

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 7, 2012, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Commissioners Robert DelSarto, William Remkus, James Soukup, James Baker, William Buckley, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting September 5, 2012 (APPROVE)
- C. Minutes – Village Board Meeting September 10, September 24 and October 8, 2012

MOTION: Made by Commissioner DelSarto seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 12-04: Illinois Industrial Properties, Inc. – 500 Joliet Road, petition for an amendment to an existing special use for a planned unit development to allow the operation of Environmental Technical Institute.

PUBLIC HEARING/DISCUSSION – (SEE COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Soukup that based on the submitted petition and testimony presented, the special use to amend the PUD to allow a vocation trade school use, authorize a new Landscape Plan for the area east of Griffin Drive, and for so long as a trade school use is in the building allow only 1 loading dock instead of the 2 required, meets the special use and PUD standards outlines in the staff report prepared for the November 7, 2012 meeting; therefore I move that the Plan Commission recommend approval of PC 12-04 subject to the following conditions:

- 1. The Vocational Trade School for HVAC and Welding use may not to exceed 51,000 square feet. Similar vocational trade schools may be allowed subject to

interpretation by the Village Administrator, who may either authorize in writing or require authorization by the Village Council subject to a major or minor change in the PUD process.

2. The parking space on the second story of the parking deck that extends into the drive aisle upon turning from the ramp shall be removed.
3. Up to two parking spaces located south of the existing garbage handling area may be modified to accommodate additional garbage handling upon written approval of the Village Administrator, subject to his approval of a site plan and related improvements.
4. The Joliet right-of-way shall be improved to provide a consistent two foot wide stone shoulder and sod in all areas west of the intersection curb, south of the sidewalk, and east of Griffin Drive. The applicant requests that the Village step up enforcement of illegal parking in that area.
5. The Landscape Plan is approved for modifications only for areas east of Griffin Drive. All other landscaping shall conform to previously approved plans.
6. The Floor Plan Exhibit shall be dated November 7, 2012.

ROLL CALL: AYES: Commissioners DelSarto, Remkus, Soukup, Vice-Chairman Wagner, Buckley, Baker and Chairman Kopp. NAYS: None; ABSENT: None.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATION

Planner Charlton asked the Plan Commission if they would consider a meeting in December and the Commissioner all agreed.

Building Inspector Roy Giuntoli said Karyn Byrne Code Enforcement Officer has contacted the owner of the vacant property (bank owned) at 635 Joliet Road asking them to put up no trespassing signs which would give the Village the right to ticket vehicles that are parked on the property. Planner Charlton said she talked to one of the real estate brokers from the bank and there is interest from Compass Driving School in Burr Ridge. Planner Charlton said when she met with them and Compass is interested in purchasing the property to develop it.

Planner Charlton updated the Plan Commission on several other projects and potential developments.

7. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner DelSarto, to adjourn the regular meeting of the Plan Commission at the hour of 8:00 p.m.

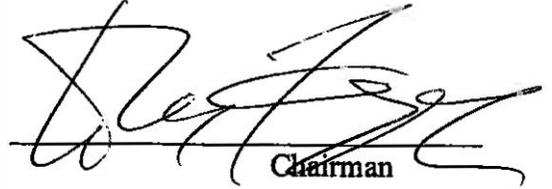
UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

February 6, 2012
2013

Minutes transcribed by Joanne Prible.


Chairman

ORIGINAL

VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NUMBER 12-04

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REPORT OF PROCEEDINGS at the hearing
of the above-entitled matter, taken before KIMBERLEE A.
ELLIOTT, a Certified Shorthand Reporter and Notary
Public within and for the County of Kane and State of
Illinois, at 7760 Quincy Street, Willowbrook, Illinois,
on the 7th day of November, 2012, at the hour of 7:00
p.m.

PRESENT:

- Daniel J. Kopp,
- James F. Baker,
- William Buckley,
- John Wagner,
- James Soukup,
- William Remkus,
- Robert Del Sarto,
- Roy Giuntoli, Building Inspector,
- Jo Ellen Charlton, Village Planner,
- Joanne Prible, Recording Secretary.

1 CHAIRMAN KOPP: Call to order the regular
2 meeting of the plan commission of the Village of
3 Willowbrook. Ask the Plan Commission Secretary to call
4 the roll.

5 MS. PRIBLE: Commissioner Del Sarto.

6 COMMISSIONER DEL SARTO: Present.

7 MS. PRIBLE: Commissioner Remkus.

8 COMMISSIONER REMKUS: Here.

9 MS. PRIBLE: Commissioner Soukup.

10 COMMISSIONER SOUKUP: Here.

11 MS. PRIBLE: Vice Chairman Wagner.

12 VICE CHAIRMAN WAGNER: Yes.

13 MS. PRIBLE: Commissioner Buckley.

14 COMMISSIONER BUCKLEY: Here.

15 MS. PRIBLE: Commissioner Baker.

16 COMMISSIONER BAKER: Here.

17 MS. PRIBLE: Chairman Kopp.

18 CHAIRMAN KOPP: Here.

19 MS. PRIBLE: Planner Jo Ellen Charlton.

20 MS. CHARLTON: Here.

21 MS. PRIBLE: Building Inspector Roy Giuntoli.

22 MR. GIUNTOLI: Here.

23

24

* * * * *

1 CHAIRMAN KOPP: Next item on the agenda is the
2 public hearing for Zoning Hearing Case No. 12-04. The
3 purpose of this public hearing shall be to consider a
4 petition for an amendment from an existing special use
5 permit for a planned unit development and other relief
6 as may be required to allow the operation of
7 Environmental Technical Institute classified by the
8 zoning ordinance as a trade school.

