

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 6, 2016, AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, 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 Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. Absent: Commissioners Lacayo and 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 February 3, 2016 (APPROVE)
- C. Minutes – Village Board Meetings January 25, February 8, February 22, March 1, March 7 and March 14, 2016

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

MOTION DECLARED CARRIED

4. Zoning Hearing Case 16-02: Notice requirement not met. The Public Hearing will be rescheduled. (Greg and Arlene Taylor, 7806 Clarendon Hills Road)

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-03: (Kevin Baldus, Alex Stankus, Charles St. Clair – 7550/7560 S. Quincy Street) Text Amendment to add Production Brewery Tap Room as a special use in the M1 District and approval of a special use for the business.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Ruffolo that based on the submitted petition and testimony presented, I move that the Plan

Commission forward its recommendation to approve the text amendments outlined in the April 6, 2016 staff report for PC 16-03 to establish and regulate production brewery tap rooms as a special use in the M-1 Zoning District; and forward its findings of fact to the Mayor and Village Board for a special use for the property located at 7560 S. Quincy for a production brewery tap room, as shown in Attachment 1 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-03, and recommend approval of the requested special use subject to the following conditions:

1. Conditional use shall be null and void unless the Village establishes and issues a liquor license for the proposed special use.
2. Construction and long term maintenance of the production brewery tap room shall at all times be in substantial compliance with the Project Plans identified in Attachment 2 of the April 6, 2016 staff report for PC 16-03, except for the changes and conditions as provided for in Attachment 3 "Required Changes to Project Plans."
3. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the tap room ceases to operate for any 90 day period.

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

MOTION DECLARED CARRIED

6. **PLAN COMMISSION CONSIDERATION:** Zoning Hearing Case 16-04: (Pulte Home Corporation - 6526 Clarendon Hills Road) Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup to continue the public hearing to May 4, 2016.

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

MOTION DECLARED CARRIED

7. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-05: (Midwest Helicopter Airways, Inc. Rick Smith – 525 Executive Drive) Public Hearing, Discussion and Recommendation for approval of a Special Use and Variations to redevelop an existing heliport located at 525 Executive Drive and known as Midwest Helicopter, with a new building that includes a high ceiling single story 9,256 square foot hangar and 7,045 square feet of hangar support and office areas in an adjoining two story space.
 - A. PUBLIC HEARING
 - B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the April 6, 2016 Plan Commission for PC 16-05, and recommend approval of a special use for a heliport, a variation from 9-8-3(A)4 to reduce minimum required lot depth from 300' to 267', a variation from 9-8-3(D)1 to reduce the minimum front yard setback from 40' to 30.37 feet, and landscape variations from Sections 9-10 and 9-14 in accordance with the proposed plans, subject to the following conditions:

1. Construction and long term maintenance of the heliport shall at all times be in substantial compliance with the Project Plans identified in Attachment 3 of the April 6, 2016 staff report for PC 16-05, except for the changes and conditions as provided for in Attachment 4 "Required Changes to Project Plans." Also Condition 2 of attachment 4 shall be changed to allow the arborvitae screening as shown on the exhibit presented at the hearing.
2. The special use shall become null and void unless a certificate of occupancy has been issued within eighteen (18) months of the date of Village Board approval, or if the heliport ceases to operate for any 90 day period.

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

MOTION DECLARED CARRIED

8. VISITOR'S BUSINESS

None.

9. COMMUNICATIONS

None.

10. ADJOURNMENT

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Kaucky, to adjourn the regular meeting of the Plan Commission at the hour of 10:00 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

April 13, 2016

Minutes transcribed by Joanne Prible.


Chairman

VILLAGE OF WILLOWBROOK

PUBLIC HEARING

ZONING HEARING CASE NOS. 16-03, 16-04, AND 16-05

REPORT OF PROCEEDINGS had at the
Public Hearing of the above-entitled cases before
The Planning Commission at Hinsdale South High
School, Little Theater, 7401 Clarendon Hills Road,
City of Darien, Illinois, on the 6th day of April,
2016, at the hour of 7:01 p.m.

PRESENT:

Daniel J. Kopp, Chairman

John Wagner, Vice Chairman

Leonard Kaucky

Gregory Ruffolo

James Soukup

Roy Giuntoli, Building Inspector

Jo Ellen Charlton, Village Planner

Joanne Prible, Recording Secretary

Tiffany Kolodziej, Intern

1 MR. KOPP: We have three public
2 hearings today. We are going to, as is our
3 practice, we take them in the order that they were
4 submitted. I suspect a bunch of you are here for
5 the second one. So we appreciate your patience,
6 especially the people that are here for the third
7 one. Because of the logistics of this meeting
8 room, we have to end at 10:00 o'clock tonight. So
9 we'll do the first one. If that can't be done
10 within an hour, which I suspect it will, we'll
11 have to continue that one and we'll go to the
12 second one. I think -- I assume most of you are
13 here for the second one, the Arabian Knights. So
14 if that can't be done in, say, an hour, an hour
15 and 15 minutes, which is likely, we're going to
16 continue that one, and then we will do the third
17 one.

18 All right. So the next item
19 on the agenda is Zoning Hearing Case -- next item
20 on agenda was Zoning Hearing Case 16-02, but the
21 notice requirement was not met. That was for a
22 residential property at 7806 Clarendon Hills Road.
23 So if anybody is here for that matter, it will not
24 be heard tonight. It will probably be heard next

1 month, May 4.

2 So then the next item on the
3 agenda is Zoning Hearing Case 16-03. The purpose
4 of this public hearing shall be to consider a
5 petition requesting approval of two text
6 amendments, to add "Production Brewery Tap Room"
7 to Section 9-8-2 to allow the use as a special use
8 in the M-1 Zoning District.

9 And, 2, to amend Section
10 9-8-4(B), to add the word and Production Brewery
11 Tap Rooms in the phrase, Retail Sales: Except for
12 medical cannabis dispensaries and Production
13 Brewery Tap Rooms as provided in Section 9-8-2 of
14 this chapter, no retail sales or services shall be
15 permitted except as incidental or accessory to a
16 permitted use.

17 Also for special use approval,
18 including any exceptions and variations necessary,
19 to operate an approximately 3,450 square foot
20 production brewery tap room within an existing
21 building located in the M-1 District on property
22 with the address of 7550 South Quincy,
23 Willowbrook, Illinois.

24 The applicant for this

1 petition is Kevin Baldus, Alex Stankus, and
2 Charles St. Clair of Downers Grove, Illinois.

3 Notice of this public hearing
4 was published in the March 18, 2016, edition of
5 The Suburban Life Newspaper.

6 Is there a representative of
7 the applicant who would like to speak?

8 MR. BALDUS: Yes, sir.

9 MR. KOPP: All right. Everyone who
10 speaks on your behalf is going to be sworn in by
11 the court reporter.

12 (Kevin Baldus was sworn in.)

13 MR. BALDUS: Good evening. Thank you
14 for the opportunity to come tonight to hear our
15 proposal for the tap room to add to our proposed
16 brewery. My name is Kevin Baldus. I am one of
17 the co-owners, along with Alex Stankus and Charles
18 St. Clair. Between the three of us, we are all
19 three co-owners of Black Horizon Brewing Company.

20 Our journey, Black Horizon,
21 who we are is a nano craft brewery. We have a
22 brewery the size of about two barrel system within
23 our equipment facility. What we're looking to do
24 has been a long journey for the three of us from

1 the start of many different locations. We got an
2 opportunity to find a home, establish a home in
3 the Village of Willowbrook. It's a great
4 location, obviously, since we went to sign the
5 lease but a great location with all of us having
6 local ties to this area and wanting to establish
7 our business in the Village of Willowbrook for
8 many years to come.

9 The reason that we want to add
10 the tap room availability to our business and in
11 the facility is to -- there's probably three
12 phases of why. The tap room allows us to -- well,
13 first, let me start with, the tap room is not a
14 bar. It's not someplace that we are going to have
15 late-night activities. The latest that we are
16 open at any given night during the week is 11:00
17 o'clock p.m. Thursday, Friday, Saturday, and
18 Sunday are days of public operation of the tap
19 room. The remaining days of the week are times of
20 production of beer. I think that's something we
21 wanted to make sure that you all understand from
22 the beginning because it's -- the idea of not
23 having a bar, it's a tap room, more of research
24 and development for our products that we produce

1 to have, one, the residents of Willowbrook and the
2 surrounding communities to come in to their
3 brewery because it is from our knowledge, there is
4 no other breweries in the Village of Willowbrook.
5 It's something for the community to enjoy. It's a
6 low-key environment. It's often we'll have
7 couches, tables, someplace where you can come and
8 order food from outside. We will not be producing
9 food on site, but we already developed some
10 relationships with local businesses and preferably
11 mom-and-pop people like us that are small
12 entrepreneurs that want to bring each other up and
13 support each other. So if you were to walk into
14 our tap room, we'll have a binder that you could
15 browse through and look at different options to
16 have delivered to the facility. We also want to
17 make a connection. What they're drinking at our
18 tap room is what's being produced a few feet away
19 in our equipment. Also, it's our main source of
20 revenue. A tap room is where we will be able to
21 do package sales, out-the-door sales of growlers,
22 which are typically 64-ounce sealed containers
23 that nothing will leave the brewery that's not
24 sealed. It has to be done by law. Or howlers,

1 which are 32 ounces. And within a year or so, we
2 plan on having a canning line as well and an
3 option to sell cans. So that production brewery
4 inside the safe facility of a tap room really are
5 vital to each other's success and, again, allow us
6 to have direct feedback from the patrons that come
7 to see what is doing well, what they like, give us
8 feedback, what would you like to see changed, and
9 to really make us as successful as possible as
10 opposed to distributing, which we will do, but
11 those customers are far away from us. We want
12 them to get to know us, who we are, and that tap
13 room allows us that connection between us and our
14 customers that will be coming in.

15 MR. KOPP: Okay. Any other
16 Commissioners have any questions for the
17 applicant? My main question is why you would want
18 to be in an industrial area as opposed to a retail
19 area half a block away.

20 MR. BALDUS: Because of -- well,
21 producing beer requires that as one zone, that
22 industrial zone to produce. Also, with the profit
23 margin being as small as it is, in order for us to
24 be successful, usually we don't find water, the

1 drainage that's needed to produce the beer and
2 also, typically, the rent and the square footage
3 costs are much, much less than in a commercial
4 facility.

5 MR. KOPP: Okay. Jo Ellen, do you
6 want to give your presentation.

7 MS. CHARLTON: I am. Thank you.
8 This property is located in an M-1 area, M-1
9 Industrial District on Quincy Avenue. It is just
10 south of 75th Street. It is the second building
11 to the south or just north of the new swim club
12 that's also pretty recently located on Quincy
13 Avenue. So there's two things that are being
14 requested as part of this petition. It's a text
15 amendment which the Chairman noted at the very
16 beginning of his presentation to add a production
17 brewery tap room. The use of a production brewery
18 itself without the tap room is a permitted use in
19 the industrial district. So if they were just
20 going to move forward with that, they wouldn't be
21 here. But the fact they would like to sell retail
22 product in an M-1 District is something that we
23 needed to adjust our code for. So that's the
24 first part of their request.

1 The second part of their
2 request, then, assuming that the text amendment is
3 approved, is to request special use approval for
4 the use -- for the tap room use itself. And that
5 gets into our standard review of special uses
6 where we look at things like appropriateness of
7 use and parking and lighting and other very
8 site-specific issues.

9 In terms of the use, as we all
10 know, we've had a lot of cases in this particular
11 area for businesses that are kind of expanding
12 beyond our traditional industrial uses. We've had
13 some recreational uses, things that are
14 quasi-retail in nature, and part of that is
15 because Quincy Avenue has a lot of general
16 retail-type traffic coming through that area.
17 It's not just limited to industrial traffic like a
18 lot of industrial parks are. We do have a pretty
19 good mix of traffic.

20 The other thing that we do
21 when we consider a special use is make sure that
22 the negative impacts of what's normally permitted
23 there, which are the industrial uses, don't kind
24 of roll over into what they're doing. Their

1 particular building currently has one user that
2 occupies the north half of the building and a
3 little bit of the south half, and they're
4 proposing to be in the southwest corner of the
5 building with access to their own parking facility
6 on the south side of the building, which is
7 separate from the users who use the parking lot on
8 the north side of the building. So we feel fairly
9 confident that there's not going to be any
10 conflicts with any trucks or other industrial-type
11 traffic in this location. We also looked at
12 parking requirements, and the staff report
13 indicates we kind of separated it into two use
14 classifications for parking and determined that
15 the two uses that we looked at which are the tap
16 room itself, which we treated more like a
17 restaurant and the restaurant requirements for
18 parking, and then the production space, which we
19 created as a separate space. And in total, we
20 calculated that 17 parking spaces would be
21 required, all of which can be met on this site
22 with some slight modifications to their plan. The
23 site plan that they submitted with their
24 application showed the dumpster enclosure facility

1 on the south side of their parking lot. And by
2 moving that to the north side right next to the
3 building and enclosing it there, that opens up
4 enough room for them to meet the parking
5 requirement of 17 parking spaces.

6 The staff report shows the
7 proposed interior layout of the -- both the tap
8 room and the production room. They will have
9 access to a commercial door directly from the
10 parking lot which is somewhat separated from the
11 delivery area which is currently there, and
12 there's a depressed dock area that will have a new
13 gate separating that dock area from the retail
14 door. And that will be one of the conditions of
15 approval. The staff report does include or
16 address the special use standards in the
17 attachment, and we have made a sample
18 recommendation if the Plan Commission wishes to
19 recommend approval of both the text amendment and
20 the special use.

21 If there is any questions at
22 this point, I would be happy to answer them.

23 MR. KOPP: All right. Any questions
24 by the Commissioners?

1 MR. KAUCKY: Was there some mention
2 about food on the premises? Could you talk about
3 that a little bit, please.

4 MR. BALDUS: Per regulations, an
5 active brewery, if we would try to add a kitchen
6 facility or produce food, we have to get into a
7 completely different licensing. The federal
8 government does not allow that to produce beer and
9 have a -- with a brewer's notice, we could not do
10 both things because it is treated as industrial in
11 an industrial area as a manufacturing of food,
12 they would kind of -- not in compliance with each
13 other. Also, it's another whole set of licensing
14 approval and zoning from the State and the County.
15 And for what we want to do, we just want to focus
16 on beer production, focus on our craft pretty
17 much. And, again, it allows us, then, to reach
18 out and to pull other businesses in the community
19 to our area. Like I said, we've been in contact
20 with some smaller businesses about providing food
21 certain days of the week or you can order in
22 anything.

23 MR. KAUCKY: Or have something
24 delivered maybe?

1 MR. BALDUS: Yes, delivery.

2 Absolutely.

3 MR. KAUCKY: Thank you.

4 MR. KOPP: Is there anyone in the
5 audience that wanted -- had a question of the
6 applicant or the Board on this matter?

7 Do you have any final thoughts
8 otherwise?

9 MR. BALDUS: No. Thank you very much
10 for this opportunity. We look forward to many
11 years of being in the Village of Willowbrook.
12 Thank you.

13 MR. KOPP: We officially close the
14 public hearing on this, and then we discuss it
15 among the Commission.

16 I'm in favor of this.

17 MR. RUFFOLO: As am I.

18 MR. KAUCKY: Yes.

19 MR. RUFFOLO: Jo Ellen, one
20 clarification or restatement. Text amendment
21 would include any facilities like this would be
22 special use?

23 MS. CHARLTON: Yes.

24 MR. KOPP: All right. Will someone

1 on the Plan Commission make a motion that based on
2 the submitted petition and testimony presented, I
3 move that the Plan Commission forward its
4 recommendation to approve the text amendments
5 outlined in the April 6, 2016, staff report for PC
6 16-03 to establish and regulate production brewery
7 tap rooms as a special use in the M-1 Zoning
8 District; and forward its findings of fact to the
9 Mayor and Village Board for a special use for the
10 property located at 7560 South Quincy for a
11 production brewery tap room, as shown in
12 Attachment 1 of the staff report prepared for the
13 April 6, 2016, Plan Commission for PC 16-03, and
14 recommend approval of the requested special use
15 subject to the following conditions:

16 1) Conditional use shall
17 be null and void unless the Village establishes
18 and issues a liquor license for the proposed
19 special use.

20 2) Construction and long-term
21 maintenance of the production brewery tap room
22 shall at all times be in substantial compliance
23 with the Project Plans identified in Attachment 2
24 of the April 6, 2016, staff report for PC 16-03,

1 except for changes and conditions as provided for
2 in Attachment 3, "Required Changes to Project
3 Plans."

4 3) The special use shall
5 become null and void unless a certificate of
6 occupancy has been issued within 18 months of the
7 date of Village Board approval, or if the tap room
8 ceases to operate for any 90-day period.

