

VILLAGE OF HILLSIDE, ILLINOIS
ZONING BOARD OF APPEALS MEETING
January 17, 2023 - 7:26 P.M.

REPORT OF PROCEEDINGS taken at the
Hillside Municipal Complex, 425 Hillside Avenue,
Hillside, Illinois, reported by Robin M.
Chimniak, Illinois CSR License No. 084-1999.

BOARD MEMBERS PRESENT:

JOSEPH DeFALCO, President/Chairman

JOSEPH PISANO, Village Administrator,
Zoning Administrator

JAMES ERLANDER, Zoning Board Member

ROBERT KREGAS, Zoning Board Member

NOREEN THERMOS, Zoning Board Member

WILLIAM NORWOOD, Zoning Board Member

MICKY STIMAC, Zoning Board Member

PETER SARANGELO, Zoning Board Member

ALSO PRESENT:

Schoenberg Finkel Beederman Bell & Glaser
PATRICK E. DEADY

On behalf of the Village of Hillside

PRESENTER:

SEAN DEVINE, Newcastle Partners

(Whereupon the following
proceedings commenced at
7:26 p.m.)

THE CHAIRMAN: All right. We're going
to call the meeting to order, 7:26 p.m.

Mr. Deady is going to kind of kick
off where we --

PATRICK DEADY: Yes. Let me just
recap, so we know where we were.

In December we had the hearing,
and during that hearing, the applicant and his --
and their witnesses all testified. We had, I
think, one or two people from the public
testified. We left the record open so that the
chairman, who was absent that day, could review
the transcript, and the board as a whole, all
seven of the board, could vote on the application
for the planned unit development.

So at this juncture, you can
entertain additional -- there's witnesses that
are here that weren't here before that want to
testify. You can swear them in and do that.

If any of the board members have
questions of the applicant, Mr. Devine is here,

1 Sean is here, can answer your questions. He's
2 also got his presentation available that we can
3 put up on the screen, if anybody wants any
4 clarification of anything.

5 And then the question is, the
6 discussion of your findings with respect to the
7 application. And unlike the first time, this is
8 a little more straightforward. There are only
9 two uses that are being applied for here, in this
10 application. One is for the warehouse, wholesale
11 warehouse establishments, 4.6169, and also cargo
12 express and parcel delivery establishments,
13 4.6031.

14 What the planned unit development
15 ordinance requires is that the -- the planning
16 commission -- in this case the zoning board is
17 sitting as the planning commission -- has to make
18 three separate findings with respect to each use.
19 First, whether it's necessary and desirable for
20 the village or for the, in this case, the owner;
21 if it's appropriate with respect to the primary
22 purpose of the development, in this case the
23 development being applied for; and then, finally,
24 that it's not such a -- of such a nature that --

1 or so located as to exercise a detrimental
2 influence on the other surrounding neighborhoods.

3 And the important thing for the
4 board to remember is that part of the reason it
5 was remanded back down from the village board was
6 that under this particular section of the planned
7 unit development ordinance --

8 MICKEY STIMAC: Can you speak up a
9 little?

10 PATRICK DEADY: I'm sorry.

11 Under this section of the planned
12 unit development ordinance, unless the zoning
13 board -- in this case, the planning commission --
14 finds one or more of these uses to be appropriate
15 and recommends to the village board that they be
16 approved and that the application be approved,
17 the trustees, the village trustees, cannot take
18 any further action on the application.

19 So you are in some ways the final
20 decider with respect to these uses. So keep that
21 in mind, that this may be the last opportunity --
22 what I'm trying to say is that if you vote this
23 down, it will be very difficult for the
24 applicant, in this current situation, to obtain

1 any further review from the village board. So
2 just so you understand that that's the effect of
3 not approving one or more of the uses.

4 ROBERT KREGAS: Is it -- why wouldn't
5 it go before the village?

6 PATRICK DEADY: It's a kind of an
7 idiosyncrasy of this particular ordinance, the
8 way it was drafted. It not a typical ordinance.

9 Typically you make a
10 recommendation. You're really an advisory
11 committee.

12 This was an old ordinance,
13 originally, and rarely used, by the way, I don't
14 think.

15 JOSEPH PISANO: Right.

16 THE CHAIRMAN: So it's never been
17 reviewed and updated. So there is still this
18 kind of odd thing that has this provision in it.

19 Usually it's just, it needs -- it
20 can recommended or not, and they can overrule it,
21 or they can make a finding that's different than
22 the finding that the planning commission makes,
23 based on the same record. I mean, the trustees
24 can decide that it -- that it's appropriate, you

1 know, under normal circumstances, like a special
2 use.

3 ROBERT KREGAS: Mm-hmm.

4 PATRICK DEADY: Right? So
5 unfortunately it's not the same. So that's what
6 I wanted to clarify. I want you all to
7 understand that this is -- and one of the reasons
8 that the applicant asked that it be continued, so
9 that the full board could be here and you all get
10 to vote on it, so -- because a three-three tie
11 would not -- would not be helpful for the
12 applicant.

13 Mr. Chairman, go ahead.

14 THE CHAIRMAN: Yes.

15 So I had the luxury of reading all
16 113 pages of the transcript yesterday. Before I
17 read the transcript, I went back to the original
18 presentation from weeks ago to refresh myself and
19 kind of wrap my head around it a little bit, and
20 then I went back and I read the transcript. So
21 I'm going to kind of go through what I took from
22 the transcript.

23 I can see that the building size
24 was reduced, and I saw that the -- there was an

1 increase in the green space. I think that was in
2 the back of the building. So those were the two
3 big takeaways initially.

4 Then I went through and I kind of
5 made a list, pros and cons, of the space and what
6 I took from the transcript.

7 So obviously the space has been
8 vacant for many years. You know, you can almost
9 consider it an eye sore at this point.

10 You know, one of the things that
11 I -- one of the notes I had written, I thought,
12 you know, if this building was to go up, it would
13 be -- it would definitely affect the sound
14 barrier. And when I read the transcript, I saw
15 that was mentioned. So to me that was a
16 positive.

17 Looking at the drawings and
18 renderings, another positive, I think, is the
19 aesthetics of the building. I think it would
20 enhance the look of the area versus a blank
21 canvas. Some of the things that we've had there,
22 ComEd storing pipes and things, definitely not
23 appealing.

24 I know at one point this obviously

1 was an ideal spot for retail. You know, it's
2 kind of off the beaten path. Again, these are my
3 own determinations before I read the transcript.
4 You know, Menards was there, the mall was there.
5 You know, unless you drove by, you didn't really
6 see it. It was more of a destination location.
7 You knew you were going to Menards, you know?

8 These days, with retail, you see
9 strip malls going up and being unoccupied just as
10 fast as they go up. You know, retail draws, you
11 know, transients; it welcomes crime. You know,
12 based on what we're seeing lately in the news,
13 retailers are getting, you know, things stolen
14 all the time, and retail spaces are closing up
15 just as fast as they're going up.

16 I know one of the big concerns was
17 the truck traffic. So obviously the space is
18 empty, so there hasn't been a lot of truck
19 traffic; there hasn't been a lot of traffic at
20 all. When there was a mall, when there was a
21 Menards, did we realize how much truck traffic
22 there was for deliveries of materials and stock?
23 Did anybody even know that there were trucks
24 being -- coming and going?

1 So, I mean, how much truck traffic
2 is this new facility going to bring in? Do we
3 know? We don't know. So that's really one of
4 the big questions.

5 One of the positive things is
6 there are several access points. So obviously we
7 want trailer trucks to come in off the highway,
8 down -- off the expressway, down Mannheim, and in
9 the back. I saw box trucks might come in the
10 frontage road and come in the back. You might
11 have instances where they might come down Wolf
12 Road. If they made a mistake, they have to come
13 down Roosevelt. So there are several access
14 points.

15 You know, I remember going to the
16 FedEx building, and I believe there is only one
17 way in and one way out, and to the north of that
18 there is residential area right on the other side
19 of that fence, and all I remember is trucks
20 bouncing in and out of there. Again, it was one
21 way in and one way out. Of course, that road
22 wasn't in the best condition either. So having
23 several access points to this building, I would
24 say, is a positive.

1 The tax revenue is a positive.

2 Will it bring jobs to the area?

3 Possibly. I would say that's a positive.

4 So those are all the positive
5 things I took from the transcript, in my own
6 assessment.

7 The only con I came up with is
8 that it's not a retailer. And, again, you know,
9 you're talking about a space that was zoned that
10 way years ago. Is it accurate for current times?

11 I know we all live in this
12 community, and we want the best for this
13 community. So we're trying to put a -- something
14 there that makes sense for us and the surrounding
15 area and the neighbors.

