

REGULAR MEETING MINUTES OF THE  
PLANNING AND ZONING COMMISSION MEETING  
HELD AT THE ROBERT J. HOMOLA  
MUNICIPAL BUILDING, DUPAGE COUNTY  
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON  
TUESDAY, JUNE 5, 2018 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by  
Chairman Jaster at 6:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Commissioners King, Flood, Coleman, Damato and Troiola

Absent: Chairman Jaster

Quorum Present

Also Present: Mr. S. Gascoigne – Village Development & Planning  
Mr. B. Prohaska – Village Engineer  
Mr. B. Thomas - Attorney

Moved by Commissioner Flood, seconded by Commissioner Damato to appoint  
Commissioner King to Vice Chair the meeting tonight.

Ayes: Commissioners Flood, Damato, Coleman, Troiola and Acting  
Vice Chairman King

Nays: None

Absent: Chairman Jaster

Motion Carried

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – APRIL 3, 2018 AND MAY 15, 2018

The April 3, 2018 minutes are not prepared for approval tonight.

Moved by Commissioner Flood, seconded by Commissioner Troiola to approve the May 15, 2018 Planning and Zoning Commission meeting minutes.

Ayes: Commissioners Flood, Troiola, Damato, Coleman and Acting Vice Chairman King

Nays: None

Absent: None

Motion Carried

5. WOODMAN'S FOOD MARKET, STRATFORD MALL – SPECIAL USES, PRELIMINARY SITE PLAN/SUBDIVISION APPROVAL, EXCEPTIONS – (FIRST HEARING) – 2018-105

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated May 4, 2018

Exhibit # 2 - Notice of Public Hearing, dated May 22, 2018

Exhibit # 3 - Affidavit of Compliance, dated May 21, 2018

Exhibit # 4 - Application Agreement, dated May 15, 2018

Exhibit # 5 - Affidavit of Disclosure, dated May 17, 2018

Exhibit # 6 - Notices to Surrounding Property Owners  
(17) Notices Received, (4) Notices Not Received

Exhibit # 1 was entered into the record, which is the Application for Hearing, dated May 4, 2018.

Exhibit # 2 was entered into the record, which is the Notice of Public Hearing, dated May 22, 2018.

Exhibit # 3 is entered into the record, which is the Affidavit of Compliance, dated May 21, 2018.

Exhibit # 4 was entered into the record, which is the Application Agreement, dated May 15, 2018.

Exhibit # 5 was entered into the record, which is the Affidavit of Disclosure, dated May 17, 2018.

Exhibit # 6 is the Notices to Surrounding Property Owners. (17) Notices were received and (4) Notices were not received.

The following people were sworn in for the record.

Mr. Jim Arneson – Represents Woodman’s - FoxArneson, Inc. –  
5972 Executive Drive, #100, Madison, WI

Mr. Phil Weightman – Architect – 5972 Executive Drive, #100, Madison, WI

Mr. Arneson introduced himself to the Planning and Zoning Commission. He is with FoxArneson, Inc. They have been providing design built construction management services to Woodman’s Food Market since 1983 and will be providing those services to this proposed facility.

Woodman’s Food Market is unlike many other retailers. They own their own facilities. They believe that becoming a property owner establishes stronger roots and ties to the community. Woodman’s is an employee owned and operated company, and only one of a handful of surviving independent food retailers in Wisconsin and Illinois. Woodman’s started out as a corner grocery store in Janesville, Wisconsin in 1919; they currently own and operate 16 food merchandising centers throughout Wisconsin and northern Illinois. Their fourth and fifth stores in northern Illinois are currently under construction in Buffalo Grove and Lakemoor with anticipated openings in 2018 and 2019. What makes Woodman’s stores truly unique is that in addition to selling goods from the national mainstream consumer product companies, they focus on selling products from local suppliers and producers. In 2017, Woodman’s spent nearly three quarters of a billion dollars on goods and services from Wisconsin and Illinois businesses. Their buying practices are directly done with businesses throughout Wisconsin and Illinois. Woodman’s stores need to be large; typically, 240,000 square feet because of the amount of space devoted to the storage of the large selection of individual food items. A typical Woodman’s grocery store carries about 80,000 stock keeping units. About 30 percent of the products are procured directly from the producer; thereby necessitating pallet storage slot for every item that is bought directly from the manufacturer. Buying in this manner allows them to offer their customers lower pricing while competing with the pricing of the big retailers. Woodman’s is primarily a food retailer