9 The applicant for this petition is
10 John Stoetzel, Illinois Industrial Properties in
11 Naperville, Illinois. The property is commonly known
12 as 500 Joliet Road, Willowbrook, Illinois.

13 Notice of public hearing was published
14 in the October 19, 2012 edition of The Suburban Life
15 Newspaper.

16 Would someone from the applicant like
17 to make a presentation to the board? If you're both
18 going to speak, you will both need to be sworn.

19

20

J O H N S T O E T Z E L,

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

23

24

1 M I C H A E L T R I P P I E D I,
2 having been first duly sworn, by the Notary testified
3 as follows:

4
5 THE REPORTER: Can I get your names and
6 spellings?

7 MR. STOETZEL: John L. Stoetzel,
8 S-t-o-e-t-z-e-l.

9 MR. TRIPPIEDI: Michael Trippiedi,
10 T-r-i-p-p-i-e-d-i.

11 MR. STOETZEL: The building in question is a
12 78,000 square foot building that's at the corner of
13 Madison and Joliet Road.

14 The original use of the building as we
15 were discussing before the meeting opened, it was built
16 for Mark Shale, the clothier. It was a fashion
17 warehouse and office structure, the corporate
18 headquarters.

19 When they went bankrupt, Commonwealth
20 Edison backfilled the building with engineering all of
21 the their high power lines. The engineers for those
22 functions were stationed in that building for
23 approximately six years.

24 As the CAD replaced large scale

1 drawings, they could put those engineers in a different
2 kind of environment. They moved out and TCF Bank moved
3 in.

4 TCF Bank used the facility for
5 processing checks and now that most of us don't use
6 checks anymore, we do it electronically, TCF no longer
7 needs the space for checks and we have a proposal to
8 convert a part of the building into a trade school
9 where the high bay area would be used to train people
10 in both welding and repair of air conditioning
11 equipment.

12 The intent would be to use the
13 facility during the day and the early evening for
14 classes. There would be classrooms in part of the
15 office area and then the corporate headquarters for the
16 school ETI would also be located in the building.

17 We have worked for the last gosh, Jo
18 Ellen, how long did we start? A couple months ago.

19 MS. CHARLTON: Umm-umm.

20 MR. STOETZEL: Jo Ellen has been very
21 cooperative. Tim Halik has been very cooperative. The
22 need that the school has is something that we have
23 moved it quickly and I'm trying to say thank you, Jo
24 Ellen, for helping me do this and Roy, you were helpful

1 too. I felt bad I didn't bring you in.

2 MR. GIUNTOLI: Oh, no.

3 MR. STOETZEL: That's it. That's the story.
4 They will occupy about 40,000 square feet initially.
5 It can be expanded. The school can have, will maybe
6 occupy additional depending on what their programs,
7 whether they sell more or less. Are there any
8 questions?

9 COMMISSIONER BAKER: Just one and it's
10 procedural. You are under the aegis of the vocational
11 department of the State of Illinois?

12 MR. STOETZEL: Yes, sir. I am not with the
13 school. I'm the developer.

14 COMMISSIONER BAKER: Somebody has to have a
15 license.

16 MR. STOETZEL: That's correct. ETI is licensed
17 under the State of Illinois. They will be moving their
18 license from the existing location in Itasca to this
19 location.

20 COMMISSIONER BAKER: All right. That's all.

21 CHAIRMAN KOPP: This may be more of a question
22 for Jo Ellen, if you do expand even if things go great,
23 the tenant expands, things go great and it ends up
24 taking the whole building, is there enough parking then

1 based on the parking ratio?

2 MS. CHARLTON: We think there is. Certainly
3 there is enough parking based on our formula in the
4 zoning code.

5 CHAIRMAN KOPP: That's what I meant.

6 MS. CHARLTON: The reality is that they came
7 forward and told us that they were going to be
8 providing more parking than is required which caused us
9 to look at the remaining space. If the whole building
10 becomes space for a school we don't believe there will
11 be a parking issue certainly with the code and probably
12 not. I don't think it's their intent to occupy the
13 entire building, John?

14 MR. STOETZEL: No, that's right. They're in
15 Itasca now. They are in a building that really they
16 thought would work in terms of parking and it hasn't
17 and so not only do they need they feel a location
18 further south their ground zero with the intersection
19 being the Tri-State toll road and I-55 so we're very
20 close to their ground zero as opposed to Itasca because
21 their students are coming from the southwest, more
22 south than they are from Lake Forest obviously and the
23 building in Itasca doesn't have enough parking so in
24 the lease negotiations, they've talked about the fact

1 that we don't care what the zoning code says. We know
2 we feel that we need more parking.

3 So if we take your building, we want I
4 think it's almost 100 cars more than what the code
5 would require them to have.

6 CHAIRMAN KOPP: Okay.

7 MR. STOETZEL: So they've thought about it and
8 part of it I think is a reaction to a problem they had
9 with their existing building. I don't think that
10 they're going to be a problem parking. They don't need
11 the cars that we are giving them. To get them to sign
12 the lease, we agreed to do that.

