

VILLAGE OF GURNEE
PLAN COMMISSION

PUBLIC HEARING
held
March 17, 1999
7:30 PM

GURNEE MUNICIPAL BUILDING
325 North O'Plaine Road
Gurnee, Illinois

PLAN COMMISSION:

DONALD RUDNY, Chairman
CARL CEPON
LYLE FOSTER
BILL SMITH
BRYAN WINTER
KRISTINA KOVARIK

ALSO PRESENT:

JON WILDENBERG
TRACY VELKOVER
BARBARA SWANSON
AL MAIDEN

Reported by: SUSAN R. PILAR, CSR, RPR
CSR License No. 084-003432

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I N D E X

PAGES

1		
2		
3		
4		
5	Public Hearing: O'Berto Inc. d/b/a	
6	Jimmy's Pizzeria	4-14
7		
8		
9	Public Hearing: Daly Group	
10	Opening by Mr. Kenny	17-18
11	William D. Hoag	18-29
12	Tony Cassata	29-39
13	Craig Knoche	39-41
14	Wendy Schulenberg	41-48
15	Stephan Grabowski	48-52
16		
17	Questions by Plan Commission	52-82
18		
19	Public Comments/Questions	82-136
20		
21		
22		
23		
24		

1 CHAIRMAN RUDNY: The Village of Gurnee

2 Plan Commission meeting will now come to order.

3 Roll call, please.

4 MS. VELKOVER: Foster.

5 MR. FOSTER: Here.

6 MS. VELKOVER: Winter.

7 MR. WINTER: Here.

8 MS. VELKOVER: Smith.

9 MR. SMITH: Here.

10 MS. VELKOVER: Cepon.

11 MR. CEPON: Here.

12 MS. VELKOVER: Kovarik.

13 MS. KOVARIK: Here.

14 MS. VELKOVER: Sula.

15 MS. VELKOVER: And Rudny.

16 CHAIRMAN RUDNY: Here.

17 Will you all please join me in

18 the Pledge of Allegiance.

19 (Pledge of Allegiance.)

20 CHAIRMAN RUDNY: Okay. First we have

21 approval of the February 24th, 1999 minutes. And

22 we did not get that in our packet so we'll put that

23 off to our next meeting.

24 Next the approval of the March 3rd,

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1 1999 minutes. I trust you have all had a chance to
2 review that. Any additions or corrections?

3 If not, I'll entertain a motion to
4 approve.

5 MR. FOSTER: So moved.

6 CHAIRMAN RUDNY: Motion by Mr. Foster.

7 MR. SMITH: Second.

8 CHAIRMAN RUDNY: Second by Mr. Smith.

9 All those in favor say aye.

10 ("Aye" responses.)

11 CHAIRMAN RUDNY: Opposed, nay.

12 (No response.)

13 CHAIRMAN RUDNY: Motion carries.

14 Next we have the public hearing, O'Berto, Inc.
15 doing business as Jimmy's Pizzeria located at the
16 northeast corner of Grand Avenue and Brookside
17 Drive.

18 The Petitioner is requesting a
19 special use permit to allow the establishment and
20 operation of a carry-out restaurant.

21 Tracy, can you fill us in on
22 that, please.

23 MS. VELKOVER: As you said, the
24 Petitioner would like to obtain a special use

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1 permit to allow the establishment of a carry-out
2 restaurant in tenant space number two in the outlot
3 buildings on the road of the site.

4 Per the annexation agreement on
5 this property carry-out restaurants do require that
6 they go through a special use hearing and secure a
7 special use permit.

8 The Petitioners, Mr. and Mrs.
9 O'Berto, are here to present the plan this
10 evening.

11 CHAIRMAN RUDNY: Okay. Please
12 proceed. Oh, before you start, this is a public
13 hearing so you -- anyone who is going to give any
14 testimony at all, so anyone from the audience who
15 wishes to ask a question or make a comment, needs
16 to stand and be sworn in by the Village Attorney.
17 Only for this matter.

18 (Witnesses sworn.)

19 CHAIRMAN RUDNY: Okay. Please
20 proceed.

21 MRS. O'BERTO: Good evening.

22 CHAIRMAN RUDNY: Use the mic there.

23 MRS. O'BERTO: Good evening. My

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1 Pizzeria currently in Waukegan. We're expanding
2 our operations into Gurnee. And like Tracy
3 explained, we're here to get a special use permit
4 for the property.

5 We would like to introduce our
6 restaurant. Jimmy's Pizzeria, now the one that we
7 currently own is located on Grand and Green
8 Bay in Waukegan in the Jewel Plaza, Grandview
9 Plaza.

10 Our store in Waukegan is a delivery
11 and carryout. The Gurnee store will be delivery,
12 carryout and limited dine-in seating, 15 to 21
13 individuals. Our hours will be from 11 in the
14 morning till 10 in the evening during the week
15 and 11 in the morning till 11 at night on the
16 weekends.

17 MR. O'BERTO: Twelve.

18 MRS. O'BERTO: Till 12. Sorry.

19 During the week in the summer we'll be open till
20 11 during the week.

21 Our menu consists of pizza, thin
22 crust, double dough, pan and stuffed. We have
23 sandwiches, pasta and baby back ribs. In

24 addition, appetizers and salads.

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1 Currently the property in front of
2 the Rosen dealership has two spaces. We've worked
3 with the landlord in order to divide that space
4 into three spaces based on our needs and the other
5 tenants in the building. So this is the new layout
6 of the property. Or I should say this will be the
7 new layout.

8 Our space will be in the middle,
9 the middle section, we'll be tenant number two with
10 about 1,600 square feet.

11 This is a layout of the building
12 with the bathrooms at the front near the dining
13 room and the kitchen space in the middle and the
14 kitchen and coolers in the end -- back end of the
15 store.

16 This is what we're anticipating the
17 front of the store to look like with our restaurant
18 in the middle. This isn't set in stone, but this
19 is what we're working toward right now. And the
20 other two tenants, those are fake names so.

21 I also looked at parking and tried
22 to lay out how much parking each tenant was going

23 to use in the property. Firestone is a current
24 tenant and based on City code I estimated their

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1 parking usage to be about 18 spaces.

2 The dry cleaner, if that's what it
3 is, would be about 12 spaces. Our restaurant would
4 take approximately 15 spaces out of the 51. And
5 then the third tenant would be approximately six
6 spaces is what we're estimating.

7 Do you have any questions that I
8 could answer?

9 CHAIRMAN RUDNY: This might be more for
10 Tracy.

11 As far as the signage, is it the
12 same problem with three places for the signage they
13 have?

14 MS. VELKOVER: Well, you may remember
15 they did establish a sign program for this outlot
16 building. The one that came through the Plan
17 Commission, you approved two signs for the south
18 wall of the building when it came in of 45 square
19 feet per space.

20 Since that time they've subdivided
21 the building into one additional tenant space.
22 They did go back to the Village Board for --

23 because there was a process set up in the
24 annexation agreement that they could just go to the

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9

1 Board for a change to the signage program.

2 They did request to take those
3 two signs of 45 square feet and divide those into
4 three signs of 30 square feet. So they do have
5 approval to do that from the Board, and I don't
6 see a problem with that.

7 CHAIRMAN RUDNY: Okay. Basically the
8 square footage stays the same?

9 MS. VELKOVER: Correct.

10 CHAIRMAN RUDNY: Okay. And what about
11 the parking, do you see any problem with the
12 parking?

13 MS. VELKOVER: No.

14 In fact, they probably
15 overestimated the parking requirement for the dry
16 cleaners. So it's looking -- it really depends
17 on what happens with that final tenant, but they
18 figured on straight retail which is 200 square
19 feet so that last space will probably not be
20 able to be some sort of a restaurant use. It
21 will probably have to be straight retail or an

22 office use.

23 CHAIRMAN RUDNY: Okay. Any questions?

24 Ms. Kovarik.

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1 MS. KOVARIK: Does the storefront face
2 onto Grand?

3 MRS. O'BERTO: The storefront faces
4 Grand. There's parking spots in front of the
5 building and in the back of the building. The back
6 will be utilized for drivers and employees.

7 MS. KOVARIK: All right. So they can't
8 access that route back --

9 MRS. O'BERTO: Right. Our drivers
10 will be going in and out of the back of the
11 building. They will not be coming through the
12 dining room. Neither will the employees.

13 MS. KOVARIK: Yeah. Because there's a
14 door space out on Grand, too.

15 MRS. O'BERTO: Right.

16 CHAIRMAN RUDNY: Do you have any other
17 questions?

18 (No response.)

19 CHAIRMAN RUDNY: Okay. Then I will
20 open -- if not, I will open the floor to the
21 public if there are any questions or comments.

22 Please step up to the mic. You need to be sworn

23 in.

24 MR. LEWIS: Yeah.

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11

1 (Witness sworn.)

2 CHAIRMAN RUDNY: Would you state your
3 name and address for the record, please.

4 MR. LEWIS: Jim Lewis, 36149 Edgewater.

5 It was like two years ago I think we had another
6 meeting where the -- you know, the neighborhood was
7 invited and we finally approved the Honda
8 dealership. Okay.

9 At that meeting somebody from the
10 association said that there was going to be a
11 negative impact on that pond because, you know,
12 Honda Motor was going to run their grease or
13 whatever it was into that pond.

14 And I can remember some of the
15 members were alarmed when the neighborhood said
16 that. Well, the fact is that -- this has nothing
17 to do with -- with this present application, but I
18 think somebody ought to say something.

19 I run around there during the
20 morning hours and there is an impact. There's like

21 scum in that pond that's different from the -- from
22 the water in the main pond within the neighborhood.
23 And, you know, I -- it's probably -- somebody needs
24 to report it. It might as well be me.

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1 CHAIRMAN RUDNY: You're saying this is
2 the pond on the --

3 MR. LEWIS: Right. On Brookside
4 neighborhood.

5 CHAIRMAN RUDNY: Development.

6 MR. LEWIS: The Brookside neighborhood.
7 And the parking lot slowly slopes down into that
8 pond and the drainage from Honda Motors goes in
9 there.

10 CHAIRMAN RUDNY: Well, Tracy, do you
11 know what he's talking about?

12 MS. VELKOVER: There is a shared
13 retention pond between the residential and the
14 commercial in that area and we will have to take a
15 look at it. This is the first I've heard anything
16 about this.

17 CHAIRMAN RUDNY: All right. Well,
18 your suggestion came into the Village here so
19 Tracy will check that out. She's got the name
20 and address, we'll follow up on it. You're

21 right, it has nothing to do with this petition

22 here.

23 Any other questions or comments?

24 (No response.)

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13

1 CHAIRMAN RUDNY: Okay. The floor is
2 closed to the public and let's get back to this.

3 Any other questions from the
4 Commissioners?

5 (No response.)

6 CHAIRMAN RUDNY: I'd have to say I had
7 your ribs and they're great.

8 MRS. O'BERTO: Thank you.

9 MR. O'BERTO: Thank you.

10 CHAIRMAN RUDNY: So I will entertain a
11 motion for a favorable recommendation.

12 MR. CEPON: I'll make a motion to
13 forward a favorable recommendation.

14 MR. SMITH: Second.

15 CHAIRMAN RUDNY: Second by Mr. Smith.

16 All those in favor of the motion signify by saying
17 aye in the roll call; those opposed, nay.

18 Roll call, please.

19 MS. VELKOVER: Foster.

20 MR. FOSTER: Aye.
21 MS. VELKOVER: Winter.
22 MR. WINTER: Aye.
23 MS. VELKOVER: Smith.
24 MR. SMITH: Aye.

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14

1 MS. VELKOVER: Cepon.
2 MR. CEPON: Aye.
3 MS. VELKOVER: Kovarik.
4 MS. KOVARIK: Aye.
5 MS. VELKOVER: Rudny.
6 CHAIRMAN RUDNY: Aye.
7 Motion carries and it is so
8 ordered. Thank you.
9 MRS. O'BERTO: Thanks.
10 CHAIRMAN RUDNY: Okay. Next matter is
11 a public hearing, Daly Group.
12 Subject property consists of
13 approximately 22 acres located south of Grand
14 Avenue and west of Stonebrook Drive.
15 Petitioner is requesting to, one,
16 rezone a 14 acre parcel from NC/SP Neighborhood
17 Conservation/Special Park and NC/HC Neighborhood
18 Conservation/Highway Commercial in unincorporated
19 Lake County to a Planned Unit Development, PUD,

20 with underlying C-B/2, Community Business zoning in
21 Gurnee.

22 And two, obtain Preliminary PUD
23 Plat Approval for a commercial shopping center on
24 the above noted 14 acre parcel as well as an 8 acre

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1 parcel that is zoned C-B/2 PUD and has Conceptual
2 PUD Plat approval for commercial uses.

3 Tracy, can you add anything to
4 that?

5 MS. VELKOVER: Yeah. Maybe I can try to
6 explain a little bit clearer.

7 The property that we're talking
8 about is located on the south side of Grand Avenue.
9 It's between the retention pond of Stonebrook and
10 the Poplar Oaks detention pond. The site is
11 actually comprised of two parcels that form
12 approximately 22 acres.

13 The eastern eight acres of this
14 site is already annexed into the Village of
15 Gurnee and is zoned C-B/2 PUD, which is a
16 Commercial Planned Unit Development zoning
17 district.

18 This property is at conceptual PUD

19 level of approval for commercial uses. This
20 property was given conceptual PUD approval
21 approximately three, four years ago because at the
22 time the property owner or petitioner did not have
23 any specific users lined up for the property and
24 could not submit to the Plan Commission the level

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16

1 of detail needed to require -- required to obtain
2 preliminary level of approval.

3 The western 14 acre parcel is not
4 located within the Village of Gurnee. It is
5 located in unincorporated Lake County. And as Don
6 said, it is zoned in a combination of Neighborhood
7 Conservation/Highway Commercial and Neighborhood
8 Conservation/Special Parks.

9 The Petitioner this evening is
10 seeking to annex the western 14 acres into the
11 Village under C-B/2 PUD zoning which, again, is a
12 Commercial Planned Unit Development zoning.

13 They are also seeking to obtain
14 Preliminary PUD Plat approval for a commercial
15 shopping center on the entire 22 acre site.

16 At this time they have specific
17 users set up and can submit the detail required to
18 get preliminary level of approval.

19 Some of the detailed plans that
20 they're required to submit for a preliminary
21 approval include site plans, landscaping and
22 buffering plans, lighting plans, architectural
23 plans and engineering and traffic studies.

24 The Village's Comprehensive Land

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17

1 Use Plan does reflect commercial for this entire
2 site. And at this time I'll turn it over to the
3 Petitioner who is --

4 CHAIRMAN RUDNY: Okay. Before you
5 proceed, anyone from the Petitioner that's going
6 to be giving any testimony in this matter, also
7 anyone from the audience or the public who wishes
8 to make a comment or ask a question on this
9 matter, needs to stand and be sworn in by the
10 Village Attorney.

11 (Witnesses sworn.)

12 CHAIRMAN RUDNY: Okay. Please proceed
13 and state your name for the record.

14 MR. KENNY: Thank you, Mr. Chairman. My
15 name is Bob Kenny, K-e-n-n-y. I'm the attorney for
16 the development team of this project.

17 Thank you, Tracy, for that

18 introduction to clarify the situation that the
19 property is in now.
20 My client, Dalan, and Rubloff
21 Development have basically joined forces to create
22 an entity that will develop the entire 22 acres.
23 And what the Village and the neighborhood get are
24 two very experienced developers who are working

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18

1 together for the benefit -- for the project but
2 also for the Village and the neighborhood group.
3 As Tracy indicated, this property
4 is comprehensively planned for commercial. It
5 has -- a portion has had prior commercial use on
6 the property. We have worked -- the development
7 team has worked long and hard to join these two
8 parcels together to create a development that is
9 integrated and operates as one center.
10 They have worked with the staff and
11 they've incorporated the comments and concerns of
12 the staff and we've also met with the condominium
13 association to explain what we're doing on that
14 project and the enhancements that we're doing to
15 the berming, the landscaping.
16 And we are in the process of
17 documenting an agreement with them on the

18 landscaping aspect of the berm that relates to
19 them.

20 Unless there's any questions of me
21 I would like to turn it over to the president of
22 Dalan Development, Bill Hoag, and he can get the
23 presentation going on the details of the project
24 itself. Bill.

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19

1 MR. HOAG: I come bearing gifts first
2 of all. Thank you, Bob.

3 About three years ago we were
4 commissioned with an assignment in Gurnee by one of
5 our clients, Borders Books and Music, who had long
6 looked with longing at the Gurnee market to try and
7 place a -- a book store in the marketplace.

8 Over this three year period we
9 probably looked at more sites than I care to
10 remember, but certainly we're in double figures.
11 When all was said and done we thought that, first
12 of all, trying to place our client on Grand Avenue
13 was of the utmost importance and we felt that we
14 could build a shopping center around them.

15 We located the owner of the eight
16 acre nursery parcel and worked with them to sign a

17 contract on that eight acre parcel. Thanks in part
18 to the Village staff we were put together with our
19 now partners Rubloff Development, Jim Laurie, who
20 had similar control over the adjacent 14 acre
21 parcel.

22 And it was thought by the Village
23 and by us that combining these two properties
24 into a cohesive 22 acre retail development was

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20

1 certainly the logical way to go.

2 And that's what we've tried to
3 achieve over the past year. We've tried to achieve
4 putting together a 22 acre parcel into a 100 --
5 roughly 190,000 square feet of retail development
6 on the site.

7 We feel that this center brings a
8 couple of -- more than a couple of things to the
9 table. First, it brings to the table some very
10 qualitative tenants. And I can -- I don't know if
11 anybody can see this too well, but I can start
12 naming some tenants.

13 At the easternmost end cap is
14 Cost Plus, which if you're familiar with Pier I
15 is very similar to a Pier I operation. They're
16 about 18,000 square feet. Babies 'R Us is next

17 to them. They're about 38,000 square feet.
18 Linens 'N Things, which is very similar to Bed,
19 Bath & Beyond -- I know you have a Bed, Bath &
20 Beyond in the mall -- is next to Babies 'R Us.
21 They're about 35,000 square feet.

22 We have a series of small tenants
23 such as Thoran Pain (phonetic), Radio Shack,
24 which will occupy some of this interim space.

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21

1 Krause's Furniture is a 10,000 square foot user
2 which has come from the west coast to come into
3 Chicago and they will occupy about 10,000 square
4 feet.

5 And at the westernmost end cap is
6 Borders Books and Music and they're about 25,000
7 square feet.

8 On the outlots you have a series of
9 different users, the First American Bank is at the
10 easternmost outlot. We have yet to determine who's
11 going into what we call Building C.

12 Building B will be Four Eyes.
13 Building A will be two different tenants, will be
14 Mattress Giant and, let's see, who else, AT&T
15 Cellular.