16 So with that, I would like to open
17 for discussion -- but before I do that, just to
18 reiterate -- so the purpose of this hearing,
19 again, is to review that Newcastle is requesting
20 that the zoning commission recommend to the board
21 of trustees two uses not currently allowed under
22 the existing B2 shopping district zoning be
23 permitted under Section 11.140 of the zoning code
24 for planned commercial developments. And then,

1 again, that the building is not a detriment to
2 the influence of the surrounding neighborhood.

3 So with that, I would like to open
4 up discussion to the board, if you have
5 additional questions to the petitioner, or we can
6 just discuss amongst ourselves, our concerns.
7 Because I'm not going to waste a lot of time.
8 We're going to go to a vote fairly quickly.

9 JAMES ERLANDER: There are some new
10 people here. If you want to check.

11 THE CHAIRMAN: Any residents that would
12 like to come forward and testify, we would have
13 to swear you in. So we can do that at the end,
14 if you want to hear our testimony first -- hear
15 our discussion, and then you can come forward.

16 PATRICK DEADY: Before you vote.

17 THE CHAIRMAN: Before we vote, yes.

18 JAMES ERLANDER: Do we want to hear
19 from them first? Might as well find out -- why
20 don't we take -- see what they have to say.

21 THE CHAIRMAN: Anyone that would like
22 to come forward? Are you just here to listen?

23 JAMES ERLANDER: Anyone?

24 ROGER ROMANELLI: Can we wait, or do

1 you want us to ask questions now?

2 THE CHAIRMAN: Either way. We just
3 have to swear you in. That's all.

4 ROGER ROMANELLI: I personally would
5 like to receive more information. I would like
6 to ask questions at the end, but I would like to
7 receive more information, if that's possible.

8 THE CHAIRMAN: Yes, yes.

9 ROGER ROMANELLI: Thank you.

10 REBECCA HOHE: I had questions, but I
11 don't necessarily wish to testify with regards to
12 anything. My concern is right here, now.

13 JAMES ERLANDER: You're going to have
14 to get sworn in.

15 THE CHAIRMAN: We just have to know
16 your name and address and swear you in so we have
17 you on record.

18 REBECCA HOHE: Okay.

19 PATRICK DEADY: If you want to come up,
20 forward, to the podium?

21 REBECCA HOHE: Here?

22 THE CHAIRMAN: Yes. Can you state your
23 name and address, please?

24 REBECCA HOHE: Rebecca, and my last

1 name Hohe, H-o-h-e, 319 North Laverne Avenue in
2 Hillside.

3 THE CHAIRMAN: And can you raise your
4 right hand, please?

5 (Rebecca Hohe placed under
6 oath.)

7 REBECCA HOHE: I'm not answering any
8 questions --

9 THE CHAIRMAN: No.

10 JAMES ERLANDER: No, you can ask a
11 question.

12 JOSEPH PISANO: Now you can ask
13 questions.

14 THE CHAIRMAN: Now you can ask
15 questions.

16 REBECCA HOHE: The first question would
17 be, how long has this property been vacant?
18 Anyone know?

19 JOSEPH PISANO: Sean?

20 SEAN DEVINE: 2012.

21 REBECCA HOHE: 2012?

22 SEAN DEVINE: Yes. That's when Menards
23 vacated.

24 REBECCA HOHE: I'm 71 years old. I was

1 born and raised in Hillside, and I raised my
2 family here.

3 JAMES ERLANDER: Can you step a little
4 bit forward? There is the mic there.

5 JOSEPH PISANO: Yeah, there you go.

6 JAMES ERLANDER: There you go.

7 REBECCA HOHE: I'm 71 years old. I was
8 born and raised in Hillside, and I raised my
9 family here.

10 I worked at this area here when it
11 was a mall. I worked there even after I got
12 married.

13 I -- I did not know about all of
14 this was going on. I've been hoping for
15 someplace to come here, but there was
16 no notification of any of this to the residents,
17 until I found it out from a newspaper my husband
18 picked up at the library. I think that there
19 would probably be a lot more residents that would
20 like to be here to speak of their concerns about
21 what's happening there.

22 In this period of time, this
23 12 years since this property has been vacant,
24 I've been hoping for something to come here. Can

1 you tell me, have there been any other places
2 that have wanted to buy this property and come
3 here since that 12-year period?

4 SEAN DEVINE: No.

5 REBECCA HOHE: Okay. How long has it
6 been set as a tax-deferred property?

7 SEAN DEVINE: I'm sorry? What?

8 REBECCA HOHE: Tax deferred. Tax
9 increment. That's the reason why it's getting to
10 this process now, because they're getting a tax
11 break to purchase it. That should have been done
12 a long time ago because that is an eye sore.
13 You're right.

14 SEAN DEVINE: There isn't a --

15 REBECCA HOHE: And I believe that there
16 could be something more appropriate than what
17 you're planning to put here, if it was left to go
18 a little bit longer to see if maybe we could find
19 a place. Not necessarily would it have to be a
20 business, but it could be some kind of a housing
21 area, something that --

22 I live, as the crow flies,
23 probably two blocks away from where this place is
24 here. I don't want trucks going in and out. And

1 you say that that's not a good location. It's an
2 excellent location. 290 goes right by here.
3 Wolf Road is one of the main roads here in
4 Hillside, and Butterfield and Harrison are just
5 short periods of time away. It's just like a
6 block away on each one.

7 So that's my -- my feeling, that
8 all of a sudden now we're going to jump, and jump
9 our feet into something that wouldn't necessarily
10 be good, because we want to get something there.

11 I want something there, too. My
12 house is close. But I think there could be
13 something a little more appropriate.

14 I did not get a chance to see
15 this -- this presentation, and neither did many
16 of the residents. None of my neighbors, I'm
17 sure, have seen it because none of them knew
18 about this happening.

19 JOSEPH PISANO: Ms. Hohe, if I could
20 stop you just to clarify the record.

21 The village has requirements for
22 notification. It's within typically a hundred
23 feet of the development, those residents are
24 notified. They're the only ones legally that do

1 need to be notified. In this instance, we went
2 200 linear feet away from the property for
3 notification. You did fall outside those
4 confines.

5 REBECCA HOHE: Right.

6 JOSEPH PISANO: These meetings and the
7 deliberations as far as when they would be,
8 happen, are noticed in our paper and on our
9 agendas, as they are supposed to be. So there
10 was advance notice to everyone.

11 REBECCA HOHE: So the residents have to
12 be checking the website to see when this --

13 JOSEPH PISANO: Ma'am, they're on the
14 village agendas. That's where we notice business
15 we are --

16 REBECCA HOHE: But you have a
17 newsletter that comes out every month, and there
18 was one that came out just the 1st of January
19 here. There could have been some mention about
20 that. There was all kinds of views about what
21 was going on in the village, but there was
22 nothing said about this.

23 JOSEPH PISANO: We typically do not
24 notice anything that is pending because there is

1 no decisions that have been rendered.

2 REBECCA HOHE: Well, we're all here
3 now. So there are people that know about it and
4 there is deliberations being made. And so the
5 residents should have a right to make their voice
6 heard.

7 That's all I've got to say.

8 JOSEPH PISANO: Thank you.

9 THE CHAIRMAN: Thank you.

10 PATRICK DEADY: Is that Roger
11 Romanelli? Did he get sworn?

12 JAMES ERLANDER: He needs to get sworn
13 in anyway, yeah, so...

14 PATRICK DEADY: Mr. Romanelli, did you
15 want to get sworn in and ask --

16 JAMES ERLANDER: You're going to ask
17 questions.

18 ROGER ROMANELLI: Would you like to me
19 do that now?

20 JAMES ERLANDER: No, you just have to
21 get sworn in. So we're swearing in people now.

22 ROGER ROMANELLI: You want me to come
23 up here and swear?

24 THE CHAIRMAN: Your name and address,

1 please?

2 ROGER ROMANELLI: I'm Roger Romanelli.
3 I live at 4406 Madison Street.

4 (Roger Romanelli placed under
5 oath.)

6 ROGER ROMANELLI: Okay.

7 JAMES ERLANDER: Yes, that's good. If
8 you're not ready to ask questions now, then
9 that's fine.

10 ROGER ROMANELLI: Well, can I just fire
11 away a couple quick questions, if you don't mind?

12 THE CHAIRMAN: Sure.

13 ROGER ROMANELLI: In terms of the
14 pedestrian access here, this is the west side of
15 Wolf Road from the viaduct up to the railroad
16 tracks; correct?

