



City of Aurora

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Legistar History Report

File Number: 18-0668

File ID: 18-0668	Type: Petition	Status: Draft
Version: 2	General Ledger #:	In Control: Planning & Development Committee
File Name: Pacifica Square Phase 1 / Yorkshire Plaza / Final Plan Revision		File Created: 08/03/2018
		Final Action:

Title: A Planning and Development Committee Resolution Approving a Revision to the Final Plan on Lots 1 and 2 of Yorkshire Plaza Subdivision located at the northwest corner of Route 59 and New York Street now known as Pacifica Square (Windfall Group/Pacific Square, LLC - 18-0668 / NA21/2-18.146-Fpn/R - TV - Ward 10)

Notes:

Agenda Date: 09/13/2018

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Exhibit "A-1" Final Plan - 2018-08-27 - 2018.146.pdf, Exhibit "A-2" Landscape Plan - 2018-08-27 - 2018.146.pdf, Exhibit "A-3" Building and Signage Elevations - 2018-09-05 - 2018.146.pdf, Building Rendering - 2018-09-05 - 2018.146.pdf, Fire Access Plan - 2018-08-27 - 2018.146.pdf, Property Research Sheet - ID #39125 - 2017-11-13 - 2018.146.pdf, Property Research Sheet - ID #43101 - 2017-11-22 - 2018.146.pdf, Land Use Petition and Supporting Documents - 2018-08-02 - 2018.146.pdf, Plat of Survey - 2018-08-02 - 2018.146.pdf, Legistar History Report - 2018-08-29 - 2018.146.pdf

Enactment Number:

Planning Case #: NA21/2-18.146-Fpn/R

Hearing Date:

Drafter: tvacek@aurora-il.org

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Committee of the Whole	08/07/2018	Forward to Planning Council	Planning Council	08/08/2018		
	Action Text:	This Petition was Forwarded to the Planning Commission to the Planning Commission					
1	Planning Council	08/14/2018					

Notes: *Representatives Present: David Dorgan, Eddie Ni, Jiun-Guang Lin, Cristal Zhona, Ray Fahg, and Judy Ni*

I'm David Dorgan. I'm a consultant working with Pacific Square, LLC to get some things organized. Lin is the engineer and Mr. Ni is the principal and owner of what used to be Yorkshire Center. If you've ever been there, we want you to come back and spend more money there. The point is, we are here to talk about our Phase 1. We put a qualifying statement in. I don't know if everyone had a chance to see that, but the qualifying statement basically says that this is part of a 3 phase project and this is the first phase and we need to get this reviewed and approved so that we can start getting building permits in the first part of this phase. The second phase is to put up an office building, a 5 story office building. That office building will be discussed in a future phase. There is also a 240 unit apartment building to be put in the parking lot in Phase 3 with some commercial underneath. So this is a bigger project than the first phase. Probably if all 3 phases go through, this will be about a \$100 million dollar project. So we want to stress that this is something that has been coming through the city and we've been talking about it. It is basically going to be Asian oriented. We have some people that like to call it Asian Cool. You'll see some of that as it comes along because they are trying to focus on the Asian marketplace, but not just for Asians. They are wanting it to be for everyone. There's going to be a Park to Shop grocery store in here. It is going to take the corner piece, which is always the hardest piece of a shopping center to fill and that is in Phase 1. There are a couple of these around the area, but this is the centerpiece of what we think will draw people to the other retail and help us fill restaurants. In that space alone, there will be a food court all its own. They'll have not just Chinese delicacies, but they'll have other delicacies and there will be sort of a liquor store component, but there will be that so that you can buy alcohol there as well. We are remodeling this to look completely different. We are trying to make it so that when you look at the parking that Ed had up there, we've changed it so that you'll have better access coming in. Currently it doesn't align, the entrance from New York Street going in. Part of this phase is to align that and also to give what we want to call convenient parking. You can see there is a driving lane, that doesn't exist today, in the middle with parking. We're hoping that this provides a certain convenience for the customers and we want it to be more pedestrian friendly, so we are trying to make this center look better. In our application, we talked about landscaping and other aspects of this. Fire turning radiuses, we think we've addressed those.

Mr. Sieben said Dave I have elevations up. This is the corner, the grocery, and some of the proposed façade.