providing an outlet for local producers and suppliers and provide customers with much wider selections of food products at everyday low prices. On average the total workforce at each Woodman's with three or four shifts and the convenience of automotive servicing and fuel centers with approximately 200 employees. Of those employees, approximately 35 percent are full time. Woodman's plays an interval role in maintaining a healthy local job creation, direct wages and investment with personal and real property. They are also responsible for providing financial support for local food production supply businesses, as well as many related independent business enterprises in Wisconsin and Illinois. Their locations in Illinois because of the state's sale tax have a direct economic impact on local communities.

Woodman's is proposing to redevelop 19.25 acres within the Stratford Square Mall, which was previously occupied by the Macy's Department Store. This development would include an approximate 250,000 square foot grocery store consisting of 136,000 square feet of retail and the balance being storage. It would also include the construction of a five-dispenser gas station with a quick lube oil change facility. They are also proposed to construct a five-dispenser unattended gas station directly in front of the store.

The store is primarily constructed of precast concrete wall panels. The precast concrete also incorporates horizontal and vertical reveals. Other building materials incorporated in the store include aluminum storefront with glass, ornamental lighting and EIFS.

Woodman's receives 20 to 30 trucks per day with deliveries Monday through Friday. Those deliveries are split 50/50 between tractor trailers and straight trucks. Most of the deliveries occur between 5:00 a.m. and 6:00 p.m. with one or two trucks delivering between the hours of 8:00 and 10:00 p.m. On Saturday and Sunday they only receive deliveries from two or three trucks a day.

Woodman's uses a very non-conditional parking lot orientation; the stalls run parallel to the face of the building. Woodman's feels that this orientation best serves their customers with convenience and safety.

The unattended gas station hours will be 24/7. The lube station will operate Monday through Friday from 8:00 a.m. to 6:00 p.m., on Saturday from 9:00 a.m. to 5:00 p.m. and on Sunday from 10:00 a.m. to 3:00 p.m.

The car wash will also operate 24/7.

The car wash system that Woodman's use does not have a lot of noise spillage so this should not be a concern.

Mr. Gascoigne stated that the proposed Woodman's is located at 152 Stratford Square, which was previously Macy's. The proposal is to include a 243,000 square foot market and 4,500 square foot gas station, which is unattended, 3,100 square foot gas station with convenience store and oil lube and a 2,300 square foot car wash. The food mart is approximately 250,000 square feet where 136,000 square feet of that is dedicated to the shopping area while the remaining is used for storage.

The food market is a full-service grocery store containing sections of bakery, produce, meat, frozen foods, health mediates, dry goods, and a liquor department. All food is prepackaged, and Woodman's does not facilitate on-site baking or areas of consumption for groceries they sell. The market will be open 24/7.

The fuel station is directly in front of the food mart and would be open 24/7 with five dispensers without any on-site attendees.

A 3,100 square foot gas station would be down here and to the left of the food market and would contain a convenience store and lube center with hours of operation from 7:00 a.m. to 7:00 p.m. while the quick lube would operate with slightly modified hours Monday through Friday from 8:00 a.m. to 6:00 p.m., Saturday from 9:00 a.m. to 5:00 p.m. and Sunday from 10:00 a.m. to 3:00 p.m.

The car wash is 2,300 square feet with two bays. The car wash will maintain a stacking capacity for at least six vehicles which would be six in each bay. That would be 24/7.

They are asking for (1) a special use permit for a planned development; (2) a special use for a car wash; (3) two special use permits for the two free-standing gas stations, including one with bays for oil lube changes; (4) preliminary site plan approval and (5) preliminary subdivision approval. They are looking for exceptions from the Zoning Ordinance for (1) both wall and monument signage, (2) tree preservation, landscaping and screening; (3) exterior lighting as it relates to fixture color/finish; (4) setback from property lines; (5) lighting levels and pole heights; (6) reductions in minimum required building setbacks for the grocery store, carwash, gas station and fueling station; (7) building materials; (8) a building height of 51 feet, in lieu of the 25 feet allowed; (9) mechanical screening to be less than that of the tallest piece of equipment; (10) reductions in minimum required pavement setbacks; (11) reductions in the required landscaping setbacks;

(12) reductions in certain requirements for parking space dimensions; (13) reductions in the required parking for the grocery store to allow 747 parking spaces, in lieu of the 1,215 required; (14) loading space reduction from 10 to 6 and (15) reductions in the required parking for gas and lube to allow 6 spaces, in lieu of the 22 required.