13 CHAIRMAN KOPP: Okay. Commissioners?

14 COMMISSIONER DEL SARTO: How many students will
15 be involved in this?

16 MR. STOETZEL: They do it in shifts and the
17 classes kind of start either early in the morning and
18 then midday and then in the late afternoon and the
19 classrooms that they have right now that as we plan
20 them, there are four that hold 36 students in them and
21 there is one that would hold 20 students in them.

22 They hope to fill them. They can't
23 fill them today but they hope to fill them and I'm
24 speaking more because I'm not with the school but I've

1 talked with the school and right now, the Itasca
2 facility, the size of the classes is between 15 and 20.

3 They have another facility in Blue
4 Island and in Blue Island, the size of the classes run
5 from 10 to 15. They believe that if they get to 36
6 students per classroom, that one teacher can function
7 with those 36 students, they'll eliminate Blue Island,
8 they'll eliminate Itasca, pull them all here and then
9 that will cover with one teacher what now takes two
10 teachers for the same amount of people. That's the
11 intent. Does that answer your question?

12 COMMISSIONER DEL SARTO: Yes.

13 CHAIRMAN KOPP: All right. If there is no other
14 questions, then we'll allow Jo Ellen Charlton.

15 MS. CHARLTON: I think Mike had a --

16 MR. TRIPPIEDI: I was going to give you an
17 overview of the land improvement. I'm a landscape
18 architect. Just to give you a quick update, the
19 project sat idle for some time. Some of the landscape
20 is kind of tired and several decades old. We are
21 looking to enhance in key areas.

22 You know the frontage of our property
23 on Joliet Road, we have pretty dense plantings of
24 mature Honey Locust trees and Evergreen trees

1 specifically Pine and Spruce. The building is well
2 fairly hidden from the street.

3 What we wanted to do is enhance our
4 entryway at this point on our interior drive and
5 allowing more view and opening up the view of our
6 corner where we have our entranceway. The school's
7 entrance is actually going to be on the north side of
8 our building. What we are looking there to landscape
9 there is a fairly good condition so we are enhancing
10 the landscape that's on the west and north corner.
11 Right now it's overgrown with Crab Apple trees. We are
12 looking to put in new plantings, low ground plantings
13 underneath the first story windows and opening up that
14 view.

15 One of our challenges has been, we
16 have got 19 or so trees that are Green Ash. They're in
17 various states of decline so we are going through and
18 replacing those as need be.

19 When you look at the corner on Madison
20 Street, we also have the same kind of Evergreen screen
21 that we have on Joliet as far as our parking lot and
22 the generator that sits adjacent to the building.

23 We do have a few pockets that have
24 become open just as trees have deteriorated so we have

1 put in several clusters of new Evergreen trees that are
2 going to continue that screen so we are going to be
3 fairly hidden on Madison Street as well. The parking
4 island there we have a number of trees that we are
5 going to have to replace as far as canopy trees and
6 we'll replace those Green Ash that I spoke of with
7 Honey Locust trees.

8 The islands are landscaped well with
9 just a few additives we're putting in where there is
10 some bare areas. To our north, we actually have an
11 Evergreen screen that we screen the helipad to our
12 north.

13 Other areas that we are enhancing, the
14 parking garage, what we are trying to do here is just
15 again fill in the Evergreen screen that we have on our
16 north perimeter where we end up having pockets of trees
17 that deteriorated so they were adding Evergreen trees.

18 Our storm water detention area is
19 primarily, is all naturalized. It's not a mode
20 service. It's naturalized with prairie cordgrass and
21 cattail and just to enhance that beauty, we put a
22 backdrop of using the Cypress trees as well as Swamp
23 White Oak in here as well as in here and then we are
24 opening up this space here. This area here had been

1 planted with Crab Apple trees and some Pine trees.
2 Those are all deteriorating as well. We open up this
3 view. Right now it's very cavernous. This is a
4 terrace area, break area and lunch space for visitors
5 and employees.

6 So the thought there is we open this
7 up and enhance this naturalized area with our views out
8 here we thought that would be more beneficial to our
9 user.

10 Lastly, we have a transformer here.
11 The thought was we just screen it with some Evergreen
12 trees and restore turf area where we need that. We are
13 pretty well screened. Here we have got shade trees,
14 again Honey Locust trees, White Burnhams that are four
15 to five feet in height. Our parking is very well
16 screened. You drive in here you see we are screened
17 from one end to the other. If you have any questions
18 that concludes my overview.

19 COMMISSIONER REMKUS: With the Ash trees, are
20 you going to remove all the Ash trees?

21 MR. TRIPPIEDI: That's our intent. Most of them
22 are in decline. There is a few just a matter of
23 standard practice of doing it now instead of waiting.

24 COMMISSIONER REMKUS: The ones that haven't

1 should be removed but it's your intent is to remove all
2 of them?

3 MR. TRIPPIEDI: Right. There is a few that
4 haven't.

5 COMMISSIONER REMKUS: You are talking about
6 Honey Locust, what type of --

7 MR. TRIPPIEDI: Well, this parking lot in
8 particular we have got seven, eight trees that are all
9 Green Ash so we would change those out with Honey
10 Locust trees.