9 MR. WAGNER: So moved.

10 MR. RUFFOLO: Second.

11 MR. KOPP: Ask Madame Secretary to
12 call the vote.

13 MR. PRIBLE: Commissioner Soukup.

14 MR. SOUKUP: Yes.

15 MS. PRIBLE: Vice Chairman Wagner.

16 MR. WAGNER: Yes.

17 MS. PRIBLE: Commissioner Kaucky.

18 MR. KAUCKY: Yes.

19 MS. PRIBLE: Commissioner Ruffolo.

20 MR. RUFFOLO: Yes.

21 MS. PRIBLE: Chairman Kopp.

22 MR. KOPP: Yes. All right.

23 MR. WAGNER: You are welcome to stay
24 but don't feel like you have to.

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MR. BALDUS: Thank you very much.

1 MR. KOPP: Zoning Hearing Case No.
2 16-04. The purpose of this public hearing shall
3 be to consider a petitioner for approval of a
4 special use authorizing a preliminary Planned Unit
5 Development, and approval of a preliminary plat of
6 subdivision, all including any exceptions and
7 variations necessary to redevelop the existing
8 8.32-acre property known as the Arabian Knights
9 Farm with 29 detached single-family cluster homes.
10 The property has an address of 6526 Clarendon
11 Hills Road.

12 The applicant for this
13 petition is Pulte Home Corporation of Schaumburg,
14 Illinois.

15 Notice of this public hearing
16 was published in the March 18, 2016, edition of
17 The Suburban Life Newspaper.

18 You will be sworn in please.

19 (Rob Getz, Bryan Rieger, and
20 Greg Sagen were sworn in.)

21 MR. GETZ: Good evening. Thank you
22 very much, Commission, for taking the time to
23 listen to us tonight. I am here on behalf of
24 Pulte Homes. My name is Rob Getz, Director of

1 Land Acquisition for Pulte Homes.

2 The project we're here to talk
3 to you about tonight is, as you see on the board
4 there, Carrington Club at the Village of
5 Willowbrook. The project is proposed for what is
6 currently the Arabian Knights horse farm, which is
7 on the west side of Clarendon Hills Road, just
8 south of 63rd. It's been there longer than I've
9 been alive, so I'm sure you're all very aware of
10 the location and what they do there. I just want
11 to take a minute to quickly educate you on who we
12 are and what we're about. If you're not aware of
13 Pulte Homes, we are a publicly-traded home
14 building company. New York Stock Exchange ticker
15 symbol is PHM. Why that is important is because I
16 think it speaks to a little bit of the financial
17 stability of our company as far as our ability to
18 execute on this project. We have over a 50-year
19 history of building homes in Chicagoland. We have
20 been here in Chicago for a long time, and we plan
21 to be here for a long time coming.

22 Throughout our history in
23 Chicago, we proud to be in the top three builder
24 in the Chicago market. In the last year in 2015,

1 we had approximately 370 closings in Chicagoland.
2 We build homes both under the Pulte and the Del
3 Webb brand names. Somewhat important in this case
4 because while we are building this on the Pulte
5 name, due to the size and the amenity level of the
6 community, we will be pulling from our Del Webb
7 experience and, you know, our knowledge of this
8 buyer group that might be interested in this
9 project.

10 We have currently ten active
11 communities in Chicagoland with two newly approved
12 communities under construction up in Lincolnshire
13 and in the City of Naperville. Our most recent
14 project here near Willowbrook is Savoy Club on
15 79th Street in Burr Ridge, close by here. We
16 recently closed out the community. As you
17 probably know that was a community that was
18 started by another developer, fell into financial
19 issues during the downturn. We picked it up as
20 the market started to recover and built the
21 remaining houses out there. Had some very nice
22 success as that community, and we're very proud of
23 the community as it stands now, the finished
24 product today.

1 So what are we proposing here
2 for the Arabian Knights site? I'm going to give
3 you a little overview on the development itself
4 and the type of product we would like to build
5 here. Bryan Rieger, our civil engineer, will
6 follow me, and he'll talk about some of the
7 drainage issues on the site. I know we had a
8 meeting on Monday night where we invited all of
9 the home owners in the area that had been notified
10 with public notice to come to a meeting ahead of
11 time just to give them an idea of what type of
12 development was going in here and some ideas of
13 what might be happening. I see a lot of faces in
14 the crowd that were here Monday night. So I think
15 some of their questions on stormwater Bryan is
16 definitely going to be here to address when I
17 finish. And then after Bryan, Greg Sagen from
18 Signature Design Group is going to be up here, and
19 he's going to talk about the specific of the
20 landscaping of the project and, again, address
21 some of the questions we had at the meeting on
22 Monday night regarding the perimeter landscaping,
23 especially some of the property owners to the
24 north.

1 So as far as the development
2 that we're proposing here, what you will see up
3 there is you will see 29 detached single-family
4 homes. The main entrance for this development
5 will be off of Clarendon Hills Road. There will
6 be a single entrance off of Clarendon Hills Road
7 which will be adjacent and directly across the
8 street from the existing entrance to the townhome
9 community to the east. This is the style of the
10 comprehensive plan that it called for an entrance
11 off of Clarendon Hills Road, a single entrance for
12 this development. There will not be an entrance
13 for this development onto Tennessee.

14 For this development, what we
15 will have here is the roads within the community
16 will be private roads. Those roads will be owned
17 and maintained by the homeowners association.
18 This was mainly due to some of the configurations
19 that we needed to do to the roads to get the
20 proper layout in this community. You will see
21 that, you know, one of the things we worked very
22 diligently with staff as we went through this in
23 the last couple of months was making sure we had a
24 very good perimeter of buffer around the

1 subdivision, such that, one, we were trying to
2 make sure that the existing property owners around
3 the property had adequate buffer and screening
4 between their existing homes and our property. We
5 wanted to make sure there was a nice buffer and
6 extensive landscaping off of Clarendon Hills Road.
7 So you will see here to the north, we've got a
8 50-foot buffer here, 50-foot buffer there, 50-foot
9 buffer here. Off of Tennessee Avenue, we have a
10 50-foot buffer off of Tennessee Avenue. Down
11 below where we have Eagles Nest, the development
12 to the south in Darien, they have a 35-foot
13 setback to their units, and so we matched that
14 with a 35-foot buffer to our units. And then when
15 you come to Clarendon Hills Road, we have at least
16 a 100-foot, if not wider, buffer onto Clarendon
17 Hills Road. So, you know, our intent here was
18 really as you and the rest of the community of
19 Willowbrook drive up and down Clarendon Hills
20 Road, there will be a very nice streetscape at the
21 end of the day to look at for this development,
22 extensive landscaping, our retention basins, more
23 landscaping, the units, a grand entrance with
24 signage that Greg will talk about more, a

1 community feature of a pergola and an overlook,
2 which he will talk about as well, a really, really
3 nice feature as you drive up and down Clarendon
4 Hills Road. This community is going to be set up
5 as a lock-and-leave type of community. It's going
6 to be zero lot line, low maintenance community.
7 So the home owners will own their home and the
8 land directly under their house. So these yellow
9 squares represent the houses out there. These
10 yellow squares are approximately 50 feet wide by
11 66 foot deep, okay. So that is the footprint of
12 the home; and as a home owner there, that's what
13 you'll own. All the roads, all the common areas
14 around the homes will all be owned and maintained
15 by the home owners association. What this does is
16 a couple things. Number one, it provides a nice
17 continuity of the landscaping and landscape
18 maintenance; right? You know it's going to be,
19 you know, well kept. It's going to be, you know,
20 similar throughout the development. There won't
21 be any surprises as far as what one neighbor might
22 put in their yard to another neighbor. There will
23 be a very well kept, professionally maintained
24 situation out there as far as the landscaping

1 goes. The other thing that will be in place is
2 that, you know, your lawn will be mowed, your
3 driveway will be shoveled; right. So if you're
4 going away to Florida for the winter, you know
5 your drive is going to be shoveled, it's going to
6 look like somebody is home. If you're going away
7 for a month, two months, three months on vacation
8 in the summer, your landscaping is going to be
9 taken care of, your lawn is going to be mowed.
10 Again, looking for a very low-maintenance-type
11 lifestyle for people in the community that might
12 be looking for that sort of lifestyle here.

13 You will see in the back
14 corner, we do have a fire access lane to Tennessee
15 Avenue. This was required by the Fire District to
16 have two means of ingress and egress to the
17 community. This fire lane will have a 6-inch
18 barrier curb on this side and a 6-inch barrier
19 curb on this side. There'll be signage as well as
20 markings on the fire lane saying that it's not for
21 common use. So the barrier curb there is to stop
22 people from driving over it. The signage is there
23 to make sure people aren't parking in it or
24 driving through it. There will also be an

1 easement there for the Village to enforce at your
2 leisure the fact of keeping this open and not
3 having anyone park there. It will be 20 foot
4 wide. It will be paved. Both those are per the
5 Tri-City?

6 MR. GIUNTOLI: Tri-State --

7 MR. GETZ: Tri-State Fire Department.

8 MR. GIUNTOLI: -- Fire Protection
9 District.

10 MR. GETZ: Fire Protection District.
11 Thank you. So that's per their request to have it
12 20 foot wide and paved as well.

13 And then the other thing I
14 want to speak to is parking. As mentioned in the
15 staff report, we do have parking in excess of the
16 code for a single-family detached dwelling. What
17 we have here is you have two-car garage in each
18 unit. You have a driveway capable of parking two
19 more cars for each unit, and then what we've done
20 here is we've got a couple of parking bays here.
21 And then in addition to that, we took this section
22 right here and this section right here, and we've
23 put six spaces here, parallel parking spaces, and
24 six parallel parking spaces there that will be

1 marked and striped on the pavement for guest
2 parking. The road here in this area and the road
3 here in this area were also widened to make sure
4 that there was adequate area to accommodate
5 traffic once cars were parked here and also to get
6 the fire movements through here that need to come
7 through. There will also be regulations in place
8 in the CCRs, the declarations, which I know you
9 have in your packets as well which speak to
10 parking limits and the times people can be parked
11 there to make sure that people aren't permanently
12 using those spaces, that they're truly used only
13 as visitor spaces. So that's the inside of the
14 development.

15 I think one of the other
16 things I wanted to speak to right off the bat here
17 was the exterior of the development because
18 besides making improvements to the interior of
19 this development, we will also be doing some
20 things to kind of clean up the general area around
21 the development from where it is today. We will
22 be doing extensive work on Tennessee Avenue. For
23 Tennessee Avenue, we will be widening the section
24 from the north property line to the cul-de-sac

1 here to match the widened pavement that you have
2 from the north property line here all the way up
3 to 63rd. So right now if you drive down here, you
4 have a nice wide pavement section, then it narrows
5 up right here to this area. We're going to widen
6 that out. Once we get done widening that out,
7 we're going to resurface the entire section here
8 you see from the north property line down. We are
9 adding a cul-de-sac at the south end of Tennessee.
10 Right now it sort of ends there. So we will be
11 taking -- and you can see here because of the size
12 of the cul-de-sac, we shifted things over a little
13 bit and encroached onto the property and donate
14 some additional right-of-way to the city to make
15 sure there's room to get this cul-de-sac in within
16 the existing right-of-way. I think staff did
17 mention that the radius that cul-de-sac is less
18 than the standard radius for standards from the
19 Village of Willowbrook. That is because of the
20 size constraints as far as the existing
21 right-of-way that we had to work with down here.
22 But that has been run past the Tri-State Fire
23 Protection District, and they have signed off on
24 the runs of the fire trucks in that cul-de-sac.

1 We will be adding sidewalk.
2 So right now the sidewalk, again, comes down and
3 stops right here. So we're going to take that
4 sidewalk and we will continue it all the way
5 around Tennessee, around the cul-de-sac, and down
6 here and connect it to the existing sidewalk on
7 Tennessee in Darien. So the residents of Darien
8 no longer have to tromp through the mud here to
9 get from this street and down here and walk down
10 the sidewalk.

11 And then, lastly, you know, as
12 part of our berming here, we'll be adding
13 significant landscaping and trees throughout this
14 area. Yes, there are trees throughout this area
15 now. They are not high quality nor decorative
16 trees. We will be replacing, as Greg will talk
17 later, with some very nice looking specimens along
18 this east side of Tennessee Avenue.

19 For Clarendon Hills Road,
20 we're also going to be doing improvements on this
21 side of the development as well. At the entrance
22 here, we will be doing some widening of Clarendon
23 Hills Road to add the ability of a left-hand turn
24 lane into the subdivision. So that will have some

1 additional restriping as well as the widening of
2 this area. We're going to be taking and adding
3 new sidewalk to this area. There is an existing
4 sidewalk here now. It's a little older, and we
5 will be replacing that as we go through here and
6 adding a couple of wiggles and working around the
7 existing -- some of the existing trees out there
8 to make it a nice walking path through this area.

9 Right now, there is curb that
10 kind of comes through here and stops and doesn't
11 continue down all the way to the southern edge of
12 the Village of Willowbrook. So we will be taking
13 that curb and we'll have curb continuous all the
14 way down here, so we will be finishing up that
15 curb line that exists up here to the north. And
16 then, as we talked about before, we will be adding
17 the significant trees along the parkway here. So,
18 you know, not only will we be doing the
19 development inside the property, but there's going
20 to be a lot of things ancillary to what we're
21 doing out here that will directly benefit the
22 general community and the folks that live in the
23 general area here around the piece.

24 Let's talk about the proposed

1 homes that we would like to construct out here.
2 What we're looking at is four models essentially
3 right now approximately 2400, 2600, 3100, and 3300
4 square feet. All the homes we construct out here
5 will have full basements. The idea behind these
6 homes is that they will all be featuring
7 single-story living. Okay. We have designed
8 these homes and this is one. You have the floor
9 plans for all four of our proposed homes in your
10 packages. I picked out one of them to kind of
11 talk through what we're trying to accomplish by
12 these homes. What we're looking to do here is we
13 have a set of -- these are modern plans that are
14 specifically designed for luxury empty-nester
15 lifestyles. What you're going to see here as you
16 walk up to the home, you're going to have a large
17 covered patio area when you first approach the
18 front door. When you walk in the front door, they
19 all have large foyers, grand entranceways into the
20 rest of the house. You'll see here in this model
21 some casual -- we call it casual living space/
22 office space. As you come to the back of the
23 house, what you're going to see is these homes are
24 really designed for entertainment, right, they're

1 designed for that phase of your life where, you
2 know, you're more interested in having your
3 friends over and entertaining than maybe working
4 with your kids on homework and things of that
5 nature. So, you know, a large gourmet-type
6 kitchen, some eat-in cafe area, and then, you
7 know, open gathering points to configure as you
8 will for great open entertaining space. Each of
9 these units will have an interior covered porch
10 associated with them. Some of the homes the
11 covered porch is on the side. Some of the home,
12 the covered porch is in the middle. That porch
13 interacts with the gathering area and some
14 interacts with the owner's suite as well. What
15 will happen is -- there we go. So these porches
16 here, it will come standard as a covered patio.
17 We will also have options if people want to
18 convert those to screened-in porches or they want
19 to convert to sun rooms. But the base will be a
20 nice area. So you have outdoor living area within
21 the envelope of your home. And then, again, they
22 all have the first floor owner's suite, owner's
23 bath, extensive closet space, you know, things
24 that, again, a luxury empty-nester might be

1 looking for as they downsize into a new home.

2 Also, you see here, you don't
3 really see any bedrooms except for the master
4 bedroom on the first floor. We tried to take the
5 first floor and maximum the entertainment space on
6 that first floor. What we will have is we will
7 have optional second floors, and these optional
8 second floors, you know, it's not really going to
9 be visible from the front. They are going, as you
10 see here, this is the front of the home. They're
11 more geared toward the back half of the unit.
12 They will have different configurations. This is
13 one sample configuration where you have two
14 bedrooms, a bathroom, and a loft area that
15 overlooks, you know, the vaulted gathering room
16 below. So we will have different configurations
17 up here. If you want to have that second or third
18 bedroom maybe for the kids when they come home
19 from college, for grandkids, for friends or family
20 when they visit out of town, you know, you have
21 that ability to put some extra bedrooms on the
22 second floor, or even there is other options, the
23 big loft area, maybe a man cave or place to play
24 pool up there. So, you know, we have some

1 different options for the second floors. You will
2 see with the 24 and 2600, those are standard just
3 first floor, and then you have an option to put a
4 second floor. When you get to the 3100 and the
5 3300, the way those square footages get larger
6 because we have the same first-floor footprint is
7 they come standard with that second floor space on
8 them.