There will be exceptions needed for the Woodman's front yard setback of the carwash in the front of 56.2 feet, Gas/Lube in the front of 57.4 feet and unattended fuel station in the front of 28.1 feet, in lieu of the 60 feet.

The Woodman's Food Market will have a total height of 51 feet, in lieu of the 35 feet allowed.

Mr. Gascoigne stated that this is an existing parking lot so it will need some exceptions.

He stated that the exception for signage is a little bit more comprehensive. The one and only monument sign that will be located outside of the fuel station with convenience store. It will be 10 feet in height, in lieu of the 9 feet permitted. The 96 square foot gas station sign, in lieu of the 45 square feet permitted. The display panels are not consistent with background and letter colors. They will need a setback of 8 feet, in lieu of the 15 feet required. They need an exception for the sign to be a thickness of 25 inches, in lieu of the 24 inches permitted. The monument sign contains more than two columns. An automobile service station sign with service/pricing displays that are 55 square feet, in lieu of the 10 square feet permitted. The service/pricing displays that are 2 feet by 5 feet, 7 inches, in lieu of 10 feet by 1 foot, 2 inches permitted. The service/pricing displays that are 8 feet, 4 inches in height, in lieu of the 5-foot height permitted.

The also would need an exception to allow (1) a total of 1,278.5 square feet of wall signage on the front west elevation, in lieu of the 150 square feet permitted; (2) a 780 square foot wall sign on the side north elevation; in lieu of the 200 square feet permitted; (3) a third elevation wall sign on the south elevation to be 626.5 square feet which would otherwise not be permitted; (4) a total of seven walls signs, in lieu of the two permitted; (5) a box sign, which is otherwise prohibited; (6) a sign to contain a website, which is otherwise prohibited.

Parcel pickup is very similar to what Meijer's has and just identifies where they can pick up. This does not count towards the overall signage.

The gas and lube would need an exception to allow (1) for two box signs that are otherwise prohibited; (2) six wall signs, in lieu of the two that would be

permitted; (3) four additional wall signs, with a total of 112 square feet on the east and west elevations, in lieu of the 38.5 square feet permitted for a single wall sign.

They would need an exception to allow a third wall sign containing product pricing on the west canopy that would be 24 square feet.

They would need an exception for the car wash to allow a box sign that is not a business identification sign which would otherwise be prohibited.

They would need parking/loading exceptions for Woodman's Food Market. They are asking for an exception (1) to have 747 spaces, in lieu of the 1,215 required; (2) for the gas/lube convenience store to allow six spaces, in lieu of the 22 required; (3) for parking space dimensions to have 9 feet by 18.5 feet, in lieu of the 8.5 feet by 19 feet required and (4) for 6 loading spaces in lieu of the 10 spaces required.

Additional exceptions they are requesting are (1) the use of non-masonry materials and aluminum, which is otherwise prohibited; (2) red accent lighting and natural aluminum light poles, in lieu of the black or dark bronze required; (3) light poles that are 33 feet tall, in lieu of the 28 feet permitted; (4) lighting levels that exceed the permitted levels in certain areas of the site, as identified on the photometric plans, with the final submittal date of 5/14/18. They will have to confirm what the trash enclosure is made out of, but if a non-masonry trash enclosure they would need an exception. They need to let us know if the downspouts will be exposed because if they are, they will need an exception. They will need an exception for mechanical screening that is not as high as the tallest rooftop unit; and the replacement of 67, 3-inch parking lot trees in lieu of the 126 required.