11 COMMISSIONER REMKUS: Are you going to add some
12 other trees besides Honey Locust? Because, you know,
13 my thought on this, I run into the same problem. I
14 have a pet cemetery. We have to move out Ash trees.
15 I'm treating them currently but, you know, I can see
16 the day we might have to remove them but in replanting
17 these trees, going and sticking with one variety of
18 tree I think like to see a little bit more --

19 MR. TRIPPIEDI: Right. We are just using Honey
20 Locust --

21 COMMISSIONER REMKUS: So we don't run into this
22 situation again.

23 MR. TRIPPIEDI: Right. I understand your point.
24 We are using Honey Locust trees in the parking lot.

1 Everywhere else you have a diversity. The trees we are
2 swapping out eight of those trees are being exchanged
3 for Honey Locust. That was just to keep uniformity in
4 the parking lot. If you want us to have more
5 diversity, we can certainly do that. We are not using
6 them elsewhere. Like I said we are using --

7 COMMISSIONER REMKUS: Just from experience I'm
8 having the same type thing.

9 MR. TRIPPIEDI: Sure.

10 COMMISSIONER REMKUS: You don't want to get all
11 back into the same, having all the same trees when it
12 gets something.

13 MR. TRIPPIEDI: Right. We are trying to create
14 that diversity on our site. This is something we are
15 doing on every project we have the last couple of
16 years.

17 COMMISSIONER REMKUS: Same with the Pines.
18 There's a certain type of Pines here --

19 MR. TRIPPIEDI: We have had better luck with
20 Spruce. We recommended Colorado Spruce versus Austrian
21 Pines.

22 COMMISSIONER REMKUS: Austrian Pine (inaudible)
23 that's another big problem here.

24 MR. TRIPPIEDI: Yeah, these here started to

1 decline. Our corner has a lot of Spruce and Pine trees
2 and still fairly dense, you know.

3 CHAIRMAN KOPP: All right. Anybody else have
4 any other questions for this gentleman about the
5 landscaping? All right. Now we'll let Jo Ellen --

6 MS. CHARLTON: Thank you. Just to remind
7 everyone, the consideration from this applicant
8 includes a modification to the previously approved PUD
9 to allow the trade school which is not currently listed
10 as a permitted or a special use in the M-1 district;
11 also, approval of modifications to the landscape plan
12 which Mike just overviewed as well as a reduction in
13 the required loading berths from two to one for this
14 particular building in the 500 building.

15 As you can see on the second page of
16 the report, this property is located on the northwest
17 corner of Madison and Joliet and although the site that
18 you see on the display here looks mostly at the east
19 half, the PUD actually includes the west side of
20 Griffin Drive so the entire property is 12 acres and
21 includes a total of four buildings.

22 There is two buildings on the west
23 side of Griffin Drive and then there's these two
24 buildings that are on the east side of Griffin Drive.

1 Just in case anybody is confused, this
2 is Joliet Road. This is Madison. Griffin Drive is the
3 private drive that leads into this development. It is
4 right across the street from the entrance to the
5 7-Eleven on the south side of Joliet Road so hopefully
6 that gives you a little bit of reference.

7 This building in the northeast
8 quadrant is a parking structure. There is two other
9 office buildings on the west side. The only one we are
10 really looking at is this 500 building. It's the
11 two-story building right on the corner.

12 So we actually, while we are amending
13 the whole PUD which is the 12 acres, we have really
14 evaluated it in terms of parking which was one of the
15 bigger things that we wanted to do only based on that
16 part of the property east of Griffin Drive so the
17 parking deck and the 500 building and all of the
18 parking that surrounds it we have kind of looked at
19 that separately.

20 Those buildings on the west side kind
21 of just do their own thing. They have enough parking
22 to accommodate their uses around those buildings and
23 Griffin Drive is really large enough and separates the
24 two properties enough to the point where people don't

1 park across for either of the, for any of the
2 buildings.

3 In looking at the amendment to this
4 PUD, we wanted to evaluate parking in two ways and John
5 did, alluded to that a little bit and you guys asked
6 some questions. The parking that's required by the
7 zoning ordinance requires two parking spaces or one
8 space for every two employees and one space for every
9 three students and when we looked at that requirement,
10 plus the additional parking that would be required for
11 the office space left over in the building, the 312
12 spaces that are provided around the building and in the
13 deck more than accommodated that particular
14 requirement. So by ordinance they're fine.

15 The applicant, as he noted in his
16 testimony, said that this particular user is coming in
17 with a requirement of their own that's higher than our
18 parking, than our zoning ordinance requires.

19 They didn't really have to tell us
20 that. We probably would have gone with them on the
21 requirement of the zoning ordinance but because they
22 did, we decided to evaluate what that would mean for
23 the balance of the building and whether there would be
24 adequate parking to handle the square footage that's

1 left after all of the 220 spaces were accommodated to
2 the school.

3 What we found is that we would be
4 short and that's based on the requirement of 200 -- one
5 space for every 225 square feet of space. So in
6 looking at that, we worked with the applicant to put
7 some limitations on the balance of the square footage.

8 One of the handouts in your packet was
9 this interior layout which if you want to pull that out
10 we'll take a look at that for a little bit.

11 The school is really looking at using
12 all of their space on the first floor currently so
13 that's the lower of the two drawings, and this is the
14 large space on the bottom half of the first floor is
15 the open old warehouse area where they'll actually have
16 their hands on training, the actual welding and things
17 that will be happening in that particular area.

18 The classrooms are proposed to be
19 located and they're labeled as classrooms up in this
20 northeast quadrant of the building and those are the
21 four classrooms that he was referring to when he was
22 talking about a maximum of 36 students in each one of
23 those spaces.

24 Some of this is common area. This is

1 the west side of the building. There is a current
2 access door here. The access to the school is actually
3 going to come in on the north side of the building next
4 to the detention pond. The blue area, you guys have
5 color copies, right?