17 JAMES ERLANDER: Where the picture is
18 being taken from?

19 ROGER ROMANELLI: Yes.

20 JAMES ERLANDER: Yeah. I think he can
21 answer it, but yes.

22 ROGER ROMANELLI: Is that sidewalk
23 going to be maintained as the current sidewalk
24 width, or is it going to be any wider?

1 SEAN DEVINE: It will stay the same.

2 ROGER ROMANELLI: The same sidewalk.

3 SEAN DEVINE: Yes.

4 ROGER ROMANELLI: In terms of the
5 egress and access to the site, trucks will be
6 going on Wolf Road. There will be plenty of
7 sight clearance for the high school students
8 coming and going down on Wolf Road?

9 SEAN DEVINE: On Wolf Road?

10 ROGER ROMANELLI: Yeah. You've got a
11 lot of high school students walking along the
12 road.

13 SEAN DEVINE: Yes, it shouldn't be
14 impacting any of the sidewalks on Wolf Road. So
15 that will all stay the same.

16 ROGER ROMANELLI: You're saying if the
17 clearance -- if you could go back to that other
18 visual here, where the entrance was. Like, as
19 you see --

20 SEAN DEVINE: Sorry.

21 ROGER ROMANELLI: One more back. Right
22 here [indicating].

23 So it's just as you see the
24 entrance, that's just one -- one of my

1 observations is to ensure that, you know, we're
2 going to have maximum safety for the students
3 there walking and riding their bicycles. So I'm
4 sure you've taken that into consideration, but I
5 just wanted to make that point.

6 And then just in terms of, if
7 there is any public financing involved, if there
8 is any issues related to site drainage on the
9 site, landscaping on the site to reduce the kind
10 of heat -- urban -- urban heat that we have on
11 those big blacktops.

12 So those were some of the
13 questions I had, but I would like to receive, if
14 I can, a little bit more information, then maybe
15 have better-informed questions, if that's all
16 right.

17 THE CHAIRMAN: I think maybe you should
18 review the presentation and go over some of the
19 specifics of the building.

20 SEAN DEVINE: Yes, sure.

21 I apologize. So this is our
22 landscape plan. So I think the -- the Hillside
23 green space code, I believe, is 10 percent, and I
24 think we're close to 40 percent? Sorry, I

1 didn't -- I wasn't ready.

2 So in terms of the graphic and the
3 sidewalk here, there is going to be a full --
4 there is already a light there. So -- I
5 apologize. I'm not familiar with that light,
6 whether there is a crosswalk or anything like
7 that, but we could certainly make sure that, you
8 know, there is a crosswalk and there is a light
9 that has a timer and all that kind of stuff. I
10 mean, that's -- I mean, I don't think we really
11 covered that in this, but that's a very valid
12 concern. That's something that we would be more
13 than happy to address. Again -- I don't know if
14 we're able to do that or if that's IDOT. I'm not
15 quite sure.

16 In terms of the -- you know, this
17 is the landscape plan. So we have -- you know,
18 we're putting in a lot more trees than are
19 currently there on the property. Most of the
20 site will be taken up by the building, actually
21 40 percent of the building -- by the building.
22 So we think this is an improvement on what's
23 there currently, which is basically a big
24 blacktop area.

1 Then I can't remember what your
2 other question was.

3 ROGER ROMANELLI: Drainage, water
4 drainage. Is there a detention --

5 SEAN DEVINE: Yes, there is a detention
6 pond there. We have a civil engineering firm
7 engaged. There is a bunch of requirements that
8 we have to meet with the -- I think it's the
9 county. It's not Hillside, but there is a bunch
10 of requirements that we have to meet with
11 detention, and that we're fully anticipating
12 meeting all those requirements. They're very
13 strict, actually. I know that's a concern for
14 some of the areas close by, or it has been in the
15 past.

16 Again, I'm not even sure if
17 Hillside has any input, or it's all the county,
18 but they do have civil engineers look at this,
19 and we don't anticipate any problems, especially
20 with the detention pond that we need to put in.

21 THE CHAIRMAN: Sean, to get back to
22 that, the village does review, but it is
23 basically approved by the Metropolitan Water
24 Reclamation.

1 SEAN DEVINE: That's it, okay, which I
2 think is a county --

3 JOSEPH PISANO: It's not. It's its
4 own --

5 SEAN DEVINE: Okay. I hope that
6 answers --

7 ROGER ROMANELLI: I appreciate what you
8 addressed, but I would like to reserve the right
9 to maybe just ask a few more questions later.

10 THE CHAIRMAN: Sure.

11 JAMES ERLANDER: Sure.

12 THE CHAIRMAN: So I think we should
13 open up discussions to the board. I wasn't here
14 last time. I saw -- obviously read the
15 transcript. So there was discussions.

16 JAMES ERLANDER: We just asked
17 questions. We didn't really discuss amongst
18 ourselves.

19 THE CHAIRMAN: Now is the time to talk
20 about concerns, again, pros and cons. We
21 wouldn't have to deliberate until the end.

22 ROBERT KREGAS: I guess my concern is
23 the neighbors across the street. I think that is
24 a concern.

1 THE CHAIRMAN: As to the building?

2 ROBERT KREGAS: Yeah. The people that
3 live west of the building. This might be some --

4 THE CHAIRMAN: The building size? Or
5 because of the -- what would be the concern?

6 ROBERT KREGAS: I think -- I -- I think
7 the size and the amount of trucks that would come
8 in and out.

9 JAMES ERLANDER: Yeah, they've not
10 decided what is going to be in there, so it could
11 be like the Amazon location, where they have the
12 little trucks that come up-front. So you could
13 have trucks coming out the front all day long.

14 So they're saying that they're
15 going to go out the back, but the -- the large
16 oversized trucks, 18-wheelers, but nobody is
17 saying anything about coming out the front with
18 the small box trucks. And then you add -- you
19 know, you've seen what happens at FedEx. It's
20 constantly going in and out all day long, FedEx
21 trucks.

22 THE CHAIRMAN: So based on what I've
23 read, I mean, the docks are in the back. If
24 there is office space in the front, would

1 deliveries actually be happening in the front?
2 To me, if it's warehousing, transactions would be
3 happening on the docks in the back of the
4 building.

5 The way this building is
6 structured, it's shown, I don't see how possibly
7 any deliveries of trucks would be coming up
8 front. Everything is in the back as far as
9 access, truck access for any type of deliveries
10 and receivables.

11 JAMES ERLANDER: Well, I didn't see a
12 picture of the back.

13 Did you come up with a picture of
14 the back?

15 SEAN DEVINE: Well, again, the building
16 in Addison that we suggested the board go take a
17 look at is virtually identical to this building.
18 It's a little larger, I believe, and I do believe
19 I have some photos of that.

20 WILLIAM NORWOOD: But you indicated
21 that the plan -- the bypass of Wolf Road is
22 possible. That the trucks would be coming off of
23 Mannheim and coming down Harrison. Is that
24 correct?

1 SEAN DEVINE: That's correct. That's
2 what -- again, the trucks love the highway. They
3 don't want to stop at stoplights or stop signs.

4 A lot of times if you try to
5 actually take a large truck through Hillside,
6 they can't even turn on most of these streets, so
7 they're going to get stuck.

8 So they are -- by nature of their
9 business, they're incentivized to get on and off
10 the highway as quickly as possible. So that's
11 why when we're talking about the larger trucks
12 that seem to be the concern, we believe that this
13 site actually works very well.

14 I apologize. I do have some
15 pictures here of that building, if you do want to
16 see the back. I'm having some technical
17 challenges here with the -- yes, we anticipate
18 the semi trucks will -- the vast majority of them
19 will Frontage Road, get on if they're going
20 east -- they'll get right on going to downtown
21 Chicago or 94, get right on.

22 If they're going to go west,
23 they're going to get on 290, go to Mannheim, take
24 the loop, they're going to get off, get right

1 back on. It's actually built for that. If you
2 go over to Mannheim, you'll see how you can get
3 right off. You don't even have to get into the
4 main traffic lanes, and you get right back on.

5 So we anticipate -- again,
6 certainly we covered this last time. We can't
7 say that there is a truck that cannot go in some
8 of these directions that are of concern, but we
9 think the amount of those trucks taking those
10 routes is going to be a small fraction of the
11 truck traffic that's generated by this
12 development. So that's kind of what our traffic
13 engineer came up with.