Mr. Gascoigne stated that there are discussion points. The Commission should discuss the appropriateness of the request to reduce the number of required parking and loading spaces, as well as the proximity of the three structures (2 gas stations and a car wash) to the ring road of the mall; the appropriateness and variety of materials being used; (3) confirm whether all downspouts are internal and code compliant or whether they will be on the exterior of the building; (4) discuss the use of non-masonry materials and aluminum in the construction of the buildings; (5) consider the appropriateness of requesting that the mortar joints on any articulated precast be contrasting to give the appearance of actual bricks; (6) consider the request to use red wall-mounted fixtures, as well as natural aluminum light poles, rather than the black or dark bronze typically required; (7) consider the appropriateness of the reduction in the number of parking lot trees from 125 to 67; (8) consider and discuss any concerns regarding the

operation of three of the businesses (the Food Mart, Car Wash and Unattended Fueling Station) being 24/7 operations; (9) discuss the appropriateness of the requests for all signage exceptions; (10) discuss any concerns regarding the requested exceptions being requested and the appropriateness of each, including: building and landscape/parking lot setbacks, tree preservation, mechanical screening, building height, signage and building materials.

Points of clarification we need from the petitioner is whether (1) all of the downspouts are internal and code compliant or whether they will be on the exterior of the building; (2) the level of screening that will be provided, if any, for any and all mechanical equipment on the roof; (3) material being used for the trash enclosure; they have not identified any outdoor storage, but confirmation should be provided that none is proposed.

Mr. Gascoigne stated that we did get a report from the Fire Department related to truck circulation and fire hydrants. They have no issues.

Acting Vice Chairman King asked if there was any concern about trucks parking in the parking lot of Woodman's. Mr. Gascoigne stated that we can make this a condition of approval with the concern of the Commission with not having non-associated trucks to use their parking lot for overnight parking.

The petitioner stated that Woodman's does not allow this.

Mr. Prohaska referred to his memorandum, dated May 30, 2018. This is an existing site that already has all of the roads and utilities in place for it so they are just being modified and adjusted to conform to the new site plan.

He stated that there was some drainage and grading that got a little tricky to ensure that the building footprint being larger than the old footprint and detached from the mall with the routing of water from the parking field was all accommodated and that is included in the packet with the handout on how they are accommodating that.

He stated that in regard to the site lighting, there is a handout from Fox Arneson, dated May 4<sup>th</sup>, and on page 3 and 4 it lists the lighting exceptions that are being requested, and in his report he put what the code standards are that they are requesting the exceptions from. Parts of the parking field will be illuminated and brighter than the code requirement between 3.0 and 4.0 foot-candles for this size of site. They have a light loss factor used in calculations which is not allowed per their code. The parking lot lighting plan should be adjusted to allow a light loss factor of 1.0 instead of a



reduction factor which was used in the calculations. They also are proposing 26 pole-mounted flood lights that would illuminate three walls of the building (the front and the two sides of the building would be illuminated by these pole-mounted flood lights). There was very little information provided on those. The lighting code requires that the vertical surface illumination should not exceed 5.0-foot candles so they would need something from the developer on this.

In regard to landscaping and tree preservation, the petitioner is showing some trees in parking lot islands which also contain the pole-mounted parking lot lights. He said some of the items have a pole-mounted light and you cannot fit the light and the tree in the same island space. They are recommending that the islands that have parking lot island in them not have a parkway tree and have some other type of low level landscaping shrubs or bushes around the parking lot.

As part of the petition, there is a plat of subdivision that has been submitted to rework the lot lines for this building. With the utility work in the parking lot and the reworking of some of the public utilities for the new building shape, they will need to have easements over those areas for the public utilities and a standard certification that needs to go on the plat. They can work with the petitioner on this.

Commissioner Flood is wondering about walking traffic.

Mr. Prohaska stated that the past practice of the mall has been that pedestrians are welcome, but they do not have reserved sidewalk areas in all locations of the parking fields. They just have to walk through the parking fields to get to the door of the mall. There are a couple of locations where sidewalks were provided such as coming in on Schick Road along Magazine #1. He said they can work with the petitioner on sidewalk sites if that is the desire of the Commission.

Commissioner Coleman thinks that Woodman's is more of a destination place.

The Planning & Zoning Commission discusses adding sidewalks. The Commission concluded that the sidewalks are not needed because Woodman's is completely separate from the mall and it is not possible to walk through the mall to get there.

The petitioner stated that the downspouts will be internal.

The petitioner stated that the trash enclosure at the gas station will be masonry with a gate. At the grocery store, they have a trash enclosure similar to what Meijer has.

The petitioner pointed to where the loading docks will be.