6 CHAIRMAN KOPP: Yes.

7 MS. CHARLTON: The blue area is the lobby that
8 leads into the building from the west parking lot and
9 then there's another room behind that which if you look
10 at it closely has a lot of doors all the way around the
11 room.

12 I think in the past, that room has
13 been kind of a swing room where people will hold
14 meetings and reserve the space and that is their
15 intention. Their intention is not to make that space
16 leasable to any individual user and so really what they
17 are trying to do is back some of the space out of and
18 we are going to put restrictions in the ordinances
19 which tells them what they can and can't do with
20 certain spaces.

21 The space to the south of there will
22 be for a warehouse, a lower parking user. So we have
23 space that's designated here that can't be used for
24 office. It will be used for storage and warehousing.

1 The space that's outlined in yellow on
2 the top can be used for office uses based on our 225
3 square foot rule and then the upper level space I think
4 was where a lot of engineers were previously on the
5 second floor.

6 MR. STOETZEL: No, the engineers were in the
7 high bay.

8 MS. CHARLTON: Downstairs? Okay. But it's
9 already laid out more for office users so they are
10 hoping to bring in a traditional office user for the
11 balance of the second floor space except for the space
12 that's outlined in orange and they have agreed to not
13 lease that space to a separate user or to make that
14 space available to the school if they at some point in
15 the future desire to have a place to expand.

16 So this I thought was a really good
17 way for this user to accommodate their clients needs
18 for additional parking and still agree with the village
19 to limit the use of the balance of the building so they
20 are not creating a parking problem for themselves or
21 the village in the future.

22 So that's kind of what we did in terms
23 of looking at parking. All of those restrictions would
24 be spelled out in the conditions to your

1 recommendation. We'll get to those in a little bit.
2 They are on the last page of the report and they would
3 also be spelled out in the ordinance so at some point
4 in the future, if they come forward with a petition for
5 Roy to look at to build out some storage space, Roy
6 would be able to say this space is limited only for
7 these particular uses.

8 CHAIRMAN KOPP: You know what, Commission Wagner
9 mentioned something to me. This is a concern I had.
10 I'm not sure why we're getting in the middle of what
11 his parking deal is with his tenants. That was the
12 point of my question last time.

13 As long as I understand the trade
14 school use and as long as he has a trade school of
15 51,000 square feet and then the other space, as long as
16 there is enough parking for the building as a whole, I
17 don't really care and I don't think it's our business
18 what he promises one tenant or another. I don't really
19 see how it impacts us.

20 If he is foolish enough to over lease
21 the space, that's his problem. That's not our problem,
22 especially on this site. There is nowhere else for
23 them to go. They are going to be in his office saying
24 what. His tenants are going to be up in arms.

1 We don't do that at the shopping
2 center I guarantee you those anchors have all sorts of
3 things in their leases about the parking. We don't
4 enforce that. Why are we enforcing that here.

5 MS. CHARLTON: I think the concern was whether
6 or not there would adequate parking and because the
7 space is kind of on its own --

8 CHAIRMAN KOPP: There is plenty of parking for
9 the building as a whole. So if he, I'm not questioning
10 your business judgment, if he decides to give an extra
11 100 spaces to the school, then he has got to figure out
12 how he is going to lease the rest of his space when he
13 is under parked.

14 By putting this in the ordinance, the
15 school realizes they don't need half their parking, he
16 is going to have to come back, if he convinces them to
17 give it back, he is going to have to come back to us to
18 amend the ordinance. This is, I don't think this is
19 any of our business.

20 MS. CHARLTON: Okay.

21 VICE CHAIRMAN WAGNER: We have a set of
22 standards period. Now we can say are our standards
23 wrong, but we have a set of standards that this
24 building was built under and it's evaluated and used

1 today.

2 I agree 100 percent of your analysis
3 of getting into he may, if I was the developer, I
4 wouldn't stand for it for a minute. He was forthcoming
5 in his information and you properly have done an
6 evaluation on the site and does it all work but I
7 wouldn't try to govern this nor if I were the
8 developer, he may have to buy back parking spaces from
9 his tenant and create all kinds of problems for
10 himself.

11 I just don't see us having to govern
12 this thing other than the fact that it meets the
13 ordinance or it doesn't meet the ordinance.

14 I think we're opening a can of worms
15 in trying to in the future if X amount of square feet
16 is classroom or is it office logistics for the company
17 or what is it? Does it have to meet some requirement?

18 I think it meets the requirement and
19 he in his lease is saying to the people well, we'll
20 promise you this many more and it's above and beyond
21 the zoning ordinance period. So I wouldn't put any of
22 this language in the draft at all. Meets the
23 requirements period.

24 MS. CHARLTON: If that's your recommendation, we

1 can certainly --

2 VICE CHAIRMAN WAGNER: I think we have to.
3 That's what our ordinance is.

4 MS. CHARLTON: Well, as a PUD, you have the
5 ability to look at things individually on an individual
6 basis and add more restrictions or relax additional
7 restrictions if you think that the development itself
8 is going to create impacts that your ordinance doesn't
9 account for. So that's all we were looking at and
10 quite honestly, this was something they proposed to us.
11 It wasn't something we pushed really hard on.

12 CHAIRMAN KOPP: As I said, I don't think two
13 through five should be in the motion.

14 MS. CHARLTON: Okay.

15 CHAIRMAN KOPP: We haven't heard from everyone
16 else.

17 VICE CHAIRMAN WAGNER: I have one other thing.
18 I didn't know if you were finished. One thing I didn't
19 see in any of the writings or discussion was what about
20 the signage for this? If this is going to be a
21 headquarters for this school if you will, are we
22 looking at sign issues or are they part of just the
23 zoning ordinance?