16 And then this small retail building
17 over here will consist of tenants such as Starbucks
18 and the travel agencies and a series of small
19 users.

20 What we tried to do at the behest
21 of the Village, and I think have been successful
22 in terms of our uses is, first of all, no fast
23 food. That came across loud and clear. There
24 will be no fast food entities in this

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22

1 development.

2 There will also be a minimum, if
3 any, pure restaurant use in the development. I
4 think the closest thing we have to it right now
5 is probably Starbucks. And Borders also has a --
6 a coffee and scone area.

7 Most of the users in here are
8 small to mid-size users and their operating
9 hours -- obviously, Starbucks is going to open
10 earlier in the morning, but traditionally the
11 operating hours of the tenants that we are
12 including in our center are going to be somewhere
13 from 9 o'clock in the morning to at the latest
14 about 11 to 11:30 at night. I believe that 11 to
15 11:30 at night is probably only on the weekends.

16 I'm thinking of Borders.
17 Borders occupies -- I should say
18 operates an hour later during -- during the
19 weekends. So we have a series of tenants, first of
20 all, which occupy space and operate for maybe a
21 14-hour period of the day. That's No. 1.

22 Secondly, and something else that's
23 very important from the standpoint of truck
24 traffic, the truck traffic is comparatively

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1 minimal. We don't have a Home Depot here, we don't
2 have a Dominick's here. Borders might be an
3 example of their -- of traditional truck traffic.

4 Over the period of a day they
5 probably have an average of five to six trucks
6 coming into their facility. And of those trucks
7 only two are the long bed trucks. Most of them are
8 city trucks.

9 So we tried to look at the
10 neighborhood, figure out what isn't here but also
11 figure out from a qualitative standpoint because of
12 demographics, because of the neighborhood, because
13 of the configuration of the site what type of
14 tenancy should be here.

15 And we feel we've succeeded to the
16 tune that we're probably between 85 and 90 percent
17 pre-committed.

18 That begs the next question. Would
19 we phase the center, would we not build any part of
20 the center. At this point in time it is our plan
21 to build the entire center at one time. There will
22 be no speculative venture so to speak.

23 If we have, for example, this
24 building 33 and a third or 50 percent committed or

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24

1 even less than that we would build out the entire
2 building. I think it bodes well for -- for the
3 Village, it bodes well for us and it bodes well for
4 the neighborhood to build it out because if you
5 build it they will come so to speak.

6 This is a development that has
7 taken a relatively long period of time to put
8 together. One of the reasons is because of
9 the -- of the site and the restrictions placed on
10 the site.

11 One of the requirements that we
12 dealt with has been access. We have a -- a
13 right-in/right-out access grandfathered in because
14 of the nursery and we will utilize that over here

15 where the nursery is now.
16 We would like to have a full access
17 at Brookside and I will segway into the Brookside
18 situation in a minute. There are a series of
19 discussions that have occurred about Brookside.

20 Before I do we also have an
21 entrance over at Stonebrook which basically lines
22 up with the entrance to the shopping center to our
23 east.

24 We have had a series of discussions

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25

1 about Stonebrook, both with the Village and also
2 with the neighborhood. We understand some of the
3 problems that are occurring, have been incurred
4 with Stonebrook and we would like to work with
5 everybody to minimize our impact on what Stonebrook
6 is today and will become.

7 By that I mean we'd like to
8 limit -- we will limit I should say our truck
9 traffic to as much as we can a left turn out of
10 Stonebrook and our traffic engineer will deal
11 with that in a minute.

12 We have lined it up with what's
13 across the street. We know that there are concerns

14 about the traffic on Stonebrook now and we'll do
15 everything in our power to limit the traffic on
16 Stonebrook south of our site. Obviously, we want
17 that traffic as much as you do to flow north of the
18 site.

19 In terms of what is required
20 around the site as far as landscaping on the
21 periphery of the site and landscaping within the
22 site, Wendy will deal in detail with it in a
23 minute, but I think it's safe for me to say that
24 what we have done here is provide a ten foot berm

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26

1 with an eight foot fence on top of that berm
2 along the southern periphery of the site wrapping
3 around to the western periphery of the site.

4 We have basically 18 feet of
5 protection as it relates to the southern end and
6 western boundary of the site.

7 I said I would get back to
8 Brookside in a minute and I will. We submitted a
9 formal application with a site plan attached to it.
10 As of last -- I hope I get this right this time,
11 Tracy -- last Tuesday we had a meeting where staff
12 reacted to that site plan after they had a period
13 of time to review the site plan that we had

14 submitted.

15 We then reacted to their reactions
16 and we came up with a site plan that -- that
17 addressed the concerns that the -- that the Village
18 had.

19 Is that this one, Tony?

20 The difference between the two
21 site plans, start of the catalyst I should say,
22 was that the Stonebrook entrance had a minimal --
23 as far as the Village was concerned a minimal
24 stacking plan for vehicles coming off of

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27

1 Stonebrook.

2 And your traffic engineer indicated
3 that he felt that there should be more of a -- more
4 stacking there. So the figure that was mentioned
5 to us was a hundred feet. We moved our buildings
6 to allow for that hundred foot stacking.

7 In order to do that we also had to
8 move everything to the west. We did that and we
9 basically eliminated the idea of Brookside going
10 through and hooking up with the residential streets
11 to the rear.

12 The traffic light is warranted

13 whether or not Brookside goes through. It's
14 warranted according to our traffic engineer by what
15 is developed on the site and what is already there.
16 So that traffic light will occur in our opinion one
17 way or the other whether Brookside goes through or
18 not.

19 Several of the other concerns
20 that the Village had, they felt that the -- this
21 building, Retail A, was too close to the street,
22 could we move it back. We were able to move it
23 back by about 20 feet.

24 And the reason we were able to do

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28

1 it was when Brookside didn't go through we were
2 able to combine the two detention ponds into one
3 and, therefore, with that one very efficient
4 detention pond could move the buildings back, set
5 it back from the street and provide that
6 requirement that the Village had asked us to
7 provide.

8 Another requirement that the
9 Village indicated that they had some concerns about
10 was the consistency -- and I say that as far as
11 they're concerned in a negative way as it relates
12 to the landscaping and detention along Grand

13 Avenue.

14 We tried to -- we tried to
15 alleviate that by coming up with a landscaping
16 plan that is vastly more complicated and more
17 landscape than it was before. And, again, Wendy
18 and our civil engineer, Craig Knoche, will deal
19 more in detail with that.

20 One last concern that was raised
21 was the number of outlots that we had. In the
22 original plan that was shown we had a total of four
23 outlots along this stretch. Could we do anything
24 to minimize the number of outlots even though those

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29

1 outlots weren't food, they weren't restaurants,
2 they weren't garish in any way, how could we
3 minimize the number of outlots. What we did was we
4 combined two buildings into one.

5 It works better we feel for the
6 plan. It works better, I hope, as far as the
7 Village is concerned. It certainly works better as
8 far as the impact on our various users is concerned
9 because all of a sudden these three large users
10 have an open view to Grand Avenue. Obviously,
11 that's important to them.

12 So we now have the bank, a 9,500
13 square feet building here, and an 8,000 square foot
14 building at Brookside.

15 All of this totals, as I say,
16 about 190,000 square feet. Again, normal rule of
17 thumb -- if there is such a thing as normalcy in
18 the retail development business, normal rule of
19 thumb is that 10,000 square feet per acre is what
20 a shopping center should have.

21 We have about 8,600 square feet per
22 acre on that site -- on this site. And that's
23 gross square feet.

24 By coming up with this second plan

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30

1 we've come up with something we feel that's more
2 efficient, provides more landscaping, provides more
3 efficient parking and answers most, if not all, of
4 the concerns that were raised at our September 9th
5 meeting.

6 But it begs one serious question.
7 What happens with Brookside? Does Brookside go
8 through or not? If it doesn't go through then we
9 have to revert back to our original plan and we
10 can -- we can discuss that here or we can discuss
11 it at subsequent meetings.

12 I think with that I'd like to
13 bring our architect, Tony Cassata, up here to
14 talk about the plan in specific. After Tony we
15 will bring up Wendy Schulenberg who is our
16 landscape architect. Craig Knoche will follow
17 her. He is our civil engineer. And Steve
18 Grabowski is our traffic engineer.

19 So what we tried to do is to give
20 you an overview of the project and at the same time
21 have anybody here who can answer any question you
22 might have. Thank you.

23 MR. CASSATA: Thanks, Bill.

24 My name is Tony Cassata. I'm

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31

1 with PFDA Architects which are the architects and
2 planners for this center. Our address is
3 20 North Wacker in Chicago.

4 I guess Bill really went into a lot
5 of what I was going to talk about, but briefly I'll
6 walk you through the plan.

7 I was going to first introduce to
8 you our original plan and then go into discussing
9 the -- the new plan, but I think I'll just jump
10 into our revised plan.

11 CHAIRMAN RUDNY: Excuse me. For those
12 that would like to see the plan, the Commission has
13 to be able to see this and there's not going to be
14 a way for everybody in the audience to see it.

15 So there are empty seats here. If
16 any of you in the back there would like to see I
17 suggest you come up to the front here and sit up
18 here.

19 UNIDENTIFIED SPEAKER: As they complete
20 it --

21 CHAIRMAN RUDNY: Pardon me?

22 UNIDENTIFIED SPEAKER: Well, like
23 they've stacked several on top at this point and
24 those they've at least completed they can move so

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32

1 we can peruse and -- in other words, they covered
2 up a couple and those are pretty much out of the
3 picture when they move on to their other
4 discussions.

5 CHAIRMAN RUDNY: See, they're going to
6 have to run their presentation and they're going to
7 have to use those over and over again so -- so if
8 you want to sit and see it --

9 UNIDENTIFIED SPEAKER: I'll grab a
10 front seat. Thanks.

11 MR. CASSATA: Thank you. I will be
12 requiring the exhibits to go back and forth on.

13 As Bill has indicated, the site is
14 approximately 22 acres. It consists of two
15 parcels, an eight acre parcel roughly in this area
16 here and a 14 acre parcel here.

17 The 14 acre parcel is the largest
18 parcel. However, it -- the smaller parcel has more
19 depth to it along perpendicular to Grand Avenue.
20 As a result of that -- in the planning the -- the
21 larger tenants were put on the east side where we
22 had more depth.

23 To the east of the site is the
24 Stonebrook Commons. Directly to the south is the

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33

1 Villas of Stonebrook and the Stonebrook Crossing
2 development. And to the west is the Concord single
3 family homes.

4 The shopping center consists of a
5 total of 189,000 square feet. 153,000 square feet
6 of that is in-line stores.

7 Approximately 30 -- 25,000 square
8 feet will be multi-tenant buildings, as Bill has
9 indicated. We have one here which is closer to

10 Grand Avenue and then another multi-tenant building
11 outlot.

12 The bank parcel is approximately --
13 the bank building is approximately 2,000 square
14 feet and is located at the northeast corner.

15 Access to the center will be from
16 three points. One which is the main -- main
17 entrance will be off of what is being proposed as a
18 signalized intersection and extends -- would extend
19 Brookside which is presently on the north side of
20 Grand Avenue, would extend Brookside into our
21 center.

22 There's a right-in and right-out
23 access at Grand Avenue which is approximately, as
24 Bill indicated, the location of the present

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34

1 entrance to the existing garden shop.

2 The third entrance will be off of
3 Stonebrook Drive, which is located -- would be
4 towards the south end of the center and located
5 directly across from the access to the Dominick's.

6 Service vehicles will be coming in
7 either off of Stonebrook or from Brookside and will
8 enter the service drive which runs along the south
9 side of the building.

10 The service drive will have the
11 loading dock -- loading docks of the major stores
12 as well as other services including trash pickup.

13 We're providing approximately 809
14 parking spaces which works out to be about one car
15 for every 200 square feet of retail space. And for
16 the bank one car for every -- well, I guess the
17 bank and the retail have the same requirement.

18 If there were to be any restaurants
19 the parking for that would be one car for every 100
20 square feet.

21 Detention -- a stormwater detention
22 will be provided on site in two locations.

23 One, the major pond at the
24 southwest corner of the site for the major part of

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35

1 the site which is at a higher elevation and then
2 there's a ridge along the site which runs possibly
3 in this direction and would provide a detention for
4 that area in the last gate setback area along Grand
5 Avenue.

6 The plan complies with all the
7 landscape setback requirements by the Zoning
8 Ordinance. We're providing a -- we're meeting the

9 minimum or exceeding the minimum of 50 feet along
10 Grand Avenue, 25 feet along the east side of the
11 property and then 60 foot along the south and west
12 side of the property adjacent to the residential
13 areas.

14 Wendy Schulenberg will discuss a
15 little bit later the -- how the landscaping is
16 being treated along these setbacks including the --
17 the berm that is screening for residential from the
18 commercial.

19 Bill touched upon earlier the
20 places where we see where the new plan improved
21 over the previous plan, the one that was submitted
22 with the original PUD package. We were able to
23 increase the stacking off of the entrance coming
24 off of -- of Stonebrook.

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36

1 We were also -- there was also some
2 concern that -- in the original drive which came
3 straight in that there was some -- that the
4 intersection of the main drive in the center and
5 the drive coming off of Stonebrook was somewhat
6 obstructed because the building was close to the
7 corner of the drive.

8 By pushing the building to the west

9 we were able to swing the drive out and now have a
10 much clearer area for when vehicles arrive at that
11 intersection.

12 Also, by combining the detention
13 pond from two to one it makes the ponds more
14 efficient; therefore, allowing us areas where we
15 could rework the parking and use the -- the extra
16 land that we had to add to the frontage along Grand
17 Avenue.

18 By doing that we were able to
19 change the detention from being a linear detention
20 straight across all the way across Grand Avenue to
21 more of a turpentine pattern and pushing it back in
22 certain areas which would allow larger landscape
23 areas.

24 We did that more at the -- at the

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37

1 entrances so that you can put larger -- larger --
2 more trees, shrubbery and ornamental plantings.

3 Site lighting on the site will be
4 provided by metal halide type fixtures. They
5 would be a shoebox type fixture, a flush lens
6 which would -- would keep any glare from -- from
7 being seen at --

8 CHAIRMAN RUDNY: Could you speak in the
9 mic, please.

10 MR. CASSATA: I'm sorry?

11 CHAIRMAN RUDNY: Use the mic, please.

12 MR. CASSATA: Oh, sorry.

13 Throughout the parking area the
14 site lighting would be mounted on 22 foot high
15 poles which would then sit on -- on a three foot
16 high concrete base.

17 Along the -- the service area of
18 the building, which is closest to the residential
19 areas, we're proposing that the lighting for the
20 driveway be fixtures mounted on the building. They
21 would be mounted at a height which is -- which
22 would be below the height of the berm in the fence.
23 So, therefore, the view of those light fixtures
24 would not be seen from the residences.

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38

1 The lighting layout is such that in
2 all perimeter areas of the site the fixtures have
3 been -- the light source and the fixtures cut off
4 to the point where we're providing zero foot
5 candles all the way around the property.

6 We're proposing three shopping
7 center signs of -- three different signs. The

8 largest sign would be at the entrance at Brookside
9 and that sign would be approximately 25 feet high.

10 Another -- another sign for the
11 center would be at the right-in/right-out entrance.

12 That would be a smaller sign at about 18 feet.

13 And at the other -- at the
14 entrance to Stonebrook we would be providing a
15 minimal sign five feet high.

16 It is also understood that each one
17 of the outlots would be allowed a -- an individual
18 sign.

19 UNIDENTIFIED SPEAKER: They've gone to
20 an awful lot of trouble.

21 MR. CASSATA: As you know, most shopping
22 centers are a collection of large and small
23 tenants, each mostly with their own separate
24 identity.

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39

1 Our goal here was to establish a
2 design concept and to develop that concept to
3 create continuity in one architectural style and
4 use that throughout rather than have a collection
5 of corporate images placed one next to the other.

6 All of the buildings in the center

7 are designed with masonry and cement plaster
8 finishes and that -- that would be 360 degrees
9 around the building.

10 The building entrances are
11 characterized by raised hip roofs and large
12 masonry piers at each entrance. All the
13 buildings are tied together with a banding of
14 masonry. The lowest band being a -- a very rough
15 rock faced concrete block then with brick above
16 that and then a fascia of cement plaster topped
17 off with a cornus that runs around the building.

18 Along the service drive of the
19 building all of the rooftop equipment would be
20 concealed by parapets that raise above the roof
21 line. Loading dock areas would be concealed with
22 masonry walls along all of the truck well areas.

23 And then, of course, as the plan
24 -- this plan doesn't reflect the landscaping

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40

1 which would block approximately two-thirds -- or
2 greater than two-thirds of the building all along
3 the -- the west -- or the south side.

4 In order to maintain the
5 compatibility of materials and colors and scale of
6 all the buildings in the center including not just

7 the inlot buildings but all the outlot buildings
8 we've established a -- an architectural guideline
9 which we will be using to enforce the -- that
10 quality of -- of design throughout the other
11 buildings.

12 At this point I would like to
13 introduce Craig Knoche with Jensen & Fore
14 Engineering. He will talk about the more technical
15 aspects of the site.

16 MR. KNOCHE: Thanks, Tony.

17 My name is Craig Knoche, I'm with
18 Jensen & Fore. We're the civil engineers for the
19 site. We're located in Oak Brook, Illinois.

20 I'm going to leave the road
21 improvements and the access improvements up to
22 Steve Grabowski, the traffic engineer, and just
23 talk about the on-site improvements.

24 The site is currently served with a

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41

1 water main that extends down Grand Avenue and one
2 water main that's on the west side of Stonebrook.
3 We'll be tying into those two water mains and
4 looping all buildings with water mains as required
5 for fire protection.

6 Sanitary sewer is available on
7 Stonebrook and has been brought to the west side of
8 the site and we will be tying it in two places with
9 the sanitary sewer.

10 As Tony mentioned, the stormwater
11 detention will all be onsite through a series of
12 ponds. There is shallow ponds located in the
13 landscape setback along Grand Avenue and then the
14 larger ponds that will be in the southwest corner
15 of the site.

16 The ponds have been designed in
17 accordance with the Gurnee Stormwater Ordinances
18 and the ponds will be released out into the road
19 ditch along Grand Avenue and then as the stormwater
20 is currently carried to the west and to the east
21 under existing culverts under Grand Avenue.

22 In addition to the Village
23 Stormwater Ordinance we're going to have to provide
24 a drainage study to IDOT. And that is currently

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42

1 underway because we are discharging onto IDOT
2 right-of-way.

3 Other than that, all of the site
4 improvements are being designed in accordance with
5 the Village development codes. We've met with the

6 Village engineer to get his guidelines to develop
7 the preliminary engineering and it has been
8 submitted for engineering review.

9 Other than that I don't have
10 anything else to add and I will turn it over to
11 Wendy to talk about landscaping. Thank you.