9 As far as the fronts and the
10 elevations of these go, we talked about we're
11 going to propose four home plans for these. Each
12 of these home plans are going to have several
13 elevations. In your packets, what we presented to
14 you was examples of three different elevations for
15 each home plan. And what I want to show you by
16 this kind of rendering here is all three of these
17 are the same house, right, it's the same floor
18 plan. But you can see by incorporating different
19 types of architectural styles here, it's kind of
20 an East Coast Shaker look. Here is a French
21 provincial look. This is a much more traditional
22 look. You can really take the same floor plan and
23 make it look like very distinctly different homes.
24 So we intend to inject a lot of variety in these

1 29 homes by having four floor plans, at least
2 three elevations, and we'll probably be
3 introducing more elevations as we go on throughout
4 this development. The materials that we're using
5 on this is all high-quality materials. You're not
6 going to see any vinyl on these homes. We've got
7 brick; we've got stone; we've cut stone around the
8 entrances; and then we've got shaker and we've got
9 engineered wood siding and engineered wood siding
10 trim. So very high-quality materials on these
11 homes throughout the development.

12 Again, back to my theory
13 earlier that we want to make sure that Clarendon
14 Hills Road this subdivision looks really nice and
15 really luxurious. So what we've taken is we've
16 taken the concept of key lots and said okay, for
17 these four key lots here, the rears of these homes
18 are going to be very important because they're
19 going to face right to Clarendon Hills Road. For
20 Lot 29, this side of this home is going to be very
21 important because it, as well, faces Clarendon
22 Hills Road. So we introduced some additional
23 architecture to the rear and to the side of those
24 units to again make sure that their presentation

1 as you drive up and down Clarendon Hills Road
2 because there will be a lot of folks looking at
3 the rear of these houses. So we want to make sure
4 the rear of the house, you know, looks as nice as
5 the front of the house does as people are driving
6 by up and down Clarendon Hills Road.

7 So you can see here for our
8 key lot rear, what we've done to this rear, you
9 know, we've introduced two peaks on the rear of
10 this. We introduced a knee-high brick ledge on
11 this. We introduced shaker on this in the peaks.
12 So try to get, you know, one, two, three, a
13 multitude of materials to provide interest as well
14 as, again, taking those peaks up to break up this,
15 you know, this roof line here as you look at it
16 from the rear.

17 On the side, you know, what
18 we're proposing here is, again, kind of continuing
19 this element of a knee wall brick across the side.
20 We have a trim board at the top of the first
21 floor. The area above the first floor is a
22 shaker. The area below is standard siding. And
23 then we took, instead of having the roof line come
24 up to here, we clip the roof line up so it kind of

1 limited the amount of space that you see on this
2 edge here. So you have kind of one architectural
3 element, another architectural element, a third,
4 and a fourth to break up any monotony that would
5 be on that side of that unit for, again, for the
6 key lot that you have here on Lot 29.

7 With that, I'm going to turn
8 things over to Bryan to talk about water.

9 MR. RIEGER: Good evening. My name
10 is Bryan Rieger from V3 Companies. We are doing
11 the civil engineering for the site, and stormwater
12 management has been a long concern in DuPage
13 County for a long time. And in response, DuPage
14 County has adopted a pretty stringent ordinance
15 for stormwater maintenance, of which Willowbrook
16 has adopted the same. A couple of the key
17 components within the ordinance is stormwater
18 detention. That's the typical stormwater ponds
19 and stuff that you see on sites as well as dealing
20 with offsite flows that come onto the site.

21 So this slide here depicts
22 some of the existing drainage patterns on the
23 site. We have some concerns down here with
24 drainage, flows from Tennessee Avenue. It's a low

1 area. There isn't a lot of stormwater storm sewer
2 or other drainage components down there to capture
3 that flow. And there also historically has been
4 some concerns along south property line that, I
5 believe, have recently been updated. I know there
6 is still some concerns that we need to deal with.
7 On the site itself, there really isn't any
8 stormwater storm sewer on site. There isn't any
9 detention on site. So we're looking to remedy
10 some of that.

11 From the proposed condition is
12 what this exhibit is showing here, we are
13 proposing two stormwater management facilities on
14 the east side of the site. In total the volume in
15 there that's going to be available for stormwater
16 detention is 3.5 acre feet. So to kind of put it
17 in context of what 3.5 acre feet is, if you take
18 an acre of land, and you picture 3 and a half feet
19 of water on that, that amount of volume is going
20 to be available in those stormwater management
21 facilities for storm events when they happen.
22 Regarding Tennessee Avenue stormwater concerns, we
23 are installing a pipe underneath Tennessee Avenue
24 and bringing that into our storm sewer system.

1 That water will be able to flow into our system
2 and then into our detention ponds, so we're
3 capturing that water and helping the drainage
4 along Tennessee Avenue.

5 Along the south property line,
6 we are proposing a swale on the -- just on the
7 north side of that south property line to capture
8 any of the water that falls on our site and also
9 capture any water that -- on the south side that
10 would continue onto our site. Any of that water,
11 again, will flow into the stormwater management
12 facilities, which will be detained. The
13 stormwater management facilities -- and Greg will
14 get into this a little more when he talks about
15 the landscaping -- but they're going to be
16 dry-bottom ponds, naturalized plantings. So there
17 will be native plantings, but they will be a dry
18 bottom. There's not going to be any open water at
19 this point so that is the plan.

20 So in summary, we will be
21 significantly improving the stormwater management
22 on the site and also off the site on Tennessee and
23 alleviating any of the concerns on the south side
24 of the site as well.

1 So Greg is going to come and
2 talk to you about landscaping.

3 MR. SAGEN: Good evening. For the
4 record, my name is Greg Sagen. I'm a registered
5 landscape architect, president of Signature Design
6 Group with offices in Naperville, 132 North
7 Washington Street. I'm here this evening to talk
8 briefly with you about the existing trees on the
9 site, our proposed landscaping, site amenities and
10 then the perimeter buffers that Rob has alluded
11 to.

12 On the screen behind me is the
13 summary of our existing tree survey. We surveyed
14 the entire perimeter of the site, all the existing
15 trees. There's a large number -- the site is
16 generally wooded. There's a large number of
17 undesirable trees on the site, boxwood, cotton
18 wood, osage orange, boxelder, silver maple, and
19 some ash. Scattered in and around the site,
20 however, there are desirable trees, a large
21 portion of them located around the perimeters.
22 Those would be locust tree, spruce, black walnut,
23 Norway maple, and there's even a tulip tree up in
24 the northeast corner of the site. So what this

1 exhibit shows is working with Village staff, we
2 attempted to save trees in locations that we could
3 based on extensive regrading that's going to
4 happen to the site and then utilities and
5 development of the site. There's 16 -- the yellow
6 circles show the trees that are proposed being
7 saved. These trees are desirable trees. They're
8 also in locations where we should cause minimal
9 root damage and also provide some mutual benefit
10 and preserve some of the character of this site
11 around the perimeter. There was a question raised
12 at the homeowners meeting that Rob attended on
13 Monday night regarding the south border of the
14 site. One of the residents had concerns probably
15 seven or eight silver maple, large silver maple
16 along that side. One of them or two of them
17 overhang the residences and they wanted to make
18 sure those were not intended to be preserved. And
19 those trees, silver maple along the south property
20 line are all going to be removed. There are only
21 four trees being preserved, a very large
22 cottonwood, a spruce, a black walnut, and then the
23 only oak on site right in that location. So to
24 answer one of our neighbors' questions, the silver

1 maples will be removed.

2 The next slide is an
3 illustrative landscape plan. So what are we going
4 to do on the site? The symbols on this plan, just
5 to give you a bit of orientation, excuse me, the
6 larger circles are shade trees, the colored
7 circles are ornamental trees which would be
8 understory trees, crab apples, buckthorns, things
9 of this nature. And then the darker green symbols
10 that have some hatching or starring in them, those
11 are evergreen trees located in and around the
12 site. The common area is the only thing shown on
13 this exhibit. So as Rob alluded to, these gold
14 boxes are placeholders for the individual houses.
15 Included with each individual house will be
16 standard landscape packages, trees, foundation
17 landscaping, just like you would have on your
18 typical home. That is shown in our preliminary
19 landscape plan set on Sheet 104 but is not
20 included on this exhibit, as the goal of this
21 exhibit is to emphasize the common area of the
22 overall landscaping on the site.

23 So what are we proposing as
24 part of the site? Parkway trees will be -- new

1 tall and interspersed with flowering native
2 perennials. This is now more of a mandate by
3 DuPage County and the accepted measure and weigh
4 to vegetate these type of naturalized basins.
5 There's a lot of stormwater and environmental
6 benefits these provide. They filter out
7 impurities. They filter out nutrients out of the
8 stormwater. They act as a first-flush before the
9 stormwater goes down into the storm sewers and
10 ultimately into our watershed. So it's a very
11 important element. It provides for additional
12 habitat. It provides for groundwater
13 infiltrations.

14 But the question is and the
15 question always arises, "What about mosquitoes?"
16 And one of our neighbors also had that question.
17 And it's a very valid point. It's a very good
18 question. Oftentimes we have open water pools or
19 sedimentation ponds as a part of this development
20 which there, there's a dynamic with ecosystem
21 balancing which we don't need to discuss this
22 evening since these are dry-bottom basins, there
23 will be no standing pools of water, so there will
24 be no opportunities for mosquito larva to

1 generate. They will fill up with stormwater.
2 They will slowly empty over a period of time
3 through the restricter pipe and then be a total
4 dry bottom. It will not be a breeding ground for
5 mosquitoes but a common question and a valid
6 concern.

7 Perimeter buffers which Rob
8 alluded to we'll discuss in a little bit more
9 detail in just a minute in the presentation but
10 along our frontage along Clarendon Hills Road, we
11 wanted to have a beautiful presence, a nice
12 entranceway to our development as well as
13 providing screening and buffering from our
14 residents out onto Clarendon Hills Road
15 terminating into our entrance area as we come in.
16 The -- our entrance area will feature a masonry
17 sign, brick masonry sign that's 8 feet tall, 4
18 feet 6 inches wide. It's very elegant, simple
19 design, elegant cut stone and brick masonry. The
20 columns along our frontage will feature also brick
21 masonry to pick up some elements in the signage
22 and also -- back up for a second. Along our
23 frontage all along Clarendon Hills Road, in
24 addition to the new parkway trees, we will have

1 continuous ornamental metal fencing, 36 high
2 aluminum fencing, 10 masonry columns, and then the
3 layered landscaping which creates the entrance
4 space field. The entrance monument sign that we
5 just looked at is in this corner. The pergola
6 entrance sitting area which we'll look at in just
7 a moment is in this location.

8 The next slide, again,
9 detailing the entrance sign, which is single
10 facing, which looks out onto Clarendon Hills Road
11 and the columns and the detail of the
12 ornamental -- 36-inch ornamental fencing behind
13 it. This is a rendered perspective. As you look
14 down our entrance road, the character of the
15 development you would be seeing our signage on the
16 south side, breaks in the fencing to draw view
17 into the evergreen backdrop and the layered
18 landscape beyond. There's an impression of the
19 column and the fencing carrying on down. Our
20 landscaping, certain ornamental trees such as red
21 bud will echo through the development to draw you
22 in. Shrub roses planted on either side, spreading
23 junipers to draw you into this entrance court.
24 Flanking our entrance sign will be three masonry

1 columns with ornamental fencing between them and
2 then carrying on down the road with a backdrop of
3 a grove of river birch trees with a naturalized
4 detention basin on it. And then, again,
5 culminating this entrance space is the pergola
6 sitting area, which is a main amenity to this
7 entrance court, kind of terminates this entrance
8 court space.

9 On the top you see a section
10 and a front elevation. It's 8 feet by 18 feet.
11 Single-column cantilever gives it a little lighter
12 airy feel. Human scale to it, it provides a nice
13 backdrop and shade. The location of this is very
14 important because we wanted an area that had a
15 long view for an overlook area. We also wanted to
16 orient it to north northeast so you're not looking
17 into the sun. Two benches below it. It's a
18 little gathering area. It creates a nice little
19 destination, gathering spot and an amenity for the
20 neighborhood and for the residents. It's also
21 located in a spot because we looked at various
22 areas throughout the development where the best to
23 place this. We started looking at areas between
24 units. We started feeling it kind of infringed on

1 private spaces, and you wouldn't feel as
2 comfortable in close proximity to your neighbor
3 and neighbors would not maybe like the gathering
4 there. So this creates a very nice amenity for
5 our entrance drive and gives it a space where it's
6 not in conflict with the private use areas
7 immediate adjacent to the homes. It also is not
8 in conflict with overland flood routes or
9 utilities which are very prevalent in tighter
10 developments, cluster developments like this. So
11 we feel it's a very strong element, adds a nice
12 amenity for the community, and this is a very
13 appropriate location for it.

14 So as we go back, one of the
15 last items is perimeter buffers, and buffers
16 around this site are very important. Why?
17 Because, obviously, it provides a mutual benefit
18 for both our residents as they look out and giving
19 them a little sense of enclosure and for our
20 neighbors as they look in, preserving the wooded
21 character of the site and providing some visual
22 separation from our residents to our neighbors, a
23 mutual benefit. So there is a lot of emphasis and
24 effort put into the perimeter buffers along the

1 south, along Tennessee on the west and along the
2 north. Jumping ahead to show you in cross-section
3 what these buffers might look like. Section A is
4 across Tennessee Avenue, Tennessee Avenue being
5 the center of the exhibit. There will be the
6 rural cross-section ditch, the city sidewalk, and
7 then there will be a berm. Berm elevated area 3
8 feet height along Tennessee. Section B, which is
9 a cross-section on our north perimeter property
10 line here looking towards our houses, again, a
11 berm, preserving existing trees in this area,
12 starting our slope, a berm to the swale and then
13 up to the units. Two things to note on both these
14 cross-sections. Typically, in the back of our
15 units, except for the south side, we have our
16 backyards going down to a swale, a ditch, a flow
17 line containing our stormwater, and then the berm
18 continues on on the outside. This flow line will
19 be an important element when we talk about timing
20 of this because this will determine when we do
21 these perimeter plantings as part of our initial
22 landscaping to secure this site before house
23 construction, all of this initial landscaping will
24 be from this flow line to the outside. The

1 building pad and envelopes for the individual
2 house line units will be from that flow line in.
3 So that gives you kind of the idea of where all
4 this perimeter landscaping, these buffers, which
5 will be initially installed, are going to be
6 located within this development.

7 As you look at this plan and
8 this illustrative graphic around the perimeter, 90
9 to 95 percent of this landscaping would all be
10 installed initially with immediately following the
11 mass grading. So the goal of Pulte is to secure
12 and plant the perimeters of this site for the
13 mutual benefit, both of marketing and for the
14 benefit of the buffering to get some growth to it
15 and to get some size to it. Planting on the berms
16 provide for that additional elevation. It also
17 helps the plants grow better, they get better root
18 drainage and growth.

19 What types of plants are we
20 going to use here? Again, the symbols with the
21 shade trees, the evergreen trees, the ornamental
22 trees. As you go across our buffer, you see
23 evergreen, shade trees, line of ornamentals, a
24 group of shade trees with shrubs underneath them,

1 evergreens, a shade tree, evergreens, ornamentals,
2 evergreens, shade trees with shrub hedges
3 underneath it, ornamentals, evergreens, so on and
4 so forth. Continuous landscaping to give you
5 spacing. These circles are 15 feet in diameter.
6 So, basically, there's going to be trees,
7 ornamental, evergreen 15 feet apart this entire
8 continuous border. Now, they're going to be
9 layered, they're going to be danced and moved
10 around this berm to give it more of a naturalistic
11 look, but, in essence, the density of the
12 plantings will be significant to provide for
13 immediate impact but still allow for future
14 growth. The size of these materials upon
15 installation, the evergreens would be 8 feet tall.
16 The ornamental trees, those colored circles, will
17 be 6 to 10 feet tall. Shade trees will be 3-inch
18 to 4-inch calipers. So that equates to a tree
19 that's 14 to 18 feet tall upon installation. So
20 based on general landscape sizes, these are
21 reasonably large trees to be initially installed
22 for the purpose of creating this impact, this
23 initial flush and feel of development for the
24 site.

1 The flow line of the
2 properties, the berms, as I mentioned, are
3 basically following the back end of these units so
4 all of that perimeter landscaping would be
5 installed as part of phase one, as well as the
6 initial Clarendon Hills Road, just a mass grading
7 anticipated to begin, if the project stays on
8 current schedule, anticipated to be fall of this
9 year, fall of 2016, the landscaping, and then the
10 subsequent turf in those perimeter areas would be
11 installed.

