

A G E N D A

SPECIAL MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MAY 16, 2018 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - April 04, 2018
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-03: (Village of Willowbrook - Route 83 Corridor Plan Update). Petition for acceptance of the Route 83 Corridor Plan Update into the Village of Willowbrook. Notice published in the Sun Times on Tuesday, May 1, 2018.
  - A. PUBLIC HEARING
  - B. DISCUSSION/RECOMMENDATION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON  
WEDNESDAY, APRIL 4, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT,  
TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, 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 Chairman Kopp, Commissioners Remkus, Soukup, Ruffalo, Kaucky, and Walec.

Absent: Vice Chairman Wagner.

Also present were Village Planner Natalie Zine and Building Inspector Roy Giuntoli.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting June 7, 2017

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Remkus, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 17-03: (6400 Bentley Avenue, Willowbrook, Illinois – Hinsdale Animal Cemetery PUD). Petition for a Special Use Permit for a Planned Unit Development with a pet Cemetery Use, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village code; a petition for a rezoning of one (1) parcel from R-1A to R-1; approval of a Final Plat of Subdivision; and approval of a Preliminary and Final Plat of PUD

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

SEE COURT REPORTER MINUTES

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky that based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use outlined in the Staff Report prepared for

PC 17-03 for the April 4, 2018 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval for a special use for a Planned Unit Development with a Pet Cemetery use including certain relief exceptions and variations from Title 9 and Title 10 of the Village Code, the Rezoning of one parcel from R-1A to R-1, Final Plat of Subdivision, and a Preliminary and Final Plat of PUD for the subject property as legally described in Attachment One, subject to the conditions of approval listed in the Staff Report prepared for PC 17-03 for the April 4, 2018 Plan Commission meeting.

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

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-01: (500 Joliet Road, 600 Joliet Road, and 7700 Griffin Way, Willowbrook, Illinois – Willowbrook Centre PUD Amendment). Petition for an Amendment to a Planned Unit Development including certain relief exceptions and waivers from Title 9 and Title 10 of the Village Code to allow for the Resubdivision of the property legally described below into three (3) lots.
  - A. PUBLIC HEARING
  - B. DISCUSSION/RECOMMENDATION

SEE COURT REPORTER MINUTES

MOTION: Made by Commissioner Remkus, seconded by Commissioner Ruffalo that based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for a Planned Unit Development as well as the findings of fact outlined in the Staff Report prepared for PC 18-01 for the April 4, 2018 Plan Commission meeting, and that the Plan Commission recommend to the Village Board approval of an amendment for the PUD to allow for the subdivision of subject property with multiple lots.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffolo, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Vice Chairman Wagner.

MOTION DECLARED CARRIED

6. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-02: (201 63<sup>rd</sup> Street, Willowbrook, Illinois – JKC Ice Rink PUD Amendment). Petitions for an Amendment to

a Planned Unit Development (PUD) to allow for a Special Use for an Indoor Amusement Establishment, more specifically a Skating Rink.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

SEE COURT REPORTER MINUTES

MOTION: Made by Commissioner Kaucky, seconded by Commissioner Ruffalo that based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use and the findings of fact outline in the staff report prepared for PC 18-02 for the April 4, 2018 Plan Commission meeting and that the Plan Commission recommend to the Village Board approval of a Special Use for Indoor Amusement Establishment, specifically an ice rink, subject o the Conditions of Approval listed in the Staff Report prepared for PC 18-02 for the April 4, 2018 Plan Commission meeting and the additional following conditions: One) the applicant will cooperate with Hinsdale Lake Towers to construct a fence to limit travel over their property to the adjacent shopping center; Two) all buses will be parked in front; and Three) excess ice will be disposed of in the loading dock inside the property.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffolo, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Vice Chairman Wagner.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

SEE COURT REPORTER MINUTES

8. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky, to adjourn the regular meeting of the Plan Commission at the hour of 10:05 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

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PRESENTED, READ AND APPROVED,

May 16, 2018

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Chairman

Minutes transcribed by Executive Secretary Cindy Stuchl

4/4/2018

**VILLAGE OF WILLOWBROOK PUBLIC HEARING /ZONING  
HEARING CASE NUMBER**

**17-03**

KIMBERLEE A. ELLIOTT, C.S.R.

VILLAGE OF WILLOWBROOK  
PUBLIC HEARING  
ZONING HEARING CASE NUMBER 17-03

REPORT OF PROCEEDINGS had at the  
Public Hearing of the above-entitled case before  
The Planning Commission at the Willowbrook Police  
Department Training Room, 7760 Quincy Street,  
Willowbrook, Illinois on the 4th day of April,  
2018, at the hour of 7:00 p.m.

PRESENT:

Daniel Kopp, Chairman

James Soukup

Leonard Kaucky

William Remkus

Gregory Ruffolo

Maciej Walec

Roy Giuntoli, Building Inspector

Natalie Zine, Planning Consultant

1 CHAIRMAN KOPP: All right. Call to  
2 order the regular meeting of the Plan Commission of  
3 the Village of Willowbrook and ask the plan  
4 commission secretary to call the roll.

5 MR. GIUNTOLI: Commissioner Remkus.

6 COMMISSIONER REMKUS: Here.

7 MR. GIUNTOLI: Commissioner Soukup.

8 COMMISSIONER SOUKUP: Here.

9 MR. GIUNTOLI: Commissioner Ruffolo.

10 COMMISSIONER RUFFOLO: Here.

11 MR. GIUNTOLI: Commissioner Kaucky.

12 COMMISSIONER KAUCKY: Here.

13 MR. GIUNTOLI: Commissioner Walec.

14 COMMISSIONER WALEC: Here.

15 MR. GIUNTOLI: Vice Chairman Wagner  
16 absent. Chairman Kopp.

17 CHAIRMAN KOPP: Here.

18 MR. GIUNTOLI: Planner Natalie Zine.

19 MS. ZINE: Here.

20 MR. GIUNTOLI: Building Inspector Roy  
21 Giuntoli here.

22 CHAIRMAN KOPP: Next item is the  
23 omnibus vote agenda. Would any of the  
24 commissioners like anything removed from the



1 omnibus vote agenda? If not, will someone make a  
2 motion to approve the omnibus vote agenda.

3 COMMISSIONER RUFFOLO: So moved.

4 COMMISSIONER REMKUS: Second.

5 CHAIRMAN KOPP: All in favor say aye.

6 (Chorus of ayes.)

7 CHAIRMAN KOPP: Next item on the agenda  
8 is plan commission consideration for zoning hearing  
9 case 17-03. It's a petition for a special use  
10 permit for a planned unit development with a pet  
11 cemetery use including certain relief, exceptions  
12 and variations from Title 9 and Title 10 of the  
13 village code; a petition for rezoning of one parcel  
14 from R-1A to R-1; approval of a final plat of  
15 subdivision; and approval of a preliminary and  
16 final plat of PUD.

17 The applicant for this hearing is  
18 Bill Remkus, 6415 Western Avenue, Willowbrook.  
19 Notice of this public hearing was published in The  
20 Doings newspaper on March 15th, 2018.

21 Because Mr. Remkus is a  
22 commissioner he's going to recuse himself from this  
23 matter.

24

1 (Commissioner Remkus left the  
2 table.)

3 CHAIRMAN KOPP: Would someone for the  
4 applicant like to make their presentation? And  
5 anyone that's going to speak for the applicant and  
6 for the public will need to be sworn in by the  
7 court reporter so if you'd stand up then she'll  
8 swear you in.

9 AUDIENCE MEMBER: It's very hard to  
10 hear.

11 MR. RIEGER: Brian Rieger, 7325 Janes  
12 Avenue, Woodridge, Illinois.

13 BRIAN RIEGER,  
14 having been first duly sworn, by the Notary,  
15 testified as follows:

16 MR. RIEGER: Mr. Chairman and members  
17 of the plan commission, thank you for your time  
18 tonight. Again, my name is Brian Rieger. I'm with  
19 V3 Companies. I hope you can hear me okay. If you  
20 have trouble please stop me and make sure that I'm  
21 talking loud enough.

22 I'm here representing Bill Remkus  
23 who is with us tonight and other members of his  
24 family may be here as well and I also brought Ethan

1 Frisch from V3. Behind me I'm going to go through  
2 a power point presentation so we'll go through it.

3 So a little history of the  
4 cemetery, it was started in 1926 and then in the  
5 early 1950's the Remkus family purchased the  
6 cemetery and now they are in their fourth  
7 generation of family operation.

8 The property was annexed into the  
9 village in 1980 and over the time the Remkus family  
10 has purchased additional properties, the most  
11 recent property was the old fire station at the  
12 corner of Western and 63rd.

13 The services that the Hinsdale  
14 Animal Cemetery provide are burials within the  
15 cemetery grounds and animal cremation which they  
16 provide for several of the Chicagoland's best  
17 veterinarians. Additionally, they provide memorial  
18 products for grieving families who have lost their  
19 pets and animals.

20 The aerial on the left shows the  
21 property that's being considered as part of this  
22 PUD. It's about ten acres. Bentley Avenue is to  
23 the east, Western Avenue is to the west and 63rd  
24 Street is to the north. The single-family homes in

1 the center you can't really see my cursor but kind  
2 of that notch out those single-family homes are  
3 also owned by the Remkus family but they are not  
4 included as part of the PUD so those will remain  
5 just single-family residential.

6 The center picture on the screen  
7 shows the zoning classification. The site is  
8 currently zoned both R-1 and R-1A. Both of those  
9 are single-family residential but animal cemeteries  
10 are allowed as a special use within the R-1 zoning.  
11 So there's a map amendment that will kind of go  
12 with this as well.

13 There are five existing structures  
14 located on the property. Furthest to the north is  
15 the old fire station. There's a small garage a  
16 little further south and then there's kind of the  
17 cluster of buildings that make up the crematory  
18 building which is the northern one, the  
19 southeastern building is the main office building  
20 and the west one is a storage building. Access to  
21 the site is currently through Western and Bentley  
22 so there's cross access between those two roads  
23 through the cemetery.

24 The main thing we are seeking

1 approval for tonight is a planned unit development  
2 on the property. Typically a PUD is a result of a  
3 development petition on a larger piece of property  
4 that doesn't quite fit into zoning regulations.

5 This PUD request is a little different. A couple  
6 years back the owners, Remkuses, Hinsdale Animal  
7 Cemetery, approached the village with a desire to  
8 put an addition on to the crematory building.

9 Through subsequent discussions and meetings the  
10 village decided to recommend the adoption of the  
11 PUD for the property to clean up the zoning. It  
12 kind of simplified what's happening on the  
13 property. So the PUD would allow the owners to  
14 specifically state the future plans for the  
15 property and also bring the property in conformance  
16 with the zoning ordinances.

17 So there are several components to  
18 the proposed PUD, some of which are planned to be  
19 constructed in the near future and some are more  
20 planned for the distant future. So the village  
21 suggested that we include all the future  
22 improvements that might happen some day on the PUD  
23 so that in the future if they wanted to go through  
24 some of those improvements we wouldn't have to go

1 through the amendment of the PUD process and it  
2 would be a simpler process.

3           The components that will be  
4 conducted in the near future is the addition to the  
5 crematory building and associated site work around  
6 the crematory. So you can kind of see on here the  
7 orange in the middle there's a three, it's kind of  
8 small sorry about that, but that's what's happening  
9 in the near future, that building addition and the  
10 associated site work that goes with it. The rest  
11 of the new buildings in addition shown on the PUD  
12 plan are planned more in the distant future at an  
13 unknown date. So, again, we wanted to include any  
14 possible future expansions into the PUD so that  
15 they wouldn't have to go through the process, you  
16 know, if they wanted to add the gazebo that's  
17 included in there or a garage if we didn't include  
18 them now we'd have to amend the PUD which didn't  
19 make sense. So there aren't really any eminent  
20 plans for many of those improvements.

21           The other component to the PUD  
22 that Bill and his family are passionate about is  
23 that they wanted to make sure that they preserve  
24 open space on the property. So while it gives them

1 flexibility to add some of these buildings and  
2 additions in the future really what it does is it  
3 restricts what they can do on the property. So  
4 they want to maintain that open space. They want  
5 to maintain the open feel via plantings and all  
6 that kind of stuff so that was their desire. There  
7 is no use change whatsoever with the proposed PUD.  
8 The operations will remain the same. These are  
9 just going to help them run operations more  
10 efficiently and just serve their clients better.

11               So what's being done now, what's  
12 the first phase? The first phase is the addition  
13 to the crematory building. It's a 1730 square foot  
14 addition on the north side of the building. The  
15 addition will house the preparation of memorial  
16 products as we mentioned that they serve and as  
17 well as post crematory packaging. There will not  
18 be any specific crematory additions within that  
19 addition or crematory services within that  
20 addition. Along with the addition are some site  
21 improvements. The improvements include lot  
22 resurfacing, some additional pavement to access the  
23 addition on the north side of the building as well  
24 as restriping some of the stalls on the south side

1 of the storage building.

2 These are the elevations.

3 Relatively simple just going to be an extension of  
4 the existing building out there so the line work  
5 that's shown dark on the exhibit is what's  
6 proposed.

7 So here's what's in front of you  
8 as a request tonight: First is a plat of  
9 subdivision. We're consolidating several of the  
10 underlying lots into four lots that better fit the  
11 building configuration; the second is the  
12 preliminary and final plat of PUD which I  
13 previously described why we're doing that and the  
14 need for it; and third is the map amendment to  
15 rezone part of the property from R-1A to R-1 since  
16 animal cemeteries are allowed as a special use  
17 under that R-1 zoning so we're trying to clean that  
18 up.

19 Within the request for the PUD in  
20 your staff report you can see that there are  
21 several waivers within the underlying -- waivers  
22 from the underlining zoning district. Most of the  
23 waivers are relating to the existing use and really  
24 the need to identify them within the PUD so that



1 they're allowed as they are existing today. So I'm  
2 just going to highlight a few of them just so we  
3 understand kind of the more important ones.

4 Lot one is really what houses the  
5 main complex. It's kind of hard to see on there  
6 but that's the first kind of lip there. The  
7 waivers are due to the lot configuration and the  
8 setback from the single-family homes owned by the  
9 Remkus family. So as you can see some of those  
10 buildings are close to the rear of those  
11 single-family lots so we need to make sure we  
12 capture those setback variations and waivers from  
13 the ordinance. There are no waivers requested due  
14 to the proximity of the buildings to Western Avenue  
15 within that lot one, if that makes sense.

16 Lot three, there are no proposed  
17 improvements on this lot so all of the waivers that  
18 you see within lot three are existing so it's just  
19 bringing that existing building, the fire station,  
20 you know, into the zoning code and it fits within  
21 that zoning code.

22 Lot four, there are three waivers  
23 requested and this is the lot just south of the  
24 fire station so it's a longer narrow lot and

1   there's a number seven on the red building that  
2   would be a future, potential future, building. So  
3   there's three waivers requested for that lot.  
4   Number one is lot area; number two is lot width.  
5   Both of those are due to the existing lot  
6   configuration so we're not changing that lot  
7   itself. That lot is staying the way it is and it  
8   doesn't meet the current ordinance so we're using,  
9   we're asking for waivers from the ordinance because  
10   of the existing lot configuration. And then the  
11   front yard setback requirement is 50 feet. We are  
12   showing it at 32 feet which is in line with the  
13   fire station as it is today.

14                   So those are the waivers that I  
15   really wanted to highlight. Again, there is a lot  
16   in there. If you need me to go through one by one  
17   we can but I didn't want to spend too much time on  
18   that. So we appreciate your time this evening.  
19   We'd be happy to answer any questions that you  
20   have.

21                   CHAIRMAN KOPP: Are there any plans for  
22   the fire station?

23                   MR. RIEGER: That's going to stay.

24                   CHAIRMAN KOPP: It's going to be used

1 as part of the business?

2 MR. RIEGER: Yes. It's currently being  
3 used as storage and will continue to be used as  
4 that.

5 CHAIRMAN KOPP: Any other commissioners  
6 have any questions at this point?

7 COMMISSIONER RUFFOLO: Not right now.

8 CHAIRMAN KOPP: All right. Natalie,  
9 want to give your staff report?

10 MS. ZINE: Sure. Thank you. I'll try  
11 not to repeat too much of what was presented. That  
12 was a really good summary of the plan and my staff  
13 report is quite lengthy.

14 So the existing pet cemetery's  
15 address is 6400 Bentley Avenue. However, as  
16 previously stated, the site is about ten acres and  
17 is situated south of 63rd Street and in between  
18 Bentley and Western Avenues.

19 The proposed PUD property is zoned  
20 almost entirely R-1 with the exception of lot three  
21 of the Remkus resubdivision and a portion of the  
22 Remkus resubdivision lot four which are zoned R-1A.  
23 I'll explain what the portion of the lot forming  
24 shortly. Surrounding the PUD property is R-1,

1 R-1A and R-2 single-family, residential districts  
2 to the north, east, west and south and also to the  
3 south is a portion of unincorporated land.

4 The properties listed in the  
5 proposed Hinsdale Animal Cemetery PUD are listed in  
6 table one of the staff report and that also  
7 illustrates what subdivisions they're in. So also  
8 I don't know if Brian clarified this but five of  
9 the eight lots have already been granted the  
10 special use for a pet cemetery. The only  
11 exceptions are the two fire station properties as  
12 well as the one lot to the south that's zoned R-1A.  
13 So that is also the lot that will need to be  
14 rezoned to R-1 to allow for the special use for a  
15 pet cemetery and then the fire station property  
16 will be granted within the entire PUD the special  
17 use also.

18 So to summarize the development  
19 proposal the petitioner is proposing a special use  
20 permit for a planned unit development with a pet  
21 cemetery use that includes certain relief  
22 exceptions and variations from the Title 9 and  
23 Title 10 of the village code. They're requesting a  
24 rezoning of Remkus resubdivision lot three and a

1 portion of the Remkus resubdivision lot four from  
2 R-1A to R-1, a final plat of subdivision, a  
3 preliminary and final plat of PUD also. So again,  
4 lot three is the only property within the PUD that  
5 is currently zoned R-1A. That one needs to be  
6 changed to allow for the special use.

7 I won't go through the history  
8 again. So the plat of subdivision and  
9 consolidation we requested that the petitioner  
10 consolidate some of the lots because of the  
11 location of the building addition three as it's  
12 proposed it was going to be placed over a lot line  
13 so we requested that they consolidate a couple of  
14 the lots to prevent that from happening so the  
15 property is going from eight lots to four.

16 It should also be noted that the  
17 applicant is requesting a waiver for the  
18 requirement for a preliminary plat of subdivision.  
19 We just required the final plat of subdivision.

20 So the portion of lot four that's  
21 R-1A was mistakenly zoned that back in '98 I  
22 believe so that will also need to be rezoned  
23 officially to the R-1 as well as the lot three of  
24 the Remkus resubdivision. If you have any

1 questions about that you can ask me.

2 As far as the appropriateness of  
3 the use, the majority of the property is already  
4 being used as a pet cemetery. The PUD will not  
5 change the existing use of the majority of the  
6 land. The fire station properties aren't, they  
7 don't have the special use as of this point but  
8 they're already being used for storage and that  
9 will continue to be the use in the future.

10 Already went over the site plan  
11 and the relief requested. I do want to just point  
12 out also in the site plan or the plat of PUD that  
13 on old lot three the bottom proposed building six I  
14 think they're showing 11 parking spaces that have a  
15 zero setback line from the property line so that's  
16 one of the reliefs being requested the reduction in  
17 pavement setback. There is a current easement over  
18 the private drive that goes through Mr. Remkus's  
19 private property so you should just be aware of  
20 that.

21 Landscaping, again, we did not  
22 require a landscaping plan but Mr. Remkus and his  
23 arborist have assured us that everything will be  
24 maintained and improved. There is one tree that

1 may or may not be affected by the construction of  
2 building addition three. They are working to save  
3 that tree. It is the only tree that is at risk,  
4 however, and there is the intention of planting 15  
5 to 20 additional trees on the property in the near  
6 future.

7 A photometric plan was also not  
8 required. The buildings currently have wall packs  
9 and the hours of operation are from 8 a.m. to  
10 5 p.m. so we don't anticipate any issues with  
11 lighting.

12 For recommended conditions of  
13 approval I'm suggesting that the hours of operation  
14 be limited to 8 a.m. to 5 p.m. which is the  
15 existing hours. Approved uses shall be as shown on  
16 the approved plans. Future modifications to the  
17 use of any building shall be subject to  
18 administrative review to determine whether a major  
19 change amendment is required based on parking needs  
20 so that is to say that the uses that are  
21 illustrated on the site plan they're called out for  
22 each building. Those cannot vary from what's  
23 written on there without coming back for a PUD  
24 amendment.

1                   Additionally, the owners shall  
2     submit architectural and engineering plans for  
3     internal review for each individual building prior  
4     to requesting a building permit or commencing  
5     construction. So as the petitioner wants to  
6     construct the new buildings or additions they will  
7     come in and submit for architectural and  
8     engineering plans that will be reviewed internally  
9     by village staff. And with each new building or  
10    building addition permit application the owner  
11    shall submit a statement identifying the square  
12    footage of net new impervious area for both the  
13    current application and the cumulative total. At  
14    such time as the cumulative total reaches 2500  
15    square feet of net new impervious area, post  
16    construction best management practices shall be  
17    designed and constructed in compliance with village  
18    code.