12 MS. SCHULENBERG: My name is Wendy
13 Schulenberg. I'm a landscape architect with Daniel
14 Weinbach & Partners. We're located in Chicago.

15 I'm going to go sort of around
16 the -- the project site and deal with each of the
17 edges of the property. Each one is a little bit
18 different in its own way and so I'm going to go
19 through those and show you some sections relating
20 to all of those.

21 The main thing to look at, though,
22 is under the ordinance we're required to have a
23 certain amount of plantings in each edge and that's
24 for every hundred linear feet of property edge,

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43

1 property line, we have to have five shade trees,
2 nine -- eight understory trees and nine shrubs.

3 And the new and improved plan that
4 we've been presenting now does meet all of those

5 requirements on all of the edges. But I'll go
6 through how each one is treated because they each
7 have a little bit of their own character.

8 We'll start first along Grand
9 Avenue. Craig was talking about we do have a
10 detention area along Grand Avenue, but we've been
11 able now to provide a little bit of shade to that
12 detention area so it has some movement back and
13 forth as opposed to being straight like it was
14 originally.

15 We've got areas now where we can
16 tuck in a fair amount of plantings. We have the --
17 the development along Grand Avenue would basically
18 focus on the use of shade trees and ornamental
19 trees. Where we have Grand Avenue, the detention
20 area, either side of the detention area we have
21 shade trees and ornamental trees providing a great
22 deal of color along Grand Avenue.

23 We would then have a major
24 concentration of color at each entrance where we

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44

1 would have the sign locations, where we would have
2 groupings of shrubs and perennials for additional
3 color as well as some additional shrubs per the
4 requirements along the parking lot edges to give us

5 extra screening.

6 The east property line is our
7 narrowest buffer. We have 25 feet there. The
8 existing pond and all of the plantings around the
9 pond would remain. We're not going to touch or
10 harm that planting in any way.

11 And, in fact, the planting that
12 comes down along Stonebrook we would also
13 maintain. We would try to save some of that and
14 use that as part of our buffer along that edge of
15 the property.

16 That edge is basically fairly level
17 and the planting, again, is to meet the -- meet the
18 code. We've got, you know, very heavy, very nice
19 plants around the existing plan so we would have a
20 sort of a backdrop of additional planting but then
21 when we get down to where the building is we would
22 look into doing a fair amount of evergreens to
23 bring some screening as well as to start to blend
24 into what we have along the south property line.

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45

1 The existing along Hamilton and
2 Buchanan Drive is a sort of a unique situation for
3 us in that we have sort of a landscape buffer

4 that's already there. We're looking at the 60 feet
5 that we are required to have but then we have quite
6 a bit of area that already exists.

7 It ranges anywhere from 60 feet
8 to in some areas we're talking over 100 feet,
9 maybe 150 feet when you look down right where you
10 come off of Stonebrook and then over onto
11 Hamilton.

12 There is one existing townhome that
13 is on our side of the property and he's -- that
14 building is our biggest concern.

15 But our other concern was to not --
16 because we're talking about doing a ten foot berm
17 with an eight foot fence and you can go behind the
18 Dominick's you've got a very sort of stark
19 situation.

20 You've got a steep berm and a
21 fence right on top for the residents on the other
22 side bordering our property. We want to do
23 something that doesn't have that appearance.

24 And because we have that existing

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46

1 green space what we want to do is try to blend all
2 of our plantings into that green space rather than
3 take all of our planting and tuck it in right in

4 our little 60 feet dimension that we have. We want
5 to actually take our planting and blend it down
6 into the existing.

7 We would retain all of the
8 existing -- right now there's a -- sort of a
9 shallow berm in most of the areas. It's a little
10 bit steeper down in this corner. We would
11 maintain all of the existing trees that are along
12 that location. One or two might have to be
13 relocated.

14 We would then take our berm and
15 grade it down into that green space that is
16 already there but is not planted and then take
17 our plantings and extend it slightly off of our
18 property.

19 It's our understanding that it's
20 not typical to plant off of the property. It's
21 typical to allow grading off of the property. And
22 as Bob Kenny mentioned, we're trying to work in
23 agreement with the homeowners so that we would
24 provide some of that planting actually on their

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47

1 property.

2 Again, rather than taking

3 everything for a couple of sections -- rather than
4 taking all of the plantings and keeping it -- here
5 is actually our -- here is the property line right
6 here. We have our eight foot fence.

7 And rather than taking all
8 plantings and keeping it all within this strict
9 area going up and down with our berm we're able to
10 instead now grade out into that adjacent green
11 space and then bring that planting down into that
12 green space so that we provide I think a much more
13 natural sort of appearing edge along that south
14 portion of the property.

15 As we talked about, the narrowest
16 condition that we have is where the existing
17 townhome is. We have, you know, from our building
18 to that existing townhome we're talking about 162
19 feet. So we still have a fair distance.

20 But what we would do is certainly
21 try to concentration a significant amount of
22 plantings behind that building in order to provide
23 additional buffering.

24 One of the other things we talked

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1 about doing in the meeting with the staff was
2 providing a connection so that there would be a way

3 to actually walk from the residences down over into
4 the shopping center.

5 So we would create a gap in this
6 location so that people could actually come --
7 cut through. There's actually in one spot the
8 berm would come down so that you could walk into
9 the site and you would be able to then have
10 access into the shopping.

11 When we go along on the far west
12 property line we're dealing more with a typical
13 situation. You don't have that sort of nice open
14 green space that's allowed to us. We're dealing
15 with our 60 foot dimension and in that situation we
16 would have more of a typical treatment where we
17 would have the existing home, we would be berming
18 up our ten feet with the eight foot fence on top
19 and then providing planting all along that berm.

20 And there's a significant amount of
21 planting. I mean if you were to go out on most
22 edges of your property and think about if your lot
23 is 50 feet wide say and you might have one or two
24 trees in your front yard, under this code in that

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1 same 50 foot dimension we have to have about seven

2 trees. So there's really quite a bit of planting
3 that will be along this whole edge of the property.

4 Certainly when it goes in it's not
5 going to be full grown, but there's potential for
6 very dense screening and particularly along this
7 south edge and along the single family homes where
8 we've concentrated a lot of evergreen plant
9 material along with -- with the shade trees and
10 shrubs that are required by the code.

11 Within the site itself we've
12 treated the parking lot islands with shade trees.
13 We also put -- typically ground covering in the
14 aisle we don't use grass in the aisles. It's a
15 better appearance and it actually survives better
16 in all conditions and there would be other
17 related plantings that would be involved with the
18 individual development.

19 The detention areas are dry
20 detentions so they would be seen and we use a
21 special detention mix which is able to withstand
22 some of the detention conditions where you've got
23 sort of a wet to it condition, wet to dry
24 condition.

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1 But I think in the long run

2 particularly along the south edge of the property
3 that there's an opportunity for us to do something
4 that's a little bit unique and a little bit
5 different with your help. I think we can turn that
6 into an attractive edge for you.

7 Now we're going to talk about
8 traffic.

9 MR. GRABOWSKI: Good evening. My name
10 is Steve Grabowski. I'm with Metro Transportation
11 Group. We're traffic engineers and consultants.

12 We've prepared the traffic impact
13 study for the commercial development here and I
14 would like to briefly highlight our findings and
15 recommendations.

16 As with any traffic study the first
17 thing we do is find out the existing traffic
18 conditions in the area. We conducted peak counts,
19 Saturday afternoon counts at the Brookside/132
20 intersection.

21 Let's find a good segway here. As
22 I was saying, we conducted existing traffic counts
23 at the Brookside/132 intersection, Stonebrook and
24 132, and also at the existing access to the

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1 Dominick's on Stonebrook.

2 We then generated the traffic --
3 estimated traffic that would be generated by the
4 development and assigned that to the existing
5 proposed street system in the area. We took that
6 traffic, the site traffic and added that to the
7 existing traffic to come up with the total traffic
8 volumes for the development. The total traffic is
9 what we base our analyses and recommendations on.

10 Typically the first thing we would
11 do in the analyses section is capacity analysis at
12 the intersection. We would presume that the signal
13 would go in at Brookside and the existing signal at
14 Stonebrook.

15 Our capacity analysis indicated
16 that both of those intersections would operate at
17 an acceptable level of service with the added site.

18 We also conducted a traffic signal
19 analysis at the Brookside intersection and based
20 strictly on the traffic generated by the shopping
21 center itself that a signal would be warranted at
22 that intersection.

23 To run through the improvements
24 that we identified in our -- our report. First, we

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1 look at Brookside. We're anticipating that we will
2 need an eastbound right turn lane and also a
3 westbound right turn lane entering into the site.

4 The capacity analysis at
5 Stonebrook revealed that the existing geometrics
6 would be able to handle the added traffic from
7 the development.

8 On Stonebrook Drive itself we would
9 be restriping Stonebrook to provide a northbound
10 left turn lane into the site. I think it was
11 mentioned a couple of times before, but I'll go
12 through it again.

13 The modifications that were made to
14 the site to enhance the on-site circulation
15 included the increasing the separation between
16 Stonebrook and the connection to the main parking
17 aisle. Also, the separation between the fill and
18 the driving aisles to provide better sight distance
19 line and provide a little extra safety enhancement
20 out there.

21 The connection to the south to the
22 existing subdivision has been eliminated. We have
23 two access points and limited access. There would
24 be no need for any access, too, from the south.

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1 The on-site circulation again is
2 relatively simple. The main circulation aisle in
3 front of stores, secondary circulation aisle
4 primarily serving the outlots. Relatively simple
5 plan. Parking aisles all 90 degree angles so it's
6 a very clear on-site circulation plan.

7 That really covers the highlights
8 of the traffic study so if anybody else wants to
9 speak.

10 MR. KENNY: We're done.

11 MR. GRABOWSKI: We're done. Thank you.

12 MR. KENNY: Excuse me. That's the
13 formal part of our presentation. We open it
14 however you see fit.

15 CHAIRMAN RUDNY: Okay. We'll open it to
16 the Commissioners for questions. Mr. Winter.

17 MR. WINTER: I have some questions about
18 traffic. And I don't know whether Mr. Grabowski
19 wants to stay up at the mic.

20 You indicated earlier that you
21 believe that the Brookside Road intersection will
22 qualify a warrant. What is the number required for
23 that?

24 MR. GRABOWSKI: Grand Avenue is a

1 Strategic Regional Arterial and the requirements
2 are slightly stricter due to its SRA designation
3 but Strategic Regional Arterial is basically based
4 on approach traffic.

5 Approach traffic to the shopping
6 center and the approach traffic eastbound and
7 westbound on Grand Avenue. In this particular case
8 there needs to be 150 vehicles per hour approaching
9 on Grand Avenue. There certainly is a sufficient
10 amount of traffic on Grand Avenue to warrant a
11 signal.

12 MR. WINTER: Okay. So you're
13 anticipating 150 cars per hour coming to the
14 shopping mall?

15 MR. GRABOWSKI: For -- we need that for
16 an eight hour period. Not for consecutive hours
17 but eight hours during a day.

18 MR. WINTER: How many do you need per
19 hour?

20 MR. GRABOWSKI: 150 per hour for eight
21 hours.

22 MR. WINTER: Okay. It has to be eight
23 out of the 12 hour cycle?

24 MR. GRABOWSKI: Well, any eight hours

1 during the day. Obviously, a shopping center isn't
2 open at midnight, but --

3 MR. WINTER: Has there been any
4 discussion or as part of your analysis, and maybe
5 it's in the report, as to what percentage of
6 traffic would be using the Brookside Road entrance
7 to use the shopping mall, what percentage would use
8 the dedicated entrance approximately in the middle
9 of the one site?

10 MR. GRABOWSKI: The limited access on
11 Grand?

12 MR. WINTER: Right.

13 MR. GRABOWSKI: It appears that the --
14 for the site traffic volumes that we're relatively
15 evenly split on Stonebrook and Brookside with a
16 minimum amount of traffic coming in and out of the
17 limited access or the right-in/right-out on Grand
18 Avenue.

19 MR. WINTER: I mean is that the
20 projection once this is -- if this were built is
21 there any way that -- do you have any way to
22 analyze, you know, what route traffic will end up
23 using to get into the shopping mall?

24 MR. GRABOWSKI: We based our

1 distribution on the -- a similar distribution that
2 was used for the Home Depot/Dominick's development
3 just to be consistent with the report that was
4 prepared for that development.

5 MR. WINTER: And basically is that
6 working on the assumption that if people are coming
7 from the west they will use Brookside, if they're
8 coming from the east they would use Stonebrook?

9 MR. GRABOWSKI: That's true to a certain
10 extent, yes.

11 It also depends on the location
12 that they're intending to go to. If they're -- if
13 they're traveling westbound on Grand and wish for
14 retail they may not come in the Stonebrook access.
15 They may come in the Brookside access. So there is
16 a split there.

17 MR. WINTER: In terms of improvements, I
18 noticed that there was something in the report
19 about road improvements.

20 Could you highlight what those
21 improvements would be? I think there was a turning
22 lane at a minimum. What were --

23 MR. GRABOWSKI: Most of the improvements
24 are occurring at the Brookside intersection.

1 There would be a westbound left
2 turn lane into the site, an eastbound left turn --
3 eastbound right turn lane into the site as well as
4 the -- the two outbound lanes from the center.

5 The limited access will have a
6 decelerating lane or a right turn lane. Obviously,
7 that is a roadway that's controlled by the Illinois
8 Department of Transportation and we will obviously
9 implement whatever -- whatever they would like to
10 see out there since they're the governing agency.

11 MR. WINTER: And do you know offhand
12 whether that deceleration lane for the private
13 road, private entrance, is that something that
14 you're projecting that you'll be able to get the
15 permit from the State to do that?

16 MR. GRABOWSKI: Are you referring to
17 this one here?

18 MR. WINTER: Right.

19 MR. GRABOWSKI: That's probably
20 something that will be required. That's been my
21 experience in the past with limited access on roads
22 similar to Grand Avenue.

23 MR. WINTER: And the reason I'm asking
24 these questions are I think in at least some of the

1 plans we've looked at we've made that as a
2 pre-condition that these road improvements are put
3 in and that's why it's helpful for us to know
4 whether -- you know, how far the Petitioners have
5 investigated this so that we know, in fact, that we
6 will be making that a pre-condition that's
7 something that's going to happen.

8 MR. GRABOWSKI: That's correct. We've
9 looked at the spacing for the right-in and
10 right-out and it meets all the SRA criteria.

11 And based on my past 15 years in
12 dealing with IDOT that there should not be any
13 problem in getting approval for any of these access
14 points.

15 I've had some preliminary
16 discussions with them relating to the signal at the
17 access at Brookside and I believe this is in your
18 comprehensive plan also of the Village of Gurnee.
19 It has identified as a future signalized location
20 and IDOT has verified that also.

21 MR. WINTER: Thank you.

22 CHAIRMAN RUDNY: Just one follow-up
23 question on this traffic.

24 Can you describe -- you said there

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59

1 was going to be restriping done at Stonebrook at
2 your eastern entrance?

3 MR. GRABOWSKI: Correct.

4 CHAIRMAN RUDNY: Could you describe that
5 restriping, what's going to be done?

6 MR. GRABOWSKI: There is a painted
7 median in the center of Stonebrook that would be
8 restriped as a left turn -- northbound left turn
9 lane.

10 CHAIRMAN RUDNY: Okay. Right now there
11 is a left turn going south, right?

12 MR. GRABOWSKI: Correct.

13 CHAIRMAN RUDNY: So it's basically three
14 lanes?

15 MR. GRABOWSKI: Offhand I don't recall
16 Brook -- if Stonebrook is three lanes or five
17 lanes. I believe it's three lanes.

18 UNIDENTIFIED SPEAKER: Three.

19 CHAIRMAN RUDNY: You don't have a
20 drawing on that? Yeah, I'm talking about
21 Stonebrook.

22 MR. GRABOWSKI: No, we do not have any
23 drawings of what that might look like. We will

24 work with Village staff to put in whatever needs to

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60

1 be put in.

2 CHAIRMAN RUDNY: I mean you're going to

3 put a left turn lane in. Is there going to be a

4 lane eliminated?

5 MR. GRABOWSKI: No. It's a striped

6 median. It's a striped median that runs down the

7 center of Stonebrook.

8 CHAIRMAN RUDNY: Okay.

9 MR. WINTER: I have one more. As far as

10 these out buildings in some of the sketches that

11 we've seen it looks as if in order to gain access

12 to these out buildings you will have to go down

13 a -- a parking -- the parking lot aisle.

14 None of those are made any wider --

15 I mean they appear to be all the same dimensions,

16 is that correct, the aisles?

17 MR. GRABOWSKI: The aisles?

18 MR. WINTER: Yeah.

19 MR. GRABOWSKI: Between the parking

20 lanes, yes, they're 24 feet wide.

21 MR. WINTER: Has it been your experience

22 whether that poses any -- any problems?

23 MR. GRABOWSKI: No. It's a design

24 that's commonly used in many shopping centers.

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61

1 MR. WINTER: Because I know personally
2 sometimes I experience difficulties when you go
3 into a parking lot and there aren't any lines
4 marking your way to go there and you're just
5 going up and down the aisles to go to another
6 building or the other person's looking at the
7 building in the opposite direction as you are,
8 and that's why I was -- was wondering whether you
9 had any comments about that.

10 MR. GRABOWSKI: No. I saw no problems
11 with it at all.

12 Typically we would have -- if you
13 wanted to get to Building A it's very simple, you
14 park in front of Building A there. You know, the
15 parking aisles aren't that long in this case
16 either.

17 CHAIRMAN RUDNY: I think you've got a
18 good point there. I mean let's say I come in --
19 let's say I happen to come in off of Stonebrook and
20 then I go to Building C and I realize jeez, I
21 really want to go to Building A.

22 You kind of drive through and you

23 just kind of -- you're not going to really turn and
24 follow these lanes, you're going to go right across

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62

1 the parking stripes to get to Building A. At least
2 in the drawing that we have. The building that's
3 on the west corner. I mean there's really no
4 routing to Building A from the east.

5 MR. GRABOWSKI: Correct. If you're
6 destined to Building A you're either going to come
7 in at the Brookside intersection or you would
8 already be in this area and you would circulate.

9 CHAIRMAN RUDNY: But I'm just saying if
10 somebody comes in from Brookside, they say I want
11 to get to Building A.

12 They might -- you know, they want
13 to go to Building D first. Then after they visit
14 Building D they say I'm going to drive to the other
15 end of the parking lot. You're kind of really
16 driving through the parking lot to get to the
17 outlots.

18 MR. GRABOWSKI: As you do in any other
19 shopping center.

20 MR. WINTER: Well, that's not entirely
21 true. I mean we have the Grand Hunt on that corner
22 and we have an access road that goes through that

23 property.