14 I don't know if I'm going to be
15 able to pull the back of this building up, so...

16 Well, I can try to work on a
17 picture of the building here, the back of the
18 building, the truck port, but, again --

19 THE CHAIRMAN: But that entrance that
20 we were looking at, that stoplight, that was the
21 main entrance for basically office workers --

22 SEAN DEVINE: Correct.

23 THE CHAIRMAN: -- come to the front of
24 the --

1 SEAN DEVINE: Correct. So, again,
2 the front of the building will actually have --
3 let's see how this is -- the building will have
4 traffic control devices to actually prevent the
5 large trucks from going from the truck port to
6 Wolf Road. That's correct.

7 If you did have a box truck, you
8 will -- you would be able to do that. And we
9 have to maintain that because the fire department
10 needs circulation. That's one of the things --
11 you said why not just eliminate -- eliminate
12 those access roads, but the fire department needs
13 360-degree circulation.

14 THE CHAIRMAN: Let me ask, again, then,
15 I mean, this building is -- is obviously fairly
16 large and was potentially going to be sectioned
17 off for multiple tenants.

18 SEAN DEVINE: Correct.

19 THE CHAIRMAN: And we haven't heard,
20 that we know of, who the tenants are going to be
21 yet. But during construction, is there -- is
22 there any idea of how many -- how many units are
23 going to be created right off the bat?

24 SEAN DEVINE: No. They're built to

1 accommodate one, and, again, I apologize that
2 John Pagliari was not able to come. He had a
3 family conflict tonight. But I think they would
4 probably tell you that it would probably divide
5 down to potentially maybe two or three tenants,
6 but not much less than three tenants.

7 And that's due to basically the --
8 the size of the warehouse. If you start to
9 get too -- you divide it into six tenants,
10 they're long spaces with not a lot of width to
11 them, so they become long corridors in there. So
12 it lends itself to one to probably three tenants
13 potentially.

14 THE CHAIRMAN: What was the building
15 size decreased to?

16 JAMES ERLANDER: 170,000 square feet,
17 which makes it exactly 30 percent of the space
18 that's there.

19 I also have a concern if -- I
20 mean, we're talking about today versus 20 years
21 from now -- if the Eisenhower expands again, what
22 happens to that space with that Frontage Road,
23 that access? That's the only access for those
24 trucks.

1 It's already been expanded, since
2 I've lived here at least once, probably twice,
3 and I've only lived here for 24 years. So if it
4 gets expanded, they're going to take another
5 15 feet; you're going to get closer to that
6 middle driveway that they're going to be using.

7 THE CHAIRMAN: Well, I'm just trying to
8 think, if it's 170,000 feet, and they were to
9 split it into three equally, you know, that's
10 60,000 per building. There is only going to be
11 so much in and out that you could actually house.

12 JAMES ERLANDER: They have 30 --
13 they're saying 30 truck bays.

14 THE CHAIRMAN: Thirty trucks, all
15 three.

16 JAMES ERLANDER: But that's 30 truck
17 bays. That means that -- the possibility of 30
18 semi trucks coming and going throughout the day,
19 and at night, too, because it's 24 hours.

20 THE CHAIRMAN: Right.

21 SEAN DEVINE: They probably won't,
22 again, put in the 30, but we need the -- we need
23 the 30 to be approved.

24 So there is a good chance --

1 again, if John was here, he would tell you, there
2 is probably -- I don't know what the percentage
3 of the buildings are, but they don't all use all
4 those truck docks. So you might get one that
5 uses all of them, but you might not.

6 But we have to -- again, they're
7 investing a significant amount of money into the
8 facility on a speculative basis, which we went
9 over at the last meeting. So you kind of have
10 to -- you know, I don't want to say plan for the
11 worst, but plan for the 30, but, you know, there
12 is a potential that, you know, you won't use all
13 those docks.

14 ROBERT KREGAS: On a given day, how
15 many cars would be there, employees?

16 SEAN DEVINE: Given the size of the
17 building, I think we estimated anywhere between
18 80 -- the current metrics are anywhere between --
19 I want to say it was 85 to potentially 200
20 employees, between office and the warehouse.

21 ROBERT KREGAS: Cars. Okay.

22 JAMES ERLANDER: Yeah.

23 ROBERT KREGAS: My concern is traffic
24 getting out there for the cars.

1 SEAN DEVINE: Yeah. I mean, the -- the
2 Wolf Road does have the light, which was put in
3 to accommodate the mall and the Menards at one
4 point. In fact, I think that was not relatively
5 recent, but I think that was in the '90s to
6 accommodate that.

7 I guess that at a specific time,
8 you know, 4:00, 5:00 o'clock there could be a
9 line of cars, but there is already -- the good
10 news is there is already a traffic control light
11 there, so -- and that's only one time.

12 ROBERT KREGAS: Okay. Like Proviso, we
13 have police traffic. Would we have that here?

14 SEAN DEVINE: Excuse me?

15 ROBERT KREGAS: Police --

16 JAMES ERLANDER: There is police
17 traffic in Proviso to get in and out at school
18 times.

19 JOSEPH PISANO: It shouldn't be
20 necessary with the timing on the lights right now
21 with Cook County. The lights are timed to have
22 those areas exit.

23 Again, it would have to be looked
24 at, Bob, depending on the hours that people

1 I leave. You do get a large number of people that
2 may leave at 5:00, but many people stay after
3 that, so you have a trickling of people. It
4 would be fine in most of the units.

5 PETER SARANGELO: What is this 24/7
6 hours of operation?

7 SEAN DEVINE: Yeah. Pretty much,
8 again --

9 PETER SARANGELO: I saw that in the
10 last presentation.

11 SEAN DEVINE: Yes. Every building
12 these days -- I shouldn't say "every," but
13 buildings these days are pretty much all 24/7
14 operation.

15 As I said the last time, this
16 isn't because they're going to be doing three
17 shifts, churning out product or churning out
18 trucks. It's really the supply chain. In
19 today's world things come at all given times.
20 These trucks are coming at different times.
21 Potentially you'd be getting airfreight that is
22 coming in in the middle of the night. So it's
23 really to accommodate the supply chain, which
24 kind of operates these days on a 24/7 operation.

1 PETER SARANGELO: Let's talk about the
2 docks. How many do they have for 18-wheelers? I
3 understand there were two.

4 SEAN DEVINE: There is 30 -- I believe
5 it's designed for up to 30 docks for the
6 18-wheelers.

7 PETER SARANGELO: But only supposed to
8 be two for the 18 wheelers.

9 SEAN DEVINE: No, there was -- the 30
10 docks, and there are two drive-in doors. I don't
11 know if you're thinking of the drive-in doors?

12 PETER SARANGELO: That was at the south
13 end.

14 JAMES ERLANDER: East.

15 SEAN DEVINE: I believe --

16 PETER SARANGELO: On the initial
17 drawing that I saw.

18 John said that only two would be
19 accommodati ng 18-wheelers.

20 SEAN DEVINE: No, I mean, the docks --
21 the docks are for the 18-Wheelers. The drive-in
22 doors are for --

23 PETER SARANGELO: At the other end.
24 The south end.

1 SEAN DEVINE: If you look at the site
2 plan, so the right side of the building, which is
3 the east side, that's where the docks are.

4 So all those -- all the -- between
5 the building it says 30 exterior docks, and then
6 on each end --

7 JAMES ERLANDER: He's saying these
8 right here.

9 SEAN DEVINE: -- there's two drive-ins.

10 PETER SARANGELO: Those are the two I
11 was talking about.

12 SEAN DEVINE: Right.

13 PETER SARANGELO: So then with the
14 other 30, they're going to be accommodating what?
15 6-wheelers and 4-wheelers.

16 SEAN DEVINE: Yeah, they could
17 accommodate, whatever, the WB-67, which is the
18 typical kind of truck, interstate truck that you
19 see.

20 PETER SARANGELO: What I'm saying, the
21 similar facilities, they've got the 6-wheelers
22 and the 4-wheelers.

23 SEAN DEVINE: Right.

24 PETER SARANGELO: And John was talking

1 about that, too, when he was here last time.

2 SEAN DEVINE: Right. So the docks are
3 designed for the 18-wheelers. I think they're
4 the 18-wheelers.

5 PETER SARANGELO: How many vehicles do
6 you anticipate of the -- talking about the
7 6-wheelers, would be operating out of this
8 facility?

9 SEAN DEVINE: It's difficult to tell.

10 PETER SARANGELO: Just --

11 SEAN DEVINE: I think our -- I think
12 our -- we had KLOA did a report, and I think
13 they -- at one point they -- it's difficult.
14 Probably -- I want to say, standing here right
15 now, not knowing who the user is, it's probably
16 more than half would be semi trucks, the
17 18-wheelers.