12 The turf will be seed and
13 blanket. It will be put in in the fall at an
14 appropriate time. Should it push too late in the
15 fall, then it will be deferred for a month and
16 then we will do dormant seeding so the seed will
17 be put down with the intention it will not
18 germinate, it will all be covered with blanket so
19 it does not erode, and then the seed will
20 germinate in the spring.

21 So that's the overall plan of
22 the landscaping, the landscape buffers, the
23 perimeter buffers, and the amenities on the site.

24 And with that, I believe I'm

1 going to turn it back to Rob.

2 MR. GETZ: Yeah. Thank you, sir.

3 All right. In the interest of time, I think I'm
4 going to skip over this one and go right to our
5 final slide here. And just to wrap things up and
6 conclude, I would like to speak a little bit about
7 what we see as the benefits of this project to the
8 immediate area and to the Village of Willowbrook
9 as well. So I think the first one up there,
10 obviously, that we're taking and revitalizing a
11 property that is no longer in character with the
12 surrounding uses, right. You have a horse and
13 banquet facility that at one time was what it was
14 in the area but now is completely surrounded by
15 low-, medium-, and high-density residential to the
16 four sides. So we're really taking that property
17 and updating it to be in conformance with the
18 surrounding uses. We are going to provide a
19 high-quality housing product to fill a need in the
20 community. Just a little data point for you, I
21 went on before I came to the meeting here and
22 jumped on the MLS, and I did a search, and I said,
23 okay, say I'm looking for a house that's either
24 one or one and a half stories, right, so you can

1 plug that in. That house could be in Willowbrook,
2 Burr Ridge, Westmont, Darien, or Hinsdale. Okay.
3 I want that house to be fairly modern, so I want
4 it to be built in the last 20 years. Built in
5 1996 or newer. In that search, what I turned up
6 was six homes for sale right now. First home was
7 a home in Darien, an older ranch for \$410,000.
8 Second home was one in Westmont for 479,000. The
9 third and fourth homes were newly-constructed
10 homes by McNaughton in Burr Ridge for 995,000.
11 And the fourth and fifth were million-dollar-plus
12 homes in Burr Ridge. So if I'm out in the market
13 today, and let's say I'm selling an 800,000 or
14 \$900,000 home right in the community, and I want
15 to downsize because maybe my kids have gone off to
16 college. You know, there is really nothing
17 between 500,000 and a million dollars for someone
18 to buy in, again, the radius of communities around
19 the Village of Willowbrook. The last two points
20 there I think I mentioned earlier, you need to
21 know if it is going to benefit the surrounding
22 area by creating a final improved condition for
23 the south end of Tennessee and the cul-de-sac,
24 widening the road, resurfacing the road, adding

1 sidewalk, adding landscaping, and providing the
2 drainage improvements on Tennessee that Bryan
3 talked about.

4 And my last point is we
5 finalize the improvements on the west side of
6 Clarendon Hills Road by adding curb and gutter,
7 improving the sidewalk, and adding landscaping
8 that works with the power poles, for one, and also
9 extensive landscaping along that perimeter.

10 So with that, I think we will
11 open it up to discussion and questions. Thank
12 you.

13 MR. KOPP: Any Commissioners have
14 initial questions for the applicant?

15 All right. Well, Jo Ellen,
16 why don't you give your report.

17 MS. CHARLTON: Rob, if I can ask you
18 to put one of the last site plans on there.

19 MR. GETZ: Absolutely.

20 MS. CHARLTON: Thank you very much
21 for that very detailed presentation. I don't
22 think I'll need to go through as much detail again
23 in the interest of time. I do want to cover a few
24 things as to how this project relates to both a

1 comprehensive plan and the standards for both
2 planned unit developments and for special uses.
3 The first thing I wanted to do is just reiterate
4 or clarify that they are requesting preliminary
5 PUD approval and preliminary plat of subdivision
6 approval only. It's a little different than some
7 of the other PUDs that we looked at where they
8 come in for both preliminary and final at the same
9 time, which requires a whole lot of additional
10 level of detail both in terms of the landscaping
11 and the engineering. So if they go through this
12 process and you make a recommendation and the
13 Village Board Approves preliminary PUD and
14 preliminary plat, it technically gives them the
15 entitlement. So the project is approved but they
16 then have to prepare all of those final plans in
17 conformance with the approved preliminary plan.
18 That comes back to you again for a review, and
19 your review consists of making sure that they're
20 in compliance with the approved preliminary plan.
21 So we will be looking at this in two layers, and
22 it was really an opportunity for them to get a
23 jump start on this project and find out whether
24 the Village was going to be willing to let this

1 project move forward.

2 Again, I want to specify a
3 little bit of how this project relates to the
4 comprehensive plan. For any special use or PUD,
5 we do take a look at the comprehensive plan
6 document for the Village. And the comprehensive
7 plan can be very general in some respects with
8 some conditions and specifications that they want
9 generally for residential uses, or it can be very
10 specific. And in this case, we have both. We
11 have very specific site-specific recommendations
12 for this particular property. The overall
13 recommendation for this site when you look at the
14 map is that it's for low density residential
15 consisting of between one and four dwelling units
16 per acre. The proposed project has a dwelling
17 unit per acre of 3.5, so they are within that
18 requirement of the comprehensive plan.

19 Specifically, with regard to
20 this property, there was some specifications that
21 were made, and one of them was that development be
22 comparable in lot sizes and widths to surrounding
23 properties. That's kind of a mixed bag in this
24 particular location because if you look to the

1 north and the west, we have our lower density
2 probably at the lower one to two units per acre
3 spectrum. But when you look to the east and to
4 the south, this project -- or those properties to
5 the east and south are higher density than this
6 proposed project. So, again, we're kind of
7 weighing that information and taking a look at how
8 this fits in based on its relationship to the
9 properties that surround it. It's going to be a
10 little bit higher density than the properties to
11 the north and west but a little bit lower density
12 than the properties to the east and south. Also
13 specific to this site, recommendations included
14 limited access to Clarendon Hills Road. So,
15 again, we had them design one access point and try
16 to align that with Snug Harbor Drive across the
17 road so we didn't have conflicting turning
18 movements on Clarendon Hills Road. The comp plan
19 also recommended that this be planned as a planned
20 development. I think it recognizes that this is a
21 pretty sizable piece of property in the
22 neighborhood and that certain design features were
23 going to be best managed through the planned
24 development process. And because of that, we were

1 able to look at the higher density that's kind of
2 in the middle of the development and try to ask
3 them to provide additional benefits for around the
4 perimeter. That's why you see the increased
5 setbacks both along Clarendon Hills Road and those
6 wide 50-foot setbacks to the north and west, and
7 all of those berms and landscaping providing some
8 of the setbacks that you wouldn't otherwise
9 receive if you have standard lots with standard
10 single families on them. The comp plan also
11 recommends the integration of community or
12 park-like facilities with any new development in
13 the area. So the landscape architect talked about
14 the feature that was added at the entrance to the
15 subdivision with a little bit of seeding, pergola.
16 I think we hoped for something a little bit more,
17 but, again, that privacy issue and trying to
18 balance all of that within the facility is
19 something that we need to be considerate of. They
20 are providing the additional pedestrian amenities
21 with all of the improvements to the sidewalks and
22 the connections that are made, too. So I think
23 that's a positive feature of the development.

24 Generally, the comp plan kind

1 of getting away from the specifics, they look for
2 residential developments to minimize negative
3 traffic impacts. And, again, based on all of the
4 public improvements offsite that they overviewed
5 in their presentation, both on Clarendon Hills
6 Road and on Tennessee, are aimed at minimizing
7 those negative impacts. They're providing the
8 turn lanes. The cul-de-sac at the end of
9 Tennessee was something that not only do we need
10 to provide that turn-around, which it's kind of
11 there now with the horse farm, but it's very
12 informal and not well defined, so they're
13 providing that and increasing the width of the
14 road for the balance of Tennessee to the south.

15 Again, it talks that the
16 development should be compatible and in character
17 with surrounding residential developments. Again,
18 this is kind of falling somewhere in between those
19 two different densities that are on all sides of
20 the development. The plan also talks about
21 minimizing collector streets. There are no
22 collector streets as the applicant indicated.
23 There's no public streets at all, actually. And
24 all of these streets in the development are

1 private streets. And they also talk to use of
2 innovative planning and design techniques to
3 conserve land and energy and improve quality and
4 reduce development and service costs. Again,
5 those increased setbacks are an important factor.
6 The high-quality product which they are proposing
7 is something that will be a benefit to Willowbrook
8 and surrounding residents to have different
9 options for residential uses.

10 And then, finally, the plan
11 does talk about preserving natural resources
12 around the development. So the handful of trees
13 that were able to be preserved was the end of an
14 effort that started with inventorying every tree
15 around the entire perimeter, including a staff
16 visit by Tiffany and myself to kind of go through
17 each of those trees that were surveyed and verify
18 that they were saving the right trees, and in some
19 cases we recommended they add a couple of more
20 that weren't in the original plan, so they were
21 very receptive to working with us in that regard.

22 So as you can see, when we
23 look at trying to determine whether this project
24 is in compliance with the comprehensive plan,

1 there's a lot of factors that go into that. And,
2 you know, some people may argue that it's not
3 consistent with the development to the north,
4 which it isn't. If we were to be consistent with
5 the development sizes and the lot sizes to the
6 north, I think the maximum number of units that we
7 could put on this site would be 14. But when we
8 look at the development to the south and east, you
9 know, this development could have a lot more units
10 on it if we were to be consistent with those
11 development patterns. So this is one of those
12 buffer properties. It's situated such that it has
13 lower density to one side and higher density to
14 the other. So I think they've done a fairly good
15 job proposing something that's within that 1 to 4
16 parameter that the comprehensive plan suggests.
17 As we do in all situations, we take a look at the
18 PUD standards, and those are outlined on Pages 4
19 and 5 of the staff report. Many of those
20 standards have been addressed by the applicant in
21 his presentation, so I won't reiterate that.

22 I did want to mention that
23 parking is something that we looked at and while
24 they are meeting the requirement for a detached

1 single family, they are also meeting the
2 requirement for attached single family, even
3 though this isn't that project. Our code goes a
4 little bit farther in recognizing that
5 higher-density projects are going to need more
6 parking for visitors, and so that's where they
7 designated the on-street parking spaces. Again,
8 they're going to be located six spaces right along
9 this curb and six spaces along this curb, in
10 addition to three spaces in that general area
11 right there. Other than that, there will be no
12 on-site or on-street parking within the
13 development. Any other visitor parking in the
14 development would need to occur on their
15 driveways. And it's interesting, if you go
16 through the covenants for this project, they have
17 very strict requirements about how the driveways
18 can be used, how the garages can be used even. I
19 think it goes so far as to say that garages can't
20 be used for storage for anything other than your
21 car, you know. Like some people will do that.
22 And that's a covenant that they've imposed on
23 themselves as a means to try and make sure that
24 they're not having parking issues within the

1 subdivision.

2 All of the road improvements,
3 I won't go through those.

4 The emergency exit that's
5 located in this area, again, their proposal to
6 restrict unnecessary traffic or nonemergency-
7 related traffic and that is to install a B-612
8 curb both at this location and at this location.
9 And include a lot of signage. B-612 curbs hurt
10 the standard car, so I think that's a good
11 approach, but people with larger vehicles could
12 potentially go over that, so I think there has
13 been some concern expressed by that possibility
14 from some of the neighbors that I've talked to.

15 The building pads, there's a
16 couple of things I wanted to note on the building
17 pads. Their standard size is 50 feet wide by 66
18 feet deep except you'll notice in some instances,
19 the ones that I'm pointing to, have a little
20 bump-out of the pads that come a little bit closer
21 than, say, the building pads that are parallel to
22 any street surface. That particular area will
23 allow them to provide an upgraded porch feature on
24 those units and to keep that porch feature within

1 that building pad. Something that sometimes
2 happens in these developments is they have the
3 main building on those fee-simple lots or the lots
4 that are owned by the people that purchase these
5 homes, and then sometimes you have steps or
6 porches or patios in some case that can extend
7 into that common area. The lots that I pointed to
8 with the bump-outs will all be able to be
9 maintained within the fee-simple lot. We will be
10 talking to them about a provision in the covenants
11 for these other lots that would allow a 2-foot
12 encroachment over that front lot line or closer to
13 the road surface to accommodate those pillars and
14 things that create the more dramatic entryway
15 feature. So other than that, we haven't really
16 done any additional modifications to extending
17 beyond the building pad.

18 Key elevations were addressed
19 as being along this particular side location and
20 along these locations. All other side and rear
21 elevations were -- would be as shown in your
22 packet. There were some standard rear elevations
23 and standard side elevations unless there's
24 modifications made to that recommendation.

1 Skip through some of these
2 that they covered. The landscape architect did a
3 pretty good job in answering some of the
4 questions, I think, that I had, at least, about
5 phasing of the landscape improvements. The plans
6 themselves weren't very specific at indicating
7 where that line was, and he described it as the
8 drainage swale around the entire perimeter would
9 be the line at which from the swale out would be
10 part of the initial phase of landscaping versus
11 everything inside of that line, which would be
12 landscaped as each one of the units are built. So
13 I think we can handle a lot of that in the plans
14 and/or the covenants or the agreement that we're
15 going to be putting together on the public
16 improvements that would be presented to the Board.
17 One of the concerns that we always have is the
18 phasing, how quickly these projects move forward.
19 So if they get all the perimeter in by the fall,
20 if the landscaping is in, they're building their
21 model by the end of the fall, hopefully they do a
22 lot of sales over the winter and they start
23 construction of a lot of units, sorry, right next
24 spring. But some of those lots are going to be,

1 you know, longer in developing. So we're going to
2 need to have some consideration as to what happens
3 to those lots, and I think we're just going to
4 seed them and maintain them and mow them, but some
5 of that needs to get spelled out into the approval
6 documents that we'll be finalizing for
7 consideration when the Plan Commission makes its
8 final recommendation at the next meeting.

9 I do want to note, I know
10 there is a lot of people in the audience today.
11 This project has generated quite a bit of feedback
12 from residents who have called and came in to look
13 at the plans. Everybody has taken the time to do
14 that. That's great public involvement, and I
15 thank you for doing that. We are looking forward
16 to your comments, but I think very generally most
17 people had questions about the proposed density
18 and questioning 29 units on this acreage. That
19 initial reaction, though, was usually curbed with
20 something that was a little more positive when
21 they saw the quality of the project that was being
22 proposed and then kind of started looking at other
23 issues, site-specific issues like the drainage,
24 which was a big concern for most people and

1 landscaping and just how it's going to look
2 according to me. So I'm assuming most of you are
3 nearby residents, and we look forward to hearing
4 from you and incorporating your feedback into any
5 modifications to the plan that the Plan Commission
6 might consider.

7 The only other thing, Rob, I
8 don't know, did you want to address anything about
9 rear patios or not? I had that on my list.

10 MR. GETZ: I think I can mention it
11 quickly.

12 MS. CHARLTON: Okay. If you're going
13 to include that, we're going to need to address
14 that.

15 MR. GETZ: What we've got in the
16 covenants that you've seen in front of your
17 packages is we have a concept because if you look
18 back, and I talked about the fact in the -- hang
19 on. All right. Here we go. If you look up here
20 we talked about the outdoor living spaces, covered
21 porch. What we normally do in a community such as
22 this is we would also like to give people the
23 ability to have a grill in the backyard and have
24 some hardscape surface to put that grill on. So

1 in the covenants that you got in your packages, we
2 anticipate the idea of having -- give the
3 residents the ability to build a small patio or
4 paver patio behind their unit for the ability to
5 put a grill back there and do some grilling in the
6 backyard. So you'll see that, you know, in there,
7 we have a spot where there's kind of a blank to
8 talk about dimensions of what that pad will look
9 like. So I think that's something we will
10 continue to work with staff, but we would prefer
11 because the residents are, you know -- we know
12 that they would like to have an area to grill.
13 You have a covered porch. You set in table,
14 chairs, patios, but, again, for grilling purposes,
15 a lot of times they like to put something back
16 there. We understand that we're trying to
17 minimize, you know, anything going into the
18 backyard area because it's common area space.
19 But, you know, in this case, what we've done in
20 the past is the association will grant perpetual
21 easement to the property owner for a square place
22 to put a patio or pavers on for a grill. And
23 that's what we discussed, and I guess as long as
24 Jo Ellen brought it up, I do have a photo that I

1 might show you real quick. She mentioned the
2 permanent condition of the property once we get
3 the lots done and what it's going to look like.
4 And this is a site of ours in Geneva. You can see
5 we've done our grading. The lots are all graded
6 out and they're for sale right now. And what we
7 will do is, you know, we plant seed on there and
8 seed stabilizer per our MPS requirements. So as
9 we're selling through these things, you know, we
10 have grass out there, seed that we're also
11 maintaining.