24 That's why in looking at these

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63

1 plans I'm concerned with the number, and I'm glad
2 to see that it's being reduced, but the number of
3 out buildings and then the fact that you are going
4 to have to traverse at least for some distance in a
5 parking lot aisle to get across there.

6 So not only do you -- I mean you
7 have to then probably pass parked cars to get there
8 and that's got to be more dangerous when people are
9 backing in and out of those than otherwise. And
10 that's why -- that's something that I have noticed
11 with this plan that is different than some other
12 plans and that's why I was wondering from -- from a
13 traffic analysis whether you had any comments about
14 that.

15 MR. GRABOWSKI: Well, as I stated
16 before, I saw no problem with it. The distances
17 between the buildings are relatively short. The
18 parking bays here are about 60 feet wide so that's
19 one, two, three. There's 180 feet between these
20 two buildings. So the distances are relatively
21 short.

22 CHAIRMAN RUDNY: Is that it, Bryan?

23 MR. WINTER: Yeah.

24 CHAIRMAN RUDNY: Mr. Smith.

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64

1 MR. SMITH: I see the problem, too.

2 Grand Hunt Crown Books they've got a ring that
3 serves it all. And I can see where it would be
4 tough if you were in one building wanting to get to
5 the other one, especially at Christmastime, it's
6 filled with a lot of cars, there is really no way
7 to get back around.

8 CHAIRMAN RUDNY: I just wanted to ask
9 Tracy a question.

10 The Petitioner indicated that I
11 think he was saying something in the area of 10,000
12 square feet per acre. Is that correct?

13 MR. HOAG: That was correct.

14 CHAIRMAN RUDNY: Do you have -- was it
15 about 8,900?

16 MR. HOAG: We're somewhere around 8,700
17 gross.

18 CHAIRMAN RUDNY: 8,700 gross. Is
19 that -- do you have any number that the staff
20 goes by to look at -- I mean I just have to say
21 it seems like there's a lot on this site for a

22 commercial area.

23 It almost seems like there's not
24 enough parking or something.

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65

1 MS. VELKOVER: Well, generally our
2 commercial site is set up for -- which means that
3 25 percent of the site area could be in a
4 commercial center like this.

5 Correct me if I'm wrong, Jon.

6 MR. WILDENBERG: That's how our more
7 recent development agreements have gone for
8 commercial areas.

9 MR. HOAG: About 11,000.

10 MR. WILDENBERG: Excuse me?

11 MR. HOAG: About 11,000 an acre.

12 MR. WILDENBERG: We just go by the
13 straight ratio of point 25. The actual buildout or
14 the actual proposal on this one if you run the
15 numbers, and Butch has done that earlier, is about
16 point 19 or point 20.

17 CHAIRMAN RUDNY: Okay. What are some of
18 the other developments like the Dominick's/Home
19 Depot development?

20 MS. VELKOVER: I don't know off the

21 top of my head. I do know that, again, the
22 agreements, you know, as Jon said, most of our
23 newer commercial centers do have a set maximum
24 floor area ratio of point 25.

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66

1 So I know that they're, you know,
2 point 25 or under; but I don't know exactly where
3 they fall.

4 MR. FOSTER: I have a couple of
5 questions.

6 The first question, were there any
7 elevations for the outlots shown or are they going
8 to be the same as the primary strip center?

9 MR. CASSATA: At this time we have not
10 shown the elevations of the outlots. But as I have
11 mentioned, we established the criteria for the type
12 of materials, the height. And in essence we expect
13 that the outlots follow the architectural style of
14 the in-line buildings.

15 MR. FOSTER: My next question is in
16 terms of the landscaping.

17 I appreciate it's a positive
18 development, the additional landscaping along Grand
19 Avenue, but I know personally and I'm sure the
20 residents feel that as Grand Avenue the retail

21 continues to proliferate going west there is
22 certainly a concern that Grand Avenue now seems
23 like one continual shopping center going out to the
24 horizon.

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67

1 So could you talk to me maybe about
2 to what extent you think -- you really think this
3 landscaping is going to mitigate and just have some
4 kind of green feel or is not going to have any kind
5 of a green feel for me. I mean for me that's
6 important.

7 I realize as you've moved the
8 outlots one of the things I've heard this is going
9 to make for a more prominent, you know, appearance
10 for several of the major anchors for the strip
11 center.

12 But to what extent will this
13 landscaping help us to just not see one blur of
14 shopping centers?

15 MS. SCHULENBERG: I think --

16 MR. FOSTER: Or what else can be done.

17 MS. SCHULENBERG: I think that your
18 code -- I think the code just to start off with
19 setting up a certain amount of plantings that you

20 have to put for every 100 linear feet of
21 development.
22 And we talked before about -- I
23 mean I was having trouble just finding a place to
24 put trees. You know, laying the trees out on this

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68

1 plan. And in -- and working in a number of
2 different villages and cities in the Chicago area
3 this is the highest requirement of any -- of any
4 development.

5 And I'm not trying to make a big
6 point of it, but there's a lot of planting along
7 the edge of this site.

8 You know, if you look at an area
9 like this, there is not an area where there is a
10 gap. In other words, when you would typically look
11 at a planting plan there might be a gap where you
12 maybe just have a hedge or you would look across
13 the grass to the -- to a development.

14 In this particular case we're
15 talking about having ornamental trees, shrubs as
16 well as shade trees. Really as almost a
17 consistent -- a consistent screen along the whole
18 development.

19 In fact, I would think most of

20 the retailers are not very happy -- they haven't
21 seen this landscaping plan yet. I mean it's not
22 what they're looking for to get the visibility on
23 their stores.

24 We're doing everything to take

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69

1 that away from them with this planting, actually
2 the amount of plantings that we're putting in.

3 Now, granted, I will say the
4 plants when they go in they won't be that big but
5 we've got to give those plants room to grow.
6 I've got ornamental trees that I'm planting here
7 eight, nine feet on center where typically I
8 would want to plant them 15 feet on center so
9 they would have a chance to grow to their full
10 extent. Here they're going to be growing
11 together into larger masses.

12 So that I think this whole
13 frontage if you look at the number of trees that
14 are there will have a really solid green look
15 in two years. Two, three years.

16 There's one gap that I should talk
17 about you might notice on the plan down at the east
18 end. There is a new Illinois Ordinance out about

19 ATM machines and screening of ATM machines by
20 landscaping and other walls or fences that requires
21 that an ATM machine can only have shade trees
22 adjacent to it. There cannot be shrubs where
23 someone can hide and so it's fully visible from the
24 road.

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70

1 So at the moment we do have by this
2 new ordinance no planting at that one end where we
3 have an ATM machine. There is an open view down at
4 that end. But the rest of the development I think
5 has a very solid screen.

6 MR. FOSTER: Okay.

7 MS. SCHULENBERG: And I think that's,
8 you know, going along the outer edges of the
9 property would be a similar situation.

10 MR. FOSTER: Okay. And most of these
11 trees are green or all of these trees are --

12 MS. SCHULENBERG: The trees that are
13 along -- the planting that would be along Grand
14 Avenue does not have as much of green material. A
15 lot of flowering trees so that we would get an
16 externally pleasant material.

17 We get good spring flowering, we
18 would get good fall color, perennials and flowering

19 shrubs so that again we have, you know, seasonal
20 coloring during the summer.

21 During the winter we would try to
22 make some of these shrubs evergreens so you would
23 still have some evergreen material along Grand
24 Avenue. We really focused most of the evergreen

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71

1 material on the other edges of the site where the
2 screening is -- is really important.

3 MR. FOSTER: My last question is
4 probably for someone else.

5 Just in terms of the general
6 requirement of the PUD in terms of community
7 benefit I do think that the fact that the two
8 developers have come together to put this site as
9 a -- as a single project is certainly a positive
10 thing.

11 But can anybody talk about what the
12 community benefit of this project actually -- what
13 you feel the community benefit is to Gurnee?

14 MR. HOAG: I think the community
15 benefit, first of all, is that a certain zoning was
16 established for this site and I'm assuming although
17 it is not annexed a 14 acre parcel would have a

18 similar zoning concept as far as the Village is
19 concerned.

20 So I think we start with the retail
21 commercial use on the site. What we think this
22 plan brings to the Village are a series of uses,
23 first of all, that are definitely retail in nature,
24 definitely low density in terms of bringing truck

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72

1 traffic into the site and for the most part uses
2 that are beneficial to the area, both from a
3 regional standpoint and more importantly from a
4 neighborhood standpoint.

5 Borders we think is an asset to any
6 community. You don't have that facility here now.
7 I know you have a Crown Books but you don't have a
8 Borders or a Barnes & Noble. And I think we all
9 know -- we should know what the status of Crown
10 Books is in terms of their financial condition so
11 you may not have a Crown Books for long.

12 Secondly, the Linens 'N Things --
13 Linens 'N Things facility, you do have a Bed, Bath
14 & Beyond facility in your mall. If Bed, Bath &
15 Beyond had their druthers they probably wouldn't be
16 in that mall.

17 They are not typically a mall

18 user. Linens 'N Things sees that, sees an
19 opportunity in this area to take advantage of
20 what their competition is not.

21 Once again, a middle-sized user
22 who doesn't bring -- who brings traffic to the
23 area in a positive way. It benefits the
24 community because it's a use that the community

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73

1 can use.

2 The same thing is true for
3 Babies 'R Us. Babies 'R Us is a facility where
4 based upon the demographics you have in this area
5 we all know how Gurnee is expanding and I think the
6 average age in Gurnee is not going up, it's going
7 down. There's a -- I think a need for that
8 particular type of use in the area.

9 We have specifically responded to
10 the Village in terms of not bringing fast food
11 operations to the area. We have specifically
12 responded, maybe overreacted from the standpoint
13 that we have a dearth of restaurant facilities on
14 this site.

15 We're trying to bring uses to the
16 site that are either here already and you need more

17 of or that aren't here and you need for the area.
18 And taking all of that into account from the
19 standpoint of a 24 hour operation, no. From the
20 standpoint of a full service supermarket, no. From
21 the standpoint of a home improvement facility that
22 you already have in the area that is open for all
23 hours, no.

24 We're trying to bring something to

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74

1 the community that complements what is around the
2 site. And that is you've got a residential
3 neighborhood or neighborhoods around the site.
4 We're trying to be an entity onto itself and at the
5 same time make sure that what we put on that site
6 complements the area in a maximum possible way.

7 I know everybody here is not going
8 to react in a positive manner to everything we've
9 done tonight. Maybe some of you are going to react
10 totally against our project, but I want you to
11 think about one thing. If this doesn't occur what
12 does.

13 Don't think about the fact that
14 this is going to stay vacant for the rest of your
15 residential capacity in Gurnee. It's not going to
16 happen. It's a very marketable piece of land and

17 you live in a very dynamic area and because of that
18 there are needs that have to be created on this
19 site, for this site and for the area.

20 We think we've done that to a
21 maximum extent. Can we satisfy all of the people
22 all of the time, absolutely not. We're trying to
23 do it on a property basis as much as we possibly
24 can.

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75

1 MR. KENNY: I would like to address one
2 other point in terms of the benefit. The project
3 is unique in the way it is dealing and bringing in
4 the stoplight.

5 I think if you talked to the
6 neighborhood to the south, they don't want
7 Brookside to go through, they don't need the
8 stoplight, they don't need access. If you talk to
9 the neighborhood on the north side of Grand Avenue
10 if it could go in tonight they'd be happy as can
11 be.

12 This center allows that light to
13 occur to the benefit of the people to the north
14 without imposing that detriment or perceived
15 detriment by the neighbors to the south. So I

16 think that that is a major benefit to the entire
17 community that this center is able to bring to the
18 site.

19 CHAIRMAN RUDNY: Butch, did you want to
20 add something on that first floor area ratio?

21 MR. MAIDEN: Just if you want a comment
22 on that it was very typical 15 years ago we were
23 doing developments that if you couldn't get a zero
24 point 25 FAR there was something wrong with your

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76

1 design.

2 With all of the conditions that
3 have occurred with the stormwater management
4 ordinances, with the buffers that have been looked
5 at in almost all of the projects now you are
6 actually now lucky if you can get the point two.

7 As I say, on this project they
8 are just under that. So it doesn't surprise me
9 anymore. The architect or designer used to worry
10 about getting fired if he wasn't trying --
11 getting that type of ratio. In today's
12 conditions and in this area a point two
13 doesn't -- doesn't surprise me.

14 Are there conditions where there
15 are less than that, yes, we worked on one where

16 we saw point 17, point 18, but it's usually

17 because of some odd shape.

18 Now, this is long and narrow, but

19 it's not particularly unusual in its shape. It's

20 not triangular or something of that nature. So I

21 don't see where they're significantly different

22 than what you would anticipate for the ratio.

23 MR. HOAG: Could I maybe -- maybe

24 respond to that. There are certain conditions on

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77

1 this site that should be taken into consideration

2 here.

3 You've got the equivalent of a

4 public road that we have had to consider on this

5 site. In addition to it being long and narrow

6 there are -- and I'm not objecting -- we're not

7 objecting to it but there are significant setbacks

8 that are caused by a concern on your behalf for

9 what is to the south of this site.

10 There are significant setbacks

11 because of a concern that you have, and rightfully

12 so, about one of the main streets that you have in

13 this town and what it looks like. We have taken

14 that into account. At the same time we've come up

15 with a ratio that we think is realistic.

16 In terms of centers that are still
17 being done there's still plenty of centers that are
18 being done today where the point 25 FAR is easily
19 done. Here because of the site constrictions we
20 are below that.

21 And I just want to have everybody
22 take that into account.

23 CHAIRMAN RUDNY: Mr. Cepon, you want to
24 say something?

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78

1 MR. CEPON: I have some of the same
2 concerns that Mr. Winter did. But we should be
3 getting a staff report from our traffic consultant
4 by the next meeting, correct?

5 CHAIRMAN RUDNY: What's the status on
6 the staff report?

7 MS. VELKOVER: Our consultant has not
8 reviewed their traffic plan and that is something
9 that we should have before the next meeting.

10 MR. CEPON: Okay. And the other concern
11 I had would be the traffic signal, but it looks
12 like if the development went through that there
13 would really be no problem if Brookside went
14 through or not but there would be a traffic signal

15 there which I really think, you know, we need it
16 because of the fact of trying to get in and out
17 across on the north side of Grand Avenue.

18 MS. VELKOVER: That's one of the things
19 that we'll have our consultant take a look at is
20 can we meet the warrants for a signal.

21 And I know that their consultant
22 has done that, but we'll have to have our
23 consultant do that. We want to make sure that the
24 warrants are met for a traffic signal if that

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79

1 intersection of Brookside is not extended through.

2 CHAIRMAN RUDNY: Ms. Kovarik.

3 MS. KOVARIK: A couple quick questions.

4 The pond -- I'm sorry. The pond that's on the --
5 in the corner here is it actually going to -- which
6 one was the engineer -- is it actually going to
7 contain water or is it well, just a dry --

8 MR. KNOCHE: No, it's going to be a dry
9 pond.

10 MS. KOVARIK: Okay. Thank you.

11 The outlot signs, you said that
12 each one would have a sign so that's the monument
13 sign for the center plus I'm counting four outlots.

14 Is that true, there would be four
15 more to the west, kind of another outlot because it
16 would have a sign, too, right?

17 MR. CASSATA: Well, at this point we're
18 proposing three signs. However, the -- by
19 ordinance we are allowed -- each one of the outlots
20 is allowed to have a sign that's I believe eight
21 feet high.

22 MS. KOVARIK: So you're proposing
23 three signs and the outlots would get three more
24 signs?

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80

1 MR. CASSATA: Potentially that many more
2 signs.

3 MS. KOVARIK: And what would be the
4 height on the outlot signs?

5 MR. CASSATA: Eight feet.

6 MS. KOVARIK: Eight feet.

7 MR. CASSATA: They would all be
8 monumental style type signs. Even -- even our tall
9 signs are monument style, there's no pylon signs
10 being proposed.

11 MS. KOVARIK: Okay.

12 MS. VELKOVER: The size and the height
13 that they're requesting is identical to the signs

14 that you see for Applebees and Denny's and Boston
15 Market.

16 MS. KOVARIK: Yeah. Probably eight
17 foot.

18 Obviously, we need to get our
19 traffic consultant's report, the jury is out
20 still on the whole traffic issue here.

21 I was curious in your study,
22 though, this really doesn't have to do with this
23 project, is there not more information than 1988,
24 you know, when you're estimating traffic what

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81

1 warrants a signal? Isn't there anything more
2 recent based on today's lifestyles rather than last
3 decade's?

4 MR. GRABOWSKI: I think you're referring
5 to the Manual on Uniform Traffic Control Devices.
6 That's a -- a publication that's nationally
7 accepted across the country and it's updated
8 periodically.

9 But since it contains a huge amount
10 of information about everything about roadways and
11 signage, traffic signals, things like that it is
12 updated but not -- not that often.

13 MS. KOVARIK: So 1988 is the last?
14 MR. GRABOWSKI: To take it one step
15 further, the Illinois Department of Transportation
16 has restricted -- constrained those warrants for
17 their Strategic Regional Arterial routes, which
18 Grand Avenue is designated.

19 MS. KOVARIK: And what do you mean by
20 constrained? They made it harder to put lights in
21 or --

22 MR. GRABOWSKI: Correct. Correct.

23 MS. KOVARIK: That's all the questions I
24 have right now. Thank you.

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82

1 CHAIRMAN RUDNY: Is that it?

2 MS. KOVARIK: Yeah.

3 CHAIRMAN RUDNY: Anything else?

4 (No response.)

5 CHAIRMAN RUDNY: I just had one comment.

6 I think the uses that you have coming in here I
7 agree it's going to be nice to have something like
8 that here.

9 And I think the main thing we have
10 here is that you're kind of nestled in to some
11 residential areas.

12 But I think the thing that

13 disappointed me about this is it kind of looks like
14 an ordinary strip mall to me. And I think, you
15 know, if you have something like Borders, Starbucks
16 that you would want to maybe create some pedestrian
17 kind of atmosphere and maybe make the -- the
18 shopping center somewhat unique.

19 I know there's some in Lake County,
20 I think the closest we have in Gurnee area would be
21 Saratoga Square that, you know, gives you some
22 pedestrian access that you could walk from store to
23 store and kind of feel comfortable doing it.

24 So I don't know if you can

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83

1 comment on that, but that was I think the thing
2 that struck me right up front on this is that I
3 guess I don't see the uniqueness in this
4 development.

5 So I don't know if anyone has any
6 comments on that. The Petitioner? No. Okay.

7 I'm going to open -- any other
8 questions or comments?

9 (No response.)

10 CHAIRMAN RUDNY: Okay. I'm going to
11 open the floor to the public. And if you could

12 please step up to the mic and give us your name and
13 address for the record.