18 PETER SARANGELO: More than half would
19 be.

20 SEAN DEVINE: Right. The full-size
21 trucks.

22 PETER SARANGELO: It seems to me more
23 of the smaller ones, because they buzz around
24 town all over the place.

1 SEAN DEVINE: It could be.

2 PETER SARANGELO: That's what I'm
3 concerned about. How many will be actually
4 assigned to that facility? Where would they be
5 housed? And --

6 SEAN DEVINE: This is --

7 PETER SARANGELO: -- where would they
8 be serviced?

9 SEAN DEVINE: I mean, they will be
10 serviced -- it just -- it just depends on the
11 tenant that you get. Really, the ones you see
12 as -- one of the members alluded to Amazon is
13 really the ones we see buzzing all around town.

14 PETER SARANGELO: I see them all over
15 the place. That's right.

16 SEAN DEVINE: And those are coming
17 from -- I mean, they're not -- they're not all
18 going to be buzzing around Hillside.

19 PETER SARANGELO: They're all over. I
20 understand.

21 SEAN DEVINE: Yes. They're going to
22 get on the highway, they're going to serve
23 probably a -- I'm not sure what it is, probably
24 a 15-, 20-mile radius.

1 So most of those, if you did
2 get -- most of the six-wheel trucks, they're
3 going to do the same as the semi trucks, get on
4 the highway, take Mannheim, go north-south, or
5 they're going to get on the highway --

6 PETER SARANGELO: Where would the
7 6-wheelers be housed at night?

8 SEAN DEVINE: They won't be housed at
9 night -- either inside -- they could be housed in
10 the building potentially.

11 PETER SARANGELO: I understood they
12 weren't going to be in the building.

13 SEAN DEVINE: Well, I don't know what
14 the code is, but --

15 PETER SARANGELO: That's what we heard
16 before. They're not going to have any motor
17 vehicles.

18 JOSEPH PISANO: At that time I don't
19 believe it was known. It is allowed if they have
20 specific plumbing in place --

21 PETER SARANGELO: But they said they
22 weren't going to have that at the time we talked
23 about that.

24 JOSEPH PISANO: I don't believe -- I

1 didn't hear that, that they would not have them.

2 I know the point came up, and --

3 PETER SARANGELO: Because if you're
4 talking about -- could be 60, 60 vehicles --

5 SEAN DEVINE: Yes. I mean, there is no
6 outside parking.

7 PETER SARANGELO: How would they be
8 serviced? Are they going to have fuel on the
9 property?

10 JOSEPH PISANO: Right, there is no
11 overnight exterior parking.

12 SEAN DEVINE: Right. It's almost like
13 we almost can't do that because of Hillside's
14 requirements.

15 PETER SARANGELO: How are they going to
16 be serviced fuel-wise, and so forth?

17 JOSEPH PISANO: Right. The interior
18 space right now -- and, again, we continue to
19 fall back on FedEx as an example. Okay? FedEx
20 doesn't necessarily -- they don't fuel their
21 vehicles. They don't really service their
22 vehicles. They don't have a maintenance shop or
23 anything of that nature in their current
24 building. They do store their vehicles inside

1 overnight because they're being restocked for the
2 next day, and then once they're out on the
3 street, they fuel.

4 PETER SARANGELO: So how many trips
5 would they make a day back and forth to the docks
6 there?

7 JOSEPH PISANO: That I couldn't --

8 PETER SARANGELO: It's going to be a
9 lot of confusion.

10 JOSEPH PISANO: That I couldn't tell
11 you.

12 PETER SARANGELO: A lot of confusion.

13 JOSEPH PISANO: I couldn't tell you how
14 many trips.

15 PETER SARANGELO: We have 60 trucks,
16 and they could conceivably have 60 trucks
17 assigned there.

18 JAMES ERLANDER: Sure.

19 PETER SARANGELO: Where do they go?
20 Where do they go?

21 SEAN DEVINE: Well, again, you can't
22 park outside. That's part of the code.

23 And, actually -- that's a good
24 point, though, that you bring up.

1 We can park a trailer outside --

2 PETER SARANGELO: I understand a
3 trailer. I have no problem with that.

4 SEAN DEVINE: No, you can't. It has to
5 be pulled up to the building.

6 So another reason why it's great
7 to have these 30 docks --

8 PETER SARANGELO: The buildings that I
9 managed, the trailers are inside.

10 SEAN DEVINE: Well, this building,
11 there is no outside trailer storage. So you
12 can't park a truck or store a trailer outside the
13 building.

14 You can pull the trailer up to the
15 dock and leave it there, and Joe might correct me
16 if I'm wrong, but I believe that's allowed.

17 JOSEPH PISANO: I believe you're
18 correct, for it to be loaded or unloaded.

19 SEAN DEVINE: Yes. So that's the only
20 way you could keep a trailer there is if it's
21 pulled up to a dock.

22 In terms of the small box trucks,
23 I would -- I would refer to the FedEx building,
24 where they go inside.

1 There's not -- like Joe said,
2 there is not going to be a service area here
3 where trucks are going to be worked on. They're
4 not going to fuel up here.

5 PETER SARANGELO: I see these Amazon
6 trucks parked all over the place --

7 SEAN DEVINE: Right.

8 PETER SARANGELO: -- you know. Big
9 lots and so forth, they're parked out there. Out
10 west, down here, off of Finley Road. Amazon
11 trucks, loaded all over there.

12 SEAN DEVINE: Well, we can't do that
13 here.

14 PETER SARANGELO: That's what they got.

15 JOSEPH PISANO: But they --

16 JAMES ERLANDER: But they do it at the
17 FedEx already. I mean, if you look at the aerial
18 view of FedEx right now, on the 2D or 3D, there
19 is trucks parked where there is supposed to be
20 cars parked already. I mean, this is at our
21 FedEx. That's in our location already.

22 SEAN DEVINE: So what's the impact of
23 that?

24 JAMES ERLANDER: It's lousy. I mean,

1 it just doesn't look right. You're supposed to
2 be parking them at the back of the dock, not over
3 somebody else's parking spots that you're
4 supposed to be leaving available to your tenants.
5 It just doesn't make sense.

6 SEAN DEVINE: Well, I guess -- I guess,
7 you know, what I could really speak to, which the
8 concern to this point has really been the semi
9 trucks, and I think the lack of trailer parking
10 and the way the building is designed kind of
11 addresses the trailer -- the semi trucks.

12 The box trucks, you know, again,
13 that's a pretty rare instance at an Amazon
14 facility. Amazon is not really expanding.

15 PETER SARANGELO: That's a lot over
16 there, Finley Road, trucks all over.

17 SEAN DEVINE: They can't park on the
18 site. I suppose -- is there overnight parking
19 allowed in the parking lots for Hillside Village?
20 Do you know offhand?

21 JOSEPH PISANO: I'm sorry. Say it
22 again.

23 SEAN DEVINE: Can you park overnight in
24 a parking lot in a building?

1 JOSEPH PISANO: They're not allowed to
2 park overnight in the parking lot. That's where
3 it's saying, inside with FedEx.

4 What Jim is saying -- I'm trying
5 to look it up right now. I think that's where
6 you got it.

7 JAMES ERLANDER: It was the Apple one,
8 but the same thing.

9 SEAN DEVINE: So in that situation,
10 then, potentially they would go inside the
11 building. But they wouldn't be fueled, they
12 wouldn't be serviced. Like I said, they'd pull
13 in, they'd be packaged for the next day, and
14 they'd pull out.

15 PETER SARANGELO: They will not be
16 serviced there?

17 SEAN DEVINE: No.

18 PETER SARANGELO: No fuel and so forth
19 on the premises?

20 SEAN DEVINE: No. No.

21 JOSEPH PISANO: That is going to be
22 controlled by the police from the village, and we
23 currently have not granted any maintenance-
24 related activities for any buildings.

1 PETER SARANGELO: I just wanted to
2 bring it up.

3 SEAN DEVINE: No, that's a good question.

4 THE CHAIRMAN: One thing I can say is
5 that -- in my line of business, in printing, I
6 manage -- excuse me -- I manage deliveries all
7 day long. Deliveries are not happening without
8 being scheduled, without knowing the trucks are
9 coming.

10 So if things are done correctly,
11 schedules are made --

12 PETER SARANGELO: I had many problems.
13 I actually managed over 4 million square feet --

14 THE CHAIRMAN: I'm sorry?

15 PETER SARANGELO: -- of commercial
16 space. We had docks and so forth.

17 [Indecipherable dialogue.

18 Multiple speakers speaking
19 simultaneously.]

20 PETER SARANGELO: -- trucks are all
21 over the place.

22 THE CHAIRMAN: I know. And the
23 building --

24 PETER SARANGELO: That's the problem.

1 THE CHAIRMAN: That's one of the things
2 that, you know, it shouldn't happen. You know,
3 is there an ordinance against it? Is there fines
4 against it? I don't know. Trucks shouldn't be
5 parked in the parking lot.