19                   So in conclusion, if these  
20    conditions are incorporated into the motion tonight  
21    staff is generally supportive of the proposed  
22    petition and recommends approval of the special use  
23    permit for a planned unit development for the pet  
24    cemetery use including certain relief exceptions



1 and variations from the Title 9 and Title 10  
2 village code, the rezoning of the one parcel from  
3 R-1A to R-1, the final plat of subdivision and the  
4 preliminary and final plat of PUD for the subject  
5 property.

6 CHAIRMAN KOPP: Okay. Does the  
7 applicant have any objections to those conditions  
8 of approval?

9 MR. RIEGER: (Shaking head).

10 CHAIRMAN KOPP: Any questions by the  
11 commissioners at this point?

12 COMMISSIONER SOUKUP: No.

13 CHAIRMAN KOPP: All right. So now, any  
14 members of the public that want to give testimony  
15 for or against this or to ask any questions of the  
16 applicant you're allowed.

17 MS. ZINE: Sorry, one more thing, I did  
18 receive some emails from the public that I've  
19 included and provided to each of the commissioners.

20 CHAIRMAN KOPP: So there's three emails  
21 in opposition and one email in support. So if  
22 anyone would like to speak on this matter if you  
23 can raise your hand and then we'll have you sworn  
24 in and you can speak. Yes, ma'am.

1 MS. JAROSZ-DOERRLER: First name is  
2 Jessica, last Jarosz-Doerrler.

3 JESSICA JAROSZ-DOERRLER,  
4 having been first duly sworn, by the Notary,  
5 testified as follows:

6 MS. JAROSZ-DOERRLER: Okay. So I guess  
7 I have some questions about this. So looking at  
8 the diagram that you had up here, what is building  
9 six going to be entitled? What is this?

10 MR. RIEGER: Do you want me to respond  
11 now?

12 CHAIRMAN KOPP: Yes.

13 MR. RIEGER: So building six will be  
14 kind of administrative and storage.

15 MS. JAROSZ-DOERRLER: Okay.

16 MR. RIEGER: That's the plan.

17 MS. JAROSZ-DOERRLER: Okay. In terms  
18 of the additions and the work that you want to do  
19 what is this going to do to traffic flow on  
20 Western?

21 MR. RIEGER: We don't see any change to  
22 the traffic flow on Western. It's not to add  
23 employees, it's not to add folks coming in and out  
24 of the development so it's really just to help them

1 be more efficient in their services.

2 MS. JAROSZ-DOERRLER: Are you going to  
3 be doing any additions of driveways connecting  
4 Western to the cemetery or is this just for  
5 internal developments?

6 MR. RIEGER: No. The only one would be  
7 just directly to building seven up at the north  
8 kind of like a driveway but nothing that connects  
9 through other than what's there now.

10 MS. JAROSZ-DOERRLER: Okay. So nothing  
11 for (inaudible) access?

12 MR. RIEGER: No.

13 MS. JAROSZ-DOERRLER: This is purely  
14 for employees?

15 MR. RIEGER: Yes.

16 MS. JAROSZ-DOERRLER: I think maybe  
17 that's it for questions right now.

18 CHAIRMAN KOPP: Okay. Thank you. Is  
19 there someone else?

20 MR. WILLIAM REMKUS: Mr. Chairman, can  
21 I add something real quick?

22 CHAIRMAN KOPP: You need to be sworn  
23 in.

24

1 WILLIAM REMKUS,  
2 having been first duly sworn, by the Notary,  
3 testified as follows:

4 MR. WILLIAM REMKUS: I just want to add  
5 some of the things that you see on here may never  
6 take place but with this PUD we have, you know,  
7 it's so hard to look into the future but along with  
8 the PUD they want you to make plans that you don't  
9 even know what you might do so we had to like the  
10 two buildings on there, those may never get built.  
11 So it's just as a planning device that's something  
12 that we had to do.

13 MS. JONES: Samantha Jones-Matocha.

14 SAMANTHA JONES-MATOCHA,  
15 having been first duly sworn, by the Notary,  
16 testified as follows:

17 MS. JONES-MATOCHA: Good evening,  
18 everyone. First of all I want to thank you for  
19 your time and for the ability to speak this  
20 evening. My name as you know is Samantha  
21 Jones-Matocha and I'm a third generation resident  
22 of the neighborhood in which the Hinsdale Pet  
23 Cemetery is located so you can say my roots run  
24 deep here. You've never seen me at a village board

1 meeting before because it's not my style to make  
2 waves. I'm a former on-air TV new reporter and  
3 anchor for an ABC station so finding balance and  
4 compromise really is paramount to me.

5 I currently work as a real estate  
6 broker and have for several years closing several  
7 million dollars a year in home sales in the  
8 Willowbrook area. So if you can imagine I'm an  
9 advocate for small business expansion except when  
10 it's to the detriment of others.

11 If I weren't a real estate broker  
12 immersed in our local market I might think nothing  
13 of the expansion or rezoning of any parcels for the  
14 cemetery. Unfortunately, that's just not the case.  
15 I know how the cemetery impacts home values and  
16 buyer perception of the neighborhood. I had  
17 firsthand experience showing homes across from the  
18 cemetery on Bentley as well as on Western Avenue so  
19 I know the impact this has on buyers' pallets. I  
20 can't tell you how many times a buyer has asked me  
21 is that near the cemetery. Even if it isn't they  
22 want to know such before visiting a property. Or  
23 they'll pull up, see a cemetery, ask what's that.  
24 Even when I explain that it's for pets to try and

1     assuage their concerns they'll take a pass on the  
2     home simply because of that. Buyers consider it a  
3     burial ground which in all actuality it is even  
4     though it's for pets and not for people.

5                     I want you to know I'm an animal  
6     lover like many of you yet regardless of whether  
7     the cemetery is for animals or for people they're  
8     turned off by it being so close to their residence.  
9     Homes in the area have taken a massive value hit  
10    because of this and market time on homes near the  
11    pet cemetery is significantly higher than it's  
12    counterparts. A prime example of that is a recent  
13    new construction home on Bentley that was  
14    absolutely gorgeous yet it took nearly two years to  
15    sell, much longer than similar homes.

16                    We understand that the zoning is  
17    R-1 or R-1A but I really don't understand why there  
18    is a special use permitted at all for a cemetery in  
19    a residentially zoned property in the middle of a  
20    completely residential neighborhood. And I  
21    absolutely don't agree that any portion of the  
22    property should be classified under the distinction  
23    of a PUD.

24                    I have spoken with the village

1 admin and your consultant Natalie who was gracious  
2 enough to provide the report for this evening in  
3 addition to the agenda so I wanted to review both  
4 and be well versed in this before I spoke. As the  
5 report states the PUD will give the petitioner, the  
6 cemetery owners, quote more flexibility in  
7 developing the land as his business expands. It  
8 further states within standards and findings for  
9 special use that the proposed Hinsdale Animal  
10 Cemetery will quote not substantially diminish and  
11 impair property values within the neighborhood.  
12 Unfortunately, I have to respectfully disagree with  
13 that statement. The contrary is really true.

14 We all know the cemetery spans  
15 decades in the area but its origination dates back  
16 to when 63rd was a two lane gravel road not the  
17 landscape of our area today. Now it can cost home  
18 owners tens of thousands of dollars or even  
19 potentially the inability to resell their home at  
20 all today if this special use is expanded and we  
21 allow the proposed PUD.

22 In 2018 it doesn't seem to me a  
23 special use for a pet cemetery should be permitted  
24 within a residential neighborhood. Is this what we

1 want for our neighborhood for our already  
2 precarious housing market and values? It's my  
3 understanding that the distinction for the area and  
4 those in R-1 or R-1A zoning is for low density  
5 residential population. I'd really appreciate if  
6 someone could define that for me at some point. I  
7 will admit this is not entirely my area of  
8 expertise although I'm somewhat versed in it but I  
9 don't understand how a pet burial ground fits into  
10 that distinction especially when the surrounding  
11 properties aren't commercial or industrial but  
12 several hundred thousand dollar even upwards of a  
13 million dollar home.

14 I know there are layers to every  
15 decision that all of you make. I really do  
16 empathize with that and I appreciate the time you  
17 put into this. I value your time but I really do  
18 have to implore you to seriously reconsider any  
19 changes to the special use or the distinction of  
20 PUD for the parcel near 63rd and Western Avenue  
21 extending to Bentley especially in the prominent  
22 location of the old Tri-State Fire Department at  
23 63rd and Western. We can't take the risk that  
24 these buildings are not necessarily going to come



1 to fruition because it is likely only a matter of  
2 time before that is the case.

3 Furthermore, I believe the special  
4 use should be reconsidered here and potentially  
5 revoked as the property is not surrounded by open  
6 land as it was a hundred years ago.

7 Let's remember zoning exists to  
8 separate incompatible uses of properties. We can't  
9 have residents living amongst more headstones or  
10 expanded crematoriums which we know are inevitable  
11 should this pass. Please take the time to  
12 reconsider and reevaluate this matter. We can't  
13 afford to make the wrong decision here. Thank you  
14 for your time and consideration.

15 CHAIRMAN KOPP: Anyone else? Yes,  
16 ma'am.

17 MS. LEVY: Eileen Levy.

18 EILEEN LEVY,  
19 having been first duly sworn, by the Notary,  
20 testified as follows:

21 MS. LEVY: We back up to the pet  
22 cemetery. We have been here since 1980. It has  
23 done nothing but add to our neighborhood. They  
24 keep the grounds great. They've done tons of

1 landscaping around. They've already fixed the  
2 firehouse, had it tuck pointed and painted. It  
3 looks much better than it did before not to mention  
4 how nice it is to have the trucks gone and just  
5 have a building there. I feel like it's an asset  
6 to our neighborhood. I always have. It is a  
7 beautiful area. They are building a butterfly  
8 garden behind our house. I'm surrounded by the  
9 firehouse on one side and the back lot on the other  
10 and I have nothing to say but it's helped our  
11 neighborhood and I thank God it's there or else I  
12 don't know how much water I'd have in my back yard.

13 CHAIRMAN KOPP: Anyone else? Yes, sir.

14 MR. JONES: My name is Carlton Jones.

15 CARLTON JONES,  
16 having been first duly sworn, by the Notary,  
17 testified as follows:

18 MR. JONES: My name is Carlton Jones.  
19 I'm a local home owner and taxpayer. We purchased  
20 our property, our home which is near the property  
21 in question here, approximately 20 years ago. We  
22 bought it there for a reason, nice home, big lots  
23 and not very close to business or industrial use.  
24 If at any point we thought anything undesirable

1 would be built near us we would have sold out long  
2 ago.

3                   The reason zoning exists in the  
4 first place is to separate incompatible uses from  
5 each other. Over the years this area has improved  
6 dramatically. Many new homes have been built and  
7 many of those are custom homes worth upwards of a  
8 million dollars.

9                   It is not the place of local  
10 government to make decisions for one that could  
11 negatively impact the lives of many home owners and  
12 voters. We home owners have zero interest in the  
13 expansion of cemetery plots and buildings next to  
14 us which will definitely devalue our properties and  
15 therefore our quality of life.

16                   Does this proposal set the  
17 precedent then that anyone can then apply for a  
18 special use plan development in the future? If so,  
19 what's next, a day care center or a convenience  
20 store? And what guarantees that at some point in  
21 the future it doesn't get developed with possibly a  
22 crematorium that's going to be spewing remnants of  
23 smoke into the area?

24                   We urge you to vote no on this

1 zoning change and this development. Thank you.

2 CHAIRMAN KOPP: Yes, sir.

3 MR. JOHN REMKUS: I have to come  
4 forward and speak to just clear up some  
5 misconceptions. I'm John Remkus a member of the  
6 Remkus family.

7 JOHN REMKUS,  
8 having been first duly sworn, by the Notary,  
9 testified as follows:

10 MR. JOHN REMKUS: And thank you,  
11 everyone, for coming out asking questions that you  
12 know I'm sure other people have. I wanted to go on  
13 the record first and foremost to say we're not  
14 adding any additional crematory capacity. The  
15 business as it currently operates is a crematory so  
16 we don't spew black smoke into the air at any point  
17 and time. We won't be expanding, we won't be using  
18 any additional land for pet burial. What you see  
19 is what you get. There is not going to be new  
20 monuments going up.

21 Anything that we do is primarily  
22 just to, for instance, laser engraving the urns  
23 that we return to people has gotten really, really  
24 popular so we need more space to do things like

1 laser engraving in house. Right now it's tucked  
2 behind a crematory machine and it's loud and  
3 uncomfortable for our people to sit back there for  
4 an hour or two at a time and engrave urns. So  
5 they've got to -- it would just be nice to have a  
6 little bit of space to where we can place all the  
7 orders out on tables, spread them out and then  
8 process them one by one and engrave the urns in due  
9 time.

10 We're also, another big component  
11 of our business has become doing memorial paw  
12 prints for pets so to have space to be able to put  
13 an artist that can do those over time and not be so  
14 close to crematory equipment, stuff like that is  
15 really important to us as well.

16 So really I think the  
17 misconception is that all of a sudden we'll be  
18 putting tons and tons of buildings or increasing  
19 our operations. Our intention is to get any  
20 traffic that's on Western right now off Western and  
21 use internal pathways so far as it conforms with  
22 our limitation on impervious surfaces so that  
23 instead of moving vehicles on Western maybe we can  
24 move them through the property so that we can take

1 that traffic off Western.

2 And it's our intention to be good  
3 neighbors. We own property nearby. Our friends  
4 and family own property nearby and that's the last  
5 thing we want to do, do something that would  
6 devalue the property.

7 Now, when it comes to the house  
8 that didn't sell on Bentley that was probably a  
9 result of it being a third wetland and standing  
10 water in the foundation of the home every single  
11 day that had to be pumped out whenever they came to  
12 do construction work.

13 So, you know, I'm happy to answer  
14 any questions that people might have about this  
15 project but it's not like some massive industrial  
16 expansion. It's just to clean things up. We'd  
17 like to make some improvements to the existing  
18 buildings, make them look prettier, more  
19 residential. That was a big concern of ours just  
20 to make sure that it blends in, looks nice. So I'm  
21 happy to answer any questions that the commission  
22 has or that other residents might have.

23 CHAIRMAN KOPP: Anybody else in the  
24 audience like to --

1 MS. ROGERS: Could I just ask a  
2 question?

3 CHAIRMAN KOPP: Yes. You'll still need  
4 to get sworn in.

5 MS. ROGERS: Pardon me?

6 CHAIRMAN KOPP: You'll still need to be  
7 sworn in.

8 REGINA ROGERS,  
9 having been first duly sworn, by the Notary,  
10 testified as follows:

11 MS. ROGERS: Just a quick question.  
12 Clearly I know that you're here to change the  
13 zoning and you're talking about that you have no  
14 plan for any future expansion. Why is there a need  
15 to change the zoning I guess is my question?

16 MR. JOHN REMKUS: Because it's been  
17 something that's -- there is a lot of vestibule  
18 stuff that's been around for a long time, lot lines  
19 that don't make sense anymore.

20 MS. ZINE: I can answer that question.  
21 The one property that was mistakenly zoned a  
22 portion of it R-1A when the whole thing should have  
23 been R-1, that was a mistake that was made 20 years  
24 ago that we're just fixing. The other parcel that

1 needs to be rezoned is the small residential lot  
2 three that's going to be part of new lot one. That  
3 needs to be rezoned from R-1A to R-1 only because  
4 the pet cemetery is only listed in the zoning  
5 ordinance as a special use under R-1. So even  
6 though that building probably is only going to be  
7 used for administrative services and/or storage  
8 because it's a part of the pet cemetery use it  
9 needs to be zoned R-1 so that it can be legally  
10 under the special use. Does that make sense?

11 MS. ROGERS: It does but I keep hearing  
12 probably, maybe. I don't think that's a guarantee  
13 so I guess, you know, as a resident and certainly  
14 from a home value perspective, you know, when you  
15 go by probably or not definite I don't think there  
16 is any assurance with that --

17 MR. JOHN REMKUS: I think it would tie  
18 our hands a little bit more because it's enumerated  
19 in the planned unit development as to what we can  
20 do and what we can't do so it will all be laid out  
21 there. If we were to do it piecemeal and we wanted  
22 to get to a certain place we probably would be able  
23 to do that but this ties our hands more. It's more  
24 about preserving the business as is and, again,



1 cleaning up the zoning, adding landscaping, making  
2 cosmetic improvements to buildings. That's really  
3 what we're in it for. I don't, you know, cutting  
4 grass in between headstones is difficult. I don't  
5 want to do any more of that. We're to the point  
6 with the crematories where I would prefer to go  
7 elsewhere and branch out a little bit and maybe  
8 even over the long term reduce the number of units  
9 that we've got there so, you know, we're coming to  
10 the village in good faith to try to achieve this  
11 and, you know, I'm happy to answer questions or if  
12 anyone has concerns. I understand, you know, if I  
13 wasn't keenly aware of what we're doing here I  
14 would have concerns, too.

15 MS. ROGERS: I just think from a legal  
16 perspective I'm not use to terminology of probably,  
17 maybe, we have got to come to planning for future  
18 things but we're probably not going to do  
19 expansion. I mean just, you know, just concerns.

20 MR. JOHN REMKUS: I understand. I  
21 guess that would have to be something that we look  
22 at under the framework of what planned unit  
23 development actually says. I think this is an  
24 instance where, you know, we are happy to trade-off

1 maybe some of that flexibility for being able to do  
2 things like you have to put it all out there is  
3 what you have to do so it's potential that we could  
4 but may or may not.

5 CHAIRMAN KOPP: I think maybe what's  
6 not being communicated well. Sorry.

7 MR. JOHN REMKUS: That's okay.

8 CHAIRMAN KOPP: Is that they can't  
9 build any more than they're asking for here but  
10 they may not even build what they're asking for but  
11 they can't, one of them was a 1700 square foot  
12 addition, they may or may not do that. They can't  
13 build a 2500 square foot addition without coming  
14 back and going through this whole process over  
15 again. So that's I think when they say maybe, I  
16 think what he is saying this may look exactly the  
17 same 30 years from now other than the cosmetic  
18 changes there may be no --

19 MS. ROGERS: Well, they are proposing  
20 to put the 1760 addition on.

21 MR. WILLIAM REMKUS: 1700.

22 MS. ROGERS: That's not a maybe.

23 CHAIRMAN KOPP: Right, but they don't  
24 have to.

1 MS. ROGERS: No, I understand that. He  
2 is talking about wanting to expand some of the  
3 artists coming in and doing things so that's a  
4 definite, the 1760 unless I misconstrued what I'm  
5 hearing here tonight.

6 MR. WILLIAM REMKUS: No, you are right.

7 MR. JOHN REMKUS: Yes, that's something  
8 we'd like to do.

9 MS. ROGERS: Right.

10 CHAIRMAN KOPP: There was someone over  
11 here I thought.

12 MR. DAVID REMKUS: I'm David Remkus.  
13 I'm John's brother.

14 DAVID REMKUS,  
15 having been first duly sworn, by the Notary,  
16 testified as follows:

17 MR. DAVID REMKUS: I just as kind of a  
18 relevant note I grew up on the property, born and  
19 raised. The whole thing about property values kind  
20 of sticks in my craw because when I was growing up  
21 it was pretty rural tobacco roady, not a whole lot  
22 of people around and those million dollar homes you  
23 see, Coralynn Court, all of that, those houses were  
24 built knowing that that cemetery is right there

1     like it was inescapable what we had there and they  
2     built those homes anyway. They've sold for  
3     millions anyway. There is a lot of neighbors who  
4     walk through the cemetery, walk their dogs through  
5     the cemetery. A lot of people find it to be an  
6     asset. So I kind of do resent the idea that we  
7     lower property values because those properties  
8     weren't there before when I was growing up and the  
9     cemetery sure was and they built there anyway so  
10    that's all.

11                   CHAIRMAN KOPP: Let me see if there is  
12    anybody new that wanted to speak. Yes, sir.

13                   MR. GEORGE REMKUS: I'm George Remkus,  
14    Bill's brother.

15                               GEORGE REMKUS,  
16    having been first duly sworn, by the Notary,  
17    testified as follows:

18                   MR. GEORGE REMKUS: I grew up out there  
19    since my father and grandfather bought the cemetery  
20    in the '50s and I don't see a problem with anything  
21    they want to do there. They're upgrading the  
22    property and things look a lot nicer than they used  
23    to.

24                               When they bought it there was one

1 cement building on the property that was the office  
2 and everything and I just wanted to say I think you  
3 should pass it. And as far as property values when  
4 people bought these houses they knew what they were  
5 buying and where it was at. And as far as that  
6 property on Bentley that you had a hard time  
7 selling.