14 MR. ROGERS: Mr. Chairman, my name is
15 Jim Rogers. I'm president of the Stonebrook
16 Homeowners' Association.

17 We're sort of stuck between a crack
18 and a hard place here. We don't know what plan we
19 want to object to, whether we want to object to the
20 extension of Brookside through to our subdivision
21 which we most certainly would object to and whether
22 we want to object to the sidewalk that would break
23 up the fence that's supposed to protect our view
24 from the -- from the shopping center.

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84

1 I guess we might say we have an
2 objection to both of them. In that sense we
3 strongly object to the extension of Brookside.
4 They say that traffic can be controlled into the
5 subdivisions, truck traffic I'm speaking of. That
6 is not done presently.

7 If you sit at the intersection of
8 Stonebrook and Dominick's drive there is a sign
9 prohibiting truck turns to the south. It is not
10 enforced. You see trucks going down Stonebrook,
11 they're going down Stonebrook to Dada, down Hunt

12 Club to get away from town, to get away from the
13 stop lights. And we don't want that to happen
14 going through our residential area.

15 The current speed limit on Buchanan
16 is 30 miles an hour. And that along with the
17 little bout of traffic that they would run into
18 going into the residential area, getting out of the
19 neighborhood would create a problem there.

20 We are presently working with the
21 developers on a setback. I think the Village
22 requires 60 feet I'm told. They want 10 feet of
23 our property for planting. We see no problem with
24 that but it hinges on Brookside. If Brookside is

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85

1 allowed to go through we're not going to sign an
2 agreement for that ten foot setback.

3 I don't know what problem this
4 would pose to the Planning Commission, but we
5 can't -- we can't agree to it that way.

6 Maintenance and cleanup after the
7 retail establishment is completed. I think all
8 of you can take a drive in through Dominick's,
9 Home Depot, Target and even our neighborhood and
10 see the paper bags, the plastic bags, the paper,

11 the milk bottles, et cetera blowing all around
12 the community. The majority of it blows from
13 Dominick's and Home Depot in our direction.

14 We don't want that and we feel
15 that the ten foot berm that is going to exist on
16 our north side along with the eight foot fence on
17 top of it will help to ease that problem and it
18 will also ease the problem for Concord because
19 they have the same requirement on that side.

20 Noise. We're assured by the
21 developer that we won't have a noise problem in
22 deliveries late at night. That's a big problem
23 with the other Stonebrook developments over behind
24 Dominick's to this day.

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86

1 It was supposedly ironed out when
2 that plan was put into effect that there would be
3 no deliveries late at night causing a noise
4 problem, but there are still deliveries causing
5 the problem.

6 That's basically the concern of
7 the homeowners. And there's a lot of them here
8 tonight and they can certainly speak for
9 themselves, but those are the concerns that I have
10 as president of the Association. Thank you.

11 CHAIRMAN RUDNY: Thank you. Please just
12 step up to the mic.

13 MS. SMITH: I need to be sworn in. I
14 didn't stand up before.

15 CHAIRMAN RUDNY: Oh, you didn't get
16 sworn in?

17 MS. SMITH: No.

18 (Witness sworn.)

19 MR. SMITH: Kimberly Smith,
20 1735 Buchanan Drive. Right just directly across
21 the street from this development.

22 My first question is regarding
23 traffic, this report that was done. The left turn
24 onto Stonebrook is already a problem. I do it

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87

1 every day and it's -- I don't know what the report
2 says, it's already enough to accommodate what's
3 there now but it's not. And then to have added
4 traffic it's going to be a nightmare.

5 That little area also where you're
6 going to have the new entrance on Stonebrook and
7 then have a left turn lane heading north when
8 you're exiting Dominick's and then down Camden
9 Road, they are almost right across from each other.

10 On paper it looks fine but in
11 reality that's a curved street and regardless of
12 whether it's three lanes or not, that curve is
13 going to reduce that three lanes and it's already a
14 problem doing that.

15 Are the residents of Stonebrook
16 being considered here as far as entrance into our
17 community? It's already a problem doing that and
18 with an entrance on Stonebrook into this
19 development that's just going to make it worse.
20 How are we supposed to get into our homes?

21 I don't really see how that
22 benefits us at all with these repeated stores that
23 we already have.

24 And as far as the Brookside Street,

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88

1 that's just -- I don't see that -- I can't even
2 comment on that. My driveway is right there on
3 Buchanan. I already have a hard time entering and
4 exiting my driveway as it is and if you put a
5 through street from Stonebrook on my street I
6 really don't understand how I'm going to get in and
7 out as it is.

8 Our street is how long. Buchanan
9 is not that long as it is and you're going to limit

10 our traffic -- our access to our street even more.

11 I do agree with the stoplight at

12 Brookside. That is a miserable street to try and

13 turn onto Grand when you're trying to head east,

14 but that should in no way have an effect on our

15 street.

16 And then also as far as the berm

17 that's -- the ten foot berm is -- are trees going

18 to cover that fence?

19 MS. SCHULENBERG: Pretty much, yeah.

20 You'll have --

21 MS. SMITH: What's pretty much?

22 MS. SCHULENBERG: You'll have trees

23 along the entire front. A mixture of shade trees

24 and evergreen that will be planted from the bottom

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89

1 of the berms to the top of the berm. It won't be

2 screened completely but it will be screened.

3 MS. SMITH: And that's a total of 18

4 feet?

5 MS. SCHULENBERG: Right. With the trees

6 on top of that would give you additional screen.

7 MS. SMITH: And how high are the

8 buildings?

9 MS. SCHULENBERG: The buildings vary.

10 Tony should probably --

11 MR. CASSATA: The buildings are on the

12 average at the -- along the rear adjacent to the

13 berm are about 24 feet high.

14 MS. SMITH: Now, my house is directly

15 across the street from that.

16 From the way I'm seeing it this is

17 a complete eyesore for me. You're saying the foot

18 candle on the lights is not going to affect me,

19 it's zero?

20 MR. CASSATA: Well, yes, it's zero but

21 also you won't be able to see the light fixture

22 because the light fixture will be mounted below

23 that 18 foot height.

24 MS. SMITH: Well, I thought you said

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90

1 that it's 22 foot fixtures in the parking lot and

2 I'm not talking about the back of the building

3 CHAIRMAN RUDNY: Hold it. Hold it. We

4 can't have two people talking at the same time.

5 Generally we just have -- I was kind of letting

6 them answer the questions because I thought they

7 would be simple questions.

8 But why don't you just show her

9 the elevation. We can't get into a debate here.

10 MS. SMITH: Right. No, I'm just asking
11 a question. But I'm not talking about those
12 lights. I'm talking about the parking lot lights
13 that are 22 feet with three foot bases. That's 25
14 feet.

15 CHAIRMAN RUDNY: Those parking lot
16 lights are going to be much further away. They're
17 going to be on the other side of the store.

18 MS. SMITH: Well, the Honda -- or the
19 dealership I see those lights perfectly from my
20 living room.

21 CHAIRMAN RUDNY: Okay. But right now
22 you don't have the berm or fence. I don't know
23 what the line of sight would be. Maybe they can
24 show that on that elevation there.

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91

1 MR. CASSATA: This might help.

2 You're --

3 MS. SMITH: Right there.

4 MR. CASSATA: Right here. Okay. Along
5 the service drive the lights would be mounted on
6 the building and they will be below the height of
7 the fence.

8 MS. SMITH: Right. I understand those
9 lights.

10 MR. CASSATA: Now, the poles would be
11 along the parking lot. Now, the building is going
12 to be 24 feet high, the poles are at -- the top --
13 to the top of the pole is going to be 25. So
14 your --

15 MS. SMITH: So I'll just have the sight
16 of the building instead of --

17 MR. CASSATA: Right. You're going to
18 see the fixture, the light on the pole. Plus, as I
19 indicated, the -- the light fixture is such that
20 the light is recessed into the box so you're not
21 going to see the light source at all.

22 MS. SMITH: And with the left turn lane
23 into Stonebrook would it be possible for two lanes
24 turning into Stonebrook instead of one?

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92

1 CHAIRMAN RUDNY: Well, you know, I -- in
2 fact, I asked that question about the striping on
3 Stonebrook there and --

4 MS. SMITH: Not Stone -- I mean on
5 Grand Avenue.

6 CHAIRMAN RUDNY: Oh, on Grand. You
7 meant Grand.

8 MS. SMITH: I was turning onto
9 Stonebrook. Turning left onto Stonebrook from
10 Grand Avenue.

11 MR. WINTER: Mr. Chairman, I was just
12 thinking, I know normally we keep -- we keep these
13 questions that are asked and since we don't have
14 the traffic study right now maybe we should refer
15 some of these -- all of these matters.

16 CHAIRMAN RUDNY: Well, that's what I was
17 going to try to explain to you is that I share some
18 of your concerns about the traffic on Stonebrook.

19 And -- and the -- our traffic
20 consultant is in the process of reviewing these
21 things and he's going to be looking closely at --
22 Tracy can take some notes on all your traffic
23 concerns.

24 And I -- we're not going to be able

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93

1 to answer your traffic things tonight because we
2 absolutely have to have our traffic consultant's
3 report.

4 But we do respect your input on
5 this and we will ask our traffic consultant to take
6 a look at these things and review them because

7 we're interested in them as well. So if you do
8 have some concerns about traffic please bring them
9 up but we're not going to be able to address them
10 tonight.

11 MS. SMITH: No, I just wanted to make
12 sure that I got them all out. Especially the
13 entrance to Camden, with Camden and Dominick's
14 entrance being almost right across from each other.

15 CHAIRMAN RUDNY: Right. I agree with
16 you on that. That I'm kind of interested in.
17 That's why I asked the question and really haven't
18 gotten an answer yet and we need to pursue that.
19 Thank you.

20 MR. WINTER: Mr. Chairman, I think just
21 on that same point, make sure when we have our
22 traffic study the more I look at this the Anchor F
23 store I would be very interested to know how much
24 traffic they expect to come off of Stonebrook

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94

1 because essentially they have to go around that --
2 it may be a blind corner there of the building to
3 go around.

4 You're actually driving the whole
5 distance, the width of that building to make that
6 turn. And so I -- Tracy, if you could put that in

7 your notes to -- to our traffic people as to how

8 that's going to work because --

9 MS. VELKOVER: Are you looking at the
10 plan that you have that was submitted in the packet
11 because they've modified it --

12 CHAIRMAN RUDNY: They pushed the
13 building away.

14 MS. VELKOVER: -- to eliminate --

15 MR. WINTER: Okay.

16 CHAIRMAN RUDNY: To allow larger access.
17 I think that still should be looked at. Okay.

18 Next. Please proceed.

19 MS. MACKEN: Hi. My name is Jean
20 Macken. I live at 7175 Buchanan in Concord Oaks.

21 First I wanted to address if this
22 developer had got together individually with the
23 Stonebrook residents.

24 MR. HOAG: The answer is yes.

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95

1 MS. MACKEN: And why did you leave out
2 the homeowners who live on Buchanan who are --

3 CHAIRMAN RUDNY: I think for now what
4 we're going to do is -- please, you need to address
5 the questions to the Plan Commission.

6 Generally I run it that way and I
7 thought maybe we could short circuit this but
8 sometimes it starts getting into debate. So if you
9 could address your questions and concerns to the
10 Plan Commission and then we'll take all the
11 questions and then take them under advisement and
12 ask the Petitioner.

13 MS. MACKEN: Okay. Well, my biggest
14 concern is it's like a nightmare. I'm doing this
15 over. I -- my concerns with you guys opening
16 Buchanan right into two car dealerships and all the
17 other development and now you would consider doing
18 another development right into a residential area
19 is completely insane.

20 I feel like the Village of Gurnee
21 totally overlooks residents' safety and home
22 values. If you open up another commercial
23 development -- commercial development into a
24 residential housing, I mean I feel like the Village

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96

1 of Gurnee does not care about the community. You
2 are totally ruining a community. I am -- I am --
3 I'm terribly disgusted with it.

4 MS. JACOB: My name is Clarissa Jacob,
5 I live at 7170 Buchanan Drive. I'm also in the

6 Concord Oaks Subdivision.

7 I have a list here. I will say
8 that I do agree with my neighbor that it is a
9 concern opening up Brookside. I don't see any
10 benefit at all, zero. Especially if the
11 development that's going in there doesn't need
12 that. I just don't see that we need that.

13 We already have trouble as it is
14 without the car dealerships even open. They're not
15 even open yet.

16 I don't know. I -- I feel like I'm
17 doing this again, too. And we were here for all
18 the other meetings with the car dealerships and
19 things just aren't going well there. And I can
20 just see that things are -- you know, I don't
21 really have any assurance that things are going to
22 go any better for this development. And that's a
23 concern for me.

24 I guess all the development that

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97

1 was presented tonight was if Brookside was not
2 open. I'm deeply concerned about traffic studies
3 which have not been done yet I understand if
4 Brookside was actually opened.

5 And going through let's say all
6 of the other presentation because I just recently
7 was notified about this. I don't know if there
8 were other Planning Commission meetings before
9 this one or not, I don't know. This is the first
10 night I've seen this actually presented.

11 MS. VELKOVER: This is the first one.

12 MS. JACOB: Okay. So my concern is
13 if -- if that plan that wasn't presented is not
14 going to go through what the process would be for
15 that to be presented to the community since only
16 the closed Brookside, which is more palatable to
17 the community, was presented tonight.

18 I also would like to encourage a
19 traffic study to be done with regard to the car
20 dealerships and all these other things that are
21 going in there in that development when they're
22 open and what the traffic flow is going to be.

23 Because I agree going down -- I go
24 there every day I admit. I go down Hamilton to

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98

1 Camden and then on to Stonebrook. And I go that
2 way and I go down to Dada and I go onto Hunt Club
3 to avoid the seven or so traffic lights that are
4 out on Grand.

5 I can't imagine that any of the
6 other people from Elysian Fields or the other
7 places that are around won't do the same thing. Or
8 if people are shopping at the car dealerships or
9 the other facilities and the furniture store are
10 traveling that they would not do the same thing as
11 well.

12 And I think that opens Buchanan up
13 for a -- a nightmare. I am very concerned about my
14 neighbors. I'm single, I'm not married, I have no
15 children. But I'm deeply concerned about my
16 neighbors who live near me that have small
17 children.

18 I've seen near misses already.
19 There have already been police cars parked trying
20 to monitor the speed limit on Buchanan and
21 Stonebrook as well. The kids are out waiting for
22 the bus, the snow plows pile the snow this high,
23 the kids have to stand in the streets and I just
24 see a nightmare about ready to happen. I don't

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99

1 want to live through that.

2 I've had family members killed in
3 car accidents this year; I don't want to see my

4 neighbors killed either. And I'm just deeply
5 concerned about this.

6 I think that I would like to know
7 what the distance is from the Dominick's and this
8 back entrance into the development is going to be.
9 I think that's got to be too short. It's already
10 hard -- like it's been expressed -- to get in and
11 out onto Stonebrook and I would like to know what
12 the -- it's impossible.

13 There's just two lanes there at
14 Stonebrook at that point and I just don't see how
15 it's going to work. I mean I hope there's a
16 workable way for them, but I just -- it's going to
17 be hard. It's going to be very hard.

18 I would be interested in the
19 lighting that's going to be placed on the sides of
20 the buildings and what kind of reflection shielding
21 is going to be there, what the light cascade is
22 going to be off the buildings themselves, how high
23 they're mounted and how much reflection up.

24 I've come from the south and I'm

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100

1 totally amazed that -- I don't have any outside
2 lights and I can go look in my yard and pick up
3 trash at night because it's fully lit from

4 everything around us.

5 I, too, do not agree for the
6 walkway going from our subdivision into this. It's
7 totally unnecessary. It doesn't benefit us. If we
8 want to go there we can walk around or we can get
9 in our car and drive.

10 I think that there's too much
11 signage. I think the signage is too high and too
12 frequently for the number of places. If there's
13 going to be three huge signs out there, it just
14 seems like overkill for that many entrances that
15 close together plus however many additional eight
16 foot signs that would be added there.

17 I have a concern about construction
18 trash. The other night I was coming home in my car
19 and from the car dealership coming -- I had to stop
20 my car -- coming down the road was an eight foot
21 tall piece of Styrofoam this wide, eight feet tall
22 just coming down the street.

23 There is a heap of trash across
24 the street from these people who live in the

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101

1 Stonebrook Commons because it goes there and it
2 lays there. And I agree with them, we have bags

3 and everything around our light posts every
4 morning and it's a big problem already.

5 And I would just like to see some
6 effort made for the construction and the trash
7 afterwards because we just keep our trash cans full
8 every day full of trash from who knows where from
9 off the construction.

10 I also want to say that I think
11 this is too much commercial property for that site.
12 I'm not saying that it needs to be greatly
13 diminished, but I think that it's just too much.

14 I also share the same concern with
15 traffic flow within that development, how it's
16 going to happen, especially going to and from the
17 bank which is going to be a high use in and out
18 through the ATM and some of these other things.
19 People cut across and whatever as you well know.

20 And, again, I would like to know
21 what the next step would be with the Planning
22 Commission and notification as well and
23 announcement on anything else. Thank you.

24 CHAIRMAN RUDNY: Thank you.

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102

1 MR. OGDEN: My name is Dale Ogden. I
2 live in Concord Oaks and I just got a lot of

3 questions were answered already.

4 The developer answered the question
5 about what the benefits to -- for the community
6 would be on his side and I challenge the --
7 yourselves.

8 What would the benefit for them
9 building on that site a commercial development and
10 giving up rezoning that 14 acres.

11 Are we as a community, as a
12 Village, are we giving up tax incentives to build
13 here in giving them this? Is there tax dollars --
14 no. He's nodding no. That's one of my questions.

15 I mean are they getting -- are our
16 taxes obviously going to raise, are we going to
17 have taxes raised rather than, you know, have --

18 CHAIRMAN RUDNY: You're asking would our
19 taxes be raised?

20 MR. OGDEN: Are we giving them a tax
21 incentive to build on this property?

22 CHAIRMAN RUDNY: As far as I know
23 there's no tax incentive was involved. They would
24 request the Village Board but commercial

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1 developments of this type I really don't know of

2 any unless there were -- Gurnee Mills was the last
3 one.

4 I don't think there would be any
5 tax incentives associated with this but you're
6 asking would the taxes --

7 MR. OGDEN: Well, if there's a tax
8 incentive obviously if they're not paying taxes to
9 the Village of Gurnee for a period of time then,
10 you know, and our schools are increasing in size
11 then obviously money has to come from somewhere.

12 If the retail stores aren't paying
13 taxes then the homeowners would be obviously
14 responsible for the -- the rest of the taxes. So
15 that's why I'm just asking that question.

16 CHAIRMAN RUDNY: First of all, the
17 improvement of the property would increase the
18 assessed value so there would be property taxes
19 generated on this property now that would be far
20 greater than what is being generated by empty land.