6 JOSEPH PISANO: There are ordinances.
7 There are fines.

8 JAMES ERLANDER: So if you go back to
9 the picture with the overall layout, the top
10 view, I had another question about that.
11 Right there.

12 So that truck barricade is not
13 going to be a barricade for keeping out the
14 little Amazon truck or the FedEx truck?

15 SEAN DEVINE: It's meant for the semi
16 truck.

17 JAMES ERLANDER: I mean, because it's
18 got to help -- you're saying that a fire truck
19 needs to get through.

20 SEAN DEVINE: Right.

21 JAMES ERLANDER: So how is that going
22 to keep a semi from going through? Is it just a
23 height requirement?

24 SEAN DEVINE: I believe -- I think

1 there is ways -- there's ways of the fire
2 department.

3 JAMES ERLANDER: Is there a line across
4 the top?

5 JOSEPH PISANO: You're going to have to
6 have it in place. The fire department would need
7 to have any access on that side of the building.
8 They're basically getting out of the truck and
9 sawing it down.

10 SEAN DEVINE: Well, there is an
11 override, I believe. They build in an override.

12 ROBERT KREGAS: So what happens?

13 JAMES ERLANDER: Or they'd have to
14 drive all the way around to the Frontage Road.

15 JOSEPH PISANO: All the way around from
16 Wolf Road and access it from Wolf Road side.

17 That's typical, when they have a
18 fire issue or fire scene, okay, and especially on
19 the larger buildings, once they get established
20 onsite, they typically are going to direct other
21 communities, other locales on the property. So
22 they will attack it from all sides of the
23 building.

24 JAMES ERLANDER: And then if you go

1 back to the other -- the photo that has the red
2 spots for what usage, or -- no. [Viewing various
3 photos on overhead.]

4 That.

5 So Hillside has 10,000 people live
6 here? 9,000 people?

7 JOSEPH PISANO: 8,400.

8 JAMES ERLANDER: 8,400. And your
9 picture here, your circle is taking account of a
10 couple cemeteries and not taking account of the
11 center where the site is.

12 So if it was from the center of
13 the site, I think you would include probably
14 6,000 people rather than a bunch of dead people
15 in the cemetery.

16 SEAN DEVINE: Yes -- no, again, as we
17 talked about last time, this is a 13-acre site.
18 So if this was a 3-acre site and we were talking
19 about building, like, a 30,000-foot retail
20 building or -- that certainly serves Hillside, if
21 there was a demand. You know, Walgreens is
22 already here, a couple of other stores are
23 already here.

24 We're talking about a 13-acre

1 site. This is a very large site. I don't know
2 offhand what the Hillside Town Center acreage is,
3 but it's probably comparable. And that's what
4 we're talking about.

5 So, yeah, if we were talking about
6 a 2- to 3-acre site, you might potentially be
7 able to put a retail building there that could
8 serve Hillside and some of the -- Berkeley and
9 some of the surrounding -- but we're talking
10 about a large development that needs to pull
11 from, you know, not only Hillside, but north,
12 south, east, west, along with people getting on
13 and off the expressway, which is key. Which is
14 why Target wanted there. They want to get the
15 shopper coming back to Chicago -- coming from Oak
16 Brook to Chicago, hopping off, going to Hillside
17 Town Center.

18 So that's kind of what we're
19 talking about. There is certainly a lot of
20 density around Hillside proper, but given the
21 size of the site, that's been the struggle,
22 attracting larger retailers or a mass of
23 retailers that could anchor a 13-acre site like
24 this.

1 It wasn't trying to be deceptive
2 not showing the north side of Hillside,
3 certainly. It was meant to highlight the
4 cemetery, which is a very real, big gap in the
5 trade area.

6 JAMES ERLANDER: I guess that's the
7 cemetery I have to drive past to go to Mariano's
8 that I go to. You know, so I'm going past it.
9 So there has got to be other people that are
10 going past it to go to Mariano's down south. So
11 there might be an opportunity for a Mariano's or
12 a Jewel here. I literally have to go three
13 miles, or two and a half miles to the Jewel.

14 I get it you have a Target here,
15 so you have kind of a grocery store, but it's a
16 Target. It don't have a full-service grocery
17 store.

18 SEAN DEVINE: Yes. The only thing I
19 can say is we've talked to all those tenants.
20 We've had major brokers talking to those tenants,
21 and they just -- there didn't seem to be an
22 interest. If we could do that, we would have
23 done that. And we would have loved to do that.
24 But the market is saying this is -- if you want

1 to develop this site, this is the demand for this
2 site.

3 So, again, Jewel, Mariano's, they
4 just -- they weren't interested. They're not
5 interested in putting anything there.

6 THE CHAIRMAN: Do we have -- obviously
7 we know what our concerns are. Do we see
8 anything on a positive side for the building so
9 far?

10 I listed my pros and cons. Does
11 anybody have anything from a positive?

12 ROBERT KREGAS: Revenue is a big thing.

13 JAMES ERLANDER: That's the only thing
14 I see is revenue. And it's right -- it's not
15 just our revenue, it's their revenue. So it
16 helps them, but it helps us a little.

17 THE CHAIRMAN: Any other questions?

18 REBECCA HOHE: I just wanted to say, in
19 respect to the traffic situation, this type of
20 business is more an industrial-type business, and
21 those businesses usually only work till about
22 3:00 or 4:00 in the afternoon.

23 You've got two schools right there
24 that are going to be getting out, adding to the

1 traffic that comes out of there about that same
2 time, because it won't be closing at 5:00, I'm
3 sure. Maybe a few of the office people, but...

4 SEAN DEVINE: Ma'am, the only thing I
5 can say to that is, if there was a shopping
6 center there similar to the Hillside Mall that
7 was there in the past, or Menards, I mean, again,
8 a lot of cars are coming in and out of there as
9 well at all different times during the day.

10 REBECCA HOHE: I lived here my whole
11 life. I know the kind of traffic in the area. It
12 wasn't a problem.

13 You have a bunch cars coming in
14 and out, just [inaudible].

15 THE COURT REPORTER: I'm sorry, ma'am.
16 I can't hear you back there. If you could move
17 up.

18 REBECCA HOHE: I'm sorry. I just -- I
19 just said that -- what were we talking about?

20 SEAN DEVINE: Traffic in and out on
21 Wolf Road.

22 REBECCA HOHE: Oh, he had said that
23 the traffic coming in and out, when it was a
24 shopping center, would have been just as bad.

1 And that's not true because I lived here my whole
2 life. I saw the traffic that came in and out of
3 there. I was one of the people that came in and
4 out of there.

5 Just like over here, they're going
6 to need a traffic officer if everybody is getting
7 out at the same time. When people shop, they
8 don't come in and out in lines like they do at
9 office complexes or places such as that, that are
10 entering onto Wolf Road.

11 THE CHAIRMAN: Thank you for your
12 input.

13 [Inaudible discussion among the
14 board members.]

15 THE CHAIRMAN: Sorry. Anything else?

16 JAMES ERLANDER: Roger, do you have any
17 more questions?

18 ROGER ROMANELLI: Can I just ask a
19 couple more quick questions?

20 JAMES ERLANDER: Yeah.

21 ROGER ROMANELLI: Quick questions.

22 So, again, I appreciate everyone
23 serving on the planning board.

24 You know, I know that there has

1 been a lot of deliberations, and we read in the
2 paper the developers, they changed their
3 proposal. Maybe just run down the checklist real
4 quick.

5 Is this committee -- you're
6 probably planning to make a decision tonight; is
7 that correct, on this? You've been around on
8 this? Is that -- is tonight the last meeting on
9 this, or are you planning to have more -- let me
10 throw these questions out and I can sit down.

11 So if you're seeking public input,
12 it would be beneficial, I think, for the
13 presentation to be disseminated in some digital
14 form so that we can take it back to our homes and
15 our neighbors and evaluate it. But if you're
16 making a decision tonight, maybe you could let us
17 know.

18 For a proposal like this, it
19 sounds like it's being built spec, and there's
20 not a dedicated tenant. A developed -- right?
21 This is a spec building?

22 SEAN DEVINE: Correct.

23 ROGER ROMANELLI: So again, I mean,
24 always -- it's always helpful to have a dedicated

1 tenant, but apparently that's not there at the
2 moment.