12 And then one of the things as
13 Jo Ellen mentioned, as far as the B-12 curb goes,
14 you can see here, this is an Infinity. This is a
15 Lexus. They're both kind of parked up next to a
16 B-12 curb so as -- 612 curb. So as Jo Ellen said,
17 this definitely provides a deterrent for anybody
18 with any type of low-profile tires. You can see
19 the front grille of the Infinity would get clipped
20 off if you try to get over that B-12 curb. So it
21 is quite a deterrent as far as getting over and
22 beyond that curb there.

23 MS. CHARLTON: But acceptable to the
24 fire department.

1 MR. GETZ: You can get a fire truck
2 over, yeah.

3 MS. CHARLTON: So with regard to the
4 patios, that's something that we just simply
5 didn't see until recently. And through our
6 initial discussions and because they were doing
7 their patios and their outdoor living within their
8 building pad, we never really saw or considered
9 any of the outside environments. So if we are to
10 consider that, I would want to make sure that we
11 create a maximum size because this is in a common
12 area and some kind of condition. So, you know,
13 make sure it's a paver patio or concrete patio as
14 opposed to a deck or any wooden structure. I
15 think that's probably something that would be
16 acceptable to them. A 10-by-10-type size or
17 similar restriction, I think, would also be
18 reasonable, and then to also impose just some
19 additional language in the covenant so that, you
20 know, so we don't get people coming and building
21 the -- it can't be increased or people wouldn't be
22 trying to propose the built-in fire pits or
23 built-in fireplaces or all of those. So I think
24 that would be important. We kind of counted on

1 that 50-foot setback and that is what is being
2 provided to the principal structure. But in terms
3 of any outdoor living space, I think we would want
4 to restrict that; and our recommendation would be
5 paved, 10 by 10, and nothing permanently affixed
6 to it.

7 I know we're going to have a
8 lot of feedback from the residents. Two of our
9 members aren't here. We had hoped to have some
10 feedback from the school about a possible special
11 meeting date to continue this hearing to so that
12 you could consider it before your next meeting,
13 but the school has not responded to that. So my
14 concern in continuing it to anything other than
15 our regular meeting on May 4 could risk that we
16 would lose the notice requirement. So our
17 recommendation when you conclude the comments from
18 the public and or your discussion is to continue
19 this to the regular May 4 meeting.

20 MR. KOPP: Okay. What I would like
21 to do now, I promised someone, is to take a
22 five-minute bathroom break, and then we will allow
23 the -- let you folks have your say and ask your
24 questions. So we will resume at 8:26 by my watch.

1 (There was a brief recess,
2 after which the preceding
3 hearing continued as
4 follows:)

5 MR. KOPP: All right. So we are
6 going to now open it up to the public. People can
7 ask questions of the applicant. They can ask
8 questions of Jo Ellen. They can ask questions of
9 us, or they can just make a statement whether they
10 oppose it or in favor of it.

11 A couple of things to keep in
12 mind. We do only have 45 minutes today. Everyone
13 is going to get a chance to speak no matter what.
14 So if you don't get a chance to speak today,
15 you'll get a chance to speak at the next meeting,
16 which will be May 4.

17 Secondly, what often happens
18 in these meetings is people repeat the same
19 things. And, again, everyone is going to get a
20 chance to speak, but if the five people before you
21 have spoken about drainage, trust me, we know
22 drainage is an issue. So you don't need to be the
23 sixth. I'm not saying you can't, but it's maybe
24 not a productive use of time. So for people that

1 want to speak, we will start from the front and go
2 to the back. But, again, if somebody changes
3 their mind and I pass over you, everyone will get
4 a chance.

5 So yes, ma'am. Come up.

6 Everyone that speaks, just like the applicant, you
7 need to be sworn in; and you'll need to state your
8 name. And if you speak twice, the court reporter
9 asks that you repeat your name because she's not
10 going to keep all 60 of you straight. And because
11 of the dynamics of this room, it would probably be
12 helpful if you came up to the front.

13 (Elyse Byron was sworn in.)

14 MS. BYRON: I really appreciate the
15 amount of work that has gone into this. And, Jo
16 Ellen, you were very kind in speaking to me and
17 sending me the survey. Yes, of course, I have
18 questions about the drainage. I've lived in
19 this -- right across the street. I worked at the
20 horse farm. I'm on Tennessee. I've lived there
21 for almost 30 years. Dead-end street, very quiet,
22 obviously, have a lot of concerns, water being one
23 of them. I know you know it's an issue. So I am
24 hoping that, in fact, the civil engineers and

1 everyone knows what they're doing because I still
2 have water on my property, both front and back and
3 I've spent thousands of dollars to try to fix it.
4 That's a huge concern.

5 Second, my SUV easily goes
6 over a 6-inch curb. My bedrooms, because my house
7 is tilted, will be looking right at that fire
8 exit. So anybody coming through there at night is
9 going to shine right in my bedroom. Huge concern.
10 So, in fact, if it turns out that this goes
11 through and people can go over a 6-inch curb, is
12 there something that we can do after that? I
13 talked to the president who is my neighbor and he
14 said yes, there could be. There could be
15 something put up there, some kind of block that
16 can be moved by the fire department, a pipe he
17 said. So that's a concern I would like to make
18 sure that's addressed because if there, in fact,
19 is a lot of traffic, and I assume that's not the
20 point of that, it's for fire, and I get that, so
21 that is a huge concern for me. The other concern,
22 this is for people who are downsizing, retiring,
23 they're entertaining. Entertainment means people
24 coming over. There's not a lot of extra parking.

1 Parking would be a concern for me because they
2 could end up parking down Tennessee Avenue right
3 where I am looking at them. That is a concern for
4 me.

5 Now, just to confirm, Jo
6 Ellen, you said that the widening the road would
7 be on the east side of Tennessee; is that correct?

8 MS. CHARLTON: Yes.

9 MS. BYRON: Okay. Good. Thank you.
10 I just wanted to make sure I understood that. Oh,
11 construction. Noise. Traffic. Where would those
12 construction vehicles, would they be coming in on
13 Tennessee? Coming in on Clarendon Hills Road?
14 Obviously, that's a huge concern. So is that
15 something you would know now? I forget your name.
16 I'm sorry.

17 MR. GETZ: Rob Getz.

18 MS. BYRON: Rob?

19 MR. GETZ: I actually have our
20 director of land development here. I think he can
21 speak better than I could.

22 MR. WAGNER: This is turning into a
23 conversation, and the court reporter can't know
24 who is speaking. So we need to be careful of

1 that.

2 MS. BYRON: Okay.

3 MR. KOPP: This gentleman, if you can
4 be sworn in and you can absolutely answer the
5 question.

6 (Joe Marx was sworn in.)

7 MR. MARX: Joe Marx, M-a-r-x. The
8 initial construction traffic will be coming in on
9 Clarendon Hills Road.

10 MS. BYRON: By initial?

11 MR. MARX: All the site development.
12 When we do Tennessee, there will be some traffic
13 coming down Tennessee to improve -- make the
14 improvements as far as the widening.

15 MS. BYRON: That makes sense. But
16 I'm talking about the building of homes.

17 MR. MARX: Clarendon Hills Road.

18 MS. BYRON: What kind of time frame
19 would we be talking about? I know construction
20 can be quite noisy. When would that start? When
21 would that end? I mean, on a daily basis. Is it
22 on the weekend also? And are we talking about
23 months' worth? Years' worth?

24 MR. MARX: The initial will be

1 probably two to three months to do the site
2 improvements. We would be following the ordinance
3 as far as the work hours.

4 MS. BYRON: I don't actually know the
5 ordinance.

6 MR. GIUNTOLI: Monday through Friday,
7 7:00 a.m. to 7:30. Saturday, it's 7:00 a.m. to
8 5:30 and nothing on Sunday.

9 MS. BYRON: Saturday 7:00 a.m.?

10 MR. GIUNTOLI: 7:00 a.m. to 5:30.

11 MS. BYRON: What about those poor
12 people that work at night? You answered a lot of
13 it in your presentation. I really appreciate it.

14 The one other thing I have to
15 say, I've been living there almost 30 years. It's
16 a very nice, quiet dead-end street with about 20
17 homes on it. I know you refer to density and so
18 what this butts up against, obviously, north is
19 the lower density, west is the lower density,
20 which we've discussed. What is south of it is a
21 different town, it's Darien. And what's east of
22 it is a completely different environment. There's
23 a business there, athletic club. There's
24 apartments and condos. Completely different

1 environment. The thing that seems to be closer in
2 the environment would be what's west and north.
3 So those are my concerns and my questions. And
4 thank you very much.

5 MR. KOPP: Anyone else in the second
6 row?

7 (Theresa Smets was sworn in.)

8 MS. SMETS: Theresa Smets, S-m-e-t-s.
9 I think that everyone has given a great
10 presentation here, and it looks wonderful, but I
11 do have just one concern, and I am one of those
12 people who live in Darien. I live on East Street
13 so I am back here over here. I'm thrilled that
14 Tennessee is not going through. What I am
15 concerned about is since the development on the
16 east side of the street, there has been a lot more
17 traffic on Clarendon Hills Road, okay, and not so
18 much, like, all day but like during rush hour.
19 Okay. If you're adding 29 beautiful homes and a
20 beautiful setting, we're just going to add close
21 to 60 cars in and out during rush hour. Only
22 because I lived there for almost 28 years now,
23 67th and Clarendon Hills Road has kind of been a
24 dangerous intersection. We used to have the

1 flashing light, the yellow and the red. A lot of
2 people got confused. There were more car crashes
3 than I could like throw a stick at. I am totally
4 concerned about that only for people's safety and
5 that's all. That's my question. Thank you.

6 MR. KOPP: Anyone in the third or
7 fourth rows? Yes, sir.

8 (Bob Wiatrowski was sworn in.)

9 MR. WIATROWSKI: My name is Bob last
10 name Wiatrowski, W-i-a-t-r-o-w-s-k-i, and I am
11 president of Eagles Nest Homeowners Association,
12 your neighbor to the south. So we have a few
13 concerns. And some of it has been addressed; but,
14 you know, we'd like a little more clarification on
15 it. The drainage on the south end going out to
16 Clarendon Hills Road, my understanding is there
17 will be a swale, which would be like a sawed
18 waterway, or is there something else? And once it
19 gets to the retention area, where does it go to
20 from there? I live in the property right here.
21 And the back of my house is the retention area for
22 Eagles Nest; and when it rains, we have an 8-inch
23 pipe that goes to a 4-inch pipe to slow it down.
24 It does get clogged up, and it floods the area;

1 but even on the heavy days, it has to go out to
2 63rd Street and then Midtown and Sunrise are under
3 water. So we were wondering where is this going
4 to go?

5 MR. KOPP: Maybe the engineer could
6 respond to that.

7 MR. RIEGER: Bryan Rieger from V3
8 again. The detention -- so all of the water on
9 the site itself will be caught in storm sewers and
10 will be routed to the detention facility on the
11 east side of the site. Some of the flow from the
12 south will end up getting into that storm sewer as
13 well that migrates from over the property line.
14 And then we're adding a new storm sewer across
15 Clarendon Hills Road to tap into the storm sewer
16 there. That continues to go to the east and so
17 on.

18 MR. WIATROWSKI: It goes to the east,
19 it doesn't go to the north?

20 MR. RIEGER: It does not go to the
21 north. It goes to the east.

22 MR. WIATROWSKI: All right. But in
23 this area here, is there a swale of some kind or a
24 sod waterway or something on the other side of the

1 property?

2 MR. RIEGER: On our side of the
3 property, there's a swale that has storm inlets in
4 there to capture the water and bring it to the
5 detention facility.

6 MR. WIATROWSKI: All right. Thank
7 you. And then one other thing that was mentioned
8 about the traffic. Again, I live right over
9 there. I've called the RTA, the Village of
10 Willowbrook, the Village of Darien. You've had
11 car crashes at 67th Street where cars have been
12 turned over within the last two years three or
13 four of them. I've asked and asked put something
14 up there to slow everybody down because they're
15 getting off at 83, and they're coming down
16 Clarendon Hills Road, and your 30-mile-an-hour
17 speed limit is like 40 and 50. So, like I said,
18 I'm there, and I see this every day.

19 Lastly, with that area coming
20 into Eagles Nest with Arabian Knights as it is now
21 on Saturday and Sunday, it was like a parade of
22 cars that missed the entrance to Arabian Knights
23 and is just coming to our property. We own our
24 streets as well, and we just put in new streets

1 for \$80,000, and you get all this traffic so I'm
2 going to ask that there's clear signs that that's
3 the construction entrance, and there's clear signs
4 that they cannot make U-turns into Eagles Nest.

5 MR. KOPP: Well, I'm sure the
6 construction sign is fine, but you mean after the
7 project is up?

8 MR. WIATROWSKI: No, no. During --
9 the thing with Arabian Knights is during the
10 parties and everything, there was a lot of people
11 that don't know where they're going. But once the
12 project is up, people are going to know that. But
13 during construction, you're going to have a lot of
14 contractors and people, oh, jeez, we missed the
15 entrance, and they come through our property and
16 doing U-turns when we really don't want that to
17 happen.

18 MR. KOPP: Jo Ellen, do you think
19 that's an issue?

20 MR. GIUNTOLI: We can certainly
21 discuss the fact of them putting signage up
22 stating no construction traffic or clearly --

23 MR. WIATROWSKI: Construction
24 entrance.

1 MR. GIUNTOLI: Clearly marking their
2 construction entrance.

3 MR. WIATROWSKI: And no construction
4 into our --

5 MR. GIUNTOLI: Something like that.
6 I'm sure it can be worked in.

7 MR. WIATROWSKI: Other than that, I
8 think it's a great project. Thank you, guys and
9 ladies. Thank you.

10 MR. KOPP: Anyone else in that sort
11 of first four or five rows?

12 Yes, sir.

13 (Ratnam Pandravada was sworn in.)

14 MR. PANDRAVADA: Ratnam Pandravada,
15 R-a-t-n-a-m P-a-n-d-r-a-v-a-d-a. My question is,
16 like, currently I live on Tennessee. So there is
17 no second access for fire trucks and stuff like
18 that; right? So what's the need of having a
19 second access into Tennessee for this project?

20 MS. CHARLTON: The Tri-State Fire
21 Protection District needs another way in and out
22 of that project. If the main entrance were to be
23 blocked with a crash or something and they needed
24 to get to a fire in the back part, they need a

1 second way to get in and out of that project.

2 MR. PANDRAVADA: But like Tennessee
3 Avenue itself doesn't have a second access; right?
4 So that's kind of, you know --

5 MS. CHARLTON: That will improve that
6 situation as well.

7 MR. PANDRAVADA: So why can't we have
8 the same situation with this new development?

9 MS. CHARLTON: The fire --

10 MR. KOPP: He's asking why if there
11 was a crash at the head of Tennessee right now,
12 there would be no --

13 MS. CHARLTON: Actually, they would
14 have the ability to right now because they go
15 through Arabian Knights, and there is access
16 through Arabian Knights to get to Tennessee. It's
17 private but the fire district would have the
18 ability to do that.

19 MR. PANDRAVADA: I mean, sure, you
20 can go through the Tennessee Avenue to, you know,
21 to the other side of it; right? To 67th and stuff
22 like that; right? Even now there is access road.
23 So I don't see a need for additional access into
24 Tennessee.

1 MS. CHARLTON: It's a requirement of
2 the fire district.

3 MR. PANDRAVADA: I mean, I thought it
4 would be fine.

5 MS. CHARLTON: You're concerned about
6 additional traffic?

7 MR. PANDRAVADA: No, not even
8 additional traffic. I'm debating the point of
9 having access when it's not needed.

10 MR. GIUNTOLI: It's required by
11 Tri-State.

12 MR. KOPP: Yeah. We're not the
13 people to tell you whether it's needed or not
14 because if the fire district says they need
15 something --

16 MR. WAGNER: They get it.

17 MR. KOPP: -- we're stuck. And the
18 developer is stuck. Trust me, I assume he would
19 rather not have that. He would rather have a
20 house there.

21 MR. GETZ: Green space, yes.

22 MR. PANDRAVADA: So the fire district
23 has the final say?

24 MR. KOPP: Yes.

1 MS. CHARLTON: Yes.

2 MR. KOPP: And realize that this will
3 also provide your Tennessee with a second access
4 if they ever need -- if it is blocked.

5 MR. PANDRAVADA: No. We never had it
6 for the last 30 years that, you know, woman was
7 saying that.

8 MR. GIUNTOLI: This would be your
9 second access as well to Tennessee.

10 MR. PANDRAVADA: We don't need it;
11 right.

12 MR. KOPP: Yeah. You don't need it
13 until you're the .1 percent of people that have a
14 fire, and then you really need it. So I mean, I
15 welcome -- your comment is welcome but there's
16 nothing we can do about it, and we can't make him
17 not put it in.