21 And most of those property taxes
22 would go to the schools. There would be some
23 property tax that's given to the Village. We
24 don't -- we don't have a very large property tax

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1 so we would only get a small amount of the

2 property tax, but we would certainly benefit from
3 the sales tax that are -- that would be generated
4 by these retail businesses. But as far as I
5 know, there's no rebate in answering your
6 question.

7 MR. OGDEN: And is there any plan -- it
8 seems like Gurnee is very fast paced and moving
9 along with retail development and kind of putting
10 to the back burner some green space development
11 such as park districts.

12 And, you know, we tried to pass a
13 referendum on a park district, it got shot down
14 because there wasn't enough support on it.

15 Is there any plans to use this
16 money in some way sort of to maybe do something
17 like put an outdoor pool in for the increased kids
18 that -- you know, we already talked about the age
19 in Gurnee decreasing obviously because there is a
20 lot of young families with kids coming in.

21 The park space, green space is a
22 concern. There's not a lot of it and, you know,
23 the Hunt Park that was supposed to be built, it had
24 a sign up for two years, really hasn't been much

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1 movement towards that, the pool got shot down for
2 an outdoor facility.

3 So I think it kind of ties into
4 this because there seems to be a big concern for
5 development, retail development as you move along
6 Grand Avenue.

7 And it's inevitable because it is
8 a valuable piece of land but, you know, I guess
9 my challenge to you as a resident and towards the
10 Village Board here is, you know, we need to start
11 to move forward a little bit more on our green
12 space rather than putting all our eggs into one
13 basket so to speak.

14 And I'm a little discouraged that
15 we haven't had a park built yet and we haven't
16 had a pool. And I said a pool is coming maybe.
17 I don't know. I'm asking, you know, those
18 questions.

19 CHAIRMAN RUDNY: Let me say that the --
20 you know, you're talking about decisions that are
21 made by the Village Board as far as how to spend
22 the money.

23 When you say there hasn't been a
24 park built, we have a number of parks in the

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1 community. You can take a look at the park

2 district.

3 It's true that the referendum for
4 the pool was defeated, but that was defeated by the
5 citizens so.

6 MR. OGDEN: Because it asked for a tax
7 increase.

8 CHAIRMAN RUDNY: There's a factual
9 conclusion that can be drawn on this particular
10 parcel of land and the use and the layout of -- of
11 the use of this property, this is consistent with
12 the comprehensive plan.

13 This property was indicated always
14 to be commercial. Now the question is is this
15 being done in a manner that meets the standard that
16 we expect for this particular parcel given the
17 situation of the residential community. So those
18 questions you can bring before the Plan Commission.

19 As far as the tax dollars and what
20 to do with the tax dollars, that's something that
21 you really need to bring before the Village Board.

22 MR. OGDEN: Okay. One last, you know,
23 comment. I would still say that I don't think the
24 gentleman on parking answered the question

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1 thoroughly for the gentleman on my left here, your
2 far left, about the access within the parking lot.

3 And, you know, I know you guys will
4 follow up on it because there was concern among
5 more than one of you, but it's a nightmare. If you
6 don't have some type of road that allows you to
7 travel along that parking lot it's going to be very
8 difficult.

9 CHAIRMAN RUDNY: All right. Our traffic
10 consultant will review that. Thank you.

11 MR. LEWIS: Jim Lewis again,
12 36149 Edgewater.

13 CHAIRMAN RUDNY: Could you speak closer
14 to the mic.

15 MR. LEWIS: That's across the road
16 from this developer. The one view that I don't
17 see is the cross-sectional view from south to
18 north.

19 Now, I -- here's where I stand. I
20 look at my second floor bedroom looking out over
21 to -- onto Honda Motor; okay? Now, folks, this
22 room glows. And, you know, I know I'm not going
23 to get the money that I expected out of this
24 place when I go to sell it. Okay.

1 So -- so my question is where's the
2 view -- cross-sectional view that shows -- and
3 remember this land slopes gently from your site
4 down to my lot.

5 Are you going to be here? Are you
6 going to be here? Are you going to be here? Are
7 your lights going to be here, here, or here? You
8 know, are they going to be above Honda Motor
9 lights? Okay. That's -- that's the first thing.
10 There's no view that shows that.

11 The second thing, you know, my
12 question is you guys got a signing? We never got
13 to sign something, you know, to give permission for
14 Honda Motor to come in. I think that's pretty
15 good. And I would like to find out how you guys
16 did it, but -- okay.

17 But the -- now the next thing is
18 this. The lights. The 25 foot lights. Now, I'm
19 not an expert, I've talked to an expert, they don't
20 need to put up 25 foot lights.

21 They can put -- they can put
22 incandescent lights. Metal halide is this harsh
23 long wavelength light.

24 UNIDENTIFIED SPEAKER: You don't know

1 me, but I -- I know you.

2 MR. LEWIS: The lights that can be put
3 in can be much shorter, much less tall, if you
4 will, and they can be more of the incandescent
5 lights like you see, you know, in the older
6 communities like Evanston or -- or something like
7 that.

8 I'll tell you, though, that's the
9 one thing -- if something like this is going to go
10 in the developer can make that change. Now, if
11 those lights are smaller -- I mean if they're lower
12 to the ground they have to have more, you know,
13 pedestals. But, you know, that's a major
14 investment that'll last 50, 60 years. Okay.

15 Now, this man here -- one of the
16 council members said just what was -- I think was
17 on my mind. It just looks like a strip development
18 to me.

19 Now, what is the economic impact
20 statement? I mean this developer has got to make
21 money. He's got to make a profit, he's got to be
22 competitive.

23 You can't -- this Village can't
24 squeeze the developer. But, you know, I tell you,

1 you knock out one of those stores, you put in 60
2 foot trees that eventually that starts to look
3 pretty good. Now, can it be done? I don't know.

4 The next -- the next question is
5 this, and to the landscape architect I say somehow,
6 again, to make this look less than a -- a strip
7 development you or the developer or all of us are
8 missing one thing.

9 We have -- we have this module.
10 You go west from Sam's Club, the neighborhood juts
11 out right in the street. Now, it may be noisy for
12 the neighbors, you know, here on the north side of
13 the street on the Brookside development, there's
14 this beautiful neighborhood right along the edge of
15 the street.

16 Well, I say well, to defeat the
17 strip look put another massive planting of trees on
18 the other side. So you can, you know, somebody's
19 driving west you'll see green on the right, green
20 on the left. It'll look maybe like a forest
21 preserve or something like that. Does everybody
22 understand what I am saying?

23 We have an opportunity because we
24 have a neighborhood that comes right into Grand on

1 the north. If somehow you could put -- mimic that
2 on the south, you know, with a massive stand of
3 trees it might look more attractive. Okay.

4 And finally to -- to that man's
5 comments right there. He's right. The fact is
6 that we could do a lot worse.

7 I thought that I was coming here
8 tonight to hear another proposal for another Ford
9 Motor Company or something like that and -- and my
10 point is look, look, when we moved into these
11 neighborhoods look, I knew there was going to be
12 something there.

13 Now, what caught me by surprise
14 was -- it didn't even enter my mind that it was
15 going to be another Libertyville. But, you know,
16 honestly, guys, it isn't another Libertyville.

17 What you guys are doing, you're
18 putting in a commercial development, you're not
19 putting in a dealership, you know, something --
20 and that's what the dealerships want. They want a
21 strip just like Libertyville or Park City where
22 there's dealership after dealership after
23 dealership.

24 You know, I compliment you on that,

1 you're trying to get away from that type of a strip
2 development that's totally devoted to the
3 automobile. And I say that that's good.

4 Also, since I've got another second
5 what -- when -- when somehow I bet you this -- this
6 Commission did do the right thing when Honda Motor
7 and Ford Motor went in there. Those buildings are
8 very small and there's not like 20 acres in back
9 abutting my property.

10 So I know that somebody in
11 government here did do something to -- to keep the
12 auto developer from doing another Park City. And
13 for that I compliment whoever the forces were.

14 Thank you.

15 CHAIRMAN RUDNY: Thank you.

16 MS. BRULIN: My name is Terri Brulin, I
17 live at 1756 Hillside Court.

18 I guess I thought I was coming here
19 to hear whether or not you were going -- what you
20 were going to do with the land rather than to show
21 us what you propose to build there. So it looks
22 like something is going to go in there whether we
23 want it there or not.

24 I thought it might have been a park

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113

1 or something else. When we bought the land we were
2 told that it was going to be park or recreation and
3 it doesn't look like that's going to happen.

4 I guess I'm concerned about
5 property values of the homes that border that. Of
6 course, unfortunately, the Stonebrook townhomes,
7 they pretty much can kiss any profit good-bye
8 because they're not going to -- you know, their
9 view is the back of a building.

10 I'm concerned with the parking
11 spaces. There doesn't seem to be enough for the
12 size of the building.

13 Traffic looks like it's going to be
14 a problem. My main concern is the dealerships that
15 are being built currently. The Gurnee Police
16 Department won't do anything about the trash and it
17 looks like our neighbors are the only ones who have
18 any concern for any of the garbage that floats into
19 all of our yards.

20 I want to know what's going to
21 happen when this place gets built about the garbage
22 that flies during construction.

23 CHAIRMAN RUDNY: Okay.

24 MS. BRULIN: Do you have somebody who

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114

1 takes care of this trash? This lady wasn't
2 kidding when she said big, huge Styrofoam things
3 fly.

4 CHAIRMAN RUDNY: We'll address that when
5 we take all the questions under advisement.

6 MS. BRULIN: Thank you.

7 CHAIRMAN RUDNY: Thank you.

8 MS. HOFFMAN: Kathy Hoffman,
9 6968 Bradley Drive. I just had a couple concerns
10 on the PUD agreement.

11 Is there a way to specify that we
12 restrict car dealers so in case this proposal for
13 some reason or other does not come to -- come to be
14 that we are not going to be up here talking about a
15 car dealer?

16 We were in a situation about two
17 years ago with the Rosen property in which at the
18 time of our public hearing and the zoning or the
19 Plan Commission meeting we were told that a special
20 meeting would need to be occurring. Hence, a
21 meeting never was -- had occurred.

22 So is there a way can we go ahead
23 and say right now that there's not going to be a

24 car dealer?

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115

1 CHAIRMAN RUDNY: What happened on the
2 Rosen property was that the annexation agreement
3 stated that the car dealer on that property was
4 allowed as a permitted use and that was done by the
5 Village Board.

6 MS. HOFFMAN: Right. It was changed,
7 though. We were given one commitment and, you
8 know, at the Plan Commission. And, Don, you know,
9 we've talked about this. But I'm just asking is
10 there a way that we can avoid that?

11 CHAIRMAN RUDNY: Talk to the Village
12 Board. Remember, you're -- they said they would
13 have a Village Board meeting on that.

14 MS. HOFFMAN: I did. And we thought the
15 only thing that was mentioned at the Village Board
16 meeting was that we were offering him some tax
17 rebates. It never was formally approved out in
18 public.

19 CHAIRMAN RUDNY: Well, the Plan
20 Commission is a recommending body so we would --

21 MS. HOFFMAN: Well, could you recommend?

22 CHAIRMAN RUDNY: It probably would be a

23 useless --

24 MS. HOFFMAN: Could it be a form of

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116

1 recommendation that car dealers if ever present
2 themselves that it would be either a special use
3 requiring a hearing or not available?

4 CHAIRMAN RUDNY: Part of the
5 recommendation will be for a -- a listing of
6 permitted uses and special uses and I would take
7 it a car dealer would be a special use.

8 MS. HOFFMAN: And we would be given
9 another public hearing?

10 CHAIRMAN RUDNY: And then it would be
11 up to the Village Board to adopt that. If they
12 put something in the annexation agreement that
13 overrides that there's nothing that this body can
14 do about it.

15 MS. HOFFMAN: I understand. I was
16 wondering about the construction traffic for the
17 building of the property. Would it be limited to
18 Grand Avenue?

19 CHAIRMAN RUDNY: I'm sorry. Can you
20 repeat that?

21 MS. HOFFMAN: The construction traffic,
22 would it be limited on and off on Grand Avenue or

23 would that construction traffic be coming into

24 Stonebrook?

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117

1 CHAIRMAN RUDNY: That's something we
2 can -- we'll put that question down and ask.

3 MS. HOFFMAN: Would it be possible to
4 limit it to Grand Avenue? Okay.

5 And the third thing was the sign at
6 Stonebrook. When we met regarding the Dominick's
7 proposal they agreed not to do the sign on
8 Stonebrook and we would ask the same for this
9 development that we do not need a sign at
10 Stonebrook.

11 We know they're there. We're
12 going to see it and I would venture to say that
13 we -- if we could restrict the sign up to Grand
14 Avenue that would be great.

15 MS. VELKOVER: Just one thing to keep in
16 mind, this property was annexed before that
17 development came along and there was a commitment
18 to give them a sign in the annexation agreement.

19 We could talk to the developer,
20 you know, and see, but there is a commitment in
21 the annexation agreement for that eastern eight

22 acres for a five foot high sign on Stonebrook.

23 CHAIRMAN RUDNY: There would be an
24 additional annexation agreement for this additional

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118

1 property so would that be up to the Village Board
2 to negotiate something like that, correct?

3 MS. VELKOVER: It might be.

4 MS. HOFFMAN: When you say it's on
5 Stonebrook would it be at the intersection with the
6 stores across from the Dominick's then or would it
7 be up on the corner of Stonebrook and Grand Avenue?

8 MS. VELKOVER: It would be on their
9 property and their property is only adjacent to
10 Stonebrook Drive in the southeast corner.

11 MS. HOFFMAN: Okay. And lastly, I
12 didn't see, I assume that there's going to be
13 sidewalks going across the property and I just
14 wanted confirmation on that. Thank you.

15 CHAIRMAN RUDNY: Sidewalks where did you
16 say?

17 MS. VELKOVER: Across.

18 CHAIRMAN RUDNY: Oh, okay.

19 MS. PARRISH: My name is Sue Dauperman
20 Parrish (phonetic) and I live at 1762 Hillside
21 Court.

22 And basically one of my first
23 questions would be on the rise of the embankment.
24 My house basically Grand Avenue is the back yard

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119

1 and my pond is the back yard. It doesn't look like
2 that's going up all the way across to Grand Avenue.

3 So when I'm going to look outside
4 my back yard and I'm in my back yard I'm going to
5 see these huge lights like we were talking about
6 before.

7 Those are going to glow into our
8 two story house into our bedroom and our open
9 living room/dining room. We have no window
10 treatments up there. It's beautiful huge windows
11 and I'm going to be seeing lights coming into my
12 house.

13 You can only imagine if that was
14 your home seeing parking lights in the middle of
15 the night. So that's my first gripe.

16 The second one is with the car
17 dealership building their construction, our road is
18 already torn up going into our neighborhood. And,
19 again, the degree of the construction. Both my
20 husband and my neighbor's husband went out two

21 weekends ago to pick up all the trash that was out
22 there in the pond. It was unbelievable the amount
23 of debris.

24 And, again, the wind is blowing

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120

1 today, you should see it in the pond and it's all
2 right there in my back yard.

3 The other thing, you know, I have a
4 small child, I'm in a courtyard and that's great.

5 But the people who live on Buchanan and there are
6 many small children there, and if they're playing
7 in the front yard a ball rolls out, a lot of
8 traffic. And that street is very busy and people
9 do drive fast.

10 Another thing I want to commend you
11 on stating the look of the strip mall. It's a
12 small piece of land. Can we not do something more
13 cosmetic to it to make it look unique to the
14 residents that are right there?

15 There's housing right next to it.
16 Can we not do something that would reflect the
17 residents' homes rather than another strip mall?

18 Gurnee is unique because we're
19 the last northern suburb that people find
20 attractive to the northern suburbs. We're 45

21 minutes from the city, a lot of new people are
22 moving out here and we're becoming strip mall
23 heaven. So can we make this look a little bit
24 nonstrip mall.

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121

1 CHAIRMAN RUDNY: Okay. Thank you.

2 MR. WALTERS: My name is Michael Walters
3 and I live at 7148 Buchanan.

4 And, Mr. Chairman, I just want to
5 add my objection to the extension of Brookside
6 Drive.

7 I live at the corner of Buchanan
8 and Brookside and personally I can't understand the
9 rationale of wanting to extend Brookside to
10 Buchanan when you can access Buchanan via Arlington
11 just two-tenths of the mile down the road.

12 And also Stonebrook via Camden and
13 Hamilton. And I don't want to see that abused like
14 the Buchanan extension through the two dealerships
15 right now is being abused before the two
16 dealerships are even complete so I just wanted to
17 add that objection.

18 And a couple of gripes that I
19 wanted to pose to the Daly Group and the Board,

20 the Plan Commission. Does the Daly Group know when
21 manufactured delivered goods would be trucked into
22 Borders and the other stores at the new
23 development?

24 And also can the Plan Commission

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122

1 comment now as either new or the future development
2 as to when the garbage pickup would be behind the
3 development. Thank you.

4 MR. WALLACE: Bob Wallace, 1446
5 Kingsbury Court. I am chairman of the tech
6 architect over at the Stonebrook Homeowners'
7 Association single family area.

8 Just to point out to the Plan
9 Commission, now the developer did try to make
10 some in roads and speak with some of the
11 subdivision, some of the subdivision areas and
12 associations. Ours was not met with. So they
13 have not met with all associations.

14 Next, I'm not going to mention
15 traffic. I'll wait till your traffic consultant
16 comes in and deals with some things.

17 I'd like to ask the Village
18 Engineer Bud Reed to look at the possibility of a
19 median strip down Stonebrook Drive. My

20 understanding was that when this came in no one
21 could look -- when Dominick's came in no one could
22 look at the property to the west when they were
23 dealing with the traffic flows and the Dominick's
24 only built it to deal with their site, not the

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123

1 property to the west.

2 So I ask what this developer will
3 do with Stonebrook Drive to improve the situation
4 to handle their traffic flow.

5 And I'll leave traffic at that.

6 Next I would like to pose the
7 question of there is some wetlands in the back of
8 this property. My understanding is that you have
9 to replace wetlands when you fill them in.

10 Will this developer be replacing
11 them with land and open space inside of Gurnee or
12 will they go outside of Gurnee and, therefore, what
13 benefit do we have of losing those wetlands?

14 Also, Tracy, I guess you would be
15 able to answer this. Is there not a hundred foot
16 area between Dominick's and the Home Depot site
17 from those residential areas? Because this one is
18 only at 60 feet yet we may be losing less for a

19 pretty intense 22 acre property.
20 Lastly, Target. I have had
21 numerous conversations with the Village regarding
22 storage areas in the rear of buildings. Under a
23 PUD my understanding is that you lose some of the
24 Village Ordinances if those issues aren't

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124

1 addressed.
2 I'd like to make sure that this
3 site does not have storage allowed behind the
4 property nor are trucks allowed to idle behind the
5 property as Dominick's agreed to.