24 MS. CHARLTON: We asked them about signage.

1 Their response was they would be complying with
2 whatever the zoning ordinance requires.

3 VICE CHAIRMAN WAGNER: So if --

4 MS. CHARLTON: Part of what I described to them
5 is if you come back to me in a little bit and say you
6 want to do it, you have to spend the same amount of
7 time and money going through an amendment process so I
8 think they have communicated with their people as to
9 what the signage requirements are otherwise I think we
10 would have seen it included in this application.

11 CHAIRMAN KOPP: They don't get people off the
12 street so they just need directional signs.

13 MR. STOETZEL: The ordinance does give them the
14 ability to put a sign on that's large enough so they
15 believe that this would be adequate to garner the
16 people coming in. I mean think about it, you can get
17 off at County Line Road or you can get off at Route 83
18 and all you tell the student is go down to 83 to the
19 first stoplight, turn right, turn right, turn left and
20 you'll see it. County Line Road is the same thing.

21 So they are not looking for
22 advertising as you say. They are looking for access,
23 directional access. So they may come back if they
24 choose but the lease says that it has to comply with

1 the existing ordinances and we talked at length with
2 them about that so they may come back but at this
3 point, they're not asking for anything.

4 VICE CHAIRMAN WAGNER: But don't normally in the
5 planned unit development process as you said wouldn't
6 we normally know what these are and they're approved as
7 part of the PUD or are you saying that as long as this
8 company comes forward and says we'd like to do this
9 sign, this sign and this sign as long as it meets the
10 village ordinances, it's okay to be in the PUD.

11 MS. CHARLTON: Yes.

12 MR. STOETZEL: Yes, the latter.

13 MS. CHARLTON: The latter.

14 VICE CHAIRMAN WAGNER: The latter, yes. In
15 other words, if you do want something other than what
16 is allowed by ordinance, then you would have to change
17 the PUD.

18 MR. STOETZEL: Correct. That's how we
19 understand it.

20 VICE CHAIRMAN WAGNER: That's how I would
21 understand it. Thank you.

22 CHAIRMAN KOPP: As far as the landscaping so
23 that we have a PUD plan that has these Ash trees, all
24 this other stuff on it and so we are amending it just

1 to update it or --

2 MS. CHARLTON: The landscaping as Mike indicated
3 has been there a while. It's tired and overgrown and
4 we have issues with die off to certain degrees part of
5 which is caused by the Ash borer so their request
6 because the original landscape plan was part of the
7 previously approved PUD if they want to change that, in
8 other words, if they want to just not pull out Ash
9 trees and put Ash trees back in, they need to request a
10 modification.

11 CHAIRMAN KOPP: This was their --

12 MS. CHARLTON: This is their proposal.

13 CHAIRMAN KOPP: (Continuing) -- their request as
14 opposed to the village imposing this.

15 MS. CHARLTON: Right. So they worked with Mike
16 to keep as much of the original intent of the screening
17 that we felt was important while also opening up the
18 area near the entrances to the doors so it's easier for
19 people to know where the main entrance is to the
20 building versus the main entrance to the school.

21 And then like you said, the only other
22 major change that was made was to remove the trees on
23 the south side of the detention pond to open up those
24 views both from the windows and I think they had a lot

1 of dying Crab Apple trees which are low growing and it
2 blocked the view of the amenity that's there so we
3 supported the changes that they're requesting.

4 CHAIRMAN KOPP: I just wanted to make sure that
5 we weren't, that the village wasn't forcing this on
6 them. It was the opposite. They wanted --

7 MS. CHARLTON: They wanted to make changes to
8 their approved plans.

9 CHAIRMAN KOPP: That's fine. I certainly defer
10 to the experts.

11 VICE CHAIRMAN WAGNER: Is the reduction in the
12 loading space tied to the PUD or is it tied to this
13 use?

14 MS. CHARLTON: It's recommended because of the
15 mix of uses that are there. It's really not up
16 operating as or it won't be operating as much of a
17 warehouse space as it previously was. I think there is
18 six.

19 MR. STOETZEL: Six.

20 VICE CHAIRMAN WAGNER: The only thing, where I
21 am going with this is I don't believe that they need
22 more than one loading space either. However, if the
23 use changes and this reduction in space is tied to the
24 building and they put a warehouse operation in there,

1 now we can't say you need more loading spaces. I think
2 the loading space reduction should be tied to the use.

3 MS. CHARLTON: That's the intent that it's
4 certainly worth making sure that's clear in the
5 ordinance so that's good.

6 VICE CHAIRMAN WAGNER: Yes.

7 COMMISSIONER DEL SARTO: There seems to be
8 adequate parking here. Is there going to be any sort
9 of signage or anything directing students to park in
10 this area only or do they park at random or whatever is
11 available?

12 MS. CHARLTON: I will let John answer that.

13 MR. STOETZEL: The intent is to, the parking is
14 critical. We believe that the space upstairs is, maybe
15 this isn't the best articulation, but it spans the
16 office space. It was the corporate headquarters for
17 Mark Shale and it became the vice president and above
18 for TCF Bank and it is fancy upstairs.

19 To lease that, it's not going to be a
20 heavy use because it's got offices that are 15 by 20.
21 The intent is to put three people in an office like
22 that. So we are not going to have somebody that comes
23 to the building that's going to look for a lot of
24 parking.

