. CHARLTON: The pylon sign you want feedback
6 on the 63rd?

7 COMMISSIONER LACAYO: All the codes we talked
8 about not --

9 MS. CHARLTON: Let me just say I know the box
10 area -- Can you bring that one section of the sign on
11 63rd?

12 MR. WIBBENMEYER: Sure.

13 MS. CHARLTON: As he described the box area
14 where the actual tenant sign is complies with our old
15 code so I know that complies with our current code
16 because our current code they put their existing
17 signage in shortly before we amended the code which
18 would have given them more signage. So the signage
19 area is fine.

20 Our new code also provided additional
21 signage above and beyond anything you get for tenant
22 signage for both the name of the shopping center which
23 would be the Hinsdale Lake Shopping Center and I think
24 it's limited to 16 square feet in our new code. That's

1 probably a little larger than 16 square feet so again
2 it's on the ground. It's two feet tall by how long is
3 that, do you have any idea, guys?

4 A VOICE: About 25 feet.

5 MS. CHARLTON: So it's going to be double, more
6 than double that. So that would be an exception that
7 you can do as part of the PUD or we can talk about
8 reducing that in size.

9 When we met before the meeting
10 tonight, one of the things that people do is kind of
11 place this signage on the top and so it would just be
12 this wide. I suggest if you take this and offset it so
13 you get kind of an offset look which I thought was kind
14 of attractive or you can just say 16 square feet so
15 it's in compliance with the code. The only thing that
16 would be different is on the ground instead of being
17 three feet up. Does that make sense?

18 The other part of our new code that we
19 didn't have in the old code is we do allow for the
20 management company to be listed on the sign. So
21 Regency Centers would be permitted additional signage.
22 They may choose to add their phone number and we did
23 that in the current code so that we could it's an in
24 lieu of you can put it on your ground sign but when you

1 choose that option, you don't get the option to put up
2 an additional wooden sign on the site.

3 . So I think what they want to do
4 conceptually is good. This part is a design
5 consideration I would support. I don't really have an
6 opinion about the sign. I kind of think it's too big
7 but I didn't design it so I don't like to tell people
8 how to design their signs and I think the Regency
9 Center part is okay as long as they're willing to agree
10 to the no additional leasing signs on the property.

11 CHAIRMAN KOPP: Do you know what's the basis for
12 signs being above three feet? Is it a safety thing?

13 MS. CHARLTON: It's a landscaping thing. We
14 require landscaping around the bases of every sign so
15 we wanted it to be high enough to be seen. Their
16 designer came up with a concept to put the signage in
17 front of the landscaping. So this is like a stair step
18 approach to the sign which I think is pretty creative.

19 COMMISSIONER REMKUS: I think it looks nice,
20 too.

21 A VOICE: (Inaudible).

22 MS. CHARLTON: That's a good point. They'll
23 need to plow snow around the base of their sign.

24 COMMISSIONER LACAYO: It will be covered in the

1 winter.

2 MS. CHARLTON: Yes. Yes. Maybe the back lit
3 lights will kind of glow through the snowbank.

4 CHAIRMAN KOPP: All right. I don't know if you
5 want to make any final statements? You don't have to.
6 The presentation --

7 MR. WIBBENMEYER: We appreciate your time. We
8 are excited about getting started. We're hoping to
9 finish construction hopefully as soon as early fall.
10 Be here before we know it. Thank you for your time.

11 CHAIRMAN KOPP: What we do next is we close the
12 public part of the meeting but then we are still up
13 here but we just have our discussion in public. It's
14 just among us so I'm closing the public hearing for
15 Zoning Hearing Case 15-02.

16 (Hearing adjourned at 7:49 p.m.)

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

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I, KIMBERLEE A. ELLIOTT, being first duly sworn on oath says that she is a court reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

Kimberlee A. Elliott

 Notary Public, Kane County, IL
 CSR # 084-003093