6 And what are they going to do with
7 trash containers, are they going to sit out, will
8 those be restricted. And also pallets. These are
9 some of the existing -- to go back to some of the
10 trash issues, some of the residents already have
11 but I just thought I would bring them up that they
12 really should be in the PUD because when they
13 aren't they get bypassed. Thank you.

14 MS. WAGNER: Good evening. My name is
15 Michelle Wagner and I live at 7002 Hamilton and I
16 am in the building that is closest to all of this
17 and this literally is in my back yard.

18 The gentleman made a comment

19 about if you build it they will come, and that's
20 my biggest fear. You know, I used to live in
21 Arlington Heights and Buffalo Grove, I used to
22 live off of Dundee and it used to take me 10, 15
23 minutes to get out of my drive because the
24 traffic would back up.

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125

1 And I moved further north to get
2 away from that and I settled in Gurnee thinking
3 that it would -- it's a place where I could
4 eventually raise a family.

5 And Grand Avenue is one big neon
6 sign and I don't know how many people drive down
7 Grand Avenue at rush hour with the lights. It's
8 backed up. I mean I'm surprised there's not
9 fender benders happening all the time. And it's
10 just loaded with commercial.

11 I think the parking lot is a
12 concern because if you can't get through the
13 parking lot easily it will promote people using the
14 back loading dock as a shortcut which will increase
15 traffic literally in my back yard and it will
16 increase noise and crime.

17 I haven't really heard anyone bring

18 up crime, but I'm gravely concerned about the
19 amount of people that that will generate, the
20 amount of traffic or, you know, kids are around.
21 You know, where there's people there's crime. So
22 that's a big concern.

23 I heard the gentleman mention 150
24 cars per hour. Can Grand Avenue handle that? I'm

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126

1 certain Stonebrook cannot handle that.
2 No one seems -- I know the one
3 woman mentioned briefly Stonebrook -- turning off
4 of Grand Avenue on Stonebrook into Camden is not
5 very far, there is a right turn lane. But you put
6 an entrance on Stonebrook you've got people with
7 their lights on and it's not clear if they're
8 turning into that entrance or they're going to turn
9 into Camden. And I think that's a grave concern
10 because that stretch -- I mean especially where
11 that entrance is going to be from Camden.

12 The girl mentioned it looks all
13 fine on the picture but the amount of feet you're
14 talking is not much. And I mean I -- I think
15 that's accidents waiting to happen with people
16 turning in, people thinking they're turning into
17 Camden and they're turning in there. I find that

18 of grave concern.

19 You know, you're talking about a
20 ten foot berm with a -- with an eight foot fence.

21 Well, my second story, you know, you put young
22 trees in that we're saying at a minimum of two
23 years height maturity. That's not going to block
24 my view at all for several years.

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127

1 So I have grave concerns about my
2 property value. They also mentioned stores are
3 open from approximately 9:00 a.m. to 11:30. But
4 my experience has been most stores do not do
5 their restocking and loading during business
6 hours so I would like to know when these -- these
7 stores plan on loading and unloading and using
8 these back entrances.

9 I also would like to comment on the
10 trash. The trash that floats around is incredible
11 and I see this being a huge increase in that.

12 I would like to know if the
13 traffic studies included any of the new condo
14 development that's going in just west of the
15 Walgreen's because that is going to increase the
16 traffic on Grand Avenue.

17 And if it included any of the --
18 when the car dealerships are open if any of that
19 has been considered in these traffic studies of
20 the impact that that's going to have because a
21 mention of 150 cars per hour for just this
22 development.

23 I mean we're looking at huge -- a
24 huge amount of cars on this road and I haven't

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128

1 heard any -- I mean you can't expand Grand Avenue
2 because there's development on both sides.

3 So those are a lot of my concerns.

4 One thing I -- I would like to confirm is that --
5 is that berm going all the way to Stonebrook with
6 the fence? Okay. I just wanted to verify that.

7 So those are my concerns.

8 CHAIRMAN RUDNY: It looks like it.

9 MS. WAGNER: Excuse me?

10 CHAIRMAN RUDNY: I said it looks like it
11 on my drawing.

12 MS. SCHULENBERG: Yes.

13 CHAIRMAN RUDNY: Oh, you did say, okay.

14 MS. WAGNER: And I also -- I mean I've
15 listened to the gentleman say that they tried to
16 put stores that would benefit the community.

17 But I don't see any store there
18 that I can't travel a half a mile and go to. You
19 know, I mean Bed, Bath & Beyond is right there.
20 You know, book stores. I don't mind getting in my
21 car and driving a couple miles to go someplace. I
22 don't want it in my back yard. Thank you.

23 CHAIRMAN RUDNY: Thank you.

24 Anyone else? Yes. Yes, ma'am.

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129

1 MS. FRAKE: I wasn't sworn in before.

2 CHAIRMAN RUDNY: Okay. We need to swear
3 you in.

4 (Witness sworn.)

5 MS. FRAKE: My name is Rosalie Frake
6 and I live at 1413 Auburn Lane in Stonebrook.

7 And I really don't see why the
8 Stonebrook people should bear the brunt of this
9 development. I mean you want to put more cars on
10 our residential streets, you want to put trucks on
11 our residential streets, you want to have an
12 entrance on Stonebrook so that people can get out
13 that way.

14 I don't understand why we -- we
15 live in a residential area. Why are we subjected

16 to all this stuff? Why do we have to bear the
17 brunt so that these people can have their stores?
18 I mean I don't care if I never go in that place. I
19 do my shopping in my regular stores and there's no
20 stores over there that I want to go to.

21 I don't see why the residents have
22 to be bearing the brunt so that these people can
23 make money. That's my only comment.

24 CHAIRMAN RUDNY: Thank you.

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130

1 MR. FINDERS: Robert Finders, 7156
2 Buchanan. I have a general comment about
3 notification.

4 Several of my neighbors, they were
5 apparently uninformed about this and most of them
6 did not see the signs posted. The signs are very
7 small. Seem very obscure, they're very
8 unnoticeable about this particular meeting.

9 I brought to the attention of
10 several people about this and I don't know -- I
11 know the letter I received basically I would say it
12 looked like junk mail and a lot of them may have
13 thrown it out. Concord Oaks, we were not notified.

14 I am about one house off of the
15 property line. I'm going to be right next to that

16 nice little retention pond. It's going to be a dry
17 retention pond. I'm guessing also that there will
18 be some drainage there into our storm system.

19 Which all those houses currently
20 with sump pumps, are they able to handle that
21 capacity? Are they going to back up into my yard?
22 I have noticed some other retention areas on
23 commercial property thinking oh, what is it, right
24 around -- things like that.

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131

1 During the summer months the weeds
2 grow up and it collects trash and mosquitoes and,
3 you know, it's -- it's an eyesore, it has standing
4 water in it. We have a big enough mosquito problem
5 in Gurnee as it is.

6 The traffic situation, I mean I
7 think that's been -- it's been beat. Grand Avenue
8 is a parking lot. Getting in and out to go to -- I
9 have to get to 94. It's ridiculous. It takes me
10 as long to get to 94 as it does to actually get
11 down to Lincolnshire. That's bad.

12 The Stonebrook Road is -- is a very
13 curved road, not laid out well. There's a lot of
14 collisions because it's not -- when people come

15 around the corners there, there's no division.
16 They cross lines, they don't understand where turn
17 lanes are. It's a nightmare.

18 The trash problem. You know,
19 you've heard it a million times. It's awful. I've
20 got blowing debris which has now managed to dent
21 all the siding on my house coming from the
22 dealership.

23 The roads being torn up which
24 I'm -- you know, they're going to have to do this

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132

1 and, you know, let's be honest, I want a strip
2 mall next to my house? Nobody wants that. Come
3 on.

4 What can be done about it, I
5 don't know. Being caddy-corner to where I am, I
6 think that the lighting will be a problem. I'm
7 across the street from Rosen. I agree, you know,
8 I've shut the blinds to go to sleep at night it's
9 so bright. I don't care what you do, you've
10 still got some peripheral lighting. A halo
11 effect so to speak.

12 I think the fencing, a wooden
13 fencing deteriorates rapidly. Who's going to keep
14 that up to date. The density of shrubbery. That's

15 just a screen that's going to catch all the trash
16 that blows there. And trust me, I have enough of
17 it from Home Depot and Dominick's and the same
18 problems.

19 General concerns, you know, the
20 facing, all the housing there is two story housing
21 so obviously looking out my window yeah, I get to
22 see the tops of the buildings, the lights depending
23 upon how far or what angle I'm at. That's what I'm
24 looking at.

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133

1 I'm looking at commercial
2 development. I go in my back yard, which is fairly
3 close to this development, what am I going to hear.
4 I'm going to hear horns and traffic and people and,
5 you know, when I'm sitting out there on a Saturday
6 or Sunday, which of course are the busiest days for
7 a lot of these retail shops, that's what I'm going
8 to hear. I mean that's my quality of life. I get
9 to hear that. Not a fun thing.

10 I agree there's a concern for
11 safety. Buchanan has already become a
12 thoroughfare. The police department has tried to
13 stop it and it hasn't. I don't see that getting

14 any better. I don't see -- let's face it, I got
15 another stoplight there, what am I going to do. I
16 got Buchanan, I got Stonebrook, I got Arlington
17 Lane. I can cut right through these divisions and
18 I know the cops aren't there so not a problem.

19 The dealerships are concerned I
20 think right now that impact has not been properly
21 assessed. You've got two dealerships and if I
22 understand correctly rumor there is going to be a
23 full service auto shop at the end of one of these
24 in addition to the -- the shops that are going in.

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134

1 I've seen the berms on the edge of
2 Concord Oaks. Man, I really feel sorry for the
3 people that are backed up against the dealerships.
4 You know, their back yard stops and you got a big
5 fence. Yeah, that's -- that's great. I mean I
6 come out into my backyard going to play with my
7 kids, hey, let's bounce the ball off the fence, you
8 know. That's basically it. I don't agree.

9 I think that there is
10 overdevelopment, especially in this area. I know
11 that's been voiced, but I've got a huge shopping
12 mall right down the block. You've got multiple
13 huge strip malls. I mean within shouting

14 distance. Most of them I can walk to.
15 Starbucks. There's a Caribou
16 right there. Don't get me wrong, I love
17 Starbucks coffee, I love Caribou coffee, go there
18 every day. I love Borders Books. You know, I
19 agree with you, the retails shops, hey, that's
20 great. But, you know, where does it end, at what
21 point.

22 I agree that the land could be used
23 for a better purpose. I, too, was mistakenly told
24 that would be not commercial development. I

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135

1 understand the liability is strictly rumor from the
2 developer.

3 However, I would -- I would ask
4 the permission to also maybe think about that
5 with Concord and some of other developers when
6 they perhaps know that this has been zoned
7 commercial and no, no, don't worry about that
8 until it becomes a problem of course and then
9 you, I and everybody else are here because now
10 it's a problem.

11 I would like to see some better
12 notification, better follow up. I think, you know,

13 it's been awful. You have a fair amount of turnout
14 from subdivisions, obviously the developer hasn't
15 contacted all of us. Nobody has contacted me. I'm
16 pretty close.

17 So I would think maybe they would
18 want my input to say hey, you know, I'm about
19 what, maybe 150 or 200 feet from that line where
20 the fence is going to come to a very steep rise.
21 It's -- it would have been nice to have a little
22 input and I would like to see that.

23 CHAIRMAN RUDNY: And you say you were
24 not notified?

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136

1 MR. FINDERS: I was notified. I almost
2 threw it out. I did open it.

3 But I talked to several neighbors,
4 including the neighbor that directly borders it
5 which is, I don't know what they are, 716, facing
6 my house would be directly right. In other words,
7 their house stops, they've got maybe, what, 15, 20
8 feet and the fence starts, the property -- the
9 property where the Parcel A property is there.

10 CHAIRMAN RUDNY: We'll address the
11 notification.

12 MR. FINDERS: Okay. Because I know that

13 I called them and they said no, never saw it.
14 Now it could be that maybe they got
15 it but they didn't recognize what it was. Now if I
16 remember correctly, a white plain envelope and I
17 get so much junk mail, mailers and they probably
18 threw it out.

19 It's always wrapped, of course,
20 in fliers and magazines from the local merchants
21 which are now proliferating around here so.

22 CHAIRMAN RUDNY: Well, we can't do
23 anything about --

24 MR. FINDERS: No, I understand that.

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137

1 One thing might be maybe a different mark, a more
2 official looking mark so it doesn't get thrown out.
3 It's a very light green mark, very plain like
4 everything else I throw out in the mail.

5 CHAIRMAN RUDNY: Okay. Thank you.

6 MS. RYAN: I guess I'll probably be
7 the last one. My name is Trisha Ryan and I live
8 at 7055 South Stratton.

9 I'm not directly affected in that
10 I don't live on Buchanan, but I do live in the
11 Stonebrook community, the village community. And

12 I'm one of the original owners of the community and
13 I basically bought in the area because Gurnee was
14 very attractive to move to.

15 There was a lot of open space, it
16 was an award winning community. And in the time
17 since I've moved there it's not been a creep of
18 sprawl, it's been one thing after another.

19 I'm really concerned that the
20 rest of the Village isn't actually looking in our
21 direction because we're kind of on a fringe and
22 Grand Avenue just keeps creeping and creeping
23 with more developments.

24 There's been a lot of the

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138

1 automobile dealerships which I don't really think
2 we need, they're all moving here from Waukegan so
3 they're looking for a better base.

4 I won't say that this development
5 is a hundred percent bad because we're going to
6 have to live with something, but I am opposed and I
7 want to get it on record to the extension of
8 Brookside Drive. I don't think it's really
9 necessary. We're all willing to drive around.

10 Thank you.

11 CHAIRMAN RUDNY: Okay. Thank you.

12 Anyone else?

13 (No response.)

14 CHAIRMAN RUDNY: Okay. The floor is
15 closed to the public. And why don't we try to
16 answer some of these questions.

17 We're not going to answer any
18 questions on traffic at this point. I think we're
19 all concerned about several things and certainly
20 with the extension of Brookside and we need to have
21 some input from our traffic consultant. He's going
22 to look at it from an objective point of view of
23 the Village.

24 Tracy, do we have some other things

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139

1 that we can address? You know, the one thing -- I
2 know there were a couple of people that were
3 concerned about this garbage pickup that -- is the
4 Village aware of the problem particularly with the
5 development at the Plaza development, is it?

6 What's this garbage they're talking about?

7 MR. WILDENBERG: The police department
8 has been out on a few occasions, they've gotten
9 calls from people that live behind either
10 Dominick's or the Home Depot area.

11 And they're doing what they're
12 supposed to do by notifying the police that there
13 is a truck back there after 10:00 p.m. and before
14 I believe it's six or seven a.m. in the morning.

15 And the police have been out and responded to
16 those or have them moved or whatever.

17 It happens on occasion. I don't
18 know that it happens every day. But we encourage
19 the people while it's occurring to call the police
20 so they can get out, get a record of it and know
21 who the driver is, know what store they're going to
22 and we can talk to the management at that store to
23 let them know that's not consistent with their PUD
24 agreement and they need to make arrangements not to

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140

1 have these trucks coming here between ten and six
2 or ten and seven.

3 CHAIRMAN RUDNY: Okay.

4 MS. VELKOVER: What about the issue with
5 trash removal? That was the question about the
6 trash in the Almond Plaza area.

7 I haven't gotten any calls, but we
8 do have an enforcement officer and if we are called
9 about that problem we'll send him out there and he
10 will notify the developer. But I have not gotten

11 any phone calls about that. I don't know if you
12 have.

13 MR. WILDENBERG: Not yet, but we can
14 start handling it tomorrow and see what he can --

15 MR. WINTER: I think you received
16 complaints tonight.

17 MR. WILDENBERG: Yeah.

18 UNIDENTIFIED SPEAKER: We did call the
19 police about the trash for the dealership.

20 UNIDENTIFIED SPEAKER: They advised us
21 to go to the construction people and talk to them
22 and ask them to please put a cover over their
23 dumpsters.

24 MR. WILDENBERG: Okay. That's basically

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141

1 what we'll be doing as a building department is
2 going out there tomorrow and talking to all the
3 contractors on the site to let them know that we're
4 getting, you know, especially with the high winds
5 we've got today I'm sure it's even more, notify
6 them we've got problems and they need to button
7 down their sites.

8 UNIDENTIFIED SPEAKER: If you drive the
9 neighborhood it's not a problem at all.

10 CHAIRMAN RUDNY: Okay. Why don't we
11 address some of the questions for the --

12 MS. VELKOVER: There was a question
13 about timing of deliveries at the center.

14 Do we have any information about
15 when deliveries will be made?

16 MR. HOAG: No. We'll be happy to find
17 out, though. I will take it upon myself to at
18 least from the major users obtain that information.

19 CHAIRMAN RUDNY: I know there was --
20 there were some questions regarding the visibility
21 of the light I think actually from kind of
22 Brookside to the other driveway.

23 As far as the lighting is concerned
24 we do have a lighting standard that I -- I think

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142

1 the Petitioner indicated even though there were
2 separate lighting standards in the original PUD
3 that you would be willing to meet our existing
4 lighting standards for the entire project.

5 Tracy, I don't know if you had
6 anything to add on the lighting thing.

7 MS. VELKOVER: Well, we haven't had a
8 chance to look at their lighting. This is the
9 first time I've seen it.

10 But like you said, they are
11 conforming with our new ordinance, an ordinance
12 that we just adopted probably six, seven months
13 ago. I don't know that we have any developments
14 that are currently up and functioning with that
15 lighting ordinance so I can't point to a specific
16 development and tell you to go look at one.

17 It does limit the height of poles,
18 the wattage within a certain distance of the
19 property line, it sets a cap on the wattage within
20 the development of 400 watts.

21 It does set the height of the poles
22 again to 25 feet. It does set, you know, the type
23 of fixture, the recessed light source. So, you
24 know, one of the questions was would they be doing

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143

1 an elevation or a line of sight what, you know, the
2 views would be.

3 And I think we can work with the
4 developer to maybe get that for the next meeting.

5 CHAIRMAN RUDNY: Okay.

6 MS. VELKOVER: Again, you know, our
7 lighting -- our new Lighting Ordinance does also
8 have security hours lighting so one hour after the

9 close of business and one hour -- until one hour
10 before the open of business they have to have a
11 security lighting and there are levels basically
12 this is the lighting down to half of what it is.
13 Reduces the lighting.

14 But we can take a look through the
15 annexation or the PUD agreement if you want to
16 maybe do something, you know, more than that. Some
17 of our other agreements have one pole for every --
18 one light fixture for every third pole so that it
19 kind of cuts it down to a third more than a half.

20 So we might want to look at that.

21 CHAIRMAN RUDNY: I think the other
22 thing, too, to keep in mind -- and I know there
23 were several comments about the lighting at the
24 auto dealership's property. This lighting is going

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144

1 to be far less intense than that.