18 MR. PANDRAVADA: Okay. What about
19 putting a pole in the middle of the road and give
20 the access to the fire department like, you know,
21 that was mentioned earlier.

22 MR. KOPP: That was an interesting
23 point. So we'll ask the staff to see if better
24 measures can be done to stop SUVs and trucks from

1 using that as a normal way.

2 MR. PANDRAVADA: Yeah. I see that
3 all over, you know, many places. And also, what
4 is the need of widening the Tennessee road when,
5 you know, we are not doing anything on Tennessee
6 Avenue; right?

7 MR. KOPP: I assume it was -- did we
8 require it?

9 MS. CHARLTON: The widening of
10 Tennessee is a subdivision regulation that goes
11 along with new development. Similar to the way
12 the road to the north or that part of Tennessee to
13 the north was widened when those single-family
14 homes were built, Tartan Brook with the road
15 widening and the new parkway and trees and the new
16 sidewalk. That's a requirement of the subdivision
17 regulation.

18 MR. PANDRAVADA: Yeah. But these new
19 houses are not coming to Tennessee; right?

20 MS. CHARLTON: I'm sorry, the what?

21 MR. PANDRAVADA: These new houses are
22 not facing Tennessee; right?

23 MS. CHARLTON: Correct.

24 MR. PANDRAVADA: So what's the need

1 of widening that road?

2 MS. CHARLTON: Well, again, part of
3 what we needed to do is create the turn-around at
4 the bottom for emergency vehicles for the fire
5 trucks to have a turn-around at the --

6 MR. PANDRAVADA: We have it. We have
7 it now; right?

8 MS. CHARLTON: Proposed?

9 MR. KOPP: Well, no. It just ends at
10 a pile of dirt.

11 MR. WAGNER: You don't have a
12 cul-de-sac today.

13 MR. KOPP: It ends with a pile of
14 dirt and a guardrail. And I don't know that
15 the -- do you live opposite? Are you one of the
16 people that's --

17 MR. PANDRAVADA: No, no. I just
18 want, you know, space for people to park and, you
19 know, additional road, that's not needed; right?

20 MR. KOPP: Yeah. I think the idea is
21 to just be consistent with this subdivision like
22 the subdivision to the north and have Tennessee
23 look consistent all the way to the end, one
24 straight shot to the new cul-de-sac.

1 MR. PANDRAVADA: Okay. All right.

2 Thank you.

3 MR. KOPP: All right. Anyone else?

4 Kind of in the middle of the room.

5 Sir.

6 (Kevin Conners was sworn in.)

7 MR. CONNERS: My name is Kevin
8 Conners. I live at 6481 Tennessee Avenue. So my
9 property basically borders the entire 22 to 25 of
10 the north there. I am also president of the
11 Tartan Brook Homeowners Association, so I have
12 several concerns, both just from me butting up to
13 it versus also what we have with our subdivision.
14 So as you guys probably know, the Tartan Brook
15 subdivision is about seven and a half acres. And
16 when McNaughton wanted to build homes there, he
17 was only permitted to build 12 and put in a very
18 substantial common area for runoff and drainage, a
19 detention pond that like what they described here
20 is supposed to be dry but it's mostly wet year
21 round. It's also about 500 by 50 feet wide and
22 sometimes fills up quite a bit. When I built my
23 house, I was required to put a berm in between my
24 property and the what's now the Arabian Knights

1 horse farm because they were worried about runoff
2 from one house. So we are extremely concerned
3 about having 29 houses now with runoff into our
4 pond out there, and especially considering that
5 McNaughton was only allowed to build 12 homes on 7
6 and a half acres and have to put in a 50-by-100
7 detention pond how we can do 29 in this
8 subdivision and have a very small runoff area.

9 Also what concerns me and what
10 was a little bit shocking that they didn't cover
11 is right about between House 20 and 26, there is a
12 naturally occurring pond that is in there; and now
13 we're going to build on top of it, which I'm very
14 concerned being butting up right next to it that
15 that would be some runoff because I can tell you
16 that the 50-by-500 detention pond that we have
17 fills up quite a bit, and some of the residents in
18 the Tartan Brook subdivision weren't too happy
19 once we took over the association because I
20 tripled their association fees to get that pond
21 into shape so it wouldn't clog and wouldn't fill
22 up because it was neglected by the builder and
23 then the bank that owns it. So we have great
24 concern about that. Also being that it's only 8.3

1 acres, so a little bit less than an acre larger, I
2 don't understand how you can put so many homes
3 there.

4 Other concerns where we
5 brought up in the meeting here being a resident
6 and having a pool alongside, I've asked for
7 different things about landscaping to keep the
8 privacy that I have now. One of the value
9 propositions of Willowbrook and the few
10 single-family homes that it does have is that
11 they're on much larger lots. And now all of a
12 sudden -- before I moved in, I checked the zoning,
13 and if the farm ever sold, it was supposed to put
14 same lots continuous down the street. So now all
15 of a sudden, I'm worried about the value of the
16 few single-family homes in Willowbrook now
17 shrinking the lots down to basically having four
18 homes on what I have on my one. And now I'm also
19 concerned, if you look at Slide No. 4 on here, I
20 have a pool in the backyard, and I put in
21 substantial landscaping. And the landscaping I
22 asked for from the builder means I would have
23 privacy in about ten years. And I have two very
24 small children and a wife and with a pool in the

1 backyard, I'm really not thrilled about Houses 23
2 through 25 sitting in their backyards having
3 barbecue watching my small children play in the
4 pool and my wife lay outside there. I planted
5 over 70 trees on my property and bushes. It's
6 taken almost 10 years to get the privacy, and I
7 think, at the very least, they have to up the
8 maturity of the trees there so they look a little
9 better, especially after considering what they
10 said tonight, Houses 1 through 4, they are making
11 those look really nice, the ones that face
12 Clarendon Hills Road. I'm sure that's great for
13 selling homes when people drive in, but they,
14 obviously, are not as concerned about the value of
15 the neighbors and the neighborhood, including on
16 Tennessee Avenue as well as on my house butting up
17 against four of these there. Because otherwise
18 they would be putting in a little bit more mature
19 landscaping as well as a little bit nicer facades
20 on the back of the house. So I'm not sure how
21 many of those all can be addressed, but as you can
22 see, the concerns are wide and especially
23 considering the legal actions that have happened
24 in the past for the properties around here with

1 drainage and flooding and having a little bit of a
2 scare ourselves with a 50-by-500 pond having
3 several feet of water in it, I think a lot has to
4 be addressed here because it just seems like we're
5 scaling over stuff. And the fact that they
6 skipped the pond that naturally occurs 100 feet
7 from my house really, really disturbs me, and I'm
8 worried about where that is going to be.

9 MR. KOPP: I don't know if a
10 representative from Pulte wants to -- it's up to
11 you if you want to respond to the issues about the
12 drainage and issues about the landscaping that
13 Mr. Connors has raised.

14 MR. GETZ: Sure. I'll let Bryan
15 speak to the drainage a little bit, and I'll
16 mention one or two things on the landscaping.

17 MR. RIEGER: Yeah. So the existing
18 ponds on the site itself don't serve a big
19 detention benefit. So there is not a lot of
20 bounce. It doesn't fill up 6 feet deep. It's
21 not -- there is not a lot of drainage benefit to
22 them the way they exist now.

23 MR. CONNERS: What's the impact of
24 having a naturally-occurring pond not be there

1 anymore?

2 MR. RIEGER: Right now, it's a pond
3 and it's wet. Water flows into it and it just
4 flows right out.

5 MR. CONNERS: No. It's filled all
6 the time.

7 MR. RIEGER: That's what I'm saying.
8 Water flows in and then it flows out. When rain
9 comes, it doesn't sit there, it doesn't stay there
10 and hold for a time and then leave it. It's
11 always there. So in this condition, when the rain
12 hits, water is going to flow into these ponds, and
13 it's going to store up 6 feet tall, and then it's
14 going to drain out slowly, much slower.

15 MR. CONNERS: No. The concern is the
16 pond that's there now is a natural pond. Where
17 does that go? I mean, you're taking it away and
18 building on top of it. That's a little bit scary.

19 MR. RIEGER: We're filling in the
20 pond. From a drainage standpoint, that is
21 irrelevant in the conversation of drainage itself.
22 That water is holding there right now and that
23 water will be displaced. That doesn't provide a
24 benefit when it rains. It doesn't provide a

1 benefit during rain events.

2 MR. KOPP: I think he wants
3 assurances that it's going to be displaced in your
4 facilities and not in his facility.

5 MR. RIEGER: Oh, absolutely. Any
6 drainage now is going to be going into the pond on
7 the east side of the street.

8 MR. CONNERS: So what about runoff?
9 Our pond starts right where at 25. It's huge.

10 MR. RIEGER: The runoff on our site
11 is all going to be captured, and it's going to be
12 all brought to these detention facilities. So
13 we're putting in storm sewers up on the north side
14 and we're also grading it such that the water
15 overflows into the detention facilities.

16 MR. CONNERS: Okay.

17 MR. RIEGER: And we have worked with
18 Village staff, their consultant Christopher Burke;
19 and DuPage County has a very stringent ordinance
20 that we need to follow for new developments, and
21 we have every intention of following that
22 ordinance.

23 MR. GETZ: A couple of things in the
24 landscaping, too. And I think we had talked at

1 the resident meeting, and I sent you the landscape
2 plans, and I want to let you know I talked to Jo
3 Ellen earlier today. We are committed to working
4 with you to make sure that the screen that we're
5 providing there behind the units works for both
6 parties. You don't want our residents to see your
7 family in the pool. And vice versa, our residents
8 don't want to see your family in the pool.

9 MR. CONNERS: I hope not.

10 MR. GETZ: Me, as well; right? Our
11 landscape architect is here. I'm here. We're not
12 going to solve this today, but in the coming
13 weeks, we would like to meet with you and make
14 sure that -- you have my information already
15 because we emailed back and forth. Let's set up a
16 meeting. I talked to your neighbor over here as
17 well, and let's just work through what we need to
18 do there. And, you know, one of the things that I
19 talked to Jo Ellen about is, you know, if you
20 don't feel comfortable with the landscaping and
21 that that's able to be done, I mean, you know, do
22 you want a 6-foot board-on-board fence here? I'd
23 rather not see that because it's more attractive
24 the other way with the landscaping.

1 MR. CONNERS: But there's landscaping
2 you can put in. You don't have to have a lot of
3 room to grow if it's already matured.

4 MR. GETZ: We will work with you and
5 I and Greg, and we want to get something that
6 works for you; right? My intent here is you want
7 to be screened from us and we want our residents
8 to be screened from your residents, so I think we
9 can work through that. One only little anecdotal
10 point is I talked to Mike Vena and have been out
11 on the property a lot. Naturally-occurring pond,
12 he told me he dug that. So, you know, he said he
13 dug it. He said he did for decorative purposes.

14 MR. CONNERS: But it's bad drainage.

15 MR. GETZ: He said he dug this and he
16 said he dug that personally himself. Both those
17 ponds on the site were dug by him for decorative
18 purposes, not really for detention reasons.

19 MR. CONNERS: Thank you.

20 MR. KOPP: Anyone else? Yes, ma'am.

21 (Lisa Pye was sworn in.)

22 MS. PYE: Hi. I am Lisa Pye, and I
23 happen to be the person who lives here for 35
24 years. So I'm sure you can imagine I'm not real

1 happy about this. The cul-de-sac, I agree with
2 this gentleman here and the gentleman who just
3 spoke, we don't understand the need for the
4 cul-de-sac, and we're hoping this gentleman here,
5 I'm sorry, I don't know your name, is going to be
6 as considerate with me as you are with the other
7 gentleman in working with us on this cul-de-sac
8 because we would like to see this shifted over at
9 least 4 feet. Or why can't we do it like what's
10 sitting up on Lot 23 there and bear the burden of
11 that cul-de-sac onto your property? This is --
12 I've been there for 35 years, and I think it's
13 awful presumptuous and insulting to all the
14 residents who live on Tennessee Avenue that you
15 call our neighborhood subpar. You're saying that
16 the trees are -- let's see here, you're cleaning
17 up Tennessee Avenue, you're finishing Tennessee
18 Avenue, you're -- it's an unsightly landscaping
19 that's going on on Tennessee Avenue. You want to
20 put in quality foliage. It's undesirable what's
21 there now. The folks who live on Tennessee Avenue
22 for 30-plus years don't believe that. We don't
23 see a need for this to be widened at that point.
24 So we would like to see some of this development

1 that's going on to be scaled back. I would like,
2 personally, to see this cul-de-sac to be put more
3 to the east side. I am tired of fighting not
4 getting the cul-de-sac put in there. I've been
5 fighting that for 30 years. And I agree with this
6 other gentleman that why should he -- not you
7 personally -- but Pulte be allowed to build 29
8 homes on 8 acres or 8.3 acres when Phyllis's -- I
9 don't know the name of the subdivision -- but
10 Phyllis's development was only allowed to do 12
11 homes on 7 and a half acres. This is not in any
12 way consistent with Tennessee Avenue. It may be
13 consistent with what's across the street on
14 Clarendon Hills Road. It may be somewhat
15 consistent with Eagles Nest, but it is not
16 consistent with a neighborhood you're building it
17 into. This is Darien. Across the street, as the
18 other lady mentioned, is a whole different look
19 and feel of Willowbrook. So I think this whole
20 development needs to be rethought and replanned
21 and not so dense. That's what I have to say.

22 (Applause.)

23 MR. KOPP: Anybody else? Middle.
24 Back. Yes, ma'am. This lady first please.

1 (Liz Duffy was sworn in.)

2 MS. DUFFY: Hi. I'm Liz Duffy and I
3 live in Eagles Nest, basically behind Lot 6 and 7,
4 and one of my first concerns is going to go to
5 drainage. I just heard the statement that Mike
6 said that he dug the ponds on the property. Well,
7 those ponds have been there for well over 30
8 years. And according to DuPage County, they are
9 considered wetlands. So in order to fill them
10 in -- from DuPage County, they are classified
11 wetlands. So in order to fill them in, where is
12 the water that is standing there right now going
13 to go? If you went out there right now, that back
14 pond is filled. The water that comes out of our
15 dry ponds flows right down into there. And so
16 when they berm it up or they swale it, it
17 naturally goes there right now. So what's going
18 to happen to the water when they berm and swale if
19 that pond is now homes sitting there? Where is
20 our water person engineer? I know what you said
21 it's all going to go, it's all going to go. But
22 it doesn't. It actually flows right in there.

23 MR. RIEGER: So Bryan Rieger again
24 from V3. So any flow that's coming from the south

1 again is going out into this property will be
2 picked up in storm sewers and a swale and will be
3 brought to those ponds on the east side of the
4 property.

5 MR. KOPP: So the sewers are on her
6 side of the swale?

7 MR. WAGNER: No.

8 MR. RIEGER: No.

9 MR. KOPP: How is it going to get
10 over the swale?

11 MS. PYE: Right.

12 MR. RIEGER: So we have storm sewers
13 right here, right here, and right here. And
14 basically the property drains down from this
15 property line to a small swale that brings the
16 water to --

17 MR. KOPP: Can you go back to the
18 previous one which was the existing drainage.
19 Yes. So you don't show -- so, ma'am, they don't
20 show water coming to the north. So you're saying
21 your water -- you think your water flows --

22 MS. PYE: Our water flow is right
23 here. And, actually, DuPage County shows it
24 flowing right there. So it's the downward flow

1 that goes into that pond. Where the "F" that says
2 flows offsite, that's the pond. If you were to go
3 out there right now, the ducks are swimming in it.
4 It's constantly full. It never drains.

5 MR. RIEGER: Yes, that's true.
6 That's correct.

7 MS. PYE: So where is all that going
8 to go? You're talking about a swale and a berm.
9 So when you berm it up, how is it going to go into
10 the swale?

11 MR. RIEGER: From a stormwater
12 management standpoint and from a drainage
13 standpoint, this pond provides very little
14 benefit. It is wet all the time but when it rains
15 and water gets to that pond, it can't store in
16 that pond because it just keeps going. It fills
17 up and then it drains. It eventually drains here
18 and then it drains out to the east.

19 MS. PYE: With all due respect and
20 your level of knowledge, what is your estimation
21 as to when it goes down and when it drains off?
22 How long after a storm?