3 I thought I saw on one of the
4 slides that there is a Class 6b proposed, a
5 12-year --

6 SEAN DEVINE: That's correct.

7 ROGER ROMANELLI: -- Cook County?

8 So is there a public benefit
9 statement, like, a community benefits agreement
10 type of thing that you've -- again, I'm just
11 going to throw these questions out.

12 In terms of the total amount of
13 employees, that would be helpful to know.

14 I looked at the map, and I
15 personally thought, just from the first blush, if
16 there is a way that you can figure that the
17 employees would enter from the back. You know,
18 when we're getting to the doctors and the
19 hospital and the -- you know, the high school,
20 that light interrupts that Wolf Road flow a
21 little bit. So when I looked at it, I said, you
22 know, if the employees could be off the back a
23 little bit, that could help.

24 Then we read in the newspaper

1 there is a mix of office and warehousing now. So
2 I think it would be interesting to know the
3 square footage of both.

4 But, I just -- again, I don't want
5 to interrupt the flow of the committee. I just
6 want to put a couple questions out there. And if
7 you think it's appropriate to either put some
8 kind of written bullet-point information to the
9 public or with a presentation, that would help
10 us, you know, to kind of digest it a little bit
11 more.

12 Again, I respect that you take
13 these questions, but I also respect your process.
14 So I'm just going to sit down now and listen for
15 any response. Thank you.

16 SEAN DEVINE: Yes. The first response,
17 and I think the board would let you know, is
18 this -- if this is approved tonight, it still
19 needs to go before the board of trustees, the
20 elected officials.

21 REBECCA HOHE: I thought this was it.

22 SEAN DEVINE: So, we still need to
23 go -- do another round of approval with the board
24 of trustees.

1 REBECCA HOHE: I thought he said at
2 the beginning of the meeting differently than
3 that.

4 SEAN DEVINE: If it's approved at this
5 level, yes.

6 PATRICK DEADY: If they don't approve
7 it, it's over. The way the ordinance reads, if
8 this board does not recommend the use that is
9 being requested become permitted uses in this,
10 then the village board does not have the
11 authority under the ordinance to override the
12 zoning board.

13 If the zoning board votes in favor
14 of any of the uses and recommends that they be
15 approved, then that matter still has to be
16 presented to the board for approval.

17 This has been -- this is a
18 continuation of a hearing that was noticed
19 initially in December. There was a previous
20 hearing of -- public hearing that was noticed for
21 this in, I think, September, where there was
22 another full presentation of a slightly different
23 or modified proposal that was the basis for the
24 village board's decision to remand it back to the

1 zoning board.

2 So...

3 [Indecipherable dialogue.

4 Multiple speakers speaking
5 simultaneously.]

6 MICKEY STIMAC: Sorry, guys.

7 PETER SARANGELO: Okay. Take care,
8 Mickey. Be careful.

9 [Mickey Stimac leaves the
10 hearing.]

11 SEAN DEVINE: To the comment on the 6b,
12 the developer would be looking for a 6b property
13 tax incentive, but that's pretty much -- I don't
14 want to say a hundred percent of the new
15 developments in Cook County receive that 6b, but
16 pretty much to build a new building, you need the
17 6b. Otherwise the property taxes would be so
18 high that it would be -- you wouldn't be able to
19 compete for tenants.

20 And in terms of the impact, as was
21 mentioned earlier, the biggest impact here is the
22 revenue. Currently it's taxed as vacant land.
23 This would be taxed with a \$30 million industrial
24 building. So, you know, these are just

1 projections, but, you know, the -- under the
2 current vacant land, you know, 2.4 million over
3 the next 12 years. With the building, you know,
4 \$11 million. So about \$8 million, \$9 million of
5 revenue that would be projected towards Hillside
6 over the next 10, 12 years. So it's basically
7 revenue, the potential for jobs, construction
8 jobs and full-time jobs, for Hillside residents.

9 THE CHAIRMAN: All right. So what
10 we're going to do is we're going to break this
11 down into the two uses that were discussed
12 earlier, and within that -- so let me just go
13 back to the -- to the zoning 11.10.

14 So under permitted uses, I just
15 want to read this to you guys one more time:

16 Uses permitted in a commercial
17 planned development may include uses other than
18 those permitted in the underlying district in
19 which said development is located, provided the
20 inclusion of such uses are recommended by the
21 plan commission and approved by the board of
22 trustees. The plan commission is recommending
23 the inclusion of such uses other than those
24 permitted by the underlying district, shall find

1 that the uses permitted by such exception are
2 necessary or desirable and are appropriate with
3 respect to the primary purpose of the
4 development.

5 So that said, the first use was
6 Section 4.6031:

7 Cartage, express and parcel
8 delivery establishments, not including motor
9 freight terminals, on a lot not less than two
10 acres in area.

11 So our vote would be based on the
12 uses permitted are necessary and desirable for
13 this particular use, are appropriate to the
14 primary purpose of the development, combining and
15 rephrasing the requirements with respect to each
16 purpose, additional permitted use. The plan
17 commission must find the proposed use is
18 appropriate with respect to the primary purpose.
19 The proposed use is necessary and desirable, and
20 the proposed use must not be of such nature, so
21 located as to exercise a detrimental influence.

22 So, again, Section 4.6, cartage
23 and express and parcel deliver establishments,
24 not including motor freight terminals on not less

1 than two acres.

2 So we'll take a vote on the first
3 item: The proposed use is appropriate with
4 respect to the primary purpose of the
5 development.

6 All those in favor?

7 WILLIAM NORWOOD: Aye.

8 NOREEN THERMOS: Aye.

9 JAMES ERLANDER: Nay.

10 ROBERT KREGAS: Nay.

11 PETER SARANGELO: Nay.

12 THE CHAIRMAN: So I have to vote.

13 JOSEPH PISANO: Yes.

14 THE CHAIRMAN: So I vote in favor --
15 what's that?

16 PATRICK DEADY: You have to vote.

17 JOSEPH PISANO: It's two nays and two
18 ayes for and against, and the chairman voted aye.

19 PATRICK DEADY: So three "ayes." It's
20 tied.

21 JOSEPH PISANO: Yes.

22 THE CHAIRMAN: It's three.

23 JOSEPH PISANO: Three.

24 PATRICK DEADY: Three. Okay.

JOSEPH PISANO: Again, I'm going to
read:

Cartage, express, and parcel
delivery establishments, not including motor
freight terminals on not less than two acres.

The proposed use is necessary or
desirable for the development as proposed and
desirable for the village.

All those in favor?

WILLIAM NORWOOD: Aye.

PETER SARANGELO: Aye.

JAMES ERLANDER: Nay.

ROBERT KREGAS: Nay.

PETER SARANGELO: Nay.

JOSEPH PISANO: Same, three and three.

PATRICK DEADY: I need the voice vote,
please. It's for the record.

THE CHAIRMAN: I'm sorry?

PATRICK DEADY: Say either --

JAMES ERLANDER: You have to be out
loud.

THE CHAIRMAN: Oh, I'm sorry. Aye.
Yea.

JOSEPH PISANO: Yes.

1 THE CHAIRMAN: Again, cartage, express,
2 and parcel delivery establishments not including
3 freight terminals on not less than two acres.

4 The proposed use must not be of
5 such a nature located to exercise a detrimental
6 influence on the surrounding neighborhood.

7 Yea or nay? Agree or disagree?

8 JAMES ERLANDER: What was -- why was
9 this question different? What was different
10 about this question?

11 PATRICK DEADY: Well, the provision
12 that talks about is it detrimental to the
13 influence on the surrounding neighborhood, that's
14 from the general requirement.

15 JAMES ERLANDER: That's the overall.

16 PATRICK DEADY: The overall.

17 JAMES ERLANDER: The overall impression
18 of what we feel.

19 PATRICK DEADY: You have to find --

20 JAMES ERLANDER: Yes, I got it.

21 PATRICK DEADY: -- the first two, then
22 the third one, which applies to all planned use.

23 JAMES ERLANDER: It's overall.

24 PATRICK DEADY: Overall. And as I

1 understand the motion, if you're saying that
2 it doesn't -- you're voting "aye," it is -- it
3 means that you don't find that it has a
4 detrimental influence.

5 JOSEPH PISANO: Correct.

6 PATRICK DEADY: So it's a double
7 negative. So it's kind of --

8 JAMES ERLANDER: So I'm saying it's
9 detrimental. So what's that?

10 PATRICK DEADY: You would vote "no."

11 JAMES ERLANDER: No. I'm a "no."

12 ROBERT KREGAS: No.

13 PETER SARANGELO: Nay.

14 WILLIAM NORWOOD: Aye.

15 NOREEN THERMOS: Aye.

16 THE CHAIRMAN: Aye.

17 JOSEPH PISANO: Three-three.

18 THE CHAIRMAN: All right. We'll go on
19 to the next use. Section 4.6169:

20 Wholesale and warehouse
21 establishments, but not including the sale or
22 storage of flammable liquids, materials, or
23 gases, except those in the original sealed
24 containers.