Mr. Dorgan said that's what we are proposing. There is a little awning there. It is not much, but it will be out onto the sidewalk a little bit there.

Mr. Ni said the color of the façade, because the screen is showing more of like a burgundy, it is actually more like brown maybe.

Mr. Sieben said I think you have a couple of the south elevations. Here is the new southwest corner of the building facing the storefront south with outdoor dining and things like that.

Mr. Ni said the design would be exactly like this, but the color could be slightly different than shown this way.

Mr. Dorgan said I just want to comment we've taken the sign out of the conversation.

Mr. Cross said is this going to be like an H-Mart?

Mr. Dorgan said it like an H-Mart. It is the same concept an H-Mart. There is one of them in the city now, right?

Mr. Cross said there is one in Naperville.

Mr. Curley said it is in for permit too, so if you want to see the plans, we have them in BP.

Mr. Dorgan said basically I think we've described it. We are changing the front of what use to be Golfsmith and reorienting it to the south so that you have storefronts that are facing New York Street as opposed to what had been the blank wall, so we are getting more retailers into that space. Hopefully getting more sales tax out of the space that's been vacant for a long time. Lin is there anything else on the engineering side we need to talk about?

Mr. Lin said not really. Beside from the reconfiguration of the parking lot and the driveway, there were, I would say, 3 or 4 existing fire hydrants that currently are still in the middle of the parking lot island because of the reconfiguration. They have been relocated to the new location, but I would say maybe 20 feet further away from the building from where it is now.

Mr. Curley said so it used to be on like the western end of an isle and now that you've relocated the central drive isle, it has all been directed to the now western end of the parking field, so it is further to the east.

Mr. Lin said yes.

Mr. Dorgan said and Lin there is a relocation of a hydrant on the south end of the building too because of the reconfigured sidewalk as well?

Mr. Lin said that is correct. Those big circles that you are looking at, those 300 feet radius, that's off the new location.

Mr. Cross said it is 400 feet.

Mr. Lin said so that's better.

Mr. Cross said we just have to make sure that any of the hydrants that are counted have to be within 5 feet of the fire lane. I think the one that's here that's to the west here, it looks like that's going to be further than 5 feet, so it needs to be moved in. We had a question because it wasn't clear that it was a hydrant. There was a circle in it. It's there on the south side right in the center of the south end.

Mr. Dorgan said that's the hydrant I was bringing up. There should be a hydrant there.

Mr. Cross said just make sure that it's not closer than 50 from the building. It's got to be more than 50 feet away.

Mr. Sieben said and Lin if you do need to make any change, you don't need to show the landscape on the fire plan.

Mr. Cross said Herman and I were looking at this yesterday.

Mr. Dorgan said well if it is 400 feet we may not need that.

Mr. Sieben said you're right if those are 300 foot circles. Tracey Vacek is reviewing the site plan.

Mrs. Vacek said I will probably have comments out either later today or tomorrow morning. With that being said, I just did talk to Engineering a little bit. I know that we talked about angled parking along that south (inaudible). I'm think now that we want perpendicular, which actually will give you a little bit more parking, so I think that's good. That will probably be one of the comments. The other comment that I'll probably bring up is we kind of want the drive isle that's coming in to kind of line up a little bit more, so I think what we are going to want on that north side is to push that back a little bit. That will be another comment.

Mr. Feltman said or even just widen that.

Mrs. Vacek said I think we'll want you to widen.

Mr. Dorgan said there is a concrete sidewalk large area there can be trimmed down and maybe pushed over and we might lose a parking space, but I think better alignment would be loved.

Mr. Feltman said even if you just widen that a little bit so it lines up just a little better.

Mrs. Vacek said I'll give you kind of an idea of what we are thinking.

Mr. Dorgan said the incoming lane, Tracey and I talked about that a little bit, it drives right into that concrete barrier.

Mrs. Vacek said I'll draw something up and then I'll get it back to you. So this area, there are a couple of things with this area. First of all, I think what we are going to want is some kind of pavement delineation between both of the isles and we were just thinking like a stamped concrete to kind of define like a walkway for everybody. I'll kind of show that out. That's what we are kind of thinking.

Mr. Sieben said you have a 16 foot wide delineation. We think it should be wider all the way into the store there.