1 It won't be a call center type of
2 operation. It will be somebody that's looking for high
3 end office space. We believe that the parking that's
4 provided under the deck and there are approximately 87
5 spaces, that those 87 spaces if we hold those for the
6 upstairs office, that that combination will go well in
7 the market place.

8 You have got undercover parking place
9 and you have got fancy offices upstairs. Those two go
10 together. That leaves enough parking places for the
11 school to be any place they want and if we put in
12 barrier gates with key cards to the second floor user
13 which is in the future because we don't have that
14 tenant yet, then that segregates the students can park
15 any place they want. They won't have a key card that
16 can get into the deck.

17 The next tenant, the tenant that would
18 take the fancy office space upstairs has a key card to
19 get on the deck. That's where they will park. That's
20 our thinking. We have got to find the tenant. If
21 anybody wants to help, I will give you my card. Does
22 that answer the question.

23 COMMISSIONER DEL SARTO: Yes.

24 MR. STOETZEL: One more thing. The teachers,

1 the intent, according to the management of the school,
2 the teachers will park on the east side again
3 segregated somewhat from the students because not that
4 they don't want to be where the students are, they get
5 their before the students do, prepare so they have
6 places that are assigned to them.

7 So parking is a critical thing for the
8 school. We have talked at length to them about it, how
9 they are going to do it, why they are going to do it
10 and it all makes sense to me.

11 So we just shared all that with Jo
12 Ellen and Tim and that's what prompted this because we
13 have thought a great deal about it.

14 CHAIRMAN KOPP: We did cut you off. I'm sorry.

15 MS. CHARLTON: I will just skip to the some of
16 the things we haven't talked about yet. On Page 6 of
17 the report, looking at garbage, where the garbage is
18 handled is on the east side of the building I think as
19 Mike had mentioned near the old loading dock areas.
20 Let me just go back over here.

21 East side of the building, this is
22 where all the original loading dock areas are. There
23 is going to be one here. There will be parking here
24 instead of loading areas. This is a generator that was

1 approved with which project?

2 MR. STOETZEL: TCF.

3 MS. CHARLTON: TCF Bank. That's going to remain
4 in place. The garbage area is just south of the
5 existing generator. Right now it consists of a
6 compactor type unit.

7 So depending on how the tenants within
8 the building need to process their garbage, they may or
9 they may not use that. One of the good things about
10 our parking analysis was that we showed three
11 additional parking spaces than the number that we were
12 banking on in terms of coming up with our calculations.

13 So if there is a need for additional
14 garbage handling, there is room to remove two parking
15 spaces south of the existing garbage area. So if they
16 need to put an enclosed dumpster in that area in
17 addition to the compactor, they will have room to do
18 that.

19 What we are proposing to do so they
20 don't have to come back for a change is just to make
21 that something that we can do in writing with the
22 approval of the village administrator.

23 We already talked about the
24 landscaping quite a bit. I don't think we need to go

1 through any more of that. I will note that as the
2 major change to the PUD, this application is required
3 to prove the standards for both the special use
4 standards and the standards for planned unit
5 development.

6 All of those standards are outlined in
7 your report and the applicant's response to that and
8 staff's follow up to that is also included. Did you
9 want to jump in with a question?

10 COMMISSIONER BAKER: You are going to need some
11 lights at night but I don't see any provisions for
12 security lights for students. They will work at night.

13 MS. CHARLTON: The site is already, again, as an
14 existing PUD, the only things we're looking at are the
15 things that we are changing from the site plan. There
16 are existing lights, I don't know John can describe
17 them.

18 MR. STOETZEL: Yes. The site is fully lit. The
19 parking garage, all of the loading dock area, the
20 parking area has been approved with.

21 COMMISSIONER BAKER: Okay.

22 MR. STOETZEL: With the photometric plan that
23 was approved with the original PUD when it was
24 Commonwealth Edison. So all of those lights are in

1 existence. They're not on today because there is no
2 need. It's vacant.

3 COMMISSIONER BAKER: Okay. But you'll need
4 security, too. You are going to have some security
5 person or two?

6 MR. STOETZEL: That's the school's
7 responsibility not mine.

8 COMMISSIONER BAKER: You are going to need it.

9 MR. STOETZEL: I shouldn't open my mouth but I'm
10 going to, I think the people that are fixing the air
11 conditioners and welding probably don't need it like
12 high school students do.

13 COMMISSIONER BAKER: I was on that vocational
14 board so I have been through that a couple times.

15 MS. CHARLTON: Just to summarize, again, the
16 main thing that this site is looking at is changing the
17 language to allow the use, very minor modification to
18 the exterior that includes landscaping, a little bit of
19 restriping in the parking lot and the ability to
20 accommodate some changes to garbage handling if need
21 be.

22 Really the majority of the conditions
23 that are included for your consideration include the
24 ones that talk about square footage and how it ties to

1 parking as Chairman Kopp pointed out. Those are
2 conditions two through five if that is something you'd
3 like to discuss further or possibly remove from your
4 recommendation, that's what you would do at that point.

5 We did feel strongly that we would
6 like to limit the square footage or identify the square
7 footage of the space. Keep in mind this is whole 12
8 acre site.

9 We don't want to say the whole site
10 can become available for a vocational school. Schools
11 do have special parking needs. We don't want that to
12 spill over on to the other side of the development.
13 The remainder of the recommendations I think we talked
14 about.