23 MR. RIEGER: I am not understanding
24 your question.

1 MS. PYE: You're saying when it
2 rains, it flows down there and then it drains off.

3 MR. RIEGER: Pretty much immediately.

4 MS. PYE: No, it doesn't. It
5 absolutely does not. I mean, it takes weeks for
6 it to go down. You can measure it after --

7 MR. RIEGER: Okay. What happens is
8 there's an existing water level right now. And
9 what happens is it does fill up a foot or two
10 before it starts toppling over. That foot or two
11 provides very little detention on that specific
12 site. What we're providing on this east side is
13 significantly amount more detention that will -- I
14 mean, it's about 25 or 30 times more detention
15 within these ponds than this pond is providing.

16 MS. PYE: Again, with respect to your
17 educational level, I understand that you put this
18 on a piece of paper; but it doesn't always work
19 the way it's supposed to on your piece of paper
20 because naturally that water goes there and it
21 sits there for a very long time. Weeks. Weeks.

22 MR. RIEGER: Right. Because there is
23 not a drain that drains that pond.

24 MS. PYE: But you just got done

1 saying it naturally drains off but it doesn't.

2 MR. RIEGER: After it fills up a
3 foot, then it drains off. So during large rain
4 events, it fills up and then it goes off. Water
5 sits in there. But what I'm saying is the amount
6 of volume that sits there pales in comparison to
7 the amount of volume that we're going to be
8 providing in our detention facilities once those
9 are dug.

10 MS. PYE: Okay. Well, I'll take that
11 as your answer now. I'm not completely satisfied
12 or confident with it. Are you confident in your
13 numbers?

14 MR. RIEGER: Absolutely.

15 MS. PYE: You're confident enough
16 that Pulte or whoever the developer is to provide
17 the neighboring people around here that for 30
18 years have never had water with a 10- or 15-year
19 insurance policy that if our homes do take on
20 water due to this development --

21 MR. RIEGER: Well, that's -- no. I
22 can't comment to that.

23 MS. PYE: You are not confident.

24 MR. RIEGER: No, I can't.

1 MS. PYE: Okay. Well, I'm strictly
2 asking a question.

3 MR. RIEGER: I'm a licensed engineer.

4 MS. PYE: I get that.

5 MR. RIEGER: Professional engineer.

6 And there are certain requirements that I have to
7 follow. There are certain laws we have to follow,
8 and we're committed to following those laws and
9 following the ordinance within DuPage County. I
10 cannot guarantee that there isn't going to be a
11 massive flood that does not flood your house.

12 Okay. I mean, it might flood the whole
13 neighborhood. We are held to a certain ordinance
14 and a certain standard that is extremely stringent
15 in DuPage County; and, again, we are committed to
16 following that ordinance.

17 MS. PYE: And, again, with respect to
18 that ordinance and your expertise, that doesn't
19 always happen. I mean, you can take Salt Creek,
20 you can go over to Graue Mill that they said they
21 fixed it once. Two years later, it flooded. It
22 was under 10 feet of water when they said they
23 fixed it but they didn't. So there's a confidence
24 level in something that's been there naturally and

1 30 years later you're going to try to change the
2 flow of it and we're supposed to have confidence.

3 MR. RIEGER: If you consider what's
4 there now, and you consider what's going to be
5 there in the future, we are providing a
6 significant benefit to the amount of water that
7 can be stored on that site. Again, we talked
8 about there being one foot of storage in that
9 detention pond. We are going to be providing 6
10 feet of storage over a much larger area that's
11 going to provide significantly more amount of
12 detention volume on this site than what is there
13 now.

14 MS. PYE: I guess I go back, you're
15 that confident but you're not going to provide any
16 insurance.

17 MR. KOPP: Well, we do not require
18 it. That's kind of an unreasonable request
19 because nobody in the whole Village has ever done
20 that. Do keep in mind, we hire -- the Village
21 hires their own engineers. We're not just relying
22 on his word. The Village's engineers do it as
23 well. So I get your point but we haven't required
24 any developer ever to ask to do what you're asking

1 for, including all the houses that we all live in
2 here and that the mayor lives in. So I just don't
3 think that's a reasonable road to go down.

4 MS. PYE: Okay. With that
5 understanding, then, I will go back to you don't
6 think it's a natural site? I mean, if you look at
7 the development, every effort is supposed to be
8 kept to keep natural -- preservation of natural
9 features of the site. There is two ponds on there
10 right now. One of them is very large. The only
11 thing you're doing to keep natural green space is
12 basically a pergola that we all discussed
13 basically looks kind of like a bus stop that the
14 Pace bus people will probably stand under on the
15 road waiting for the bus. Right? I mean it's not
16 on the road. That's not a preservation of natural
17 features of the property that the group kind of
18 said. That goes to density. So if you cut down
19 your density, you get more natural features of the
20 property.

21 MR. RIEGER: Right.

22 MS. PYE: Right?

23 MR. RIEGER: That's true.

24 MS. PYE: Okay. Maybe preserving the

1 ponds somehow cutting down your density would
2 provide that.

3 MR. RIEGER: And we're also proposing
4 two additional stormwater management facilities
5 that will counteract any of the detention ponds
6 that you're talking about. So those are open
7 spaces that will be maintained.

8 MS. PYE: I would tend to disagree
9 with that. Also do you have a streetlight layout
10 as to where streetlights would be and what
11 security features are you -- do you have in place
12 during development of the property so that the
13 neighboring people around aren't subjected to
14 extra people on vacant property, things of that
15 nature?

16 MR. RIEGER: There are streetlights
17 that are going to be around the campus, so there
18 will be, I think, five or six streetlights.

19 MS. PYE: When do those go in?

20 MR. RIEGER: Those will go in when
21 the road goes in, and I don't know if you can
22 comment on the security.

23 MR. MARX: Roughly November.

24 MR. RIEGER: From a security

1 standpoint.

2 MR. MARX: Joe Marx from Pulte. From
3 the security standpoint during the initial
4 development, we will install a chain link
5 construction fence around the property and then
6 have a gate at Clarendon Hills Road so people
7 can't get into the property.

8 MS. PYE: That will be maintained
9 during off hours, the gate will be?

10 MR. MARX: It will be locked when
11 work is not taking place.

12 MS. DUFFY: Okay. That's all the
13 questions I had. So thank you. I just, you know,
14 water, again, it's not just me, it's everybody
15 around, and you sketch on a piece of paper but
16 what you sketch on a piece of paper isn't always
17 what Mother Nature plans for things to do. So it
18 goes back to the density issue of allowing that.
19 And you go back and it's been said, "Well, you're
20 just Mirroring Eagles Nest." Well, Eagles Nest
21 was 30 years ago, and it was also said by you, I'm
22 sorry, I forget your name, that you're kind of
23 doing this in kind of a mirror image of Savoy
24 Club.

1 MR. GETZ: I don't remember saying
2 that.

3 MS. PYE: Well, you said that last
4 night. Like Savoy Club, the same concept as Savoy
5 Club. But this density is much heavier than what
6 Savoy Club is. So if your target market is the
7 same, your density can't be the same. Because
8 they won't target to the same people. Right?

9 MR. GETZ: You're definitely welcome
10 to your opinion.

11 MS. DUFFY: Well, that's what you
12 said, your target market was Savoy.

13 MR. GETZ: No.

14 MS. DUFFY: Savoy-like. Isn't that
15 what you said on Monday?

16 MR. GETZ: I guess a couple of things
17 I would like to address for the record. Number
18 one, your comment on wetlands, I want to make sure
19 that that's in the record, we did hire a
20 professional company to do a wetlands delineation
21 of the site. Our wetlands delineation was
22 verified by the city's wetlands professional, both
23 of which came to the conclusion there are no
24 wetlands on the property. So that was done by our

1 consultants, verified by Christopher Burke, who is
2 the consultant for the Village of Willowbrook. So
3 there are no wetlands on the site.

4 As far as comparisons to Savoy
5 Club, that was a great development by Pulte. It
6 was a development that ended up having a lot of
7 folks that downsized from their existing homes.
8 It's a development that, you know, has individual
9 home pads with a community that is managed by an
10 association. So yes, this is very similar to the
11 way that that community is run and the type of
12 buyer that we think would be interested in living
13 here. Savoy Club is a less dense development.
14 Absolutely. I think this is 3.5. Savoy Club is
15 about 2.7 or 2.8 units per acre. Okay. You're
16 correct.

17 MS. DUFFY: Also, when you start in
18 the development, will there be phases? And where
19 will you begin first? What's your plan to start?

20 MR. GETZ: So this will be developed
21 all in one phase. What we're looking to do,
22 again, as Joe mentioned, we're going to be coming
23 in, we're going to do a development. We're going
24 to fence the property. We're going to do all the

1 demolition. We are going to grade the entire
2 site. We're going to do all the peripheral
3 landscaping. We're going to put in utilities and
4 put in the road all in one phase. We're also
5 going to build Tennessee, and we're going to do
6 the work on Clarendon Hills Road. If things go
7 according to schedule, there is a schedule in the
8 materials that were given to the Commissioners, we
9 intend to be complete with all that work October,
10 November. At that point, what you'll end up with
11 is a site that has the perimeter buffer, Tennessee
12 is complete, Clarendon Hills is complete, the
13 streets throughout, lots are graded. At that
14 point, then, the lots will be stabilized as I
15 showed with the other picture of the seeding on
16 those lots. Then we will proceed through. We're
17 going to start on a model hopefully this winter.

18 MS. DUFFY: And which one will be
19 your model?

20 MR. GETZ: We're still working on
21 that. Right now, we're anticipating probably Lot
22 28 will be our model there as you come in. And
23 then, you know, we'll proceed with the development
24 in building the homes. But once again, the

1 development, like you said, sometimes development
2 are phased, whatnot, all the development is
3 anticipated to be done in a single phase in this
4 development. Get that all stabilized. Get it
5 looking great. Start selling houses and building
6 houses throughout the community.

7 MS. DUFFY: So when you sell a lot,
8 you'll start to build a house? So you're not
9 going to, say -- you're not going to release a
10 certain pocket of lots like 1 through 4? When 1
11 through 4 sells outs, then you'll sell? You're
12 not going to do it in phases?

13 MR. GETZ: We sell through
14 development. We got different types of lots here,
15 different types of premiums on those lots, and we
16 will be releasing certain lots at a time. You're
17 correct. When we start the development, you will
18 not have access to all 29 lots. We will release
19 certain lots at a time, and we'll go through chunk
20 by chunk and release different lots on the sales
21 floor to keep the progression of the construction
22 in an orderly fashion and also to make sure that
23 we have different types of lots available at all
24 times throughout the development.

1 MS. DUFFY: I guess as a neighbor,
2 that really that means that you'll have one house
3 going, you know, on Lot 25, they'll finish that,
4 and they'll live through that construction, and
5 then all of a sudden you'll start on 22, so it's a
6 constant turnover of construction constantly
7 instead of doing all of them at one time.

8 MR. GETZ: We don't build houses
9 until they're sold. So you're right, we won't be
10 going in there and building 29 houses at once.
11 What I will say from a timing standpoint, you
12 know, we're hoping to be selling, you know, four
13 to five a quarter around here. So we're
14 anticipating that this is probably a
15 two-and-a-half-year cycle of sales throughout the
16 community.

17 MS. DUFFY: Okay. And what
18 safeguards do you have in place if, in fact, the
19 community does not sell out in that time frame?
20 Is there something with the Village of Willowbrook
21 that there is a certain time frame that you're
22 allowed to leave the property the way it is?

23 MR. GETZ: No.

24 MS. DUFFY: Would the Village have

1 some ordinance like that? What if you start the
2 development and it doesn't finish? And we've had
3 several developments like that in the area that
4 that has happened to. So neighbors also have the
5 downside economic risk of an unfinished
6 development. I mean, there is 55th and County
7 Line Road in Hinsdale, we have unfinished homes.
8 You guys took over Savoy Club, which was a
9 bankrupt property. Took five years to finish that
10 out. So is there something in place that if
11 unfortunate economic circumstances happen? I
12 mean, we are in election year. We don't know who
13 is going to be President. There are so many
14 unknowns, and you're going to start this. How do
15 we know you're going to finish it?

16 MR. GETZ: As far as, you know, the
17 infrastructure that we will be building, we will
18 be bonding the infrastructure with the Village.
19 As far as the construction of the actual homes
20 themselves, we can't make any guarantees that
21 we're going to sell all of them. But certainly, I
22 spoke a little bit to the market. I think we feel
23 that there is a very good case to be made that
24 there is a large demand for this type of house in

1 this area. We feel very confident that we will
2 get through these 29 houses in the timeframe
3 allotted, and I'm actually hopeful we will get
4 done a little sooner. I can tell you since we
5 started this development, we've had two people
6 come in to village hall asking for information.
7 At the homeowners meeting, I had a woman -- I know
8 she was here earlier, I don't know if she's still
9 here, she was interested in buying a home, she
10 talked to us. I had a woman here tonight approach
11 me in the audience and told me that she lives
12 across the street on Tennessee and she wants to
13 buy Lot 22 up there. So I haven't even -- we
14 haven't even started sales yet and we've already
15 had four people contact us about buying in the
16 subdivision. So I think that, again, proves that
17 there is a definite market and interest in the
18 type of housing we're providing here.

19 MR. KOPP: All right. Folks, I'm
20 sorry but as promised --

21 A FEMALE: Can I make one comment?

22 MR. KOPP: No, I'm sorry, ma'am.

23 Would someone make a motion.

24 A MALE: Can someone from the back of

1 the room have an opportunity to make a comment?

2 MR. KOPP: No. I'm sorry. Will
3 someone make a motion to continue this meeting to
4 May 4.

5 MR. WAGNER: So moved.

6 MR. SOUKUP: Second.

7 MR. KOPP: All in favor?

8 ALL COMMISSIONERS: Aye.

9 MR. KOPP: Folks, I'm sorry but we
10 are time contained in this room. We have three
11 applications. It's really not fair to the third
12 applicant. So May 4, again, we will have as many
13 of these meetings as we need to have for everyone
14 to have a chance to speak.

15 We do ask that you vacate so
16 the next applicant can make his case and we can
17 hear them.

18 MR. GIUNTOLI: Can you go out in the
19 hall? That would be great. We have to start the
20 next hearing.

21

22

23

24

1 MR. KOPP: All right. Next item on
2 the agenda is Zoning Hearing Case 16-05. The
3 purpose of this public hearing shall be to
4 consider a petition for approval of special use
5 for a heliport in an M-1 Light Manufacturing
6 Zoning District, and approval of a variation to
7 reduce a front yard setback from 40 feet to 30
8 feet, and including any additional exceptions and
9 variations necessary to redevelop the existing
10 heliport located at 525 Executive and known as
11 Midwest Helicopter, with a new building that
12 includes a 9,256-square-foot hangar and 7,045
13 square feet of hangar support and office areas.
14 The property has an address of 525 Executive
15 Drive, Willowbrook Illinois.

16 The applicant for this
17 petition is Midwest Helicopter Airways, Inc., 525
18 Executive Drive in Willowbrook.

19 Notice of this public hearing
20 was published in the March 18, 2016, edition of
21 The Suburban Life Newspaper.

22 Applicant, will you please be
23 sworn in.

24 MR. GREEN: My name is Jon Green.

1 (Jon Green was sworn in.)

2 MR. GREEN: Good evening, ladies and
3 gentlemen. My name is Jon Green. I'm a civil
4 engineer and president of Engineering Resource
5 Associates located in Warrenville, Illinois. I'm
6 representing the applicants and owners, Rick and
7 Sue Smith, who are here in the audience. Also
8 here with us tonight is David Dressler the design
9 build general contractor and architect and then
10 also a representative from the landscape architect
11 for the project.

12 We've been meeting with staff
13 well over 10 months or so. We've had quite a bit
14 of interaction. We're glad to have come to this
15 point where we can hear our case before you this
16 evening. We have submitted quite a few documents,
17 final engineering plans, final landscape plans,
18 building elevations, and floor plans. We have
19 submitted the project to the DuPage County
20 Division of Transportation and have received their
21 preliminary approval. We also submitted the plans
22 and engineering drawings to the DuPage County
23 Public Works Department and so far have had all
24 favorable responses. We've worked with the

1 Village's consulting engineer and have had a
2 couple of rounds of plan revisions, and I'm told
3 by Jo Ellen that we are in pretty good shape and
4 we are in substantial conformance with Village and
5 County codes.

6 Our project is located at 525
7 Executive Drive. We all know it as Midwest
8 Helicopter. It's located on a parcel of land that
9 totals 1.61 acres. We are here tonight because
10 this use requires a special use in the M-1 Zoning
11 District. And the staff has done an excellent job
12 at giving you a very nice history of the property
13 and the project. As you know, the structure
14 that's on the property today actually predates
15 that whole industrial park that's there, and it's
16 a left over remanent from the airport that was
17 years before us.