8 MS. JONES-MATOCHA: I wasn't selling  
9 it.

10 MR. GEORGE REMKUS: I'm surprised they  
11 even let you build that house on that lot because  
12 all of the water that's been there over the years  
13 before anybody built there.

14 MS. JONES-MATOCHA: On the majority of  
15 Bentley that's the case but they don't carry the  
16 same market time when they are further south from  
17 the pet cemetery as those that actually face it.  
18 It's just a fact. We don't need to debate it.

19 MR. GEORGE REMKUS: I wouldn't mind  
20 having a pet cemetery as a neighbor. They don't  
21 make noise, don't have wild parties, very quiet.

22 MS. JONES-MATOCHA: I wish it was that  
23 easy.

24 MS. ROGERS: You represent one percent

1 of the population.

2 MR. GEORGE REMKUS: Right. That's all  
3 I have to say.

4 MS. ROGERS: You're not speaking for  
5 everyone.

6 MR. WILLIAM REMKUS: Another thing, the  
7 two houses that are directly across from the  
8 cemetery they bought those lots and built those  
9 houses. They bought those at the top of the market  
10 and so don't tell me that it ruins the property  
11 values because it doesn't.

12 And I will tell you the reason  
13 that house over there didn't sell and it is because  
14 of the water. If you go stand out there right now  
15 and look next to the swamp with a foot of water in  
16 there and everything it wasn't because it was  
17 across the street from the cemetery. It's because  
18 it was next to a swamp and part of the property  
19 can't be cut it has to be maintained as a swamp  
20 around the house. You can sell all the real estate  
21 you want but --

22 MS. JONES-MATOCHA: I will.

23 MR. WILLIAM REMKUS: The facts are the  
24 facts there.

1 MS. JONES-MATOCHA: And I just want to  
2 quickly respond to that I don't want to monopolize  
3 anyone's time but my husband and I when we were  
4 even looking in the neighborhood and trying to find  
5 a property to purchase we looked at one on Bentley  
6 that was probably seven houses further south than  
7 the one McNaughton built that we're all referring  
8 to this newer construction that was half of the  
9 property was wetlands like the majority of those  
10 again on the south portion of Bentley. However,  
11 when that went up and sold it sold in a matter of  
12 weeks and it had the same lay of the land, the same  
13 water density I would imagine and standing water  
14 yet it didn't face the cemetery so, therefore, it  
15 wasn't really an impact on them.

16 So I understand. I feel that this  
17 is a hot button issue and I'm not trying to curb  
18 the expansion and your livelihood. I feel for that  
19 but I just need to implore you to seriously  
20 reconsider this. If I didn't work in this, like I  
21 said, if I didn't do several million dollars of  
22 closed sales in the neighborhood and hear from  
23 buyers time and time again how close is this to the  
24 cemetery, can I see it, if it's near it I don't

1 even want to look at the property. I know one of  
2 our clients who recently built in the neighborhood  
3 reached out to you and I cannot tell you how  
4 adamant they were among dozens of other clients I  
5 have touched and worked with who say I cannot be  
6 anywhere near it.

7 So it's just important to consider  
8 everyone's reactions to this. I know it's not a  
9 black and white issue and also the potential to  
10 expand the former Tri-State Fire Department from  
11 the storage in which it's currently used to  
12 potentially having I don't know what the future use  
13 will be but potentially a signage or whatever may  
14 come really is a detriment to our neighborhood.

15 Again, I don't stick my nose into  
16 business. I don't create waves. I'm not one to  
17 create drama. I just need to implore you to  
18 seriously reconsider this. Our economy and our  
19 market is precarious enough.

20 CHAIRMAN KOPP: All right. If there is  
21 no one else in the audience, the applicant do you  
22 want to as the applicant make the last statement?

23 MR. RIEGER: Just briefly, thanks for  
24 your time and for all the comments. I think you've



1 heard from both sides and we appreciate your time  
2 and just asking if you would consider approval on  
3 this request and we're here for any questions that  
4 you guys have as you deliberate this.

5 CHAIRMAN KOPP: Can it be quick?

6 MS. JAROSZ-DOERRLER: Yes, quick. Can  
7 I just stay where I'm at? So there's a lot for, a  
8 lot against. There is a lot to be said on both  
9 sides. So people who are concerned about property  
10 values, you know, I would think they're concerned  
11 based on sight, correct?

12 MS. JONES-MATOCHA: Umm-umm.

13 MS. JAROSZ-DOERRLER: So you guys want  
14 to expand your building to help the grieving  
15 patrons who are trying to deal with a loss of a  
16 family member, other people are concerned about the  
17 loss of value to their homes.

18 Have you guys considered putting  
19 up, you know, foliage, something between the  
20 cemetery and Western so that this way, you know,  
21 this I would assume would negate the concern for  
22 property values if people aren't able to see  
23 through this because you have something blocking  
24 the view but it still provides something that is,

1 you know, secluded and it looks nice and it's I  
2 guess Woodland haven in a way but it's something  
3 that seems like it's somewhere between, you know,  
4 both parties.

5 MR. WILLIAM REMKUS: Well, we are up on  
6 the Bentley side in working with the village on  
7 that what we can do on each side of the fence  
8 because on the one side of the fence is ours, the  
9 other side is the village and we have looked at  
10 several different plans to plant trees along there  
11 so that's something that is going to be done as we  
12 go through. Some of the bushes that we have that  
13 are on our side of the fence are starting to reach  
14 the end of their life, you know, they're dying out  
15 so we want to replace them. We want to replace, we  
16 are going to try to use a lot of Evergreens up on  
17 there across the front so we're just looking for  
18 some that are a little bit more hardy and will  
19 withstand some of the salt. Salt becomes a problem  
20 up at the street with the cars so we're working  
21 against that but I have talked to Tim at the  
22 village about relandscaping the front and adding  
23 more trees and stuff like that so that is in the  
24 plans. It's not something we had to put into this

1 but it is something that we are conscious of and  
2 that we want to do because I would like to have  
3 more flowering stuff along the front, too.

4 MR. JOHN REMKUS: And Western, too, we  
5 want to try to break that up some nice trees,  
6 Evergreens just make it more of a --

7 MR. WILLIAM REMKUS: Because we live  
8 here, too. This is not like we are a company that,  
9 you know, we live somewhere or I live in Oak Brook  
10 and I'm going to come put this in your  
11 neighborhood. This is my neighborhood. I mean I  
12 grew up here. I have lived in the house that we're  
13 living in now I have lived in since I was one year  
14 old so, you know, we built the fire station.

15 The fire station is there because  
16 volunteers built it. My father is one who worked  
17 on that every Saturday and Sunday we spent at the  
18 firehouse building the firehouse because when we  
19 moved out here there was no fire protection, there  
20 was no ambulance service. It was all open fields.  
21 It was gorgeous, you know, that's progress and we  
22 live with progress but I wouldn't leave this  
23 neighborhood. I love this neighborhood. I'm not  
24 going to do anything to make the neighborhood go

1 down because I live here, too, so I want it to look  
2 nice and we have those plans but sometimes we are  
3 constrained in those plans by what the village will  
4 let us to do, too, so we're working through that.  
5 Yes, we are going to relandscape the front of the  
6 cemetery and it will probably be done in sections.

7 CHAIRMAN KOPP: All right. I'm going  
8 to close this public hearing for Zoning Hearing  
9 Case 17-03. So what we do is we close the public  
10 hearing but then we here publicly discuss it and  
11 publicly vote on it but we no longer take any more  
12 testimony.

13 All right. So I'm going to vote  
14 in favor of this because I'm actually, my lot is on  
15 that picture. I live across the street from the  
16 pet cemetery. It's not a million dollar house but  
17 it is on Coralynn Court. They have been great  
18 neighbors.

19 As soon as we found out when we  
20 were buying our house more than ten years ago as  
21 soon as we found out it was for pets we were, any  
22 concerns we had were eliminated about living across  
23 from a pet cemetery. They put in a great fence.  
24 They keep the property up. They mow it. We walk

1 our dogs through there every day. I think it is,  
2 as Ms. Levy said, I think it's just a great  
3 attribute to the neighborhood and they are not  
4 really looking to expand it so I'm going to vote in  
5 favor of this. I don't know if anybody wanted to  
6 make a statement or we just want to call the vote.

7 COMMISSIONER RUFFOLO: I'm in support  
8 of it. I feel that it's been there quite a long  
9 time. I think it's been harmonious with the  
10 residents and the improvements that they are  
11 suggesting I would hope would enhance the  
12 appearance as well.

13 CHAIRMAN KOPP: All right. Will  
14 someone on the plan commission make a motion that  
15 based on the submitted petition and testimony  
16 provided I move that the plan commission approve  
17 and adopt the standards for special use permit  
18 outlined in the staff report prepared for PC 17-03  
19 for the April 4, 2018 plan commission meeting and  
20 that the plan commission recommend the village  
21 board approval of a special use permit for a  
22 planned unit development with a pet cemetery use  
23 including certain relief exceptions and variations  
24 from Title 9 and Title 10 of the village code, the

1 rezoning of one parcel from R-1A to R-1, final plat  
2 of subdivision and a preliminary and final plat of  
3 PUD for the subject property as legally described  
4 in attachment one subject to the conditions of  
5 approval listed in the staff report prepared for PC  
6 17-03 for the April 4, 2018 plan commission  
7 meeting.

8 COMMISSIONER RUFFOLO: So moved.

9 COMMISSIONER KAUCKY: Second.

10 CHAIRMAN KOPP: I ask the plan  
11 commission secretary to call the roll.

12 MR. GIUNTOLI: Commissioner Soukup.

13 COMMISSIONER SOUKUP: Yes.

14 MR. GIUNTOLI: Commissioner Ruffolo.

15 COMMISSIONER RUFFOLO: Yes.

16 MR. GIUNTOLI: Commissioner Kaucky.

17 COMMISSIONER KAUCKY: Yes.

18 MR. GIUNTOLI: Commissioner Walec.

19 COMMISSIONER WALEC: Yes.

20 MR. GIUNTOLI: Vice Chairman Wagner  
21 absent. Chairman Kopp.

22 CHAIRMAN KOPP: Yes.

23 All right. So that's it for that  
24 item on the agenda. So for those of you that are

1 interested what this is a recommendation that goes  
2 to the board of trustees and the trustees are the  
3 ultimate decision makers on this. And you're  
4 welcome to leave or welcome to stay. If you just  
5 came for this matter don't feel like you have to  
6 stay out of courtesy.

7 (Hearing adjourned at 7:55 p.m.)  
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1     STATE OF ILLINOIS     )  
                                  )   SS.  
2     COUNTY OF K A N E     )

3  
4             I, KIMBERLEE A. ELLIOTT, being first duly  
5     sworn on oath says that she is a court reporter doing  
6     business in the County of Kane and State of Illinois;  
7     that she reported in shorthand the testimony given at  
8     said hearing aforesaid; that the foregoing is a true  
9     and correct transcript of her shorthand notes so taken  
10    as aforesaid, and contains all the testimony so given  
11    at said hearing.

12  
13             *Kimberlee A. Elliott*



14  
15             Notary Public, Kane County, IL  
16             CSR # 084-003093  
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4/4/2018

**VILLAGE OF WILLOWBROOK PUBLIC HEARING/ZONING  
HEARING CASE NUMBER**

**18-01**

KIMBERLEE A. ELLIOTT, C.S.R.

VILLAGE OF WILLOWBROOK  
PUBLIC HEARING  
ZONING HEARING CASE NUMBER 18-01

REPORT OF PROCEEDINGS had at the  
Public Hearing of the above-entitled case before  
The Planning Commission at the Village Hall of  
Willowbrook, 7760 Quincy Street, Willowbrook,  
Illinois on the 4th day of April, 2018, at the  
hour of 8:00 p.m.

PRESENT:

Daniel Kopp, Chairman

James Soukup

Leonard Kaucky

William Remkus

Gregory Ruffolo

Maciej Walec

Roy Giuntoli, Building Inspector

Natalie Zine, Planning Consultant

1                   CHAIRMAN KOPP: Next item on the agenda  
2   -- Item 5 on the agenda Zoning Hearing Case 18-01  
3   for 500 Joliet Road, 600 Joliet Road and 7700  
4   Griffin Way, Willowbrook, Illinois. This is a  
5   petition for an amendment to a planned unit  
6   development including certain relief exceptions and  
7   waivers from Title 9 and Title 10 of the village  
8   code to allow for the resubdivision of the property  
9   into three lots.

10                   The petitioner for this  
11   application is John Stoetzel of Illinois Industrial  
12   Properties of Naperville, Illinois. Notice of this  
13   public hearing was published in The Doings  
14   newspaper on March 15, 2018.

15                   Is there a representative of the  
16   applicant present?

17                   MR. DAY: Yes, Mr. Chairman.

18                   CHAIRMAN KOPP: Please come up.

19                   MR. DAY: I've got a number of slides.  
20   Would it be okay if I stood off to the side a  
21   little bit so I can see the slides as well?

22                   CHAIRMAN KOPP: Sure.

23                   MR. DAY: Thank you very much.

24                   CHAIRMAN KOPP: You'll need to be sworn

1 in.

2 SCOTT DAY,  
3 having been first duly sworn, by the Notary,  
4 testified as follows:

5 MR. DAY: Mr. Chairman, members of the  
6 plan commission, good evening. My name is Scott  
7 Day. I am here with my law partner Christina  
8 Morrison. We are with the firm of Day, Robert &  
9 Morrison, 300 East 5th Avenue, Suite Number 365 in  
10 Naperville, Illinois. We are here on behalf of the  
11 applicant John Stoetzel who is here and present.  
12 He is the property developer and is acting on  
13 behalf --

14 CHAIRMAN KOPP: I'm sorry, Mr. Day,  
15 could you speak up? Some of the commissioners  
16 can't hear you.

17 MR. DAY: Is there a microphone here?

18 MR. GIUNTOLI: No, but it's better.

19 COMMISSIONER SOUKUP: I can't hear what  
20 you're saying.

21 MR. DAY: I will be required to turn  
22 around periodically to take a look at one of the  
23 exhibits or displays. I don't have much of a  
24 voice. I apologize for not being able to project

1 but I'll do my best.

2 Mr. Stoetzel, John Stoetzel, he is  
3 the property developer and he is acting on behalf  
4 of the main beneficiary of the owner land trust.  
5 His address is 1809 North Mill Street, Suite E in  
6 Naperville, Illinois, 60563. The owner is Chicago  
7 Title Land Trust 123910-09 under a trust agreement  
8 dated March 5th of 1998.

9 This application this evening is  
10 for a very old planned unit development. It has  
11 been around over the course of 30 years and I had  
12 to laugh a little bit as you were going through the  
13 earlier planned unit development, clearly these  
14 things are regulated on a planned unit development  
15 basis and the restrictions that are in place as  
16 well as the entitlement that you are authorized for  
17 clearly do run with the land from year to year.  
18 This one dates back to 1989.

19 We are asking for permission to do  
20 both a preliminary and final subdivision plat very  
21 much like the last applicant was and this  
22 constitutes an amendment to the previously approved  
23 planned unit development plat.

24 The application that we had filed

1 lists those two entitlements and this is a  
2 subdivision that we think was actually approved at  
3 the very inception. It was one of the things that  
4 was permitted in the original entitlement document  
5 although over the course of the last 30 years the  
6 final subdivision was never actually processed.  
7 Nevertheless even though it may have been  
8 authorized at the inception it constitutes an  
9 amendment to the planned unit development plat that  
10 technically is an amendment to the PUD and for that  
11 reason we are before you seeking subdivision and  
12 amended PUD plat that in and of itself is a  
13 conditional use even though it's something that is  
14 authorized by previous approval.

15 The subject property is located at  
16 500 and 600 Joliet Road, 7700 Griffin Way in  
17 Willowbrook. It is 12.33 acres in size for the  
18 gross planned unit development.

19 Back in 1988 the developer applied  
20 for a special use for a planned unit development  
21 and final plat and received approval pursuant to  
22 Ordinance No. 88-0-23 which is depicted in slide  
23 four here. This approved phase one of the plat  
24 which was recorded as Document No. R1989-157289 and

1 one of the conditions that the village placed on  
2 the approval of the planned unit development at  
3 that time as you always do in these cases is that  
4 we record covenants and restrictions that basically  
5 regulate the development within this 12.33 acres.  
6 Now those covenants and conditions very frequently  
7 in these cases address the common elements, the  
8 private street, the storm water detention  
9 facilities, the easements in the areas within the  
10 planned unit development itself. In this case  
11 those particular covenants did indeed address that.

12 Now, when the planned unit  
13 development was approved it was specified in 1988  
14 that the future development and use of the planned  
15 unit development would be consistent with the  
16 documents including these covenants and conditions.

17 Slide seven, these covenants and  
18 conditions originally specified that we would  
19 create, the developer, would create an association.  
20 The association would have authority to take title  
21 to the private streets, the common elements within  
22 the development, the storm water detention  
23 facilities and then manage those and then the  
24 covenants and conditions also specified that the

1 developer could then deed off the individual chunks  
2 within the planned unit development to separate  
3 owners. The separate owners who came into the  
4 development would then have a vote in the  
5 association and elect the board and the association  
6 would manage the common elements for the owners of  
7 the lots.

8                   These covenants even specified  
9 what type of deeds we had recorded to make sure the  
10 future owners within the development would actually  
11 take title to the property subject to the planned  
12 unit development provisions including these  
13 covenants. And you can see from slide seven we  
14 have got a definition for the association.

15                   It states that it was formed for  
16 the purpose of owning and maintaining the common  
17 areas. There is a definition for the common area  
18 which specified that may be owned by the declarant  
19 who at that time was the developer or the  
20 association or an owner or it could be dedicated  
21 actually to the village. So it was contemplated  
22 that ownership severance would occur. There was a  
23 definition of parcel and it specified that each  
24 parcel of property would be under common fee



1 ownership, the size and dimensions of which shall  
2 be established by the legal description of the deed  
3 of conveyance from the grantor in this case the  
4 developer. Property owners were defined as the  
5 record owner other than the developer when one or  
6 more persons or entities of a fee simple title in  
7 any parcel.

8 Slide eight, Section 3.1 specified  
9 that the purpose was to protect the current and  
10 future owners of each individual parcel from  
11 improper use of the development of the other  
12 parcels.

13 Slide nine, and then it had  
14 classes of membership in the association that would  
15 give them voting rights to basically elect the  
16 people who would control the association.

17 And slide ten, then each owner of  
18 the individual parcels would then pay their  
19 proportional share for the maintenance of the  
20 streets and the storm water detention facility and  
21 the infrastructure associated with the development.

22 So that's a long and boring way  
23 and legalistic way of saying that from the  
24 inception of this particular development when

1 Mr. Stoetzel was here and participated he was 15 at  
2 the time. Mr. Stoetzel participated in this. It  
3 was always set up with the idea that this  
4 association would control the common elements, the  
5 individual parcels would eventually be sold off and  
6 each of them would basically take responsibility  
7 for the common elements. Because the village  
8 doesn't maintain this, the village doesn't pay for  
9 the street, the village doesn't pay for the storm  
10 water detention facility. The management in this  
11 case is upon the developer and/or its successors'  
12 interest.

13 There's a series of amendments and  
14 updates all of which still regulate the property  
15 today. I will try to quickly go through these. In  
16 1989 you adopted Ordinance No. 89-046. This is  
17 slide 11 and then amended the special use for a PUD  
18 and approved a final modified plat for phase one  
19 and a final plat for phase two and approved the  
20 final plat of subdivision.

21 Now at that time it specified that  
22 the terms and conditions from the 1988 development  
23 would still ride along with the property and then  
24 in 1989 a final PUD plat for phase one and phase

1 two was adopted and approved and the phase two  
2 development, slide 12, was actually recorded and  
3 that is the one that set up the three buildings  
4 that are on the site today. Nearly 30 years later  
5 those buildings are there, the street is there, the  
6 areas that were set aside for the storm water  
7 detention facilities are there and those are the  
8 elements that we are seeking to divide at this  
9 stage. We are trying to get division so that we  
10 can put the common elements of the project into the  
11 association that was formed years ago and then be  
12 in a position where we would have separate pin  
13 numbers for each of the three buildings and they  
14 could ultimately be sold off by the property owners  
15 as was intended at the inception of this project.

16 In 1997 there was another  
17 amendment adopted, Ordinance 97-026. This is slide  
18 13. This one amended special use for planned unit  
19 development and for the final and modified plat.  
20 This approval was for a parking deck that was  
21 constructed next to one of the buildings that's  
22 there today with several deviations from the zoning  
23 code. Those deviations addressed required births,  
24 interior landscaping, minimum standards for parking

1 spaces, aisles and bays, driveway locations, access  
2 drives from arterial streets and then again this  
3 ordinance specified that the original provisions  
4 from the 1988 ordinance would still ride along with  
5 the land that included the covenants and  
6 conditions.

7                   So as these modifications and  
8 buildings went up certain amendments or deviations  
9 from the code were imposed as part of the planned  
10 unit developments. If the setbacks weren't quite  
11 right, they would be modified. If the parking  
12 stalls were a different size or the drive aisles  
13 were different individual modifications were built  
14 into the approvals of everything that is there  
15 today.