2 The dealerships really have a
3 significant higher amount of -- of poles, the
4 lighting overall. I think you're going to find
5 that this lighting is probably going to be more in
6 line with what you see over at Dominick's. Am I
7 right? It should be similar to that kind of
8 lighting.

9 So you might want to next time you
10 drive by take a look and compare what kind of
11 lighting you have from one development to the
12 other.

13 MS. VELKOVER: But the Dominick's
14 lighting is I want to say 33 feet in height so
15 it's going to be -- the light poles are actually
16 higher than what are in our current ordinance.

17 CHAIRMAN RUDNY: I was talking more
18 just the intensity.

19 MS. VELKOVER: Right, the intensity.

20 CHAIRMAN RUDNY: You know, I had a
21 question but I guess my question was never
22 answered. Nobody ever responded to me.

23 And I think a couple of the people
24 brought it up. Is there anything that can be done

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145

1 to kind of break up the appearance of it being a
2 strip mall?

3 Did you guys want to address that
4 at all tonight?

5 MR. HOAG: I don't know how to address
6 it because it's an abstract question.

7 We are -- we are dealing with the

8 site and we are dealing with users. I think from
9 an architectural standpoint I think we already have
10 addressed it and maybe it hasn't been addressed
11 visually to the point that it should.

12 But we're of the opinion that --
13 that it is not a strip mall in the true sense of
14 the word. I don't know if, Tony, you want to
15 expand on that or not.

16 CHAIRMAN RUDNY: Well, that one you got
17 to explain to me because maybe I don't know what a
18 strip mall is then because it sure looks like a
19 strip mall to me.

20 MR. HOAG: Well, again, definitions. We
21 could be debating about what the definition of a
22 strip mall is.

23 CHAIRMAN RUDNY: Well, let me just
24 say -- I'll tell you the thing -- I'm not -- I'm

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146

1 an engineer so I work with straight lines a lot.

2 But I like -- I'm not an artist
3 but I do like to look at art and -- and I see
4 things -- the things that I see tend not to be so
5 straight and consistent.

6 In other words, if you look at
7 the berm out in front it's just a width of a

8 grass strip. There's no curvature, everything is
9 like a straight line.

10 I don't -- I don't see any -- any
11 curves or angles or something like that that
12 would -- maybe I'm wrong. It just seems to me
13 that everything is parallel. Landscaping, all
14 trees are in a row.

15 MS. SCHULENBERG: That's the old plan.

16 MR. HOAG: Yeah. Are you looking --
17 because a revision was made.

18 CHAIRMAN RUDNY: Well, that's the plan I
19 have. That's the plan I'm looking at. You can see
20 the building from here, it looks the same.

21 I mean it's just moved a little
22 further to the west and the two outlot buildings
23 are put together. Is there some curvature put into
24 the landscaping on the new plan?

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147

1 MS. SCHULENBERG: Yes.

2 CHAIRMAN RUDNY: Do we have the new
3 plan? I can't see that from here.

4 MR. WINTER: Mr. Chairman, I think, too,
5 you know, we -- I don't know that we necessarily
6 expect there to be a mini Old Orchard or something,

7 but I know that some of our discussions have been
8 with -- with courtyard areas, more emphasis on, you
9 know, can you walk between these stores or do you
10 have to drive between those stores.

11 Certainly there's a lot of
12 limitations on this piece of property, but I think
13 that those sometimes are discussions that we have
14 that are very abstract discussions and I think that
15 that might be some of the ideas that the Members
16 have.

17 MR. SMITH: The one picture that you put
18 up there, too, it looked like it was just a strip
19 mall compared to if you go over and look at
20 Saratoga Square or something like that and see the
21 character there.

22 There's some character other than
23 just straight flat buildings, you know. That's I
24 think what we're trying to get at. I think we

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148

1 would like a little more character there.

2 MR. WINTER: Tracy, one other thing if
3 you could add on here before I forget.

4 I see on one of the preliminary
5 site plans they have parking provided 808 cars,
6 parking required 803 cars. Page 8 of the traffic

7 study at one point on Saturday says it's 685 cars
8 will be coming in while 635 cars will be coming
9 out.

10 It looks like a lot of these stays
11 will be for an hour or less, but I would like some
12 further explanation as to how we derive this
13 parking required as they presented it here so that
14 we're convinced that, you know, that there's enough
15 parking.

16 I think we've run into some areas
17 where they may have satisfied some of our
18 guidelines but after the fact found out that
19 there's just not enough parking.

20 MS. VELKOVER: You want to get back to
21 the questions?

22 CHAIRMAN RUDNY: I sense that you're not
23 taking our suggestions well, but we're only trying
24 to make the project better.

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149

1 I mean I think --

2 MR. HOAG: It's not --

3 CHAIRMAN RUDNY: I mean I think it's
4 certainly a good use here. This is consistent with
5 the comprehensive plan.

6 I think the -- the types of stores
7 that you want to bring in, I agree that some of
8 them are unique and -- and I think will offer some
9 service to the local area, the local residential
10 area.

11 And it's just as Mr. Winters said,
12 you know, you tend to see some of these courtyard
13 areas put into some of these areas, some of these
14 shopping centers that tend to make it more
15 pedestrian.

16 And I think when you put a Borders
17 store in and Starbucks I think you -- you may tend
18 to get local residents that just want to walk over
19 and maybe walk from store to store. And I guess I
20 just -- I'm just trying to make it better. That's
21 all.

22 Was there something else, Tracy,
23 that we --

24 MS. VELKOVER: Yeah. There was a

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150

1 question about whether construction traffic could
2 be limited to Grand Avenue and that can be done in
3 the annexation agreement. That's something that
4 we've done before.

5 A question about sidewalks we want

6 to bring in, those would be part of the
7 requirements.

8 There was a question for the
9 developer about wetlands that are in the back of
10 the property and will the developer be replacing --

11 CHAIRMAN RUDNY: Yeah, there was. Can
12 the engineer address that?

13 Apparently, there's some wetlands
14 that were filled recently. Do those have to be
15 mitigated in some way?

16 MR. KNOCHE: There was a small area
17 identified as wetlands, less than a half acre.

18 CHAIRMAN RUDNY: Can you use the mic,
19 please. I'm sorry. I'm having a hard time hearing
20 you.

21 MR. KNOCHE: There was a small area in
22 the back of the property that was identified as
23 wetlands. It was about I think point 4 or point 45
24 acres.

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151

1 And that is being mitigated into a
2 wetlands bank off the site and I'm not certain
3 where that bank is. But it is being mitigated.

4 CHAIRMAN RUDNY: Tracy, is that

5 something that the Village follows up on? Is

6 there --

7 MS. VELKOVER: Engineering will follow

8 up on that when they come in for a permit, but we

9 don't require that it be mitigated in the

10 Village.

11 MR. KNOCHE: I believe there has been

12 a wetlands study submitted to the engineering

13 department.

14 MR. HOAG: It's in the report.

15 CHAIRMAN RUDNY: Okay. Wasn't there a

16 question about -- I think there was a question

17 about drainage somewhere on the property.

18 MS. VELKOVER: I didn't get that one.

19 MR. WINTER: Which report was that, was

20 that the soil or the environmental?

21 MR. HOAG: No, there's a separate

22 wetlands report in your -- in the submittal.

23 MR. WINTER: Okay.

24 CHAIRMAN RUDNY: Is the gentleman here

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152

1 that asked the question about the drainage on his

2 property? He's concerned about flooding on his

3 property? Which property were you concerned about?

4 MR. FINGERS: Mine.

5 CHAIRMAN RUDNY: Where is your property?

6 MR. FINGERS: Right next -- I'm just to

7 the west corner which is right next to that

8 detention pond.

9 My view is the detention pond,

10 unfortunately. And my concerns are yeah, backup

11 into the storm drains. You know, we get some

12 pretty severe water and of course I'm assuming that

13 the entire parking lot is going to be graded and

14 dumped in there because that's the main one.

15 CHAIRMAN RUDNY: Okay. Let him address

16 that now.

17 MR. KNOCHE: What's going to happen is

18 that all of the property within the shopping will

19 drain to internal drains and be -- and those will

20 flow into these detention basins.

21 Now, because we have to maintain

22 drainage in its current patterns, what's going to

23 happen is some of these ponds are connected to

24 drain to the west and some of them are connected

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153

1 here to drain to the east.

2 This major pond in the back will be

3 draining in both directions. That'll be controlled

4 by various restrictors. None of it's going to
5 drain off onto any adjacent property. Nor will we
6 pick up drainage from adjacent property except for
7 this pond there's currently an outfall that comes
8 out of this pond and into this pond and it's
9 partially piped and then open ditched to this pond.

10 And we're going to be picking that
11 up and putting that into a pipe. But all of the
12 stormwater will be directed out to Grand Avenue.

13 CHAIRMAN RUDNY: Okay.

14 MR. FINGERS: Running along the property
15 line in the back is open grading for the storm
16 drain and if that backs up it's -- the only place
17 for it to go is my yard and the low area.

18 MR. KNOCHE: The way we designed the
19 ponds it will have an overflow. That's part of the
20 design requirements so it can't go onto the
21 adjacent property.

22 MR. FINGERS: No, no. I know it's not
23 going to go on that. I'm talking the drain
24 system.

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154

1 MR. KNOCHE: No, it's not tied into the
2 drainage system at all.

3 MR. FINGERS: Okay.

4 CHAIRMAN RUDNY: Okay. What I suggest
5 we do, we have a court reporter so we will have a
6 transcript of this.

7 And I suggest is maybe Tracy we
8 should have that transcript before the next
9 meeting. Tracy can go through just to make sure
10 that we have all the questions answered.

11 MS. VELKOVER: Can I just touch upon
12 the notification?

13 CHAIRMAN RUDNY: Oh, yes, notification.

14 MS. VELKOVER: We do notice all property
15 owners within 500 feet of the subject property.

16 The property owner list that we
17 get comes from the Tax Assessor's office based upon
18 their records of who the taxpayer was for that
19 property, the most recent taxpayers.

20 So if somebody just recently moved
21 in and it's not updated at the Tax Assessor's
22 office they're not going to get notice.

23 However, that's one of the reasons
24 that we do also post the signs up on that property.

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155

1 We put four signs on that property, two on Grand,
2 one on Stonebrook and one on Buchanan.

3 So, you know, that -- that's our --
4 kind of our catchall for those people that we don't
5 get and those people outside the 500 foot.

6 UNIDENTIFIED SPEAKER: Unfortunately,
7 they're behind the berms behind plants and stuff
8 blocked from view a lot of times when you drive.

9 MS. VELKOVER: I did not place those
10 signs.

11 MR. WILDENBERG: I placed the signs.
12 The two on Grand Avenue are right at the Brookside
13 intersection so that if you are at the Brookside
14 intersection you will be able to see.

15 If you're driving on Grand heading
16 eastbound you'll see one on the one angle. If
17 you're on Grand headed westbound it's going to be
18 hard to see a sign on that south side of the
19 development anyway.

20 The sign on Stonebrook is right
21 there in clear view and the one on Buchanan is
22 right -- right there. Nothing in between.

23 UNIDENTIFIED SPEAKER: I drive by
24 there every day. I live right by the sign. It's

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156

1 on an angle. That's what I am saying.

2 CHAIRMAN RUDNY: Okay. Tracy, why

3 don't you take a look at the transcript just to
4 make sure and see if there wasn't something that we
5 missed. We'll have a traffic report next time.

6 And I don't know, I would ask the
7 Petitioner maybe to just take a look at his design
8 again. I know he doesn't seem to want to change
9 things but take a look at the design and see if
10 there's something they can do to make it more
11 unique. And I would entertain a motion to -- oh --

12 MR. HOAG: Could I just if you wouldn't
13 mind, two comments.

14 CHAIRMAN RUDNY: Sure.

15 MR. HOAG: One related to what you were
16 just talking about in terms of information.

17 We were given a list of -- of
18 homeowners groups and whom to contact because the
19 Village, we felt that it was very important that
20 prior to this meeting we had a series of meetings
21 with those groups.

22 The list that we were given -- I
23 think there were nine or ten names on the list. We
24 attempted to contact every person on that list. It

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1 may have been slightly outmoded. There's nothing

2 we can do about it.

3 But we did make the attempt to
4 contact all nine or ten names. We -- excuse me.
5 We received replies from three entities with whom
6 we met. But it was not to say that we tried to
7 neglect or omit anybody representative in this
8 room. The list I think was complete.

9 Unfortunately, there were four or
10 five unlisted phone numbers. We both tried to
11 phone, tried to send a copy of a letter where we
12 agreed wanted to meet with these entities. And,
13 again, we received replies from three out of nine.

14 So we did what we tried to do to
15 meet with everybody who was within the area.

16 Second comment about
17 architectural. I -- the only comment I can make
18 is we can take it under advisement. And this, as
19 I say, is something that we're happy to try and
20 respond to, but I think we need -- how can I say
21 it -- we need from staff, from the Plan
22 Commission some definitive comments about how
23 they would like to see more than the
24 architecture, the configuration of the shopping

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1 center changed.

2 And we'll try to do something about
3 it before the next time we meet. So we make that
4 offer wholeheartedly to try and work with you.

5 At the same time we need your
6 definitive input to do something about it.

7 CHAIRMAN RUDNY: Okay. I don't -- you
8 know, it's -- to me it's the designer or land
9 planner have a look at it and come up with unique
10 ideas.

11 The one example I always give
12 people in how shopping centers of this nature can
13 turn out to be so different and yet they're
14 somewhat similar in size is the Saratoga Square
15 shopping center on -- on Washington and 21.

16 Is it Riverside -- Riverside Plaza
17 right across the street from it. Just drive there
18 and take a look at one shopping center versus the
19 other. And -- and it's such a drastic difference
20 and it's -- all it is is just a change in
21 architecture and landscaping and the position of
22 the buildings.

23 And I think Saratoga Square may
24 actually have more square footage but yet it looks

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1 much more unique, user friendly, pedestrian
2 friendly. And I guess that's maybe the kind of
3 thing we're looking for.

4 So I would suggest maybe tomorrow
5 you take a drive out there. I would be glad to
6 meet with you and drive and take a look at some of
7 these things and say, you know, here's to me they
8 have a strip mall, here's something that at least
9 has some unique character to it.

10 The -- I think there's a shopping
11 center -- I can't think of the name of it -- on
12 Waukegan Road in -- I think it's somewhere around
13 22. It's very --

14 UNIDENTIFIED SPEAKER: Bannockburn.

15 CHAIRMAN RUDNY: Bannockburn that has
16 unique character. Again, the landscaping and
17 position of the buildings and things of that nature
18 and they get away from this kind of strip concept.

19 And that -- I guess that's -- I
20 don't know if we all feel the same way. Ms.
21 Kovarik.

22 MS. KOVARIK: Yeah, I'm not an architect
23 but just the way it's laid out. As a consumer if
24 I'm at Borders and I want to go to Babies 'R Us the

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1 layout encourages me to drive rather than
2 encourages me to stroll down there with --

3 MR. HOAG: Unfortunately, I think part
4 of that we're constricted because of the site
5 itself. And I live about two miles from
6 Bannockburn Green. I understand what you're
7 talking about.

8 Bannockburn Green was a unique case
9 from the standpoint that that was a totally wooded
10 lot. And if you look at -- the architectural
11 treatment of Bannockburn Green is one thing.

12 If you look at the site plan of
13 Bannockburn Green it's a strip mall. Plainly and
14 simply. What they've been able to do because of
15 the existing forestry on the site, they've been
16 able to do something fairly unique there but
17 basically it's a Dominick's strip mall with small
18 stores.

19 CHAIRMAN RUDNY: Well, take a look at
20 Saratoga Square because --

21 MR. HOAG: I would be happy to do it
22 with you so I have some of your ideas while I'm
23 there. So we'll talk after the meeting.

24 CHAIRMAN RUDNY: Well, we need to

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1 continue this. So what would be a date?

2 MS. VELKOVER: Well, I just wanted to
3 acknowledge that we did get letters from three
4 people and that they're in the record. Susan
5 Cresto, Rosalie Frake, and Lavita Walman, and
6 those will be entered into the record.

7 CHAIRMAN RUDNY: Okay. Thanks.

8 MR. SMITH: I would like to make a
9 comment, too, that the developers that come before
10 us never even meet with the groups. At least he
11 made the effort.

12 I mean I think people should
13 understand that he's not obligated to do that and
14 so I want to congratulate him on that that he went
15 and attempted to do this, you know. He's really
16 not required to do that.

17 MR. HOAG: Thank you.

18 CHAIRMAN RUDNY: Okay. April 7th. Is
19 that -- would that be acceptable to the Petitioner?

20 MR. HOAG: That's fine.

21 CHAIRMAN RUDNY: April is fine. So I'll
22 entertain a motion to continue this meeting to
23 April 7th here at the Village Hall at 7:30.

24 MR. SMITH: So moved.

1 CHAIRMAN RUDNY: Motion by Mr. Smith.

2 Is there a second?

3 MR. WINTER: Second.

4 CHAIRMAN RUDNY: Mr. Winter. All those

5 in favor of the motion signify by saying aye in the

6 roll call; those opposed, nay. Roll call, please.

7 MS. VELKOVER: Foster.

8 MR. FOSTER: Aye.

9 MS. VELKOVER: Winter.

10 MR. WINTER: Aye.

11 MS. VELKOVER: Smith.

12 MR. SMITH: Aye.

13 MS. VELKOVER: Cepon.

14 MR. CEPON: Aye.

15 MS. VELKOVER: Kovarik.

16 MS. KOVARIK: Aye.

17 MS. VELKOVER: Rudny.

18 CHAIRMAN RUDNY: Aye.

19 Motion carries.

20 Just to let you know, there will

21 not be another notification sent out so you have to

22 note that this meeting will be on April 7th.

23 Motion to adjourn.

24 MR. CEPON: So moved.

1 CHAIRMAN RUDNY: Mr. Cepon.

2 MR. SMITH: Second.

3 CHAIRMAN RUDNY: Second by Mr. Smith.

4 All in favor say aye.

5 ("Aye" responses.)

6 CHAIRMAN RUDNY: Opposed, nay.

7 (No response.)

8 CHAIRMAN RUDNY: Meeting is adjourned.

9 (Whereupon, the hearing concluded at

10 10:32 p.m. to be reconvened

11 April 7, 1999 at 7:30 p.m.)

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STATE OF ILLINOIS)
) SS:
COUNTY OF LAKE)

I, SUSAN R. PILAR, do hereby
certify that I am a court reporter doing business
in the County of Lake and State of Illinois; that I
reported by means of machine shorthand the
testimony given at the foregoing Report of
Proceedings, and that the foregoing is a true and
correct transcript of my shorthand notes so taken
as aforesaid.

SUSAN R. PILAR, CSR, RPR
Notary Public, Lake County, IL
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