Acting Vice Chairman King inquired if they have any other stores outside of shopping center. The petitioner stated that this is the first one.

Commissioner Coleman asked if there is any reason for having two gas stations.

The petitioner said the primary reason is that Woodman's feels that the one in front of the store is actually in the prime location, but putting the entire gas station there took away some of the parking. He said it is very similar to the operation that they run in Carpentersville.

In regard to the mechanical equipment on the roof, the petitioner stated that they will not be able to see it because of the height of the building.

The petitioner stated that they will not have any outdoor storage.

The petitioner stated that they do exceed some of the lighting levels. He said because they will be a 24/7 operation and will have high traffic at night; they prefer higher lighting levels because they feel like they are creating a safer environment for their customers.

Petitioner will prepare photometrics.

The petitioner prefers to leave trees in island and move the light poles outside of the island.

The Commission has no problem with the setbacks the petitioner is requesting.

The Commission likes the wider parking stalls; Costco is like this.

The convenience store is small and sells food such as candy bars and not bread and milk; they want to get you into the grocery store.

The Commission discussed the precast concrete and materials on the building and adding an accent. Commissioner Coleman thinks it would look nice.

Mr. Phil Weightman introduced himself to the Planning and Zoning Commission. He is the architect. He spoke about the box sign for the lube.

Moved by Commissioner Flood, seconded by Commissioner Troiola to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

No one came forward to address this hearing.

Moved by Commissioner Flood, seconded by Commissioner Coleman to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

Moved by Commissioner Coleman, seconded by Commissioner Flood to recommend approval of the following zoning permission or relief in connection with a petition submitted by Woodman's Food Market, for 19.25 acres of property within the Stratford Planned Development, and their plans to construct an approximately 250,000 square foot grocery store, with two free-standing fueling stations (one containing 3 bays for gas/lube service and a convenience store, and another that is unattended), as well as a free-standing, 2-bay carwash, generally contained on the former Macy's site, subject to the following approvals and exceptions: (1) a special use permit for a Planned Development; (2) a special use permit to allow a carwash; (3) special use permits to allow two (2) free-standing gas stations, including one with bays for oil and lube changes; (4) Preliminary Site Plan Approval; (5) Preliminary Subdivision Approval; (6) exceptions from the Zoning Ordinance, as identified in the staff report date May 14, 2018 and prepared by the Director of Community and Economic Development, related to: (a) signage (wall and monument); (b) tree preservation, landscaping and screening; (c) exterior lighting as it relates to fixture color/finish, setbacks from property lines, lighting levels and pole heights; (d) reductions in minimum required building setbacks for the grocery

store, carwash, gas station and fueling station; (e) building materials; (f) to have a non-masonry trash enclosure; (g) reductions in the number of loading spaces; (h) an overall building height of 51 feet, 0 inches, in lieu of the 35 feet, 0 inches allowed; (i) mechanical screening to be less than that of the tallest piece of equipment; (j) reductions in minimum required pavement setbacks; (k) reductions in the required landscaping setbacks; (l) reductions in certain requirements for parking space dimensions; (m) reductions in the required parking for the grocery store to allow 747 parking spaces, in lieu of the 1,215 required; and (n) reductions in the required parking for the gas and lube to allow 6 spaces, in lieu of the 22 required. This recommendation of approval is made hereby shall be and hereby subject to the following conditions: (1) the petitioner shall comply with all of the recommendations of the Engineering Division in their memorandum, dated May 30, 2018; and (2) the petitioner shall comply with the recommendations of the Fire Protection District in their memorandum, dated May 22, 2018.

Ayes: All Commissioners Present

Nays: None

Absent: Chairman Jaster

Motion Carried

6. OLD BUSINESS - None

7. NEW BUSINESS

There will be no meeting on June 19, 2018 or July 3, 2018.

8. CITIZENS TO BE HEARD – None

9. ADJOURNMENT

Moved by Commissioner Coleman, seconded by Commissioner Flood to adjourn the June 5, 2018 Planning and Zoning Commission meeting at 7:29 p.m.

Ayes: All Commissioners Present

Nays: None

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Absent: Chairman Jaster

Motion Carried

Respectfully Submitted,

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Sandra Aronson, Recording Secretary  
of the Planning and Zoning Commission