16                   In 2003 there was another  
17 amendment. This was for Ordinance 03-0-17, Slide  
18 No. 14. This approval was for the installation of  
19 a large exterior generator next to one of the  
20 buildings. Section 4 of the ordinance again  
21 specified that the terms and conditions from the  
22 prior approval ordinances remain in full force and  
23 effect. In 2012 there was an amended special use  
24 again which approved a major change to the PUD.

1                   This is Ordinance No. 12-025,  
2     slide 15. Approval in this case was for new  
3     permitted land use to add a vocational school to  
4     the actual use in one of the buildings. The  
5     approval included deviations from the minimal  
6     loading dock requirements and was again Section 5  
7     of this ordinance specified that the terms and  
8     conditions from the prior approval ordinances would  
9     remain in full force and effect.

10                  In 2013 there was another  
11     amendment for the PUD. This is ordinance No.  
12     13-0-15, slide 16. This approval was to allow  
13     similar uses as the trade school so long as there  
14     is sufficient parking and there was specifications  
15     for the parking requirements that continue with the  
16     building. Again, this one specified that the  
17     original approvals would ride with the land.

18                  And then lastly in 2013 there was  
19     an amendment to the special use by approving a  
20     minor change to the PUD by amending two prior  
21     ordinances. This is ordinance 13-0-25, slide No.  
22     17. It was approved to amend the landscaping plan  
23     and remove an earlier condition of the trade school  
24     regarding timing of the landscape completion and

1 once again the terms of the original ordinances  
2 remain in full force and effect.

3 Mr. Stoetzel, he represents the  
4 developer and applicant in this particular case.  
5 We are proposing a final plat of subdivision. This  
6 is slide 18. You can see that we are dividing the  
7 property.

8 Could we go to the earlier  
9 exhibit? You can see there are three principal  
10 buildings on the parcel of property. The three  
11 principal buildings are also serviced by a parking  
12 deck that's at the far north end of the project  
13 there. There is a private street known as Griffin  
14 Drive that separates the parcel into different  
15 chunks and then there is a storm water detention  
16 facility to the southwest of Griffin Drive and  
17 there is a storm water detention facility to the  
18 northeast of this drive.

19 Next slide, now what I have  
20 outlined here in yellow on this exhibit those are  
21 the lot lines for the areas that are referred to as  
22 parcels. I think it's A, B and C in the  
23 subdivision plat. Those are the streets and the  
24 storm water detention facility. Just by separating

1 those parcels of property we divide the parcel into  
2 lot one and then the three different parcels for  
3 the common elements.

4 But in order to create lot two and  
5 lot three we have to draw that red line. That red  
6 line that you see in the exhibit is really the one  
7 request that we couldn't do through the process of  
8 an assessment plat in the straight platting on this  
9 so what we're seeking to do is subdivide and create  
10 the three parcels that you see in yellow. We need  
11 to add that one line separating lot two from lot  
12 three in this particular application and we came  
13 and approached the village about doing an  
14 assessment plat. They said in Willowbrook you  
15 can't do an assessment plat, you need to do it by  
16 subdivision. We are here to do it by subdivision.  
17 We're asking for permission to create that  
18 particular subdivision that's right there.

19 Now, because this is a special  
20 use, all planned unit developments in the village  
21 are special use, we have to meet the standards for  
22 a special use. We have already met those on each  
23 of those ordinance occasions previously.

24 I have submitted in writing a

1     rather lengthy dissertation how we think  
2     legalistically we meet those. I would simply ask  
3     to adopt our written submittal on that rather than  
4     review it in detail. The same with respect to the  
5     amendment of the planned unit development there are  
6     standards for that. We wrote that out in detail as  
7     well.

8                     I think your staff report  
9     addresses much of the advocacy that we have  
10    submitted and I will rely on Natalie to address how  
11    we met those standards. We'll answer any questions  
12    you have at this time.

13                    CHAIRMAN KOPP: So the parking deck is  
14    on lot one?

15                    MR. DAY: Correct.

16                    CHAIRMAN KOPP: Does each lot have  
17    enough parking on its own lot.

18                    MR. DAY: Yes.

19                    CHAIRMAN KOPP: Is the declarations and  
20    cross parking easements singly or is it --

21                    MR. DAY: No. The declarations  
22    essentially have shared access to the roadway and  
23    shared use of the storm water detention facilities.  
24    There is a private easement that has been recorded



1 that actually expands areas where by design the  
2 water drains from the detention and storage  
3 facility in the southwest over pavement area into  
4 the detention area to the far east, northeast, at  
5 that location. So we have easements that are  
6 recorded there actually reflected on this  
7 subdivision plat. Each of the parcels will have  
8 their own individual parking.

9 CHAIRMAN KOPP: Any questions of the  
10 applicant? All right. Natalie, you want to give a  
11 staff report?

12 MS. ZINE: Sure. Thank you. Okay. So the  
13 petitioner Mr. John Stoetzel is requesting an  
14 amendment to the Willowbrook Centre planned unit  
15 development including certain relief exceptions and  
16 waivers from Title 9 and Title 10 of the village  
17 code to allow the petitioner to subdivide the  
18 single lot subject property into three lots and  
19 three out parcels which will allow for the sale of  
20 individual lots or buildings while maintaining  
21 compliance with the village zoning code. That is  
22 the goal here. We are adding the lot lines so that  
23 the individual parcels can be sold.

24 The property consists of a total

1 of 12.33 acres and is located at the northwest  
2 corner of north frontage road and Madison Street.  
3 The common addresses of the buildings are 500  
4 Joliet Road, 600 Joliet Road and 7700 Griffin Way.  
5 The property is zoned M-1 light manufacturing and  
6 is adjacent to properties also in the M-1 light  
7 manufacturing district to the north and west, O-R  
8 office research to the north also as well as B-2  
9 community shopping and B-3 general business to the  
10 south.

11 As previously stated the  
12 Willowbrook Centre PUD is now almost 30 years old.  
13 While the PUD ordinance has been amended throughout  
14 the years the size and location of the structures  
15 has not changed. The applicant is not requesting  
16 any changes to the existing buildings, parking,  
17 storm water management, landscaping, private  
18 right-of-way, setbacks or land use. The approved  
19 PUD plan itself is not permitted for modification.

20 The applicant would like to deed  
21 the common elements of the PUD to the existing  
22 association and to deed separate parcels to  
23 separate owners. The village code requires that  
24 the existing PUD plat be modified to reflect the

1 division of the common elements and three buildings  
2 into legal lots of record.

3 The division itself is being  
4 accomplished by processing a plat of subdivision  
5 consistent with the subdivision regulations of the  
6 Village of Willowbrook. The resubdivision of the  
7 original PUD plat is considered by the village to  
8 be a major change which is what brings into play  
9 the PUD amendment.

10 The applicant will also require  
11 various reliefs from the zoning and subdivision  
12 ordinances as well as a waiver for the requirement  
13 for a PUD to be under unified ownership or unified  
14 control that is obviously to allow for the multiple  
15 ownerships of the different parcels.

16 So in short in order to maintain  
17 compliance with the village zoning code this PUD  
18 amendment and plat of subdivision requires certain  
19 relief exceptions and waivers. Those waivers and  
20 exceptions have been outlined in the staff report  
21 for your review. They're primarily to do with bulk  
22 regulation reductions essentially just to make each  
23 lot legally conforming with the code.

24 Again, petitioner does not request

1 to make any changes to the existing buildings,  
2 parking, storm water, et cetera, but rather it is  
3 required that these variances be approved,  
4 facilitate the legal resubdivision of the property  
5 so that Mr. Stoetzel can deed the parcels to  
6 separate owners.

7                   Staff has no recommended  
8 conditions for this petition and staff is generally  
9 supportive of the proposed petition and recommends  
10 approval of the amendment to the Willowbrook Centre  
11 planned unit development to allow for the  
12 subdivision of the single lot subject property  
13 containing three buildings and a parking deck into  
14 three lots one for each building, an out parcel for  
15 the private road and detention basin. This PUD  
16 amendment and plat of subdivision will allow for  
17 the sale of individual buildings while maintaining  
18 compliance with the village zoning code.

19                   CHAIRMAN KOPP: Okay. Does anyone in  
20 the audience here tonight want to speak to this  
21 matter either for or against? I didn't think it  
22 was very controversial. All right. Any  
23 commissioners have any questions of the applicant  
24 for that one? All right. I will close the public

1 hearing for Zoning Hearing Case 18-01.

2 All right. This seems like a slam  
3 dunk. This is something that was supposed to have  
4 been done 30 years ago and wasn't done. Will  
5 someone make a motion based on the submitted  
6 petition and testimony provided I move that the  
7 plan commission approve and adopt the standards for  
8 a planned unit development as well as the findings  
9 of fact outlined in the staff report prepared for  
10 PC 18-01 for the April 4, 2018 plan commission  
11 meeting, that the plan commission recommend to the  
12 village board approval of an amendment for the PUD  
13 to allow for the subdivision of subject property  
14 with multiple lots.

15 COMMISSIONER KAUCKY: So moved.

16 COMMISSIONER REMKUS: Second.

17 CHAIRMAN KOPP: I ask the plan  
18 commission secretary to call the vote.

19 MR. GIUNTOLI: Commissioner Remkus.

20 COMMISSIONER REMKUS: Yes.

21 MR. GIUNTOLI: Commissioner Soukup.

22 COMMISSIONER SOUKUP: Yes.

23 MR. GIUNTOLI: Commissioner Ruffolo.

24 COMMISSIONER RUFFOLO: Yes.

1 MR. GIUNTOLI: Commissioner Kaucky.

2 COMMISSIONER KAUCKY: Yes.

3 MR. GIUNTOLI: Commissioner Walec.

4 COMMISSIONER WALEC: Yes.

5 MR. GIUNTOLI: Vice Chairman is absent.

6 Chairman Kopp.

7 CHAIRMAN KOPP: Yes.

8 (Hearing adjourned at 8:18 p.m.)

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

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

12  
13 *Kimberlee A. Elliott*



14 Notary Public, Kane County, IL  
15 CSR # 084-003093  
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4/4/2018

**VILLAGE OF WILLOWBROOK PUBLIC HEARING/ZONING  
HEARING CASE NUMBER**

**18-02**

KIMBERLEE A. ELLIOTT, C.S.R.



VILLAGE OF WILLOWBROOK  
PUBLIC HEARING  
ZONING HEARING CASE NUMBER 18-02

REPORT OF PROCEEDINGS had at the  
Public Hearing of the above-entitled case before  
The Planning Commission at the Village Hall of  
Willowbrook, 7760 Quincy Street, Willowbrook,  
Illinois on the 4th day of April, 2018, at the  
hour of 8:18 p.m.

PRESENT:

Daniel Kopp, Chairman

James Soukup

Leonard Kaucky

William Remkus

Gregory Ruffolo

Maciej Walec

Roy Giuntoli, Building Inspector

Natalie Zine, Planning Consultant

1 CHAIRMAN KOPP: Next item for plan  
2 commission consideration Zoning Hearing Case 18-02.  
3 The property is at 201 63rd Street, Willowbrook,  
4 Illinois. This is a petition for an amendment to a  
5 planned unit development to allow for a special use  
6 for an indoor amusement establishment more  
7 specifically a skating rink. The applicant for  
8 this petition is JKC Ice, LLC, from Hinsdale,  
9 Illinois. Notice of this public hearing was  
10 published in The Doings newspaper on March 15,  
11 2018.

12 Is there a representative of the  
13 applicant present?

14 MR. THOMAS ECONOMOU: Yes. Thomas  
15 Economou.

16 MR. STEVEN ECONOMOU: Steven James  
17 Economou.

18 THOMAS ECONOMOU,  
19 having been first duly sworn, by the Notary,  
20 testified as follows:

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

24 MR. THOMAS ECONOMOU: Okay. So we are

1 here today before you because we are in the process  
2 of trying to convert the existing Whole Foods store  
3 on 63rd Street into an indoor ice skating facility  
4 for youth ice skating, adult men's leagues and  
5 basically indoor ice training facility and based  
6 upon the current zoning and meeting with Natalie  
7 and the zoning people we were told that we need to  
8 go in for a special use amendment for the current  
9 zoning on the property to convert to an indoor  
10 amusement establishment specifically for an ice  
11 skating facility. So basically we would be  
12 retrofitting the existing Whole Foods store. It's  
13 basically an interior renovation to put in one NHL  
14 size rink which is 200 by 85, a studio ice rink  
15 that's about 50 by 100 and the interior amenities  
16 would be some locker rooms, stadium seating for 150  
17 people, use existing parking which is ample for a  
18 facility like this and am I missing anything?

19 MR. STEVEN ECONOMOU: And basically  
20 offices and restroom facilities.

21 MR. THOMAS ECONOMOU: Public restroom  
22 facilities.

23 MR. STEVEN ECONOMOU: Yes.

24 MR. THOMAS ECONOMOU: And it would be

1 ADA compliant, the building has sprinkler and there  
2 is life safety already in place.

3 MR. STEVEN ECONOMOU: The work is on  
4 the interior of the building aside from maybe  
5 fixing up the parking lot and recoating the parking  
6 lot all of the work is on the inside of the  
7 building.

8 MR. THOMAS ECONOMOU: So basically  
9 using the in and out drives of the Whole Foods  
10 facility, probably have to do a little bit of  
11 landscaping, might have to do some touch-up  
12 painting. We'll eventually come back with some new  
13 signage for the facility. We haven't determined  
14 what the signage is yet, basically using the  
15 existing envelope for Whole Foods and converting it  
16 to an ice rink.

17 CHAIRMAN KOPP: Okay. It has 231  
18 parking spaces currently?

19 MR. THOMAS ECONOMOU: Currently, yes,  
20 it does.

21 CHAIRMAN KOPP: Is that just for the  
22 Whole Foods or does that include the fitness  
23 facility?

24 MR. THOMAS ECONOMOU: That's just the

1 Whole Foods only.

2 CHAIRMAN KOPP: Okay. Because it was  
3 often packed.

4 MR. THOMAS ECONOMOU: I think the Whole  
5 Foods had like a 700 person capacity so I know  
6 something like that is very usurious. We have done  
7 a similar facility that we just built which has the  
8 exact same kind of footprint 38,000 square foot  
9 main rink and studio rink up in Northbrook, the  
10 North Shore Ice Rink, and we have parking for 150  
11 so I think our parking is more than adequate to  
12 service the facility.

13 CHAIRMAN KOPP: Okay. Any questions at  
14 this point? Natalie, want to give your report?

15 MS. ZINE: Sure. Thank you. The  
16 petitioner, JKC Ice, LLC, is requesting approval of  
17 an amendment to the Whole Foods Market planned unit  
18 development to allow for a special use for an  
19 indoor amusement establishment, specifically, an  
20 ice skating rink.

21 The subject property is located at  
22 201 63rd and consists of a total of 3.42 acres. It  
23 is situated south of Stanhope Square east of  
24 Americana Drive and the Midtown Athletic Center and

1 west of the Hinsdale Lake Commons shopping center  
2 north of the Lake Hinsdale Tower condos.

3 The property is zoned B-2  
4 community shopping and is adjacent to property also  
5 located in the B-2 community shopping to the east  
6 and west and R-5 multi-family districts to the  
7 north and south.

8 The subject property is located  
9 within the original Whole Foods Market planned unit  
10 development. The applicant is proposing interior  
11 modifications for the conversion of the existing  
12 36,160 square foot vacant Whole Foods building to  
13 an ice skating facility. This would require  
14 approval of an amendment to the Whole Foods Market  
15 planned unit development to allow for the special  
16 use for the indoor amusement establishment. The  
17 new JKC rink will provide a space for youth hockey  
18 and figure skating clubs in and around the  
19 Willowbrook area, public skating and learn to skate  
20 programs geared specifically for the residents of  
21 Willowbrook. There will be an adult hockey league  
22 component as well as programming geared towards the  
23 Village of Willowbrook District 60 and 88 schools.  
24 Anticipated community, recreation and ice program

offerings and schedules are illustrated on attachment two facility operations plan of the staff report. The applicant has stated that they anticipate three to four tournament events throughout the year. Anticipated hours of operation are Monday through Friday 6 a.m. to 11:30 p.m. and Saturday and Sunday 6 a.m. to 10:40 p.m.

A little history of the Whole Foods building, finding a replacement tenant to fill the former Whole Foods building has been a challenge. As we know the building is still under lease by Whole Foods which has recently been purchased by Amazon. The building and site are owned by Midtown Athletic Club. Although the building is fully set up to be a grocery use the Whole Foods does not want to allow any competitors to locate there and an alternate nongrocery use would need to perform substantial renovation to the building to remove all refrigeration equipment and lines, that is to say the new Whole Foods in the Hinsdale Lake Commons.

There is limited tenant improvement money available to offset this work

1 since the owner continues to receive full rent from  
2 the Whole Foods for years to come. As a result our  
3 efforts to find a replacement tenant to  
4 successfully negotiate a new lease for the owners  
5 have not been fruitful. So although the B-2  
6 community shopping district is typically geared  
7 more towards retail uses and this use would  
8 generate minimum sales tax revenue for the village  
9 the six percent amusement tax on gross sales will  
10 help offset that loss.

11               Staff believes this use is highly  
12 appropriate for the area and will benefit the  
13 surrounding businesses in the area. The building  
14 will contain one ice hockey rink along with  
15 associated support uses and areas, excuse me, one  
16 full size ice hockey rink and a studio size rink as  
17 well with associated support uses and areas  
18 including skate rental, locker rooms, training  
19 areas, spectator bleachers and equipment rooms, et  
20 cetera. Tournament play may occur but there is an  
21 abundance of available parking and convenient  
22 direct access on to 63rd Street.

23               The proposed ice center will  
24 occupy key vacancy along 63rd Street and is



1 appropriately scaled to fit comfortably into the  
2 community and surroundings.

3           After obtaining zoning approval  
4 interior demolition in the construction of the new  
5 facility would occur. This will take about four  
6 months time. There will be no site changes. All  
7 renovations will be interior. The target opening  
8 date would be August 1st.

9           The village comprehensive plan  
10 shows the subject property designated as limited  
11 office research, however, this designation has been  
12 superceded by the grocery store use with community  
13 shopping zoning since Whole Foods was originally  
14 opened in 2002.

15           The ice rink appears to be a  
16 compatible use in the area based on current zoning  
17 and surrounding uses. The petitioner has submitted  
18 an updated ALTA land survey and a proposed site  
19 plan along with the existing site plan, landscape  
20 plan, exterior elevations, floor plan and roof plan  
21 that were approved for the original Whole Foods  
22 grocery store. All renovations for the JKC Ice  
23 Rink project will be interior again. The original  
24 plans for the Whole Foods have been submitted as

1 reference.

2           The petitioner has agreed to  
3 maintain the status of all of the exterior  
4 components of the building, parking lot, et cetera.  
5 I wanted to note that the concession area and  
6 enclosed lobby will be a controlled area for  
7 parents dropping off their kids for practice and  
8 games. There will be minor seating for kids and a  
9 few high-top tables. The concession stand will not  
10 have a kitchen or food prep on site. It will serve  
11 prepackaged items and hand bottled nonalcoholic  
12 beverages and possibly coffee. That needed to be  
13 clarified to make sure that there wasn't a special  
14 use for a restaurant needed and they are not  
15 requesting a liquor license at this time.

16           Staff does not predict the  
17 proposed development will have any adverse impact  
18 on the current driveway along 63rd Street. There  
19 are two full access entrances from 63rd into the  
20 site, one on to Americana Drive and the other  
21 further east across from Canterbury Lane. It is  
22 anticipated that most traffic into the site will  
23 enter from these full access points. The site also  
24 has cross access from the Midtown Athletic Center

1 property and emergency fire access coming from Lake  
2 Hinsdale Tower in the south.

3                   Skating rinks and other indoor  
4 recreational facilities require one parking space  
5 per three persons based upon the maximum number of  
6 persons that can be accommodated at the same time  
7 in accordance with design capacity plus one parking  
8 space for each two employees. I have done the  
9 calculations and the 231 parking spaces currently  
10 provided is more than enough. The typical roster  
11 size of a hockey team is 20 players plus two  
12 coaches. It's unlikely that more than four teams  
13 will be at the site at one time. The facility can  
14 accommodate 150 spectators and the estimated size  
15 of staff in the building is around six to ten  
16 people. The subject property is currently equipped  
17 with 231 spaces, regular spaces, and six additional  
18 ADA spaces. So per the calculations based on the  
19 code the requirement would be 84 spaces believe it  
20 or not so 231 is well beyond the requirement for  
21 the zoning code.

22                   The village did not require a new  
23 landscape plan, however, the petitioner has  
24 submitted the original Whole Foods plan for

1 reference. The owner will be working to bring the  
2 exterior parking lot and landscaping back to the  
3 original condition per those submitted plans, the  
4 original Whole Foods plans.

5 Signage details have not been  
6 provided by the applicant yet. Signage shall  
7 comply with the village code and with Resolution  
8 No. 01-R-45 approving the final plat of planned  
9 unit development for the Whole Foods and that will  
10 be reviewed internally by Roy and myself.

