

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 63rd 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

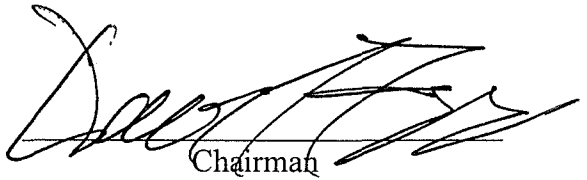
MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky, to adjourn the regular meeting of the Plan Commission at the hour of 10:05 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

May 16, 2018



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)
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**

18-01

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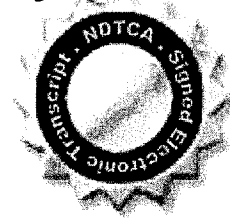
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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF K A N E)

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*



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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**

18-02

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

1 offerings and schedules are illustrated on
2 attachment two facility operations plan of the
3 staff report. The applicant has stated that they
4 anticipate three to four tournament events
5 throughout the year. Anticipated hours of
6 operation are Monday through Friday 6 a.m. to
7 11:30 p.m. and Saturday and Sunday 6 a.m. to
8 10:40 p.m.

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

23 There is limited tenant
24 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 Philllies 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

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

13 *Kimberlee A. Elliott*



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