Mrs. Vacek said so I'm thinking that this kind of isle right here needs to be a little bit bigger because I think this kind of lines up better then and then I think like to do some kind of thing where this is kind of a different pavement and this is a different pavement to kind of have that really focus on your entrance. I think that we want to make this a little bit wider so you have a little bit more defined area for this to come out. Then I think we want to bring this parking island a little bit further down to define this a little bit better. Then these 2 parking spaces are actually the wrong way, so we have to fix those because when you're coming down, you are coming in this way. It is two-way, so you are coming in this way, so these need to be fixed to be the opposite way. I'll put that all in a memo, but I think those were really the biggest comments that we had is to kind of line this up a little bit, perpendicular and stull like that.

Mr. Sieben said otherwise it is a nice improvement.

Mr. Lin said we shouldn't have a problem converting that 60 degree angle parking into a 90 degree, right?

Mrs. Vacek said I don't think so. I think you have plenty of space there. Even if you lose a little width on your sidewalk, I still think that you still have, just maybe a little bit. You have 25 feet at the lowest point, which is a pretty big sidewalk and 44 on the other side.

Mr. Dorgan said can you just tell us why you want that changed?

Mrs. Vacek said because I think going forward it makes more sense to have it perpendicular because the other side if we can maybe try to get some more perpendicular on the other side and as we go on the other side of it I think that we are going to want perpendicular, so when we start talking about Phase 2 and Phase 3 and when we're talking about...

Mr. Sieben said which we can do this afternoon. I think it gives more options if people are coming from the west.

Mr. Feltman said and it is two-way traffic. It just will flow better.

Mrs. Vacek said it will slow the people down a little bit too, which I think is a good thing. I'll hopefully get you comments out today. We're looking for the first one in September, I think it is September 5th for Planning Commission. That's kind of what we are looking at.

Mr. Sieben said so you would be at the September 5th Planning Commission for recommendation and then the next week, which would be Thursday, it should be the 13th, is Planning and Development Committee. They are the final vote on something like this.

Mrs. Vacek said there is an appealable period, which would be the 19th.

Mr. Sieben said it is 5 days, so the following Wednesday, which would be then the 19th you'll be completely done with this.

Mr. Dorgan said there is no Committee of the Whole?

Mr. Sieben said you'll be on the Committee of the Whole that Tuesday for information only because it is the last day if anyone wants to appeal. With that being said, we are moving along permits.

Mr. Curley said I think you have 6 permits right now that are waiting in review. I think some of them are very far along. The Park to Shop came in, in the last week, I think, so that one not as much, but this gap of 3 or 4 weeks in here, we've been reaching out to try and figure out how we can cut up the permits that are in, in phases or in what we call structures to allow everything but the exterior work to be done. As of yesterday mid-day, Josh and the Building and Permits staff has been trying to reach out, I don't think we've got a response back, but we wanted to convey to you we are interested, it would be at your own risk obviously, staff's telling you we are happy with the plan, a couple of tweaks, it is a matter of getting all of the approvals aligned ultimately, which is not staff's role. It is above us. So we are trying to figure out how we can allow you to move at your own risk for interior work on those 6 permits that we have on hold, 4 or 5 of which I think is literally waiting for this last move, which we talked about being in early September. It may take a little bit of coordination I think maybe with Ray and your field people to figure that out, but we're interested in trying to save that time for you if you're willing.

Mr. Sieben said Herman, myself and Josh Ream, who is the Plan Examiner, went over it late yesterday, so they should be getting back to you, so we can get you guys going on a lot of that.

Mr. Lin said so as far as getting the site plans, engineering plans, fire plan, landscape plans revised is there something that we should be doing?

Mrs. Vacek said I'll get comments out to you in the next couple of days. If you can get those back to us before the 27th or 28th so that we can then go forward with it at Planning Commission with the revised one. I'll have that all in my memo.

Mr. Feltman said Engineering is in review. We talked about some of the geometrics. I think that's kind of where we were at with our comments. We will be sending out formal comments.

Mr. Cross said as will Fire. Herman will be at the DST this afternoon. We've talked. He will be able to convey those if I'm not able to make it.

Mr. Dorgan said we are going to talk about the other entranceway on Phase 3?

Mr. Sieben said yes. David and I talked about it. We have not made contact yet. We would be glad to help whatever we can. Sometimes we have a little problem getting ahold of people too.