11 Minimal changes to the facade have  
12 been proposed including minor repairs to the  
13 existing stucco, touch up painting to the bollards,  
14 garage door and repairs to the existing exterior  
15 lighting. Other than that no exterior changes to  
16 the building are being proposed.

17 So as conditions for approval  
18 staff recommends the following: One, a separate  
19 sign permit shall be obtained for any future  
20 proposed building and ground signage pursuant to  
21 the village code and Resolution No. 01-R-45  
22 approving final plat of planned unit  
23 development-Whole Foods Market; Two, accessible  
24 handicap parking spaces shall comply with the

1 current applicable codes; Three, the owner shall  
2 gain approval from Tri-State Fire Protection  
3 District that the building's sprinkler system is  
4 adequate for the proposed use; Four, prior to the  
5 issuance of any final certificate of occupancy the  
6 owner shall complete the following improvements to  
7 the subject property:

8 A, sealcoat and restripe all  
9 asphalt parking;

10 B, repair/replace all required  
11 above grade signage;

12 C, make necessary maintenance  
13 repairs to the existing trash  
14 enclosure;

15 D, return the premises landscaping  
16 to comply with the originally  
17 approved landscape plan to include:

18 Replacement of any and all  
19 dead, dying or missing  
20 landscaping plantings (any  
21 species substitutions must be  
22 approved in writing by the  
23 village director of municipal  
24 services or his designee);

1 Proper trimming/pruning of  
2 existing landscaping deemed to  
3 be in good condition;  
4 And installation of ground  
5 mulch in all landscape beds  
6 and landscape islands.

7 And finally, five, the special use permit for the  
8 proposed development shall be null and void if  
9 construction for the proposed use is not commenced  
10 within 18 months of the date of any approval of the  
11 special use by the village board.

12 In conclusion, staff is supportive  
13 of the proposed petition and recommends approval of  
14 the amendment to the Whole Foods Market planned  
15 unit development to allow for the special use for  
16 indoor amusement establishment specifically the JKC  
17 Ice Rink subject to the recommended conditions.

18 CHAIRMAN KOPP: Do you have any  
19 objections to those recommended conditions per  
20 approval?

21 MR. THOMAS ECONOMOU: No, no  
22 objections.

23 CHAIRMAN KOPP: What is your legal  
24 status, are you going to be subleasing from Whole

1 Foods or are you going to be leasing from Midtown  
2 and they are going to terminate Whole Foods?

3 MR. THOMAS ECONOMOU: We'll be leasing  
4 from Midtown. Whole Foods will terminate then.

5 CHAIRMAN KOPP: Do you sell liquor at  
6 the Northbrook facility that you mentioned?

7 MR. STEVEN ECONOMOU: No.

8 MR. THOMAS ECONOMOU: Well, the  
9 Northbrook facility not until recently started  
10 selling beer. They basically just pulled that.  
11 It's a youth hockey facility. Northbrook stops,  
12 they sold it for about three months. They're  
13 actually not going to renew the lease. They will  
14 not be selling liquor.

15 CHAIRMAN KOPP: They're not going to  
16 renew the lease or they're not going to renew the  
17 liquor?

18 MR. THOMAS ECONOMOU: Not going to  
19 renew the liquor license.

20 CHAIRMAN KOPP: All right. Unless the  
21 commissioners have questions, like we did before  
22 for any of you who weren't here before, anyone can  
23 ask or give testimony for or against the project or  
24 they can ask the applicants questions. Anyone that

1 speaks will be need to be sworn in. If you raise  
2 your hand I will give everybody an opportunity to  
3 speak, anyone and everybody who wants to speak I  
4 mean.

5 MS. STANKE: I will. Okay. Donna Stanke.

6 DONNA STANKE,  
7 having been first duly sworn, by the Notary,  
8 testified as follows:

9 MS. STANKE: I live at Lake Hinsdale Tower  
10 and to be honest with just what you've said right  
11 now I personally object to it only because you're  
12 there, we're going to have kids, we're going to  
13 have everybody until 11:30 every night.

14 Even though they say that the  
15 parking is adequate, you know, that back parking  
16 driveway goes right back to our condominium complex  
17 into our garage. Do you know how many people are  
18 going to be going in there doing the turn-around  
19 because they've gone the wrong way? I'm just  
20 afraid of the kids, too, they're going to be in  
21 between their hockey games, they're going to keep  
22 going over our front driveway to walk over to Whole  
23 Foods to get food or to get whatever they want. We  
24 found that a lot when we got Whole Foods. When



1 people went out to eat they couldn't smoke on their  
2 property so they come, we originally had problems  
3 with them smoking on ours because Whole Foods told  
4 them they couldn't smoke on theirs and then we went  
5 and talked to Whole Foods and they told them they  
6 had to go elsewhere. So they kept crossing and  
7 you'll see if you come into the front drive you'll  
8 see that there is actually a worn area because of  
9 people crossing from the Whole Foods property over  
10 to the old Whole Foods over to the new one where  
11 Phillies was at and then around the corner.

12 To me it's just not a good fit,  
13 not a good fit at all. I mean it's going to  
14 disturb our peace and quiet and what about your ice  
15 making machines, your Zambonis, everything, where?  
16 Are you -- how much noise is this going to create.

17 MR. THOMAS ECONOMOU: Typically, this  
18 is a youth training facility, so kids are dropped  
19 off for practice.

20 AUDIENCE MEMBER: You talked about an  
21 adult hockey league.

22 MR. THOMAS ECONOMOU: I'll get to that.  
23 So the kids, you know, figure skating is in the  
24 morning typically if they are dropped off they

1 figure skate, parents pick them up. They are not  
2 going over to Whole Foods. These are young kids.  
3 Same with the youth hockey, they come in for a  
4 training facility or they come in for a game they  
5 get dropped off for the game, the game is over they  
6 get in the car, they go away. Men's hockey is  
7 typically the ones that's like from 9:00 until  
8 probably closing and those, I still play men's  
9 hockey, you come in there to play men's hockey  
10 games, from there we go over to a bar and have a  
11 beer then we go home. People aren't hanging out in  
12 the parking lot. It's a very controlled  
13 environment.

14                   It's not -- people aren't -- We're  
15 not talking like Whole Foods had 750 people coming  
16 in and out of the place. Ours is a very limited  
17 group of people coming in for a practice training  
18 facility, moms and dads drop them off or they  
19 carpool. After that facility is over they get in  
20 the car and they go move on. They are not hanging  
21 out at the facility all day. So it's not like your  
22 outdoor playing like soccer or baseball and it's  
23 destination location. You go there to play hockey,  
24 when you're done you get out of there.

1 MS. STANKE: Are you having bus loads  
2 of kids coming in or buses bringing them in?

3 MR. THOMAS ECONOMOU: No. This is all  
4 travel programs that our kids are playing over at  
5 Darien right now. Darien does not have enough ice  
6 to fill spots. So we're basically augmenting a  
7 lack of ice in the area. This is basically for  
8 like travel hockey players.

9 MS. STANKE: What about the noise?

10 MR. THOMAS ECONOMOU: The noise takes  
11 place on the inside of the rink. I mean the  
12 Zamboni is in a separate room that services both  
13 ice sheets.

14 MR. STEVEN ECONOMOU: That's inside.

15 MR. THOMAS ECONOMOU: Inside the  
16 building. The snow dump is going to occur outside  
17 the building, occurs within the loading dock, so  
18 everything is internalized. You're not going to  
19 see a Zamboni dumping snow out in the parking lot  
20 like they do at Robert Crown in Evanston. This is  
21 all internally which is why the Whole Foods site  
22 makes sense because there is a huge loading dock  
23 we're not going to be dropping off big equipment  
24 loads. It's perfect to dump the ice and the snow

1 and no one is going to see it.

2 MS. STANKE: And what about your  
3 generators to keep your ice cold? I'm just worried  
4 about all of the sound because you know what, the  
5 front of your building is not where it's going to  
6 be. It's going to be in the back of the building,  
7 and your back of your building is where we are.  
8 We're at the back of it. Our swimming pool is  
9 right there in the summertime so it's a big concern  
10 for us.

11 MR. STEVEN ECONOMOU: Refrigeration  
12 plant for the ice is inside the building. The  
13 condensing unit will be on the roof. Right now  
14 there is an existing condenser on the roof that  
15 serviced Whole Foods so it will be in the same  
16 location as that piece of equipment. It make the  
17 same noise as that equipment but the largest noise  
18 generator is the refrigeration plant and that's in  
19 the building. That has to be in the building. We  
20 don't put that outside. Has to be enclosed.

21 MS. STANKE: That is my story.

22 CHAIRMAN KOPP: I'm looking at the site  
23 plan. So the employees would go from the rear of  
24 Whole Foods and then this is your --

1 MS. STANKE: What they would do right  
2 here is if you look there is like a whole piece of  
3 land that's all matted down because they come out  
4 here and they walk here, they cross over our drive  
5 to go over into here.

6 CHAIRMAN KOPP: So they don't walk --

7 MS. STANKE: Absolutely not.

8 CHAIRMAN KOPP: You guys own this?

9 MS. STANKE: Yeah.

10 CHAIRMAN KOPP: I didn't realize that.

11 MS. STANKE: Yeah, we own, yes. Our  
12 driveway comes, I don't know if we actually own the  
13 drive but --

14 AUDIENCE MEMBER: We do.

15 MS. STANKE: Oh, we do own the drive.

16 AUDIENCE MEMBER: We own the driveway.

17 COMMISSIONER REMKUS: Is there a way we  
18 can require screening or something?

19 CHAIRMAN KOPP: Or fence?

20 COMMISSIONER REMKUS: To stop any of  
21 that.

22 AUDIENCE MEMBER: Not going to take  
23 away the noise.

24 MS. STANKE: Yeah. Parents do not pick

1 their kids up like this. They just don't.

2 CHAIRMAN KOPP: Or they may say  
3 we'll --

4 MS. STANKE: And absolutely, and the,  
5 you know, the other thing is just is also this back  
6 drive. I mean I'm just concerned with them like I  
7 say they're only using so many parking spaces but  
8 is it really going to be that way?

9 COMMISSIONER REMKUS: We can require  
10 signage here.

11 AUDIENCE MEMBER: Please.

12 CHAIRMAN KOPP: Nobody would park like  
13 when Whole Foods was crowded though nobody --

14 MS. STANKE: Oh, yes.

15 AUDIENCE MEMBER: Oh, yeah.

16 AUDIENCE MEMBER: Yes, they did.

17 MS. STANKE: They park all the way down  
18 the driveway.

19 AUDIENCE MEMBER: Oh, yes.

20 MS. STANKE: It only happened on the  
21 big holidays when they were ... so we let it go.  
22 We didn't make a big stink over it but if it was  
23 consistently that way then we would have. But yes,  
24 they did. They parked all the way down that.

1                   COMMISSIONER REMKUS: I don't think  
2                   that would happen with this because it is a  
3                   different demand.

4                   MS. STANKE: Umm-umm.

5                   MR. THOMAS ECONOMOU: The demand drives  
6                   are different.

7                   COMMISSIONER REMKUS: The load is not  
8                   like the Whole Foods load would be.

9                   MS. STANKE: But I mean they're saying  
10                  that they have 165 stadium seats. So that you got  
11                  165 if there's a tournament, you got people that  
12                  are there playing hockey, you got the parents of  
13                  the hockey players so that's just my question.

14                  COMMISSIONER REMKUS: There is a lot of  
15                  space --

16                  MS. STANKE: Not that many.

17                  MR. THOMAS ECONOMOU: There is seating  
18                  for 150 and it will probably be used four times out  
19                  of the year it might be crowded but this is really  
20                  geared towards a youth training facility.

21                  AUDIENCE MEMBER: And men's hockey.

22                  MR. THOMAS ECONOMOU: Men's hockey  
23                  leagues. You typically have a stadium -- You  
24                  typically have a tournament for an ice hockey youth

1 they go to Romeoville where they have three sheets  
2 of ice. They go to Leafs where they have three  
3 sheets of ice. They go to Darien where they have  
4 three sheets of ice. I mean North Shore has a Nike  
5 Bauer Tournament that is just for the Wilmette  
6 youth hockey only because they can't hold a big  
7 tournament. They only have one sheet of ice. So  
8 it's a different kind of driver in terms of what  
9 this facility is designed for. It really is more  
10 of a training center than a tournament center.

11 MS. STANKE: How many people do you  
12 have on your ice say what's your average amount of  
13 people and what's going to be your average?

14 MR. THOMAS ECONOMOU: You have two  
15 hockey teams playing on one sheet of ice which is  
16 the NHL sheet which is the large sheet. Each team  
17 has 20 kids on it.

18 MS. STANKE: But if you're doing a  
19 training session you are only going to have that  
20 many kids for your training session?

21 MR. THOMAS ECONOMOU: Training might  
22 have, well, probably that's it, 40 kids. I mean  
23 you can divide the ice in half. You can only have  
24 so many kids on the ice at one time. In an ice



1 skating world there are only 220 hours of ice you  
2 can sell so there is no magic number to sell more  
3 ice. We can only sell so much ice.

4 MS. STANKE: Have you done any kind of  
5 traffic studies as far as what's going to be  
6 because if you think about it if you got lessons  
7 and you are changing kids every hour that means you  
8 have got so many people coming in and out of there.  
9 I mean I realize you all think that Whole Foods was  
10 just jamming all the time but it wasn't.

11 MR. THOMAS ECONOMOU: Whole Foods had a  
12 turnover of 700 cars.

13 MS. STANKE: I know it had a turnover  
14 but I mean we lived there so I mean I know.

15 MR. THOMAS ECONOMOU: No, no, I'm  
16 saying so if you look at the Whole Foods model you  
17 have a turnover of 700 cars per hour. If you look  
18 at an ice skating rink it has a turnover of maybe  
19 80 kids. We're talking (inaudible) through high  
20 school where our kids are carpooling because  
21 parents aren't going to be having ... 2017 they  
22 share rides. So you're talking about a turnover  
23 that's far less than a grocery store which is  
24 hourly turnover during lunch and this facility

1 basically doesn't really kick in gear until  
2 probably after school 3:30. So youth is 3:30 to  
3 probably 8 and that's 80 kids an hour. It's not  
4 700 people an hour.

5 MS. STANKE: But Whole Foods didn't  
6 have 700 people an hour.

7 MR. THOMAS ECONOMOU: But that's what  
8 the site was designed for that.

9 MS. STANKE: I'm concerned about this  
10 about the traffic going in and out of there and  
11 again it cuts off one of our drives because it's  
12 going to be so busy in there that it's going to, we  
13 are going to have problems with that back drive  
14 because that's everybody has been coming we already  
15 have the traffic from the athletic club and then  
16 just that's my thoughts.

17 AUDIENCE MEMBER: In the late hours.

18 CHAIRMAN KOPP: I don't see the parking  
19 as an issue because it's not like there is going to  
20 be a 150 spectators. Those 150 people are going to  
21 be parents because you have to be a real glutton to  
22 watch kids hockey if it wasn't your own kid.

23 MR. THOMAS ECONOMOU: And adult hockey  
24 typically has 13 to 16 guys on a team.

1                   CHAIRMAN KOPP: It's my understanding  
2                   there will be like one girlfriend.

3                   MR. THOMAS ECONOMOU: And there's maybe  
4                   three people. Who wants to come out and watch a  
5                   bunch of fat guys play hockey like myself? So the  
6                   only time you're ever going to have people in the  
7                   stands is rare occasions of a tournament and that's  
8                   it.

9                   CHAIRMAN KOPP: Right. So even if you  
10                  had four teams stacked up you still have enough  
11                  parking.

12                  MR. THOMAS ECONOMOU: You have four  
13                  teams stacked up you're talking 80, probably 80.

14                  CHAIRMAN KOPP: That would be 160 then,  
15                  I'm sorry, because in a tournament if someone is  
16                  going to play again two hours later they're not  
17                  going to leave.

18                  MR. THOMAS ECONOMOU: So maybe you have  
19                  150 parking.

20                  CHAIRMAN KOPP: Yes, sir.

21                  MR. GENNUSO: My name is Peter Gennuso.

22                                 PETER GENNUSO,  
23                  having been first duly sworn, by the Notary,  
24                  testified as follows:

1                   MR. GENNUSO: I'd like to carry on that  
2 conversation and call everybody's attention to a  
3 close by sports arena. There's an ice arena on  
4 Plainfield and Clarendon Hills Road but the one I'm  
5 going to call your attention to is Westmont Yard  
6 which is a facility just west of Cass Avenue off of  
7 63rd Street and west of the Mariano's. They do  
8 soccer in there primarily, okay, and some youth  
9 baseball team workouts for high school during the  
10 winter and if you've ever gone there in an evening  
11 when they're trying to change over because they're  
12 in there for certain amounts of time and certain  
13 games are being played the traffic congestion is  
14 unbelievable. I'm surprised there hasn't been  
15 serious accidents out there, okay, for people  
16 trying to get in and get out at the same time  
17 because you got one crowd leaving, another crowd  
18 wants to get in, okay.

19                   Their parking lot, now I haven't  
20 counted the number of spaces that they have, but  
21 their parking lot is jammed, okay, when they have  
22 these events. Sometimes it's just practice events  
23 going on. Other times there is youth league games  
24 going on and I would also call attention to the

1 fact that I believe there is going to be a  
2 tremendous traffic jam. I think the parking lot is  
3 going to be jammed and the fact is is that in their  
4 plan if I read it correctly there is space that  
5 they're allowing for tour buses to park behind the  
6 building which is right between our property  
7 swimming pool, okay, and the rear of the building  
8 and it says in their plan if I read it correctly  
9 they are going to require the buses to let their  
10 passengers off in front of the building, pick them  
11 up in the front of the building but while they are  
12 waiting they are going to be in the back, parked in  
13 the back, and if I remember correctly there's  
14 enough room for four tour buses back there. The  
15 concern I have over that is the fact that those  
16 tour buses are typically going to run while they're  
17 waiting, okay, especially in the winter because  
18 they want them to be warm and you're going to have  
19 propane, propane fumes, and my unit happens to be  
20 looking right over that building facing northwest  
21 out of which the wind comes right into our face.

22 All right. The other area that I  
23 am very concerned about is the fact that the  
24 refrigeration units, the condensers, whatever

1 they're going to be on the roof but the ice is kept  
2 frozen using refrigerants, that's ammonia. I'm  
3 very concerned about the ammonia, where it's going  
4 to be stored and what happens when it leaks with  
5 whatever storage device they have leaks, tanks or  
6 whatever leaks, are we going to have to evacuate  
7 our building because of ammonia fumes and a lot  
8 people argue well, it's all within code, okay, it's  
9 not going to leak. All right. Well, tell that to  
10 the people who got blown up by the Speedway leak of  
11 gasoline into the sewer system.

12 Okay. So I'm concerned about  
13 that. I'm concerned about our safety and security.  
14 I'm concerned about our ability to get into our  
15 driveway and the gentleman, Mr. Remkus, suggested  
16 that we put signage or a gate. We can't do that  
17 mainly because that's our service area, service  
18 driveway and deliveries, the postal service comes  
19 in, Fed Ex, UPS, moving vans, fire trucks have to  
20 have access. That is a designated a fire lane back  
21 there so and I have seen, witnessed many, many  
22 vehicles coming in by mistake. They make a  
23 mistake, they come in, they think they're going to  
24 go around and they discover they can't, okay, so

1 then they got to turn around.

2 I'm also concerned about the risks  
3 to safety to people who are visiting relative to  
4 our swimming pool. Our swimming pool is open until  
5 what 8:00 at night during the summer but I  
6 personally have seen people jump the fence. This  
7 is when Whole Foods was there, not there, didn't  
8 matter. They weren't necessarily people that came  
9 from Whole Foods. Okay. They jump the fence and  
10 are in our pool. All right. Sure, it's against  
11 the law, they are trespassing, however, as you guys  
12 know if anybody got hurt in there we are held  
13 liable for that and I think they call it what, I  
14 don't know, I'm not a lawyer but an attractive  
15 nuisance. Okay. Now we certainly hope none of  
16 that happens but I would say we should protect  
17 ourselves against that happening.

18 And Donna brought up a good topic  
19 about trespassing on our property, crossing over  
20 our property. I also believe since we know it to  
21 have happened that many of the people who were  
22 parking wanted to park in Whole Foods decided that  
23 they would be better parking in our parking lot and  
24 walking across the nice walkways that was put in

1 for our residents to get to Whole Foods by walking  
2 up the sidewalk. Many people parked in our parking  
3 lot to get to the Whole Foods. I'm very concerned.  
4 I'm concerned a lot about that safety and security  
5 but I'm also concerned about our property value in  
6 there. People are complaining about a pet  
7 cemetery, okay. What's going to happen to our  
8 property values when they see that there is this  
9 amusement facility there right in front of it?