1 Again, the proposed use is
2 appropriate with respect to primary purpose of
3 the development.

4 All in favor? Say aye.

5 WILLIAM NORWOOD: Aye.

6 NOREEN THERMOS: Aye.

7 PETER SARANGELO: Aye.

8 THE CHAIRMAN: Aye.

9 JAMES ERLANDER: Nay.

10 ROBERT KREGAS: No.

11 JOSEPH PISANO: So that's a four to two
12 vote. Four "ayes" --

13 THE CHAIRMAN: And two "nay."

14 JOSEPH PISANO: -- and two "nay."

15 THE CHAIRMAN: I'm going to read it
16 again:

17 Whole and warehouse
18 establishments, not including the sale or storage
19 of flammable liquids, materials, or gasses,
20 except those in the original sealed containers.

21 Vote is the proposed use is
22 necessary or desirable for development as
23 proposed and desirable for the village.

24 All those in favor say "aye"?

1 WILLIAM NORWOOD: Aye.

2 NOREEN THERMOS: Aye.

3 PETER SARANGELO: Aye.

4 JAMES ERLANDER: Nay.

5 ROBERT KREGAS: Nay.

6 JOSEPH PISANO: Same vote.

7 PATRICK DEADY: Four-two.

8 JOSEPH PISANO: Four "ayes" to two
9 no's.

10 THE CHAIRMAN: And the last is, the
11 proposed use must not be of such nature or so
12 located as to exercise a detrimental influence on
13 the surrounding neighborhood.

14 Those that agree, say "aye."

15 WILLIAM NORWOOD: Aye.

16 NOREEN THERMOS: Aye.

17 JAMES ERLANDER: Nay.

18 ROBERT KREGAS: No.

19 PETER SARANGELO: Aye.

20 THE CHAIRMAN: Aye.

21 JOSEPH PISANO: Four to two vote.

22 Again, "aye," four. "No," two.

23 PATRICK DEADY: Just so the record
24 understands, is that -- to prepare a report and

1 findings to the village board once the transcript
2 is completed. It probably will not get to the
3 board this month. It will probably go into
4 February. Just so you know.

5 THE CHAIRMAN: So based on this
6 deliberation, it still goes --

7 PATRICK DEADY: Yes, because one --
8 you've recommended one of the uses to be
9 approved.

10 JAMES ERLANDER: But isn't the overall
11 saying no?

12 PATRICK DEADY: No, they're separate.
13 The uses are separate.

14 THE CHAIRMAN: There is two separate
15 uses.

16 JAMES ERLANDER: But isn't there an
17 overall question? Wasn't there that question?

18 PATRICK DEADY: He asked for it before,
19 you know, if you want to --

20 JAMES ERLANDER: And wasn't that three
21 to three just now, or no?

22 PATRICK DEADY: No, that was --

23 JOSEPH PISANO: The last three --

24 PATRICK DEADY: The last three were

1 all four to two.

2 JOSEPH PISANO: Yes, the last three
3 votes for --

4 [Indecipherable dialogue.

5 Multiple speakers speaking
6 simultaneously.]

7 JOSEPH PISANO: Would be for use, which
8 is -- 0169, which is wholesale warehouse
9 establishment were all four to two, all three
10 aspects of that vote.

11 ROBERT KREGAS: Which is the same four
12 we voted on last time; correct?

13 JOSEPH PISANO: Yes.

14 THE CHAIRMAN: So based on these
15 findings, this will be presented to the village
16 board for them to --

17 PATRICK DEADY: Consider.

18 THE CHAIRMAN: -- consider. And we'll
19 see if it comes back to us.

20 Any other questions? Yes?

21 SEAN DEVINE: Thanks for your time.

22 ROGER ROMANELLI: Can I ask a question?

23 THE CHAIRMAN: Step up, please.

24 ROGER ROMANELLI: What?

1 THE CHAIRMAN: Can you step up so we
2 can hear you?

3 ROGER ROMANELLI: Yes.

4 So has the presentation, the
5 digital presentation, been made available to the
6 community so we can look at the issues? And is
7 there still time for the community to receive the
8 digital presentation so we can see a lot of these
9 details? Is that still available?

10 PATRICK DEADY: The record as with
11 respect to the application is closed. I think
12 that the -- the information will be provided to
13 the -- both the transcript and the entire packet
14 will be part of the trustees' package.

15 JOSEPH PISANO: Correct.

16 PATRICK DEADY: So it will become
17 available before the meeting.

18 JOSEPH PISANO: Yes.

19 PATRICK DEADY: But there is no further
20 hearing. There is no additional -- you can -- I
21 mean, you can make -- there will be a town hall
22 meeting or public comment meeting at the board
23 meeting, but additional testimony or evidence is
24 not going to be presented.

1 ROGER ROMANELLI: I understood.

2 So I guess the answer to my
3 question is this hasn't been presented digitally
4 to the community, beyond these meetings.

5 PATRICK DEADY: No.

6 ROGER ROMANELLI: The previous meetings
7 have been here. People have been able to come
8 and see it on the screen and ask questions, but
9 the digital presentation has not been presented
10 and is not available to the community, unless we
11 make a FOIA request. Is that correct?

12 JOSEPH PISANO: At this point, that is
13 correct.

14 ROGER ROMANELLI: Thank you.

15 JOSEPH PISANO: But just to clarify on
16 the record, this is the third process hearing
17 that we have had. We had an initial meeting with
18 the developer to have discussion and dialogue
19 relative to the proposed development.

20 We had our first, initial hearing
21 on December -- I believe it was the 13th? The
22 6th?

23 PATRICK DEADY: It was back in
24 September.

1 JOSEPH PISANO: But I'm saying -- yes,
2 that was the initial, but, again the first actual
3 hearing was on --

4 PATRICK DEADY: We had a separate
5 hearing -- there was one hearing on the initial
6 proposal. Later that went to the full board.
7 They voted to remand it back to the zoning board
8 back in November.

9 JOSEPH PISANO: Right. November 25th.

10 PATRICK DEADY: So it was noticed up
11 for the hearing in December.

12 JOSEPH PISANO: Correct. And then now
13 this meeting, where it was commenced again. So
14 there has been three separate processes for this
15 particular matter. It's been open to the public
16 and notified to the public.

17 JAMES ERLANDER: Joe, what's -- the
18 only possible --

19 JOSEPH PISANO: Yes.

20 JAMES ERLANDER: -- then is for
21 warehouse; right?

22 JOSEPH PISANO: At this --

23 JAMES ERLANDER: Only possible, because
24 it's not allowed with cartage.

1 JOSEPH PISANO: That's all that plan
2 has been approved by this board is for warehouse.

3 JAMES ERLANDER: Okay. It's not
4 cartage at all; no FedEx, no Amazon.

5 JOSEPH PISANO: At this point.

6 JAMES ERLANDER: No other parcel
7 people.

8 JOSEPH PISANO: That would be correct.

9 JAMES ERLANDER: Okay.

10 THE CHAIRMAN: Any other questions?

11 PATRICK DEADY: Thank you.

12 THE CHAIRMAN: I make a motion to
13 adjourn at 8:37.

14 WILLIAM NORWOOD: So moved.

15 THE CHAIRMAN: Second?

16 NOREEN THERMOS: I second.

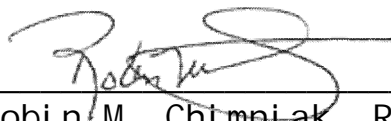
17 THE CHAIRMAN: Meeting adjourned at 8:37.

18 (Whereupon the proceedings
19 concluded at 8:37 p.m.)
20
21
22
23
24

1 STATE OF ILLINOIS)
2)
3 COUNTY OF DuPAGE)
4

5 I, ROBIN M. CHIMNIAK, a Certified
6 Shorthand Reporter of the State of Illinois,
7 do hereby certify that I reported in shorthand
8 the proceedings had at the hearing aforesaid
9 and that the foregoing is a true, complete,
10 and correct transcript of the proceedings of
11 said hearing as appears from my stenographic
12 notes so taken and transcribed by me.

13 IN WITNESS WHEREOF, I do hereunto set
14 my hand at Chicago, Illinois, on this 1st day of
15 February, 2023.

16
17 
18 Robin M. Chimniak, RMR, CLNR
19 Certified Shorthand Reporter
20 State of Illinois
21 CSR License No. 084-001999
22
23
24



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