Mr. Dorgan said we are trying to get an easement to do a right-in/right-out. Right now there is sort of a curvature of the entrance that's there. It is not a very direct way in. We are trying to seek out a new direct route into the center.

Mr. Curley said we'll end up talking about the deliverables that everyone needs to bring together for the business improvement, the business district finalization that we need to embark on. We'll talk about that at 2:00. I think there are some things that staff needs to bring together and I think we need some things from your side of the table too. We'll hash that out so we can try and chart a path on getting that all completed soon.

Mr. Lin said aside from getting the building permits from the City of Aurora, we've been submitting to Kane/DuPage for erosion control review. Should we talk to Fox Metro at all?

Mr. Frankino said I was going to remind you because I want to make sure that Fox Metro is in alignment with the schedule that John is talking about and we want to be ready for you. We know that there is going to be some proposed civil work outside, a grease trap I think you showed on your Park to Shop plan. That would have to be referenced on the civil plan because there are going to be some elevations and things we are going to need and then there is another domestic connection down south, I think, there for the same tenant buildout. We want to make sure that we have something from you so that we can stay in line with the city's schedule and your schedule, of course.

Mr. Curley said those will be dependent. We can pull the facades out of the projects like I was suggesting earlier and make those structures. We don't want to surprise you with plumbing changes along the way and Fox Metro needs to understand where we are heading, so we would like those to be included. I think for the most part the southern one has been resolved and we know what it ends up being. It needs to be on the civil plan. Park to Shop I think we still might need some detail on. That just came in.

Mr. Dorgan said Mr. Ni, these grease traps are always a big deal, so when we are moving a restaurant around, every time we move a restaurant we need to make sure that they've got a grease trap.

Mr. Ni said I have a question about grease traps also. I talked to DuPage County Health Department. They said basically the volume, the size, we have to talk to Fox Metro.

Mr. Frankino said we'll take a look at a few things, history of other facilities like yours, menus, things like that, the use and we'll kind of combine not only the need now, but we'll try to work in a reasonable schedule. People think that the smaller the better, but then more often you've got to clean it forever. We'd like to balance that a little bit for you. We do the sizing.

Mr. Ni said one thing which people have proposed putting in the grease trap is called micro something. It would eat the grease, so there would be no smell whatever and you don't have to clean up as often. I can e-mail you the information. Park to Shop, the grocery store, very likely they are going to have a food court there. They are going to have like 10 or more little small restaurants, stands. We're going to put the grease trap on the outside to feed all the restaurants.

Mr. Frankino said right, one line interior would feed all the grease trays up to the exterior. That's what I saw on the plan.

Mr. Dorgan said you're okay with that?

Mr. Frankino said yes.

Mr. Ni said the size we have to determine.

Mr. Frankino said we haven't seen any proposal on a specific food court.

Mr. Ni said we won't know until a few months later. They are doing leasing, the Park to Shop, the grocery store. It will take several months to do all the leasing to identify what kind of restaurant is going in.

Mr. Frankino said we can size that to accommodate the fact that those spaces will be filled. I'd be happy to talk with you about that after or later today if you want to get ahead of me.

Mr. Ni said the restaurant would be between 2,000 to 4,000 square feet. The grease trap they need just inside the restaurant?

Mr. Frankino said there is no central line going down the middle of this older building, so each restaurant would then fit their own.

Mr. Ni said they would have their own inside.

Mr. Frankino said for inside Park to Shop or outside...

Mr. Dorgan said he means the other restaurants.

Mr. Frankino said those would be individually sized.

Mr. Ni said individually sized inside the restaurant. They don't have to build something outside?

Mr. Dorgan said you're indifferent to whether it is inside or outside are you?

Mr. Frankino said how detailed do you want to get? I'd hate to hold up this process for that if that's fine. What we had originally proposed to the owner is as many spaces as possible. They are going to be demolishing inside to redo them to prepare them for a future tenant, that would possibly be the time, and this was proposed because it is an existing building and we don't have an ordinance covering that. If this was a new building, we would require the dual lines inside, one to serve all the kitchen needs and one to serve bathrooms. If you wanted to run a central line for multiple spaces to possibly connect, that way it covered forever, you could put a larger, let's say for 8 spaces, you could put a larger unit outside for every 8 or 10 spaces and then they're covered. They wouldn't have to do their own every time someone comes and goes. The idea is that if the restaurant failed and a shoe store came in now you have a grease trap in that floor. And then next door if didn't use to be a food service and it would be a food service, now there is one going to be put in it, so you are always putting them in instead of tapping into that central line.