10 CHAIRMAN KOPP: Let me ask you, I'm not  
11 meaning to cross examine you.

12 MR. GENNUSO: No, no. That's all  
13 right.

14 CHAIRMAN KOPP: When Whole Foods was  
15 there I assume they had all the big delivery trucks  
16 coming in the back.

17 AUDIENCE MEMBER: That was different.

18 MR. GENNUSO: Let me address that because I  
19 was living on the property when Alan (phonetic)  
20 Schwartz and Whole Foods presented you their plan  
21 here took Whole Foods in and construct the property  
22 there and they worked with our association very  
23 closely to make us kind of happy to have them. All  
24 right. And to that end they promised a nice



1 parking lot; landscape, which they did; they  
2 promised inside garbage disposal and incinerators  
3 which they did; their delivery trucks were --

4 AUDIENCE MEMBER: Were inside.

5 MR. GENNUSO: (Continuing) -- were  
6 inside. They backed up to the shipping dock. They  
7 had internal. They did that. And if you noticed  
8 on the new Whole Foods they have got the same  
9 thing. They put their receiving docks undercover.  
10 Okay.

11 COMMISSIONER REMKUS: That's a village  
12 requirement.

13 MS. STANKE: Oh, is it really? It's a  
14 great village requirement.

15 COMMISSIONER REMKUS: They didn't do it  
16 because they wanted to.

17 MS. STANKE: That's okay. It doesn't  
18 matter. It's good.

19 MR. GENNUSO: In the initial Whole  
20 Foods that's adjacent to our property they put it  
21 in. I don't know if it was village requirement  
22 then or not but it's there. So I'm just concerned  
23 with property values, safety and security.

24 AUDIENCE MEMBER: And those late hours.

1 AUDIENCE MEMBER: Late hours.

2 AUDIENCE MEMBER: That's a big thing.

3 MR. GENNUSO: Now, the delivery trucks  
4 for Whole Foods, by the way, they did not deliver  
5 after a certain hour.

6 AUDIENCE MEMBER: 10 p.m.

7 MR. GENNUSO: After 10:00 and they didn't  
8 deliver before was it 8 or 7:00 in the morning.

9 COMMISSIONER REMKUS: I believe that's  
10 another village requirement.

11 MR. GENNUSO: That's a good thing. Happy to  
12 hear that.

13 COMMISSIONER REMKUS: That's the things that  
14 we come up with.

15 MR. GENNUSO: That's a good one.

16 COMMISSIONER REMKUS: That's why we're  
17 interested to hear --

18 MS. STANKE: Absolutely.

19 COMMISSIONER REMKUS: (Continuing) -- what  
20 everybody has to say because we're walking a fine  
21 line to try not only to work with an applicant but  
22 also to work with the residents who are going to  
23 live by it. We have to -- Sometimes the residents  
24 aren't going to like what we say and sometimes the

1 applicants aren't going to like what we say but we  
2 try, you know, we really try to do our best.

3 MR. GENNUSO: I can say in the initial  
4 Whole Foods the discussion where Whole Foods, their  
5 architect, their operations people and Mr. Schwartz  
6 shows up at our facility in meetings to discuss  
7 with us several times to hear what we had to say  
8 and what we needed to have to maintain our safety,  
9 security and property values.

10 CHAIRMAN KOPP: Anyone else like to  
11 speak? In the back.

12 MS. STACHNIK: Patty Stachnik.

13 PATTY STACHNIK,  
14 having been first duly sworn, by the Notary, and  
15 testified as follows:

16 MS. STACHNIK: I face the back end just  
17 as Pete does. We got accustomed to hearing  
18 refrigeration from Whole Foods 24/7. That was one  
19 thing. You hear the trucks coming and going. One  
20 of the things that the village did very nicely for  
21 us you put in a lovely new park right opposite our  
22 front door for the little kids, beautiful park.  
23 Well, now, I'm thinking while mom and dad are here  
24 with their children practicing and I have got a

1 young one who doesn't want to sit and watch my  
2 brother or sister ice skate we are going over to  
3 the park.

4 We had enough trouble when our  
5 clubhouse is rented and there's children in  
6 attendance that this is here and they go running  
7 out the front door and nearly miss getting hit by a  
8 car. Now we're going to have other people going in  
9 to use the beautiful new park and all the lovely  
10 apparatus that you put out there and now we're  
11 going to have other children going to use it.

12 Well, it's a park, I understand  
13 that. But I'm looking at the safety of the  
14 residents. There is quite a few of us here that  
15 are concerned about this whole issue.

16 I understand Whole Foods, they  
17 moved on to better territory. I understand that.  
18 I'm certain Mr. Schwartz wants his money and he is  
19 getting it every single month so Whole Foods wants  
20 to get back money so that they can pay off  
21 everything. I'm just concerned about the safety,  
22 the time elements, the hours. I have friends whose  
23 grandchildren ice skate and hockey. They're out  
24 there at 7:00 in the morning. Well, when you work

1 and you like a Saturday and a Sunday to sleep in  
2 and you happen to face the back end of the building  
3 as Pete and I do I really don't want to have to  
4 listen to kids screaming, buses unloading kids, et  
5 cetera. That is my concern for the residents of  
6 our building.

7 I understand where these people  
8 want to make a ice rink. It's great. I love that  
9 there are sports. My granddaughters, one is in  
10 golf, the other one is in swimming. I'm all for  
11 kids having activities but unfortunately I don't  
12 want it right at my front door. I'm sorry, that's  
13 my view on it.

14 CHAIRMAN KOPP: Anyone else?

15 MR. ROUPAS: Hi, I'm John Roupas.

16 JOHN ROUPAS,  
17 having been first duly sworn, by the Notary,  
18 testified as follows:

19 MR. ROUPAS: I'm a resident of Lake  
20 Hinsdale Tower and I have general safety concerns.  
21 I also have some other concerns. In looking at the  
22 documents that were on the website, nowhere in the  
23 codicils is LHT mentioned as having access to the  
24 back road. It's on the plat of survey but it's not

1 in any of the legal documents so I have concern for  
2 that.

3 I also have concerns as most of  
4 the other residents do about accessing our property  
5 and there are many ways people can get to our  
6 property from the Whole Foods and I'm concerned  
7 about smaller children or even the increased  
8 traffic and the safety of people. You've addressed  
9 refrigeration units so I'm fine with that.

10 So I just kind of want to know  
11 what's going to be done. We have a ring road,  
12 again, we have emergency vehicles. Along the  
13 athletic club is a curb that faces that drive.  
14 When Whole Foods was busy people would park along  
15 that curb and they would sit there and congest that  
16 whole back drive. What will be done to prevent  
17 that.

18 CHAIRMAN KOPP: Okay. Anyone else?

19 So --

20 MS. BABB: Gayle Babb.

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

24 MS. BABB: I also am concerned about

1 the security and the safety and the property values  
2 of our community. I have the same feeling about  
3 sports, I love children and I love that they're  
4 engaged but I think that we all have this concern  
5 for safety and, you know, the ingress and the  
6 egress and what kind of assurance would we have  
7 that you wouldn't at some point serve alcohol?  
8 Would that be on the agenda at some point?

9 CHAIRMAN KOPP: I can tell you --

10 MR. THOMAS ECONOMOU: We hadn't  
11 discussed it.

12 CHAIRMAN KOPP: That's really not in  
13 our purview. I don't think that's really a zoning  
14 matter. That's really a board of trustees matter.

15 MS. BABB: Just curious.

16 CHAIRMAN KOPP: They control the  
17 issuance of the liquor license.

18 MR. THOMAS ECONOMOU: The facility is  
19 geared for youth hockey. So when mom drops me off  
20 I open the SUV or the trunk of the car and getting  
21 a hockey bag out this big and I'm getting as close  
22 as I can to the front door. I'm not parking by a  
23 swimming pool and walking 300 yards to get into the  
24 ice facility. I mean these kids are carrying some

1 heavy equipment.

2 MS. BABB: I know. I know.

3 MR. THOMAS ECONOMOU: Obviously, you  
4 know, coaches who are there, the hockey director,  
5 the general manager our number one concern is  
6 security, too. We're not having strangers come in  
7 there off the street because we have little kids in  
8 there. We have a staff of eight to ten people who  
9 are watching to make sure there is no rambunctious  
10 behavior going on. Kids aren't going to be hanging  
11 out in the parking lot. They are going to be in  
12 this facility waiting for their parents. I mean we  
13 don't want kids getting hit by cars. We don't want  
14 kids getting accosted. This is a strange time we  
15 live in. We're sensitive to that and we're also  
16 sensitive to our neighbors, you know.

17 We feel the site will bring some,  
18 we feel the rink will bring some vitality back in  
19 the area. It's going to help your merchants. It's  
20 going to help the local economy and people are  
21 going to be parking in front of the building going  
22 inside.

23 The tour bus issue, I put tour bus  
24 on there in case there's a tournament and a team



1 comes down from Michigan or something. Typically,  
2 they carpool. Not too many people use the bus. In  
3 case they use the bus we want to keep it isolated  
4 in the back and the bus is not going to be running  
5 as the game is going on.

6 MR. STEVEN ECONOMOU: Or if it's a  
7 problem we'll have them park somewhere in the  
8 front. We can have a stipulation they can park in  
9 front of the building.

10 MS. BABB: Well, whatever the decision  
11 is, I certainly hope that you and the planning  
12 commission will certainly take into consideration  
13 our thoughts and our concerns and work with us and  
14 as a community so that it is safe and that it is a  
15 positive thing. I would encourage that.

16 MR. THOMAS ECONOMOU: Absolutely.

17 MR. ROUPAS: Can I ask another question  
18 real quick? It dovetails off of it. You're  
19 talking about mom and dad and dropping off and the  
20 carpool. What about these buses, how does that  
21 come into play?

22 MR. THOMAS ECONOMOU: The bus I  
23 probably shouldn't have put the bus in because  
24 Natalie and I had this conversation. You know, in

1 an off event there is a tournament and the team  
2 comes down from Canada or something they have a  
3 bus, you know, they have to park the bus within our  
4 parking designated area. So behind Whole Foods  
5 where the employee parking is, we have six  
6 employees, we felt it was the best place to get it  
7 off the main thoroughfare, off the main parking lot  
8 and be by the building.

9 MR. STEVEN ECONOMOU: We could  
10 designate an area in the front for that, too. We  
11 feel that there is no problem as far as the parking  
12 issue so we can take a couple long lanes and  
13 designate parking in the front for the buses.

14 MS. BABB: So if that did create a  
15 problem especially in the summer by the swimming  
16 pool --

17 MR. STEVEN ECONOMOU: Absolutely.

18 MS. BABB: (Continuing) -- you would be  
19 willing to accommodate that?

20 MR. THOMAS ECONOMOU: Absolutely.

21 MR. STEVEN ECONOMOU: We can move the  
22 buses to the front.

23 MS. BABB: That's on the record, right?

24 CHAIRMAN KOPP: Would you object to a

1 fence or some sort of barrier so that people  
2 wouldn't just go straight from your parking lot  
3 over to the condo property to the Whole Foods  
4 shopping center but instead would direct them to  
5 the sidewalks so they have to go that way.

6 MR. STEVEN ECONOMOU: If we could I  
7 mean with the traffic engineer, whoever, if we can  
8 move signage or some kind of a physical barrier  
9 that doesn't allow people to go strolling, people  
10 not to go further into the condominium area.

11 CHAIRMAN KOPP: Oh, no, no, sir. I'm  
12 talking about a different issue. I'm talking about  
13 pedestrians, people walking.

14 COMMISSIONER REMKUS: To the east.

15 CHAIRMAN KOPP: Walking a straight line  
16 and they're just going to walk straight east over  
17 the landscaped area that the condominium has as  
18 opposed to walking to 63rd Street to the sidewalk.

19 MR. STEVEN ECONOMOU: I see what you're  
20 saying.

21 CHAIRMAN KOPP: Right.

22 MR. THOMAS ECONOMOU: I mean we can put  
23 some type of fencing. I don't think we are opposed  
24 to that.

1           MR. ROUPAS: To dovetail off of what  
2     you're saying that fencing would literally have to  
3     start at our pool fence and go forward because  
4     directly behind there are those parking spaces  
5     behind your building and that again is an easy  
6     place for someone to cut right through our  
7     landscaping to head up the sidewalk which is put in  
8     by Whole Foods to get to your front entrance.

9           MR. STEVEN ECONOMOU: So it would start  
10    at your fence --

11          MR. ROUPAS: It would carry it around  
12    right past the monument sign up front which has our  
13    name so that there would be no ingress and egress  
14    between the two properties.

15          CHAIRMAN KOPP: So you are going to  
16    need I assume more refrigeration units or a bigger  
17    unit on the roof.

18          MR. STEVEN ECONOMOU: Actually the  
19    refrigeration that was there for Whole Foods it  
20    would probably be the same or a little bit less.  
21    It will be in the same location.

22          CHAIRMAN KOPP: It will be less?

23          MR. STEVEN ECONOMOU: Yes.

24          MR. THOMAS ECONOMOU: You use a

1 different refrigeration system for the ice.

2 MR. STEVEN ECONOMOU: I'm talking about  
3 they have two units. We have one on the roof. It  
4 will be in the same location but the refrigeration  
5 plant itself is within the building. Only the  
6 condensing unit is on the roof.

7 CHAIRMAN KOPP: Okay.

8 MR. GENNUSO: The condensing unit is  
9 the fan?

10 MR. STEVEN ECONOMOU: Yes, that would  
11 be on the roof.

12 MR. GENNUSO: Those are the ones that  
13 make the noise.

14 MR. THOMAS ECONOMOU: Those are the  
15 existing ones that we would not change. Those  
16 would stay. Those are for general heating and  
17 cooling.

18 MR. STEVEN ECONOMOU: He's not talking  
19 about the rooftop. He's talking about the  
20 condensing unit and the refrigeration plant. Right  
21 now there's two units up there on the roof for the  
22 refrigeration for Whole Foods. We would only have  
23 one. The second one that was up here I mean is  
24 dead, not going to use it.

1 MS. STANKE: That's what we heard for  
2 the whole time that Whole Foods was there. We  
3 heard that noise 24/7. Granted they've gone and  
4 it's nice and quiet. It doesn't guarantee any  
5 retail, whatever, would come in would not have  
6 something up there that would make noise but it's  
7 an ice rink, come on.

8 MR. STEVEN ECONOMOU: We know that. We  
9 know the condensing unit will make noise. Right  
10 now there's two units on the roof. We will only  
11 have one unit is what I'm saying. The second unit  
12 that's up there it would be taken down because that  
13 was originally from the refrigeration for the Whole  
14 Foods store. We'll only have one unit not two on  
15 the roof. The refrigeration plant that actually  
16 generates the cold that makes the ice is inside the  
17 building so it's in the building (inaudible).

18 MS. STANKE: So, in other words, then  
19 the 100 residents that face this northwest when we  
20 hear this noise can we come and complain to you and  
21 say gee, it's 2:00 in the morning and I'd like to  
22 sleep and I still have this noise going on.

23 MR. STEVEN ECONOMOU: Obviously, we  
24 have to follow whatever the codes are for the

1 village and whatever the codes are for sound  
2 installation and carrying we have to follow.

3 CHAIRMAN KOPP: I know everybody wants  
4 to get out of here but we need to take a five  
5 minute break for everyone, some people need to use  
6 the restroom.

7 (Whereupon a recess was taken  
8 after which the following was  
9 had:)

10 CHAIRMAN KOPP: All right. Order,  
11 please. All right. Anybody else who hasn't had an  
12 opportunity to speak? Yes, ma'am, in the back.

13 MS. FISHER: My name is Chris Fisher.

14 CHRIS FISHER,  
15 having been first duly sworn, by the Notary,  
16 testified as follows:

17 MS. FISHER: Obviously, you guys could  
18 see my hat, I have been through hockey my whole  
19 life and supported many kids all over the country  
20 in this sport. Besides you, I'm probably the one  
21 that likes the sport the most but it's an issue  
22 with the location. It's too close to residential.  
23 It's always been a problem with Whole Foods pulling  
24 in and out of 63rd Street. And where are you going

1 to dump the ice, inside the loading dock off the  
2 Zamboni? Okay. So no ice in the back?

3 MR. THOMAS ECONOMOU: No ice in the  
4 back.

5 MS. FISHER: Okay. That will be  
6 someone riding, the Zamboni won't be driving  
7 around.

8 MR. THOMAS ECONOMOU: There is no room  
9 for the Zamboni to go anywhere.

10 MS. FISHER: These people aren't that  
11 familiar with hockey. I know. I've been someone  
12 taking the kids since they were four years old to  
13 when they were playing semi pro so I know this  
14 whole spiel.

15 MR. THOMAS ECONOMOU: There's a loading  
16 dock that has actually the catch basin is already  
17 there so it's perfect dumping snow there.

18 MS. FISHER: What I'm saying is it's  
19 not as smooth as you guys are painting it. There's  
20 going to be issues with kids running around.

21 Let me ask how many ice rinks are  
22 in Chicago right now? Why do you -- Do you know  
23 how many we have here?

24 MR. THOMAS ECONOMOU: Not enough.



1 MS. FISHER: Do you know?

2 MR. THOMAS ECONOMOU: Probably 25  
3 maybe.

4 MS. FISHER: No, there is 61. They are  
5 putting up a new one in Naperville, too. You've  
6 got Rocket Ice, you got International, you got  
7 Seven Bridges, you have got Darien, you have got  
8 (inaudible).

9 AUDIENCE MEMBER: Downers Grove.

10 MS. FISHER: Downers Grove has one.  
11 You have a lot of rinks. Is there going to be a  
12 home team from this rink? Are you going to sponsor  
13 a home team?

14 MR. THOMAS ECONOMOU: That has to be  
15 determined.

16 MS. FISHER: Okay. So and this is  
17 going to be an olympic rink that you're going to  
18 have tournaments?

19 MR. THOMAS ECONOMOU: NHL.

20 MS. FISHER: NHL.

21 MR. THOMAS ECONOMOU: Smaller than an  
22 Olympic.

23 MS. FISHER: One sheet of ice and a  
24 training facility. With your taxes here do you

1 really believe they're going to get enough revenue  
2 to be good for the City of Willowbrook with one  
3 sheet? Darien isn't going to be paid off until  
4 '26.

5 CHAIRMAN KOPP: Well, we're not  
6 subsidizing.

7 MS. FISHER: No, you're not but you're  
8 going to get six percent entertainment or whatever  
9 on whatever they make. Do you really think that  
10 six percent sounds good? I don't know how you can  
11 support one sheet and a training facility.

12 MR. THOMAS ECONOMOU: There's two  
13 sheets of ice.

14 MS. FISHER: Well, your training.

15 MR. THOMAS ECONOMOU: We have --

16 MS. FISHER: Your training.

17 MR. THOMAS ECONOMOU: One NHL and one  
18 studio rink for nights.

19 MS. FISHER: And why wouldn't you use  
20 Darien or one of these other rinks? Why do you  
21 think you need one here and are there -- How many  
22 rinks in the Chicagoland area are this close to  
23 residential?

24 MR. THOMAS ECONOMOU: I can't answer

1     that question.

2                 MS. FISHER: I can, like about none.

3     This is too close.

4                 MR. CARLAN: Darien is in between

5     two --

6                 CHAIRMAN KOPP: I'm sorry --

7                 MR. CARLAN: Oh, sorry. Kenny Carlan.

8                         KENNY CARLAN,

9     having been first duly sworn, by the Notary,

10    testified as follows:

11                 MR. CARLAN: Darien sits between two  
12    apartment complexes. Downers Grove sits behind a  
13    subdivision and a strip mall and an apartment  
14    complex.

15                 AUDIENCE MEMBER: Rocket --

16                 MR. CARLAN: Rocket sits in the middle  
17    of a neighborhood.

18                 AUDIENCE MEMBER: Darien you can get on  
19    the streets, we can't.

20                 MR. CARLAN: I'm just saying --

21                                 (Multiple audience members  
22                                 speaking at the same time.)

23                 MR. CARLAN: I'm just saying that those  
24    three rinks I mentioned are all in neighborhoods.

1 MS. FISHER: Is this height going to be  
2 high enough for the ceiling in there?

3 MR. THOMAS ECONOMOU: Yes.

4 AUDIENCE MEMBER: Doesn't look like it  
5 to me.

6 MR. CARLAN: I mean Rocket Ice is in  
7 the middle of a subdivision.

8 MR. THOMAS ECONOMOU: North Shore Ice  
9 Rink in Northbrook is in the middle of a  
10 subdivision. There's residential, elderly,  
11 multi-family.

12 MS. FISHER: That subdivision has how  
13 many? We have 260 families.

14 MR. THOMAS ECONOMOU: They probably  
15 have 500 plus.

16 MS. FISHER: We have 260 that could  
17 throw it and hit it --

18 MR. THOMAS ECONOMOU: Robert Crown,  
19 Evanston is in a residential neighborhood.

20 MS. FISHER: That's an old one that's  
21 been there for a long time.

22 MR. THOMAS ECONOMOU: Still in a  
23 residential neighborhood.

24 MS. FISHER: But it's not a new one.

1 MR. THOMAS ECONOMOU: North Shore, one  
2 of the newest ice rinks on the North Shore in  
3 Northbrook.

4 MS. FISHER: Did you do a study at all  
5 about the traffic coming in and out on 63rd? I see  
6 probably once a week when we come out from our  
7 garage because we have the driveway that is just  
8 west of that, you have another entrance and you  
9 have this when Whole Foods has people coming and  
10 going there is a turn lane but people are pulling  
11 out into the street because they're impatient or  
12 whatever, there's traffic jams on that street all  
13 the time. Does it need a traffic light there? Did  
14 you do a traffic study?