15 One I didn't talk about was a
16 requirement that Administrator Halik had asked that we
17 include. You may have noticed when the intersection of
18 Joliet and Madison was completed, the intersection
19 looks really nice but as you move west of right in
20 front of this property, there is a large gravel area
21 that doesn't look done.

22 Most of our cross section includes
23 pavement, two feet of gravel stone and then grass or
24 sod. I was talking to John right before the meeting

1 about his concerns with that because apparently that's
2 been required in the past and the trucks just park
3 there illegally.

4 I think probably what they're doing is
5 parking and running across the street to get some
6 coffee from 7-Eleven without having to turn into the
7 parking lot.

8 We can note his concern. We can
9 (inaudible) a little further. I'm sure counsel would
10 gladly give staff and the police department direction
11 to follow up on it more closely if it's improved so
12 hopefully it doesn't happen in the future but that is
13 something that we thought was needed to clean up the
14 area and we noted we might need to do better
15 enforcement of that in order to make sure it's
16 maintained.

17 VICE CHAIRMAN WAGNER: Could we just as the
18 village put some no parking signs there or along there?

19 MS. CHARLTON: I talked to Tim about that --

20 VICE CHAIRMAN WAGNER: Maybe more than what we
21 need for a little while.

22 MR. STOETZEL: Drive out and look. The ones
23 that are there have been bent down.

24 VICE CHAIRMAN WAGNER: Yeah. Maybe the posts

1 need to be bigger.

2 MR. STOETZEL: Yeah, or stones I mean rocks.

3 VICE CHAIRMAN WAGNER: Yes.

4 MR. STOETZEL: We have done it at least twice.
5 We have cleaned it up and worked hard with Tim to put
6 just what you're saying no parking signs and now it's
7 so convenient.

8 VICE CHAIRMAN WAGNER: Few large boulders maybe.

9 MR. STOETZEL: Yeah, and then to drag those
10 things will be in the middle of the street when the guy
11 is gone. The other thing I might add is as Jo Ellen
12 pointed out, when they put the light at the
13 intersection, the traffic signal, they used that area
14 as their staging area and tore it up.

15 I guess I could call the State of
16 Illinois and ask them if they wouldn't mind restoring
17 it but they don't have any money so it would kind of be
18 a waste of time. If the village would help me enforce
19 it, I would do it again. I don't want to do again and
20 just waste the money. It just doesn't make any sense.

21 MS. CHARLTON: That was all I have for my
22 report.

23 CHAIRMAN KOPP: Do we need to mention in the
24 motion the issue Commissioner Wagner mentioned about

1 the first loading dock?

2 MS. CHARLTON: Being tied to use?

3 CHAIRMAN KOPP: I don't see the reduction in
4 here. Am I missing it somewhere?

5 MS. CHARLTON: Well, it's in the motion itself.

6 CHAIRMAN KOPP: I'm sorry, you are right. You
7 are right I was looking --

8 MS. CHARLTON: If you'd like to clarify. It's a
9 good clarification to make one loading dock instead of
10 two assuming the proposed mix of uses.

11 CHAIRMAN KOPP: Is the initial space going to be
12 51,000?

13 MR. STOETZEL: No. It will be 44,000.

14 CHAIRMAN KOPP: So you have got room to grow.

15 MS. CHARLTON: Got room to grow.

16 CHAIRMAN KOPP: All right. Before I close the
17 public hearing, any questions from the commissioners?

18 COMMISSIONER DEL SARTO: A few meetings ago, we
19 had a similar application for a training class or
20 whatever you call it in the shopping center. We're
21 always looking for retail. Is there any plan to have
22 any sort of a school store or anything in this academy
23 for books or safety gloves or anything else? I'm
24 looking for some sort of retail.

1 MR. STOETZEL: Revenue, revenue.

2 MS. CHARLTON: There is a lot of students coming
3 to this location that will hopefully buy more coffee
4 and spend more in restaurants.

5 COMMISSIONER DEL SARTO: I mean on the site for
6 this.

7 MS. CHARLTON: This is actually an M, different
8 from the last one which was zoned commercial strip
9 center. This site is actually zoned for manufacturing,
10 industrial uses so I don't know that we would even
11 allow retail without another amendment to the PUD.

12 VICE CHAIRMAN WAGNER: Maybe the revenues could
13 be generated by the parking tickets.

14 MS. CHARLTON: On the side of the road. I like
15 that.

16 COMMISSIONER SOUKUP: Is there a cafeteria?

17 CHAIRMAN KOPP: The applicant, do you have
18 anything further before we close the public part of the
19 hearing.

20 MR. STOETZEL: I'd be happy to answer any
21 questions.

22 CHAIRMAN KOPP: What we will do is we'll close
23 the public hearing have the vote, the discussion. All
24 right. If everyone is finished, we'll close the public

1 hearing Plan Commission Zoning Case 12-04.

2 COMMISSIONER DEL SARTO: I make a motion we
3 close the public hearing.

4 CHAIRMAN KOPP: Okay. Second.

5 COMMISSIONER SOUKUP: Second.

6 CHAIRMAN KOPP: All in favor say aye.

7 (Chorus of ayes.)

8 CHAIRMAN KOPP: Opposed say nay. Motion
9 carries.

10 (Hearing adjourned at 7:54 p.m.)

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

Kimberlee A. Elliott

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

SUBSCRIBED AND SWORN to
before me this 30th day
of November, 2012.

Virginia L. Bruno

Notary Public