Mr. Curley said I think the approach would be our preference would be fewer devices and tied together outside. That would be our preference.

Mr. Dorgan said that's what we wanted to hear because if you are going to do that you've got to think about it now.

Mr. Curley said but if that's not possible and you can't then we're going to deal with it on a case by case basis as the tenancies start becoming known. If there is some way to cluster these uses together because you're going to dictate that they are, that's great and I think we'd answer that we would prefer them together. The benefit to you in the end is there are fewer devices that you are trying to fit in and you could do a common cleaning schedule or something like that. Inevitably, no matter how much planning we are doing, some of your tenancy needs will change or something will be different and we'll have to deal with it on a one off basis anyway. Somewhere between those two is where we are going to end up and as everyone comes along we'll figure out how it best fits.

Mr. Frankino said the noodle restaurant for example, needed their own. If there was a central line going down the middle, they would have tapped into that and gone out to one common larger unit that would pick up multiples, but over time you'd have many on it or few on it, but it would be there nevertheless. The unit would sit there. It would be non-corrosive so inevitably forever so to speak, but like John said there would be fewer overall devices to have to maintain and take care of and perpetually remove and replace and install. The line would be there for as long as the building would be. Since this is an older building, it is up to you to try to figure out what is best for you.

Mr. Dorgan said for inspection purposes, you didn't really have a preference then inside or out?

Mr. Frankino said we prefer to have one line going to a larger unit outside to cover multiples. That way the inspection is that one unit rather than knock on the door and say we have to inspect your trap. We prefer if you can work it in.

Mr. Curley said I even think more directly to answer David's question, even in a one off situation the preference is to get it outside if it can be.

Mr. Dorgan said that is what I had remembered.

Mr. Curley said there is less coordination for the inspections that have to happen if they are outside. If

it is not possible, then we talk about where it makes the most sense inside.

Mr. Frankino said we would be favorable to let you do what you think is best for you within reason. I believe that's what we are saying.

Mr. Sieben said we look forward to finishing up Phase 1 and getting the permits going and talking about Phases 2 and 3.

1 Planning Council 08/21/2018

Notes: *Mrs. Vacek said I sent out comments on this last week. We are just waiting for them to get a resubmittal in. This is tentatively set for September 5th.*

Mr. Feltman said we reviewed, or are in review of the first phase. I don't think there is anything major jumping out at us.

Mr. Beneke said Javan and I have not been able to sit down and meet on this yet.

Mrs. Vacek said I did make some comments in regard to some of the parking areas. We asked them to make some perpendicular parking on the south side instead of angled and then in the parking area we asked them to change up on the north side by the Park and Shop, the grocery store that is being proposed. They are working through those and we should be getting comments back.

Mr. Beneke said because of a lot of existing things, I think we are going to be in pretty good shape, but I just have to sit down with him and look at the overall.

1 Planning Council 08/28/2018 Forwarded Planning Commission 09/05/2018 Pass

Action Text: A motion was made by Mrs. Vacek, seconded by Mr. Minnella, that this agenda item be Forwarded to the Planning Commission, on the agenda for 9/5/2018. The motion carried by voice vote

Notes: *Representative Present: David Dorgan*

Mrs. Vacek said so they did bring in some of the revisions yesterday. I'm still missing the building elevation revisions and a lot of the landscaping revisions weren't done. I will be taking a little bit of a closer look at this today and getting some more comments out. This will be conditioned upon those comments. This is going to next Wednesday's Planning Commission on September 5th. I do make a motion to move this forward. I believe Engineering still has comments outstanding also.

Mr. Feltman said yes, minor.

Mr. Frankino said is there going to be any civil sanitary included in that portion of the submittal? There is civil work proposed for outside of the Park to Shop building, some sanitary connections, grease trap construction outside in 2 separate locations where domestic waste is going to be discharged. I just wondered if that was going to be incorporated into this phase at this point.

Mrs. Vacek said I would assume so.