15 MR. THOMAS ECONOMOU: We're using the  
16 existing Whole Foods lot.

17 MS. FISHER: And it's been an issue.

18 MR. THOMAS ECONOMOU: There's less  
19 traffic.

20 MS. FISHER: Whole Foods was  
21 realistically busy just for two days on the  
22 weekend. Now you are going to have men's leagues  
23 that will be skating at night? What time is their  
24 ice, the last ice time?

1 MR. THOMAS ECONOMOU: I think the  
2 facility closes at 11:30 at night.

3 MS. FISHER: So what is your last  
4 ice?

5 AUDIENCE MEMBER: 11:30? So 12:30.

6 MR. THOMAS ECONOMOU: 10:15, 10:30.

7 MS. FISHER: Well, Whole Foods went  
8 until 10:00 and that was, because I lived in the  
9 building long enough, that was one of the things  
10 quiet for 10:00. It won't be quiet and, you know  
11 what, it's not a good choice. There has to be  
12 another spot.

13 CHAIRMAN KOPP: All right. Anyone  
14 else? All right. The applicant, before I close  
15 this public hearing, the applicant if you want to  
16 say, you get the last word. You don't have to.

17 MR. THOMAS ECONOMOU: I think we've  
18 articulated that we're trying to bring a youth  
19 training facility to a building that's sat vacant.  
20 We think it's a very good mix for the neighborhood.  
21 We think it's good for the community and I think  
22 it's a win for Willowbrook. I mean it's going to  
23 be a top class youth hockey training facility.

24 CHAIRMAN KOPP: All right. I close

1 Zoning Hearing Case 18-02, the public hearing, and  
2 now we will, the plan commissioners will discuss it  
3 and perhaps vote.

4 This one for me is one of the  
5 tough ones. I have to admit when I came in here I  
6 was 100 percent sure I was going to be in favor of  
7 this and my own vote is going to be in favor of  
8 this with three conditions and I'm curious  
9 especially if my fellow plan commissioners agree  
10 with these. One condition would be that the  
11 applicants have to cooperate with Hinsdale Lake  
12 Commons to construct a fence to limit travel over  
13 the condominium property to the adjacent shopping  
14 center; another condition would be that any buses  
15 would be parked in the front; and the third  
16 condition would be that the excess ice would be  
17 disposed of in the loading dock inside the  
18 building.

19 AUDIENCE MEMBER: It's Lake Hinsdale  
20 Towers.

21 AUDIENCE MEMBER: Towers.

22 CHAIRMAN KOPP: Oh, I'm sorry.

23 AUDIENCE MEMBER: That's okay.

24 CHAIRMAN KOPP: You're right.

1                   AUDIENCE MEMBER: Because there is a  
2 Lake Hinsdale.

3                   CHAIRMAN KOPP: No, that's the shopping  
4 center. I got it mixed up.

5                   COMMISSIONER REMKUS: Is there any way  
6 we could maybe I don't know if this could be a  
7 condition or just some kind of words where you  
8 would agree to work with the people in Lake  
9 Hinsdale Towers to, you know, try to work out some  
10 of the differences so they're protected. Like in  
11 the back by the pool if people are jumping over  
12 that fence even when Whole Foods was closed there  
13 is an issue there that needs to be addressed that  
14 you could work with them.

15                  MR. THOMAS ECONOMOU: I think we are  
16 more than happy to sit down with anybody and, you  
17 know, I didn't realize there were issues with the  
18 apartment building. I'm just finding this out  
19 today. So we're more than happy to sit down with  
20 them, have a dialogue and try and move forward to a  
21 smooth transition.

22                  AUDIENCE MEMBER: It's a condo. Can I  
23 make a comment or ask a question of the plan  
24 commission? It has nothing to do with this. I



1 live in the building, of course. We have a service  
2 road. It's a gravel road. It's called Americana  
3 Drive. Willowbrook has not allowed us to put a  
4 gate up to keep people from Whole Foods from  
5 driving through to get to the other side of the  
6 shopping. Will you afford us that, let us block  
7 that off so no one from there can go through our  
8 property?

9 CHAIRMAN KOPP: I think Roy wants to  
10 say something.

11 MR. GIUNTOLI: Tri-State Fire  
12 Protection District will not let you put any more  
13 gates up. They're not allowing any gates up there.

14 AUDIENCE MEMBER: Well, why does the  
15 village have them then?

16 MR. GIUNTOLI: Excuse me?

17 AUDIENCE MEMBER: Lake Hinsdale Village  
18 has it.

19 MR. GIUNTOLI: From this point. There  
20 came a certain time but they don't allow it any  
21 more.

22 AUDIENCE MEMBER: They are able to get  
23 in and out of it to use that service road any fire  
24 department, any police department has access to

1 open all gates and we are not allowed to because it  
2 belongs to Willowbrook.

3 AUDIENCE MEMBER: They're not allowing  
4 any more.

5 AUDIENCE MEMBER: It doesn't matter.  
6 That's not where I'm going. They have to afford us  
7 the privilege of putting up one to keep cars from  
8 and we have had the problem from Whole Foods where  
9 they drive around, come through our parking lots  
10 and disrupt everything and they just drive out  
11 because they want to go out by a light instead of  
12 going through Schwartz's property.

13 CHAIRMAN KOPP: That will be, that's  
14 really not a zoning issue. That's really an issue  
15 for the trustees because we are not the people that  
16 spend money on things.

17 AUDIENCE MEMBER: That's just the  
18 question that I had of Willowbrook.

19 COMMISSIONER REMKUS: Approach the  
20 trustees on it, though.

21 AUDIENCE MEMBER: I definitely will.

22 COMMISSIONER REMKUS: That will be your  
23 avenue and also Tri-State.

24 CHAIRMAN KOPP: Anybody else of the

1 commissioners have any comments or suggestions or  
2 less conditions, more conditions?

3 COMMISSIONER RUFFOLO: I'm supportive  
4 of the conditions we have already outlined.

5 COMMISSIONER WALEC: Right.

6 COMMISSIONER KAUCKY: So am I.

7 CHAIRMAN KOPP: All right. Will  
8 someone make a motion that based on the submitted  
9 petition and testimony provided I move that the  
10 plan commission approve and adopt standards for  
11 special use and the findings of fact outlined in  
12 the staff report prepared for PC 18-02 for the  
13 April 4, 2018 plan commission meeting and that the  
14 plan commission recommend to the village board  
15 approval of a special use for an indoor amusement  
16 establishment, specifically an ice rink, subject to  
17 the conditions of approval listed in the staff  
18 report prepared for PC 18-02 for the April 4, 2018  
19 plan commission meeting and the additional  
20 following conditions: One, the applicant will  
21 cooperate with Hinsdale Lake Towers to construct a  
22 fence to limit travel over their property to the  
23 adjacent shopping center; Two, all buses will be  
24 parked in front; and Three, excess ice will be

1 disposed of in the loading dock inside the  
2 property. Someone want to make that motion?

3 COMMISSIONER KAUCKY: So moved.

4 COMMISSIONER RUFFOLO: Second.

5 CHAIRMAN KOPP: I ask the plan  
6 commission secretary to call the vote.

7 MR. GIUNTOLI: Commissioner Remkus.

8 COMMISSIONER REMKUS: Yes.

9 MR. GIUNTOLI: Commissioner Soukup.

10 COMMISSIONER SOUKUP: Yes.

11 MR. GIUNTOLI: Commissioner Ruffolo.

12 COMMISSIONER RUFFOLO: Yes.

13 MR. GIUNTOLI: Commissioner Kaucky.

14 COMMISSIONER KAUCKY: Yes.

15 MR. GIUNTOLI: Commissioner Walec.

16 COMMISSIONER WALEC: Yes.

17 MR. GIUNTOLI: Vice Chairman is absent.

18 Chairman Kopp.

19 CHAIRMAN KOPP: Yes. All right.

20 COMMISSIONER REMKUS: Please work with  
21 these folks.

22 MR. THOMAS ECONOMOU: We will.

23 COMMISSIONER REMKUS: To solve some of  
24 these problems and make --

1           AUDIENCE MEMBER: It won't work. I'm  
2       sorry, it's not going to work. We came here  
3       tonight as a group to make you see what we're  
4       facing.

5           COMMISSIONER REMKUS: We do.

6           AUDIENCE MEMBER: We're 260 apartments.  
7       That's over 500 people. Who pays the taxes? I  
8       have been in this Willowbrook for 33 years. I  
9       thought it was a great thing but for someone to  
10      come in and get a complex that is so small and  
11      coming into my residential area is beyond me.  
12      Whole Foods I can understand, that was a food store  
13      and I miss it, yes, where it was but I'm not in  
14      this for sure and I'm sorry that you have decided  
15      to make that move. I'm sure it's because of taxes  
16      that you will earn and that is beyond me.

17          CHAIRMAN KOPP: Ma'am --

18          AUDIENCE MEMBER: It is. I don't care  
19      for that at all. Shame on you.

20          CHAIRMAN KOPP: I just want to explain  
21      why --

22          AUDIENCE MEMBER: No, don't bother.

23          CHAIRMAN KOPP: Ma'am --

24          AUDIENCE MEMBER: I made my decision.

1 Forget it.

2 CHAIRMAN KOPP: I think you're --

3 AUDIENCE MEMBER: None of you live in  
4 our building so you don't know what it's like.

5 CHAIRMAN KOPP: First of all, we're all  
6 volunteers.

7 AUDIENCE MEMBER: We're on the board of  
8 directors.

9 CHAIRMAN KOPP: Hey, hey, hey --

10 AUDIENCE MEMBER: We're volunteers.

11 CHAIRMAN KOPP: Do you want me to  
12 explain or not?

13 AUDIENCE MEMBER: No.

14 CHAIRMAN KOPP: Okay. Good night. We  
15 are all volunteers. We are not paid for this. Do  
16 you think we enjoy disappointing people? What our  
17 job is we make recommendations to the trustees but  
18 our decision is not binding. The trustees who are  
19 the elected officials make the final decision. If  
20 we recommend something they may not approve it and  
21 that happened very recently as you probably all  
22 know with the gun range and sometimes we could not  
23 recommend something and they can still approve it.  
24 We are purely an advisory body. This isn't the

1 last stop.

2 AUDIENCE MEMBER: Well, I hope not.

3 (Multiple audience  
4 members speaking at the  
5 same time.)

6 CHAIRMAN KOPP: Folks, can you clear  
7 the room? So communications, I'd like to say  
8 something. I was going to have a moment of silence  
9 for Joanne but there were so many people in here  
10 and I didn't know it was going to go this late so I  
11 didn't but she was just a great secretary and a  
12 great lady and miss her involvement.

13 Did you guys have any  
14 communications? John always asks all the question.

15 COMMISSIONER REMKUS: I have got one  
16 thing. I don't know if this is where to bring it  
17 up or not, I think it is. I would like to see us  
18 revisit the garage size issue, that the 800 square  
19 feet for a garage, maximum size of a garage I think  
20 is too small.

21 COMMISSIONER SOUKUP: I agree.

22 COMMISSIONER REMKUS: Especially since  
23 we want people, if they have a boat, to keep their  
24 boat inside and keep things out of the yard and

1 side yard. I think if we could look at expanding  
2 the size of the garages.

3 CHAIRMAN KOPP: I wasn't even aware  
4 that we had a maximum.

5 MR. GIUNTOLI: Right now it's 800 any  
6 single-family residence is allowed regardless of  
7 the size of the house is allowed 800 square feet of  
8 garage space and that's measured from basically the  
9 third envelope wall, the drywall of the residence  
10 all the way to the outside of the garage wall.  
11 It's not just the inside of the garage wall or  
12 you're also allowed to have 35 percent of the  
13 habitable foundation footprint of a house. Now  
14 that only benefits large houses or gargantuan  
15 houses. That doesn't affect anything that doesn't  
16 have a footprint greater than like maybe 3, 4,000  
17 square feet. When it starts getting a very large  
18 footprint then that starts to benefit those houses,  
19 usually it's a very expensive house. So what  
20 Commissioner Remkus is saying is accurate, it's  
21 only limited to 800 plus the caveat for the  
22 35 percent of habitable foundation.

23 CHAIRMAN KOPP: So maybe, Natalie, if  
24 you could sort of look into what Burr Ridge and --



1 MS. ZINE: Yes, absolutely. I can put  
2 together --

3 CHAIRMAN KOPP: (Continuing) -- what  
4 people like that do and then we can put those in  
5 and make that part of the ordinance. All right.  
6 And if that's it --

7 COMMISSIONER RUFFOLO: We haven't met  
8 since June I believe it is so that's about eight  
9 months so I'd like to know what's going on and what  
10 you can tell us about what's happening in the  
11 village as it pertains to development.

12 MS. ZINE: Sure. I can do that. You  
13 just saw most of it and that's the absolute truth.  
14 Those three projects, the ice skating rink and the  
15 Willowbrook Centre resubdivision came up really  
16 quickly and were processed very quickly. But I  
17 have been working with Mr. Remkus regarding the pet  
18 cemetery since I started in August.

19 The other areas of interest, there  
20 are two that come to mind, the bowling alley  
21 property on Plainfield Road owned by Lou Viren,  
22 there's been a lot of interest in developing that  
23 property. We did have a sketch plan submittal,  
24 preliminary sketch plan submittal that didn't meet

1 our standards in any way, shape or form so there  
2 were many comments and they never got past my  
3 initial review of that sketch plan. They were  
4 trying to pack in way too much on the property.  
5 They wanted like four drive-thrus and it was crazy.  
6 They had like the equivalent of four parking  
7 spaces. It was insane. But there is still a lot  
8 of interest in that property.

9 I've gotten calls from several  
10 people. Chase Bank across the street is interested  
11 in an interconnection to the Pete's Fresh Market  
12 site. We are working with them. There are some  
13 grading issues. The drop is pretty severe at that  
14 property line and the village has a five percent  
15 maximum slope so we are working with them and  
16 encouraging them to start conversations with Pete's  
17 Fresh Market and do that because Plainfield Road is  
18 in DuPage County's jurisdiction so that hasn't  
19 gotten very far. We just met with them this  
20 morning actually about just initial conversation,  
21 but Chase has been contacting me about that  
22 interconnection or the possibility of moving across  
23 the street to the bowling alley site not in the  
24 bowling alley building but as an out lot. They

1 have renewed a lease for the existing location for  
2 another five years. That happened recently so I  
3 don't think they'll be moving to the bowling alley  
4 site any time soon so that's that area.

5                   And then the other thing that has  
6 been on my plate off and on since August is the  
7 property to the west of Ashton Place, the banquet  
8 hall in the shopping center there. The last thing  
9 that went to plan commission I think was the  
10 badminton facility. That's no longer on the table  
11 but we had interest from a day care facility who  
12 would require I forget if it was a day care center  
13 is not a permitted use in the current zoning but my  
14 understanding is that they were going to enter into  
15 a PUD, a joint PUD, with the shopping center,  
16 provide cross access and then as part of the PUD it  
17 would allow for the special use for the day care  
18 facility. Tim and the mayor are generally  
19 supportive of that use there. I think it's a good  
20 use for that location but I haven't heard from them  
21 in months. I met with them three times myself and  
22 Tim has met with them. They seemed 100 percent go  
23 and then they just sort of stopped interacting  
24 so --

1                   CHAIRMAN KOPP:  If I recall from the  
2 badminton facility, John Wagner has the best  
3 history of all this stuff, the badminton facility  
4 that's always the shopping center and the parking  
5 and they can't --

6                   MS. ZINE:  Yes.

7                   CHAIRMAN KOPP:  They can't get a deal  
8 with that.

9                   MR. GIUNTOLI:  Can't get together.

10                  MS. ZINE:  It's been crazy complicated  
11 but with the badminton facility it was agreed,  
12 nothing was agreed because it hasn't happened yet,  
13 but the idea was that the property for the day care  
14 would meet with keep that portion of parking in the  
15 south of the property because I have calculated the  
16 parking requirements for the shopping center and  
17 the banquet facility and I think they need  
18 something like 38 spaces to meet village  
19 requirements for the banquet facility and the  
20 shopping center.

21                               So the agreement was going to be  
22 that the day care center would provide an easement  
23 and allow them to use those 38 spaces and then, you  
24 know, still have enough parking for their own use

1 and they have the cross access between the  
2 properties and there was talk about possibly  
3 eliminating the access that goes directly into the  
4 vacant property and just having one access to go to  
5 both sides, the center shopping center and the day  
6 care, proposed day care property. So I think  
7 that's a good idea but, again, I haven't heard from  
8 them in probably two months now.

9 I met with them, I don't remember  
10 the last meeting I had with them, but they have all  
11 the information, they have the application, they  
12 have everything they need to submit. I don't know  
13 if maybe the hold up is again with the shopping  
14 center and the parking if that's still an issue.  
15 I'm not privy to that information but it seemed  
16 like everything was going well. I've actually been  
17 contacted several times by Steve Hynek (phonetic)  
18 and --

19 MR. GIUNTOLI: Len.

20 MS. ZINE: Len Blackman. Both of them  
21 have contacted me individually at different times  
22 asking me what's going on, is the day care center  
23 coming or not. So I don't know what's going on but  
24 it seemed like everybody was supportive of the

1 project.

2 Other than that there's interest  
3 in the property at 6503 Clarendon Hills Road. It's  
4 south of Lake Hinsdale Village.

5 MR. GIUNTOLI: No, it's just south of  
6 the Lawns and just north of Nantucket.

7 COMMISSIONER SOUKUP: South of what?

8 MR. GIUNTOLI: The Lawns condominium  
9 complex.

10 COMMISSIONER SOUKUP: Oh.

11 COMMISSIONER REMKUS: We've had several  
12 things on the property.

13 MR. GIUNTOLI: It was called Yasmine  
14 when I first got here. That was kind of in the  
15 works 12 years ago.

16 COMMISSIONER REMKUS: Oh, yeah.

17 MR. GIUNTOLI: It was in the works. It  
18 was approved but they never pulled the trigger. We  
19 went through four rounds of planning reviews. We  
20 never really got through the approvals and then  
21 they pulled.

22 CHAIRMAN KOPP: It was really weird.  
23 It had --

24 MR. GIUNTOLI: It was so narrow and

1 their driveways were like 16, not even, 14 feet  
2 long. Your car would be out of the driveway into  
3 the street if it was even touching the garage door.

4 COMMISSIONER REMKUS: Sure make a nice  
5 park.

6 MS. ZINE: So they must have put it  
7 back on the market recently or something.

8 MR. GIUNTOLI: It's always been. I  
9 think the price is becoming more palatable.

10 MS. ZINE: Maybe. I don't know what  
11 the trigger was but all of a sudden I started  
12 getting calls every other day about this property  
13 but everyone is calling after being told by the  
14 realtor or whoever they're speaking to that the  
15 whole plan has already been approved and everything  
16 is a go and they can just buy it and build and I  
17 have to tell them every time they call that the  
18 rezoning is still in place, it's still zoned R-4  
19 condos and town homes but the entire plan and  
20 approvals for the condos that were done before no  
21 longer exist, they are null and void.

22 MR. GIUNTOLI: Vaporized.

23 MS. ZINE: And then they get upset and  
24 hang up so I don't know if anything will ever come

1 of that. It is such a narrow parcel. I don't  
2 know. I don't know.

3 COMMISSIONER REMKUS: It will be a nice  
4 park.

5 MS. ZINE: Yes. You know, I think  
6 right now it's trees. I think it should probably  
7 just stay trees.

8 CHAIRMAN KOPP: Roy, has the self  
9 storage guy pulled for permits yet?

10 MR. GIUNTOLI: Yes, we are working on  
11 those plans.

12 MS. ZINE: Is that the ROC?

13 MR. GIUNTOLI: The ROC, right.

14 MS. ZINE: So in addition to that self  
15 storage I have been getting countless calls on the  
16 property at the northeast corner of Quincy and  
17 Midway.

18 MR. GIUNTOLI: Oh, the Boars (phonetic)  
19 Plastic, vacant lot at 75th, Willowbrook Centre  
20 Parkway, northeast corner. It's a vacant lot just  
21 south of the Boars Plastic Factory.

22 MS. ZINE: It's like three or four  
23 parcels all vertical connected vacant. I have been  
24 getting a lot of calls about that property.



1 Everybody wants to put self storage there. But  
2 there is significant wetlands on the property and I  
3 have been told by Roy and Tim that the soil quality  
4 is poor and there are a bunch of issues and then  
5 when I tell them that the two self storage  
6 buildings are being done just south of them they  
7 don't seem interested anymore either. So that's  
8 been going on.