18 You will note in the report
19 that there was one variance that we are looking
20 for, and I want to talk about that a bit. There's
21 a front setback variance that we're requesting off
22 of Executive Drive to the north here. We are
23 proposing a 30.4-foot front setback. I want to
24 note a couple of things about that, though. First

1 of all, it's going to line up pretty much exactly
2 with the location of the existing building off
3 Executive Drive, which is approximately 30 feet.

4 Secondly, there are seven
5 buildings on the south side of Executive Drive
6 extending from Quincy to Madison, and all seven
7 buildings coincidentally are right at about the
8 30-or 31-foot setback. So Jo Ellen has put a nice
9 exhibit in the staff report that kind of draws a
10 straight line right down the block. So we're just
11 looking for our new proposed building to be in
12 line with the trend of the development on the
13 south side of our street. We're not going to get
14 any closer than where we are but just about line
15 up with the neighbor next door to us.

16 One of the main reasons for
17 this is to maintain the integrity of the heliport
18 operations, which, as you know, happens in the
19 rear portion of the site as it does today. So the
20 new building will be a slightly larger footprint
21 to provide for some expanded interior hangar
22 maintenance and also some expanded office
23 operations. We do not expect any increase in
24 traffic as a result of this development. In

1 actuality, we're going to consolidate the curb cut
2 along Madison Street. As you know, there are two
3 curb cuts now. There's an entrance up to the
4 north right in this area, and so we're going to
5 reconstruct that parking lot. The parking is
6 going to remain on the east portion of the site,
7 and traffic will be controlled through one new
8 reconstructed entrance, and it will line up with
9 one of the multiple entrances on the east side of
10 Madison Street. There will be no expected
11 additional employees added as a result of this
12 project. It's just going to be nicer amenities
13 given the age of the project. It was time for a
14 facility upgrade, which will like add a very large
15 capital improvement to the property and benefit
16 the neighbors.

17 There were a couple of setback
18 clarifications I wanted to point out in the staff
19 report. The staff report table talks about the
20 setback off of Madison Street for this curbing.
21 It shows that we're a foot too close. Well, I
22 already worked with Jo Ellen on this, and we
23 submitted a modified plan that actually pushes
24 this back to the required 15-foot setback off

1 Madison Street. And then there was a small
2 typographical error, but you require a 10-foot
3 setback for perimeter pavement in these areas. We
4 show 9.97 feet in this corner, so we moved it over
5 a little bit, a half an inch, so we can comply.
6 So I want to just make that clarification that we
7 are agreeing to comply with those comments.

8 I will note that the floor
9 area ratio allowed by Village ordinance allows a
10 0.6 floor area ratio, and this proposed
11 development is well less than that. In fact, our
12 FAR will be 0.23. So although our building is
13 getting slightly larger, it's still well below the
14 allowable floor area ratio for this zoning
15 district, and that again points to the fact that
16 we'll just maintain our outdoor heliport
17 operations in this area.

18 There were just two more quick
19 points I wanted to cover. The staff report
20 suggests that there should be some type of
21 screening considered for this area right here.
22 Now, there's a fence proposed right here, which is
23 the easterly elevation of the building all the way
24 down with a double gate. So the staff report has

1 suggested just in the last week or so we've been
2 working through this, that some type of screening
3 be provided here for fuel truck, and it suggested
4 maybe perhaps an extension of a concrete wall that
5 will be similar in construction to the building.

6 We worked with the architect and landscape
7 architect in that, and what we would like to
8 propose is a green wall, some landscape screening.

9 Jo Ellen, I will hand this to
10 you. These are hot off the press from a meeting
11 we had this morning. But the staff report
12 suggested perhaps a concrete wall here. Well,
13 first of all, we're going to have new landscaping
14 all along Madison Street in the 15-foot setback.
15 So this project is going to be brought up to code,
16 including your landscape code. And there is going
17 to be a 15-foot landscape strip behind the
18 sidewalk, and that's all well planted, and you
19 have the landscape plan in your packets tonight
20 that shows a combination of shrubs and trees and
21 deciduous and evergreens and arborvitaes and that.
22 Quite frankly, one of the things we thought about
23 is perhaps enhancing that landscaping in that
24 15-foot setback area, again, as a tradeoff to more

1 concrete, and what we found is that it's pretty
2 heavily dense already. Your landscape code,
3 actually, is quite stringent. We're doing some
4 heavy buffer screening. So what we thought we'd
5 like to do and on this paper before you is in
6 front of the fence to the right side of the new
7 entry gate into the heliport area is show a curb
8 bumping out about four or five feet, similar to
9 the foundation planting buffers that you otherwise
10 expect along new buildings and plant year-round
11 green screening there. We're thinking probably
12 five or six arborvitaes that are at least 6 feet
13 tall, and we can probably even get a little more
14 height, too, by building a little bit of a berm in
15 that 5- or 6-foot planting island like you would
16 see in a parking lot and just to get maximum
17 height there. And we would like the Commission to
18 consider that as a practical alternative to,
19 again, offer some type of screening for the yard
20 operations but also have a little bit of a softer,
21 more aesthetically pleasing approach.

22 One last point I wanted to
23 make, the sample motion that's included in your
24 packet tonight reads that the condition of

1 approval would be that a certificate of occupancy
2 is issued within 18 months of the date of the
3 approval. We just feel that time frame is a
4 little tight. Many municipalities actually ask
5 for the 18-month time frame but usually it's tied
6 to making application for a building permit.
7 Willowbrook's ordinance, actually, talks about 18
8 months of time from the night that this ordinance
9 is approved to receive a certificate of occupancy
10 for this whole new development. We just feel
11 that's a little tight. We're going to have to go
12 get a building permit. We're going to have the
13 architect do his full sets of drawings. We're
14 going to need to submit for building permit
15 through the building department. We're going to
16 have to get pricing from subcontractors. We'll
17 have winter conditions to deal with. It's a big
18 lag on precast concrete these days. We would like
19 the Commission to consider, perhaps, a longer time
20 frame. We were thinking something like 30 months
21 perhaps. We are just trying to avoid the need to
22 come back to this Commission to ask for an
23 extension when we just think the 18 months may be
24 a little bit aggressive from a timing standpoint.

1 We are willing to talk through other options with
2 you.

3 MR. KOPP: Jo Ellen, do we have
4 flexibility?

5 MS. CHARLTON: We do, yes.

6 MR. GREEN: So I'm going to my design
7 team here. They're with us. They will be
8 available for any questions you might have, and
9 that concludes my presentation.

10 MR. KOPP: Anybody have any
11 questions?

12 MR. KAUCKY: I am just curious
13 because I live kind of in the direction of your
14 helicopter that goes back and forth. I notice you
15 guys come home late at about 8:30 at night or
16 something often. What business do you actually
17 operate? Is it like you transport things or
18 people? I was wondering.

19 (Rick Smith was sworn in.)

20 MR. SMITH: My name is Rick Smith.
21 What we do is -- what we've done for decades is
22 construction lift work. We're in construction of
23 lifting air conditioning units, working downtown
24 Chicago, and that's all we do. It's a restricted

1 landing heliport. Only we can use it. There is
2 nobody else allowed in or out. And when we go, we
3 usually will work in downtown Chicago early on a
4 Saturday or Sunday morning, do five lifts, 20
5 lifts on a high-rise or simply go out to do a
6 Wal-Mart. For example, Pete's Market might hire
7 us to lift their air conditioning units. So on a
8 busy day, we might be in and out a busy week just
9 a few times. It sits a lots, too.

10 MR. KAUCKY: I know.

11 MR. SMITH: There is only so much
12 helicopter work. No rides. No sightseeing.

13 MR. KAUCKY: Thank you.

14 MR. KOPP: Jo Ellen, do you want to
15 do your report.

16 MS. CHARLTON: Sure. You did a
17 pretty good job going through the analysis. In
18 looking at how this grew up, it was kind of fun
19 doing a little research and finding the pictures
20 of historical perspective of this property, and
21 that's important because it's important to realize
22 that this project was first and that everything
23 has grown up around it. So when you look at the
24 appropriateness of the use, you can recognize that

1 everything came into it after it's already been
2 there, and it has been able to continue to coexist
3 with the function of their business and how they
4 operate. So that's an important factor in
5 considering the special use.

6 The use itself, again,
7 predates Willowbrook's incorporation as a
8 community; and, therefore, when it came in, it
9 came in as a nonconforming use. The whole section
10 of the code that was revised to allow heliports is
11 a special use came even after the incorporation of
12 Willowbrook. So it's been there all this time,
13 and heliports have been a special use in the M-1
14 District, but they've never received special use
15 approval because they were annexed that way. So
16 any time you redevelop or expand a facility, then
17 you need to bring it into compliance with the
18 current code, which kicks in the special use.

19 John did a good job describing
20 the setback variation that's being requested.
21 We've included that to kind of be a clean approach
22 to what they're requesting; but in reality, as you
23 pointed out, and as the staff report points out,
24 there is a pretty preexisting condition of about a

1 30-foot setback for all of the building between
2 Quincy and Madison at 30 feet. We did evaluate
3 parking for the project in compliance with our
4 code and find there is adequate parking for the
5 use. Even though we don't have a specific
6 heliport parking requirement, we took a look at
7 some of the equivalents that are within our code
8 and applied those to the calculation.

9 Again, as new construction, we
10 do look at elevations. As you might recall when
11 we did the self-storage facilities, we went to
12 panels and the color and the articulation and some
13 of the details. The applicant was very good in
14 working with us to add more windows and things
15 that would meet the intent and requirements of the
16 zoning ordinance as it relates to elevations.

17 Dumpster screening is provided as required. Site
18 lighting is also provided. The landscaping does
19 include some variations because even though they
20 are doing a great job on the north and east side
21 of the project, those landing patterns that come
22 in from the southwest and going out to the
23 northwest require them to not have any tall
24 landscaping materials along the west and parts of

1 the north and south property lines. So we're
2 recommending that variation rather than calling
3 out 25 variations, we're just saying landscaping
4 variations in compliance with the approved plan,
5 and that's how that's worded in the document. The
6 screening -- I want to talk a little bit about the
7 screening for the area that -- he was talking
8 about the screening in this location; and, again,
9 they are proposing a chain link fence with a gate
10 opening here, and that's to prevent unauthorized
11 access into the heliport landing area. For many
12 years, there has been some controversy as to
13 whether the storage -- or the fuel trucks that are
14 stored on the site constitute outside storage as
15 defined by our zoning ordinance; and in taking a
16 look at this and looking -- discussing it with our
17 legal counsel, a heliport in and of itself
18 includes other accessory functions like having
19 fuel trucks on the site to accommodate them. The
20 one important fact to know about fuel trucks of
21 that size is you can't store them inside a
22 building. So the nature of this particular use
23 requires you to have them outside. It's not
24 necessarily a loading dock that requires screening

1 or all those things that we have that requires
2 specific types of screening, so while the report,
3 our first stab at trying to figure out the best
4 way to screen these as a means to avoid confusion
5 or kind of keep people from complaining about it,
6 I guess, was to provide some form of screening,
7 and we suggested a masonry extension of Madison
8 Street wall south. I think they looked at it and
9 some of the wind bearing capacities and some of
10 the other things that get blown around on the
11 site, they didn't want to have things being stuck
12 in that area. So they proposed this particular
13 alternative, which I don't really have a problem
14 with. I guess that's something you guys can
15 discuss and determine whether that's adequate
16 means of screening of the two. They have two fuel
17 trucks which they intend to park right there in
18 that square which will be on the left side of that
19 fence before the door on the hangar, which starts
20 about right here and goes to there. This
21 heavy-duty pavement is the concrete pavement
22 coming in and out of the hangar. Their proposal
23 for storing the fuel trucks in this area would
24 include expanding that concrete area into this

1 area. So there's a few revisions that are
2 required to the plan that's outlined in the
3 required changes that's shown in Attachment 4 of
4 the staff report. If you're going to agree to
5 that change, we would need to change the provision
6 that's outlined in Attachment 4, Number 2 because
7 right now Number 2 says a solid screening wall.
8 So if you're okay modifying that to the
9 proposal -- you guys all got copies of this;
10 right?

11 ALL COMMISSIONERS: Yes.

12 MS. CHARLTON: If you are good
13 modifying it to that which is shown on the exhibit
14 that they provided at tonight's meeting, you would
15 need to change condition Number 2 and Attachment
16 4, and you would also need to change, based on
17 their comment about the 18-month time frame,
18 that's another provision within the sample
19 recommendation that I would recommend that you
20 change, and it is okay to make that recommendation
21 in your motion to change from 18 months to --

22 MR. GREEN: 30.

23 MS. CHARLTON: -- 30. And that
24 concludes my comments.

1 MR. KOPP: Anybody have any questions
2 for the applicant or Jo Ellen?

3 MR. RUFFOLO: I don't see any issue
4 with what he is proposing as long as it makes
5 sense with the helicopter operation. It doesn't
6 kill the foliage or blow it or get caught.

7 MR. SMITH: That's the main point.
8 If it was solid, it would trap leaves and stuff
9 and it would just swirl in that corner because we
10 have a shed there now and that's what happens.

11 MR. KOPP: All right. Well, let's
12 close the public hearing. And I agree that
13 arborvitaes look fine. That thing has been there
14 for 30 or whatever years. I don't care about 30
15 months. Anybody?

16 MR. WAGNER: The only question I had
17 was the southwest corner of your lot tends to
18 flood. Is that being raised, I hope, or something
19 so it doesn't flood?

20 MR. GREEN: Yes. We worked with the
21 Village engineer on that. Yes, we are. We are
22 sloping this asphalt pavement down to match that,
23 so we're minimizing any fill back in this corner,
24 number one. So when you say it floods, there is

1 some surface water. I know the neighbor has a
2 pond. This neighbor has a pond over here, so
3 we're matching the grade here; but then the good
4 news is we're also digging this area out, and it's
5 kind of compensatory storage. It's not
6 floodplain, but there was a Village study years
7 ago. You know, we're digging this out here to
8 exceed the standards for otherwise what's
9 happening and being built here.

10 MR. WAGNER: Great. Thank you.

11 MR. KOPP: Well, this is kind of a
12 neat little business in the Village.

13 MR. WAGNER: I am glad the fence
14 isn't so high that you can't see it because I love
15 to stop and watch them land.

16 MR. KOPP: All right. Will someone
17 make a motion that based on the submitted petition
18 and testimony presented to move that this Plan
19 Commission forward its finding of fact to the
20 Mayor and Village Board for special uses and
21 variations shown in Attachments 1 and 2 of the
22 staff report prepared for the April 6, 2016, Plan
23 Commission for PC 16-05, and recommend approval of
24 a special use for heliport, a variation from

1 9-8-3(A)4 to reduce minimum required lot depth
2 from 300 feet to 267 feet, a variation from
3 9-8-3(D)1 to reduce the minimum front yard setback
4 from 40 feet to 30.37 feet, and landscape
5 variations from Sections 9-10 and 9-14 in
6 accordance with the proposed plans, subject to the
7 following conditions:

8 1) Construction and long-term
9 maintenance of the heliport shall at all times be
10 in substantial compliance with the Project Plans
11 plans identified in Attachment 3 of the April 6,
12 2016, staff report for PC 16-05, except for the
13 changes and conditions as provided in Attachment
14 4, "Required Changes to Project Plans." And two,
15 condition 2 of Attachment 4 shall be changed to
16 allow the arborvitaes screening as shown on the
17 exhibit at the hearing.

18 2) The special use shall
19 become null and void unless a certificate of
20 occupancy has been issued within 30 months of the
21 date of Village Board approval, or if the heliport
22 ceases to operate for any 90-day period.

23 MR. RUFFOLO: So moved.

24 MR. KAUCKY: Second.

1 MR. KOPP: Would the Plan Commission
2 secretary call the vote.

3 MR. PRIBLE: Commissioner Soukup.

4 MR. SOUKUP: Yes.

5 MS. PRIBLE: Vice Chairman Wagner.

6 MR. WAGNER: Yes.

7 MS. PRIBLE: Commissioner Kaucky.

8 MR. KAUCKY: Yes.

9 MS. PRIBLE: Commissioner Ruffolo.

10 MR. RUFFOLO: Yes.

11 MS. PRIBLE: Chairman Kopp.

12 MR. KOPP: Yes.

13 (Which were all the
14 proceedings had in the
15 above-entitled cause.)

16
17 (Proceedings ended at 9:46
18 p.m.)

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STATE OF ILLINOIS }
COUNTY OF COOK }

I, MARY WOOLSEY, C.S.R., do hereby
certify that I am a court reporter doing business
in the City of Chicago; that I reported in
shorthand the testimony given at the
above-entitled hearing on April 6, 2016; and that
the foregoing is a true and correct transcript of
my shorthand notes so taken as aforesaid.

Mary Woolsey

Certified Shorthand Reporter

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