Mr. Feltman said yes.

Mr. Frankino said because we haven't seen anything on that yet, just for the record.

Mr. Sieben said that will have to be part of the permitting.

Mr. Frankino said we just want to keep Park to Shop moving along and one of the comments that we had was to show some elevations, lengths, slopes and things like that.

Mr. Dorgan said that would be fine. I just left Lin's office. We'll put that together if that's we need to do. I don't think we were aware that we were going to do that at this stage, but we are happy to do it because I don't think it is difficult. They know they are going to need the grease trap. You and I have

a meeting after this to discuss some of that, so whatever we talk about we can integrate into the plan.

Mr. Frankino said Dan what do you think? This could be a separate submittal if you don't want it to crowd this one.

Mr. Feltman said I'm fine with it being separate.

Mr. Frankino said as long as there is a formal review that can happen on the proposal.

Mrs. Vacek said this will have to go through building permit, so I'm assuming that they'll have to get their sign-off for that.

Mr. Sieben said this is elevations and some of the parking. That's really the point.

Mr. Feltman said that's why we weren't really asking for any of that right now because this was really more site design, site approval. Like Tracey said, I was assuming on building permit submittals when they started to actually go for the remodels, that's when we'd start seeing the grease trap.

Mr. Dorgan said and to be honest with you, the developer sees the grease trap as the tenant's issue just so you know, but when you talk about sanitary connections, I think he's in this whether he wants to be or not.

Mr. Frankino said right.

Mrs. Vacek said so this will be conditioned once I review everything. I do make a motion to move this forward to the September 5th Planning Commission. Mr. Minnella seconded the motion. The motion carried unanimously.

2	Planning Commission	09/05/2018	Forwarded	Planning & Development Committee	09/13/2018	Pass
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Action Text: A motion was made by Mr. Cameron, seconded by Mrs. Head, that this agenda item be Forwarded to the Planning & Development Committee, on the agenda for 9/13/2018. The motion carried.

Notes: Mrs. Vacek said the subject property is currently the Yorkshire Plaza retail center with B-2(S) zoning, which is the General Retail with a Special Use for a Planned Development. The Petitioner acquired Yorkshire Plaza earlier this year and is looking to rebrand the retail center as Pacifica Square as an Asian centric marketplace. The Petitioner is requesting approval of a Final Plan Revision for the first phase to revitalize and remodel the center. The details include re-facing the southern and a portion of the western end of the main building. With that, the proposal is creating smaller units with storefronts facing both New York Street and the existing parking lot. They are also looking to upgrade the storefront of the corner building of the main building, which will be updated also. The remaining portion of the façade is being retained. The drive isle along the southern portion of the main building is being modified to allow a larger sidewalk area to accommodate outdoor seating and to add perpendicular parking along the north side. In addition, the existing parking lot is being reconfigured to create a double row of parking along the western portion of the main building and the drive isle is being realigned with the New York Street entrance. This will provide a safer circulation within the center. The Petitioners are here. I can turn it over to them. They can kind of go through the building and kind of give you a little bit of who they are and what their vision is.

Good evening. I'm David Dorgan. I'm a consultant with Windfall Group. I would like to introduce, first of all one of the principals, Judy Ni. Her father is the managing member of the LLC. Then we have Ray Fong who is the architect involved in the restructuring of this, and we have Lin who is with Ridgeline Engineering who is doing the engineering on the project. They are here for questions if you have those. Basically as Tracey was stating, this is not like a rezoning. Since we are resurfacing and changing the direction of the building, we have a new look to this building and we were trying to figure out how to get building permits and so on. This look, we hope, is going to brighten the plaza, give it a new look, but it also gives it a new lift because it is cutting through various spaces and making what was Golfsmith, which was a fairly large space, into a number of smaller spaces we hope with more vibrant commercial entities. As you know, the Windfall has purchased a 365,000 square