9 COMMISSIONER RUFFOLO: How about an  
10 update on what's currently under construction right  
11 now.

12 MS. ZINE: That is your domain.

13 CHAIRMAN KOPP: Did the brew pub ever  
14 get up and running?

15 MR. GIUNTOLI: Oh, yes. It's very  
16 good. Black Horizons Brewery at 7560 did open  
17 about a little over a year ago and they are doing  
18 well as far as I know. We get some correspondence  
19 from them every now and then. Rock is finally --  
20 I'm sorry, Compass building I don't know if you  
21 noticed when you're driving in today they are  
22 staining the precast panels.

23 We segmented their permit along  
24 the way just because of complications from the plan

1 review architectural and engineering and such so we  
2 gave them segmental approvals along the way for  
3 some grading to do their underground storage tank.  
4 We gave them a foundation only. Foundation only  
5 allows them to stand the walls up.

6 Today we're like 99.9 percent done  
7 with their permit. We're just waiting for a couple  
8 documents from them but that's going to be going  
9 full force here real soon. That's definitely going  
10 in.

11 Pulte is going pretty good. They  
12 got a little dry spell but I just heard today or  
13 yesterday another house is coming in. I believe  
14 that will be the 14th house that they're going to  
15 do out of 29. They sold 10 or 11 right off the bat  
16 and now they got another one coming in. They do  
17 still have one spec house there and the model.  
18 Obviously the model is not for sale but the spec  
19 house is.

20 Single-family residences are  
21 popping up all over as a matter of fact right next  
22 door to John Wagner's house we approved a demo  
23 permit for the existing house there, I'm sorry, we  
24 issued a demo permit today for that house. It

1 probably will be demoed some point next week.  
2 There's a single-family residence going on there.  
3 I'm actually going to go work on when I leave here  
4 because I promised, long story, so that will be  
5 going on the next week or so.

6                   The two single-family homes at the  
7 corner of Midway, one at Kingery which they had to  
8 come in for variances so they finally, finally  
9 they're getting close, finally pulled the trigger  
10 on that one and they're in the ground. In fact,  
11 they're going to do a backfill inspection probably  
12 here very soon and there is a house at 70, I'm  
13 sorry, at Midway and Clarendon Hills Road,  
14 single-family residence, that's in the ground  
15 prepour foundation inspection set for tomorrow or  
16 Friday.

17                   And a house on Garfield is going  
18 up pretty well. It's a very, very, very, very ...  
19 did I say very? Yes, large house just north of  
20 Plainfield Road on the west side of the street.  
21 That house actually used up every foot of FAR  
22 that's allowed for that property. That's how big  
23 that house is. I actually had them put on the  
24 plans you can't put a bay window in. I mean there

1 is^ theirs no more allowance outside the envelope  
2 of that house.

3 Let's see, what else? A lot of,  
4 obviously, a lot of little things, a lot of rehabs  
5 going on, a couple of build outs. The Golf  
6 Champion --

7 MS. ZINE: Club Champion.

8 MR. GIUNTOLI: Club Champion, thank  
9 you, a custom golf club maker is doing a build out  
10 in the Wingren Plaza at 75th and --

11 MS. ZINE: I thought that was a gym.

12 MR. GIUNTOLI: No, they make custom  
13 golf clubs at 75th and Kingery. It used to be an  
14 AT & T store. They took a part of that store and  
15 then a couple other units next door so they're  
16 expanding there. They are expanding in the  
17 building they are in. It's amazing how much there  
18 is, how much money there is in golf clubs. It's  
19 just unbelievable at least to me. I'm not a  
20 golfer.

21 COMMISSIONER RUFFOLO: What about an  
22 update on Pete's and tenants and tenancy?

23 MR. GIUNTOLI: Pete's, construction of  
24 Pete's Fresh Market is progressing. They've made

1 numerous noncompliant changes inside the building  
2 along the way so we're dealing with those on a  
3 daily basis. They started constructing their  
4 retaining wall around the site without a permit. I  
5 issued several stop work orders on them, actually  
6 threatened to have a principal arrested once  
7 because they refused to stop. They finally did.  
8 When I was dialing the phone everyone scattered so  
9 that occurred. Going back to Pete's Fresh Market  
10 inside the building a lot of changes were made.  
11 It's a beautiful store inside there. There is no  
12 doubt about that but there's a lot of issues  
13 happening in there.

14 As you are aware there is a  
15 Marshalls next door. The shell of the building  
16 inside and outside is completed. They don't have  
17 any racks inside yet. We did kind of a preliminary  
18 final inspection just to make sure what was there  
19 was okay and it was.

20 The Ulta build out went forward to  
21 the point where I'm sure you can see inside there  
22 all the racking is in but they stopped. We said  
23 you can't go any further than this so they actually  
24 pulled off the site. They went, were going to

1 build somewhere else. They are going to come back  
2 in June. They think they're going to be opened in  
3 July, just for the record. I can't say whether or  
4 not that's going to happen. I think it's unlikely  
5 because Pete's Fresh Market has to do a bunch of  
6 off site improvements that haven't started yet and  
7 it's a four, five month time for the off site  
8 improvements. I don't see July happening but again  
9 it's --

10 COMMISSIONER SOUKUP: It's going to be  
11 that long?

12 MR. GIUNTOLI: They have a lot of off  
13 site improvements to make, correct, on both  
14 Plainfield Road and Kingery.

15 COMMISSIONER SOUKUP: I know.

16 MR. GIUNTOLI: And on 69th Street so  
17 they have a lot off site things to do which they  
18 haven't progressed on yet. The out lot building,  
19 the shell is relatively completed, however, he  
20 can't call in his inspections because there's an  
21 issue with some of the trades that are working in  
22 there so we can't go in there and final the shell.

23 There's two tenants that have  
24 permits in with us, one is the AT & T store, one is

1 a dentist. They are chomping at the bit. They  
2 call all the time. They're told by the developer  
3 we're their delay. Of course, that is a hundred  
4 percent inaccurate. We are not the delay. The  
5 developer is the delay. I constantly say ask your  
6 developer when they're going to call in their final  
7 inspection on their shell and then call and then  
8 about a week after that call me and I will tell you  
9 if they did or not. They are the delay. We'll do  
10 that inspection within 48 hours of when they call  
11 it in. They haven't called it in. We are not the  
12 delay. So there's a lot of issues with that one  
13 with that property.

14 COMMISSIONER KAUCKY: Someone going to  
15 mention that the Pete's Fresh Market thing could  
16 wait all the way until the end of the year until it  
17 might open? Does that sound right?

18 MR. GIUNTOLI: I haven't heard any --

19 COMMISSIONER KAUCKY: With the IDOT  
20 issues and all that.

21 MR. GIUNTOLI: They want to open as  
22 well in July/August time period. Obviously they  
23 really, really want to open before Thanksgiving and  
24 again, you know, that could be a possibility again

1 if this road work issue ever starts but they  
2 haven't received their DuDOT, DuPage Department of  
3 Transportation, or IDOT, Illinois Department of  
4 Transportation, permit to do the work yet. They  
5 haven't been issued. They haven't been able to  
6 obtain those permits. So until those permits are  
7 obtained and work starts it's still four to five  
8 months out.

9 COMMISSIONER KAUCKY: One more question  
10 on Pete's, correct me if I'm wrong but on the very  
11 northwest corner wasn't there supposed to be a turn  
12 lane in for coming in?

13 MR. GIUNTOLI: Yes.

14 COMMISSIONER KAUCKY: It's not there so  
15 what's going on with that?

16 MR. GIUNTOLI: That has to do with the  
17 IDOT approval so that's an issue.

18 COMMISSIONER KAUCKY: I see.

19 MR. GIUNTOLI: Jumping across the  
20 street to the Town Center there is two proposed  
21 tenants to go in where the Sports Authority was.  
22 Originally it was going to be on one side a  
23 Marshalls, the other side a Sierra Trading Post,  
24 but Sierra pulled out and a Skechers outlet is now



1 proposed to go in there.

2                   The developer (inaudible) Irving  
3 (phonetic) has applied for permits to put a  
4 devising wall down the middle of the unit. They  
5 haven't picked that permit up yet. This is just  
6 speculation but I don't know why they haven't  
7 picked up their permit. They give me the reason  
8 that they haven't got the contractors lined up to  
9 do so to build a wall. So I'm wondering if they're  
10 planning on changing the size of the units and  
11 that's in the works before everything gets hammered  
12 out.

13                   Now, when I say I'm not sure about  
14 that, Marshalls has actually come in for permits  
15 and we're really close to being able to approve the  
16 plan but since the unit doesn't exist, that wall  
17 doesn't exist, I can't give them a permit on it. I  
18 can't give them a permit to do a build out for a  
19 unit that isn't in existence. So I have  
20 correspondences with the developer every now and  
21 then saying hey, we're still waiting to give you  
22 this devising wall permit. They made some changes  
23 when Skechers came in because at one point  
24 Marshalls and Sierra Trading were under the

1 umbrella of another corporation so they were kind  
2 of a little bit more married together but Skechers  
3 isn't under that umbrella so they changed the  
4 design of the wall a little bit for security  
5 reasons and just kind of the way it was designed, a  
6 minor change. We approved that change in  
7 conceivably minutes, restamped the plans and got  
8 them ready for them and here they stay. There they  
9 sit I should say.

10                   So Skechers is supposed to be  
11 coming in. They came in with a sign permit last  
12 week that was 108 percent too big than allowed. I  
13 can't remember how big. It was over twice too much  
14 sign surface area and they're hammering us on doing  
15 some kind of either variance which doesn't exist  
16 for signs. When asked for the 17th time we finally  
17 said you could do a PUD amendment or a text  
18 amendment so these are your options so Natalie and  
19 I have been in contact with this permit expediter  
20 for the signs.

21                   Let's see, where else? Anything  
22 on Madison going on, the buildings on Madison?

23                   MS. ZINE: Yes, there's been interest  
24 in the 7530 South Madison. It's for sale and

1   there's an interested buyer. They want to know --  
2   it's legal nonconforming so they keep asking  
3   questions about well, if it burns down can I  
4   rebuild the same size, et cetera, et cetera so I  
5   have been communicating with them as to what they  
6   can and cannot do without certain variances.

7                   I do actually have two more things  
8   that are more exciting. So I have been working  
9   with WBK, the engineering firm I work for, we have  
10   been creating sort of two projects for Willowbrook.  
11   The first is actually complete. I created a south  
12   sub area plan which is more like an existing  
13   conditions reports and it is about the southern  
14   sort of industrial region of Willowbrook at the  
15   very southern end so I was considering bringing it  
16   to this meeting to kind of talk and go through but  
17   I anticipated that this might go long so we might  
18   talk about that at the next meeting.

19                   I think, I'm not sure, but I think  
20   the village has approved funding in the budget for  
21   a TIF district feasibility study for that same area  
22   so that might be happening this year or it will be  
23   happening this year assuming that budget has  
24   already been approved so that all kind of plays

1 into this idea of the new sub area plan so that  
2 might come across the agenda at the next plan  
3 commission meeting or possibly the one after that  
4 because the next plan commission meeting which I  
5 think is May 2nd. It's the first Wednesday in May.

6 Obviously, I will be presenting to  
7 you guys an updated Route 83 corridor study plan so  
8 I have been working for the past several months on  
9 updating the 1991 Route 83 corridor study plan. I  
10 inherited the project from Anna Franco, the  
11 previous planner. She had sort of just taken off  
12 with it when I came in to the village so I have  
13 been working since August. Basically the plan  
14 that's in existence now is 20 years old. There is  
15 no digital copy of it. Several of the  
16 recommendations and existing conditions are  
17 outdated so I have been updating the plan. I have  
18 been working with the steering committee taking  
19 input from them and gathering public input. I  
20 actually surveyed over 100 people in Willowbrook to  
21 get public commentary regarding the corridor so  
22 that draft plan update will be presented at the  
23 next plan commission meeting.

24 CHAIRMAN KOPP: Okay.

1 MS. ZINE: I think that's it for me.

2 MR. GIUNTOLI: Yes, I can't think of  
3 anything else.

4 CHAIRMAN KOPP: Someone want to make a  
5 motion to adjourn?

6 COMMISSIONER REMKUS: So moved.

7 COMMISSIONER KAUCKY: Second.

8 CHAIRMAN KOPP: All in favor say aye.

9 (Chorus of ayes.)

10 (Hearing adjourned at 10:05 p.m.)

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

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

12  
13 *Kimberlee A. Elliott*



14 Notary Public, Kane County, IL  
15 CSR # 084-003093  
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**Village of Willowbrook**  
Staff Report to the Plan Commission

**Plan Commission Date:** May 16, 2018

**Prepared By:** Natalie Zine, Planning Consultant

**Case Title:** **Route 83 Corridor Plan Update**

**Petitioner:** Village of Willowbrook

**Action Requested:** Consideration of The Willowbrook Route 83 Corridor Plan Update attached hereto as Attachment 1.

**Purpose:** To consider a proposed "Route 83 Corridor Study and Plan" update to the original 1991 Route 83 Corridor Study and Plan. In anticipation of a future Route 83 widening and improvement project, and due to the age of the previous 1991 study, the Village of Willowbrook initiated an update to the 1991 IL Route 83 corridor Plan. The purpose of the new study is to re-evaluate the current state of the corridor and identify new land-use and transportation challenges and opportunities since the initial 1991 study was completed. This current study also takes into account the many changes to land-uses and newer developments that have taken place or are in progress along the corridor.

**Location:** Village of Willowbrook

**Documents Attached:** Attachment 1: Route 83 Corridor Plan Update

**Necessary Action by Plan Commission:** Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.



## Project Summary

In anticipation of a future Route 83 widening and improvement project, and due to the age of the previous 1991 study, the Village of Willowbrook initiated an update to the 1991 IL Route 83 corridor Plan. The purpose of the new study is to re-evaluate the current state of the corridor and identify new land-use and transportation challenges and opportunities since the initial 1991 study was completed.

The plan is designed to serve the Village in the following ways:

- ❖ To define a vision for the Route 83 Corridor that presents desired outcomes for residents and businesses alike and is embraced by the entire Village.
- ❖ To identify potential issues related to infrastructure and community services that may arise in serving current and future residents along the Corridor.
- ❖ To identify opportunities related to economic development, effective public services, and community character along the corridor.
- ❖ To provide long range guidance and short-term actions for near-future change.

A Route 83 Corridor Steering Committee was formed to help steer this project through from start to completion. Citizens and business owners with a connection to the corridor, whether living, working, or traveling through the area, were invited to participate on a steering committee in order to provide information about its current conditions and to offer feedback on preliminary recommendations from the consultant team.

The consultants conducted a Corridor Assessment in order to produce an Existing Conditions Report. The report provides an overview of the current conditions along the Route 83 Corridor and reflects the accumulation of approximately 4-6 months of research, analysis, and community engagement activities. Taking into consideration the residents surveyed as well as the corridor assessment, the steering committee agrees that the corridor's primary assets are 1) access and 2) variety of businesses. The reference to access is both directly related to the ease of access to businesses along Route 83, as well as in reference to the corridor having access to major highways like I-55 and I-294 and surrounding municipalities and shopping areas. Additional corridor strengths identified include a relatively quick travel time outside of peak hours, a great tax base for homeowners, good pavement, and minimal stop signs.

Traffic and congestion are the corridor's major weaknesses. Beyond traffic concerns, some more specific weaknesses that were identified include: long left turn lights, issues with timely snow plowing, noise abatement for adjacent residential properties, pollution, poor lighting, speed limit being too high and speeding, a lack of signal coordination, driver and pedestrian safety, lack of streetscaping, lack of pedestrian crossings, garbage in the medians, lack of sidewalks, visually unappealing, and there not being a sense of community.

The Route 83 Corridor Study and Plan Update includes recommendations relating to Transportation, Pedestrian and Bike Improvements, and Landscaping and Aesthetics. Transportation recommendations include preparation of a Traffic Impact Study for redevelopment of parcels with significant traffic generators/changes from existing land use, to adequately assess access and the development's impact on the adjacent roadway network; potential new signalized intersections at 69th Street and on Plainfield between Route 83 and Adams Street; the use of median breaks and U-turns to facilitate easier access to businesses on either side of the corridor; potential frontage roads where its deemed appropriate; various pedestrian and bicycle improvements; as well as improvements to the landscaping, lighting, noise abatement, and signage.





The Plan presents a strategy for retaining and enhancing those characteristics seen as most important to the community, including safe, efficient travel on Route 83, a thriving commercial corridor with easy access to shopping, dining, and recreational opportunities, and a well-blended, beautiful environment for residents and businesses alike.

### **Planning Process**

In April of 2017 the Village of Willowbrook retained WBK Engineering, a St. Charles based civil engineering and land-use planning firm as lead consultant to assist in the process and formulation of the Route 83 Corridor Study and Plan Update. WBK's work was supplemented by the expertise of Gewalt Hamilton Associates (GHA), of Vernon Hills, Illinois, a transportation consulting firm. The process for preparing the plan was a three-phase process: Phase 1: Discovery; Phase 2: Draft Corridor Plan Update, and; Phase 3: Corridor Plan Update & Approval.

During Phase 1 of the project, the consultant team acquainted itself with specific issues, resources, trends and conditions within and affecting the Illinois Route 83 corridor. The consultant team reviewed the general land uses, market transportation/transit, and corridor growth and development trends and policies historically applied by the Village since the completion of the initial study. These efforts provided the team with a clear understanding of how the Village implemented their past initiatives, reacted to changing market, land use, transportation/transit conditions, and provide a rationale for the vision desired for future growth and development activities within the area.

Building upon the detailed evaluation of existing conditions undertaken as part of Phase 1, the consultant team began with a current review of existing conditions and analysis of current traffic conditions and worked with the Village of Willowbrook staff and Steering Committee. Over the following months the consultant team held a visioning workshop and project review meetings to understand and document input and concerns that will lead to draft recommendations. A survey questionnaire was also developed receiving 100 responses from village residents which was also utilized as a part of the assessment of current condition and additional citizen concerns. Taking into account this research a draft Corridor Plan was developed to address the village's collective concerns and to convey those items most important to be considered during the design and development of a future IL Route 83 improvement plan.

Finally, the consultant team combined results from the Phase 1 and Phase 2 initiatives, as well as the input provided by the Steering Committee into a unified Illinois Route 83 Corridor Plan Update, along with all supporting maps, graphics, and illustrations. Upon completion of the final Illinois Route 83 Corridor Plan Update, the document will be submitted to the Village of Willowbrook for final Board approval.

### **Community Engagement**

Citizens and business owners with a connection to the corridor, whether living, working, or traveling through the area, were invited to participate on a steering committee in order to provide information about its current conditions and to offer feedback on preliminary recommendations from the consultant team. Their comments and concerns helped to provide an understanding of the corridor and to guide plan development. The community engagement efforts included: a Project Kick-Off Meeting; surveys, stakeholder interviews; two Visioning Workshops; and two review meetings. Major themes that emerged from the community engagement included potential traffic and congestion, future noise concerns, the physical character of the corridor, as well as safety and access issues.



### Visioning Workshops

The consultant team facilitated two (2) Visioning Workshops for the Corridor Plan Update to present for review and consensus of its findings from the various Phase 1 analyses, as well as to begin to define the vision and desires for the corridor.

The Visioning Workshops consisted of a presentation of existing conditions as understood by the consultants, a review of additional data and materials, as well as a SWOT analysis activity for the corridor conducted by the committee. As outlined during the Kick-Off Meeting, the workshops each focused on different topics related to the corridor. Breaking up the subjects to be discussed allowed the committee members to focus on one group of issues at each meeting, making analysis more efficient and effective.

The first Visioning Workshop (held on Wednesday, February 28th) addressed Transportation, Traffic/Congestion, and Safety issues, while the second Visioning Workshop (Wednesday, March 14th) took a look at Walkability, Zoning, and Streetscape Design. These discussion sessions captured the vision, concerns, and constituent ideas for the corridor by working to identify issues, opportunities and potential changes along the corridor.

### Stakeholder Questionnaire

In addition to the steering committee's input, the consultant team (WBK and GHA) created an on-line survey that was taken by over one hundred (100) community members to solicit their input regarding land use, development/redevelopment, zoning and regulation, transportation/transit, and streetscape issues, desires, and opportunities. It was agreed by the steering committee at our kick-off meeting that a survey, rather than in-person interviews, was a more efficient way to gather community input and would ultimately generate a greater amount of data. The data and input collected as part of the background data review, public policy analysis, and stakeholder interview engagement efforts will be used to document the base line conditions and desires for the Illinois Route 83 Corridor.

### Review Meetings

Following the two Visioning Workshops, the Steering Committee held two Review Meetings in which the draft report was discussed and any outstanding questions and concerns were addressed by the consulting team.

### **Staff Recommendation**

Staff is supportive of the proposed plan update and recommends acceptance of the Route 83 Corridor Plan Update into the Village of Willowbrook.

### **Conditions for Approval**

Staff has no recommended conditions for approval.

### **Sample Motion**

Based on the submitted plan and testimony provided, I move that the Plan Commission recommend to the Village Board acceptance of the "Route 83 Corridor Plan Update" document into the Village of Willowbrook.



Attachment 1

"Route 83 Corridor Plan Update"