foot shopping center that has not always done as well as you might want it to have done in the past. Some of those things we are going to try to correct by making smaller shops. We are not trying to get rid of any tenants that are there. We're going to try to accommodate them. We do intend to bring in additional retail. One of the largest spaces in the corner is a 54,000 square foot grocery store. I know that Park to Shop may not be a familiar title of a grocery store. It is largely Asian and there is already one in the city. If you've seen an H-Mart, which is an Asian chain that's throughout various suburbs in the Chicagoland, this is going to be very similar to that. Part of the redesign of this space is what we've done is changed the way that you are driving into the area, giving it the double row of parking to give both access to the people who are shopping, but it is also straightening out a drive isle. If you've ever gone to the Yorkshire Plaza now, it is little bit dangerous. It is disconcerting when you come up off of New York Street and you come up to the stoplight, or stop sign to the end of that, there's kind of an offset. It is not aligned. So part of what we are doing in this phase is trying to align that, which led to this double row of parking and that alignment should make this a safer access into the plaza and hopefully a better access all the way around. Generally speaking, this is Phase 1 of a 3 phase project. We'll be back to you to talk about those phases as they come forward. They will require zoning changes, so there will be more to talk about. At this point, I don't know what else to tell you except we are hopeful that we're going to be able to lease up all the existing space. We have at the moment about 87% of either Letters of Intent or signed leases on the spaces in the shopping center. With that, I would open it up for any questions you would have.

Chairman Truax said what's your calendar looking like? When do you expect to be open?

Mr. Dorgan said I can't answer when we'll have every individual shop open, but I can tell you that we're anxious. We just got from Herman Beneke of the Building Department permission to go in and do interior kinds of demolition, so once we can get that demolition going, for example the grocery store is anxious to get in and demolish, but there are things that need to happen. We've been meeting with Fox Metro about getting grease traps because there are several restaurants and concerns in here. I'd like to say on the record that Fox Metro has been very cooperative and we are very happy to be working with them. We have looked at a number of ways to do that and I think we are going to come to an accommodation. If you are interested in that sort of thing, I can go into more detail, but we're looking at shared grease traps and it would be part of the management of the facility to take care of the grease traps, which is more ideal than having individuals take care of their grease traps because sometimes those things get out of control. But I would tell you that we have at least 2 people who are ready to build right now and we have about 4 shops on this endcap that once we get going with demolition permits they would be ready to start. What really is going to take a little time is to reconfigure the parking lot. There is some engineering involved in that. The grease traps that we want to put in, one of them is out front of the grocery store. The sewer is out in front of the grocery store so that's where it makes the most sense to put it, so there is more engineering to do on that. To answer your question, we're thinking we can get a lot of this work done this winter.

Ms. Tidwell said is the grocery store the largest tenant that you expect to have? If so, what is the square footage?

Mr. Dorgan said it is 54,000 square feet. My problem is I don't really know what a couple of the existing tenants are. There might be an existing tenant. You have the workout place, Planet Fitness, it is smaller.

Ms. Ni said I believe Best Buy and Value City are very close. The grocery store is actually a little bit under 50,000 square feet.

Mrs. Vacek staff would recommend conditional approval of the Planning and Development Committee Resolution approving the Revision to the Final Plan for Lot 1 and 2 of Yorkshire Plaza Subdivision located at the northwest corner of Route 59 and New York Street, also known as Pacific Square with the following condition. Actually there were 3 conditions that were laid out in your staff report. We have worked through condition #2 and condition #3 so the only remaining condition that we have is:

1. That the landscape plan be revised prior to the building permit issuance to add a variety of

shrubs on the plan.

Right now they are showing around 4 different types of shrubs, but we would like a little bit more of a variety to that just in case something happens to a breed of shrub. We want to make sure that they are not all going to die at once.

Ms. Tidwell said is what you are recommending consistent with prior requests?

Mrs. Vacek said yes.

MOTION OF CONDITIONAL APPROVAL WAS MADE BY: Mr. Cameron

MOTION SECONDED BY: Mrs. Head

AYES: Mrs. Anderson, Mr. Cameron, Mr. Chambers, Mr. Divine, Mrs. Head, Mr. Hull, Mr. Pilmer, Mr. Reynolds, Ms. Tidwell

NAYS: None

Mrs. Vacek said this will next be heard at the Planning and Development Committee on Thursday, September 13, 2018, at 4:00 p.m. on the fifth floor of this building.

Aye: 9 At Large Cameron, At Large Pilmer, Aurora Twnshp Representative Reynolds, At Large Anderson, Fox Metro Representative Divine, Fox Valley Park District Representative Chambers, SD 129 Representative Head, SD 131 Representative Hull and At Large Tidwell
