

**PLANNING & DESIGN COMMISSION  
CITY OF NORTH OL MSTED  
MINUTES FOR DECEMBER 7, 2011**

**ROLL CALL**

Ms. Meredith called the meeting to order at 7:00 p.m. in Council Caucus Room.

Present: Melissa Meredith, Greg Malone, Don Rerko, Jeffrey Peepers, Robert Parry, Mark Mahoney

Absent: Ralph Bohlmann

Staff: Planning & Development Director Kimberly Wenger, Assistant Law Director Bryan O'Malley, City Engineer Pete DiFranco, Building Commissioner Dale Mitchell, Clerk of Commissions Donna Rote

**REVIEW AND CORRECTION OF MINUTES**

**Ms. Meredith moved, seconded by Mr. Malone, to approve the Planning and Design Commission minutes of November 21, 2011 which passed 4-0.**

**NEW BUSINESS**

**CMS11-24 WEA Great Northern Mall; 4954 Great Northern Mall:**

Westfield Corporation representatives Chris Barnett, Evan Vlaeminck, Michael Platt, Michael Walsh, Kurt Reddick; Bill Boron, Atwell-Hicks; Rick Caller, Valley Lighting

Ms. Wenger said the proposal consists of building and site modifications to the southeast side of Westfield Great Northern Mall. Redevelopment was originally approved in 2009, since then portions of the project including the new dining court on the north side of the complex was completed. The southern area previously approved was modified due to changes in proposed tenants. The new anchor for the south side will be a cinema and two additional retail spaces adjacent to the cinema. Redevelopment will be contained within the existing building footprint. The modifications reflect the architectural requirements of the cinema. The main and only entrance to the cinema will be from within the mall. The new Westfield entrance will face east and be adjacent to Sears, as originally approved. Patrons will be able to exit the cinema to the parking field south of the building. An outdoor patio for a food tenant is shown as optional however if a patio is ultimately included a more detailed plan is required for approval. Site changes include parking reorientation, new landscaping islands, and new lighting. A truck dock/service area is shown between the cinema and Retail C.

Parking is shared across the entire center and is close to the parking variance BZA previously granted for 4.5 spaces per 1,000 square feet therefore, the existing parking count has been maintained. The area includes re-orientating the parking field for better circulation and building access. The number of parking spaces currently in the area is 650. The new parking field will contain 615 constructed spaces, 16 land banked spaces in outparcel 2 and 19 additional land banked spaces in the area west of Dillard's near the bank building. She noted the commission had the authority to count land banked parking towards the total parking count. Although a few

spaces are lost, the parking reorientation including vehicle and pedestrian patterns now align with the buildings entrance and exit points, which is an improvement. In addition to improvements for vehicle traffic, a bike path is proposed to be added from Country Club Boulevard to the Westfield entrance area and bike racks will be provided at the terminus.

Proposed signage has been compared and meets the 2009 variances BZA granted, so long as Retail B and C signs are corrected to reflect they will be no higher than four feet tall. Assuming the sign issue is corrected and the commission approves land banked parking, one variance for excessive illumination is required. Mr. Mitchell said excessive illumination could be eliminated by lowering the bulb wattage and/or providing shields.

Mr. Vlaeminck said the old food-court area will house a movie theater and two additional retail tenants while maintaining the existing footprint of the building. The proposed signage is sized for possible tenants. He provided displays of likely parking scenarios based upon anticipated theater traffic. The reconfigured parking allows landscaping both around the building and drive aisles and will match existing plants. A striped bike path will be included in the new drive and a bike rack placed at the northeast entrance. The new sidewalk from Sears and around the new building will be five feet wide and the only utility work consists of a waterline. Mr. Platt said if an outdoor patio is added it will be located near the new entrance and would return for approval. The service bay between the new build-out and Sears houses a compactor which will be used during off hours and remain hidden from view. Ms. Meredith asked why two Westfield signs so close in proximity were needed. Mr. Platt described the visibility challenges related to the building and its orientation. Mr. Collar said the new light-pole heights meet code and halide lights will be used. The high foot-candle reading is due to existing light-poles that spill over into the new area; however lower wattage bulbs and shields could be added to those light-poles to bring readings into compliance.

Mr. Rerko questioned the amount of EIFS being used on the new building as it does not withstand the weather. It appears that the high end materials are being used for the main entrance only. He questioned total seating and egress points for the theater. Mr. Vlaeminck said the main entrance is within the mall and emergency doors along the south side of the building could/would be used for exiting the theater and there will be 10 screens with a total of 2,000 seats. The design of the theater is to draw more traffic inside the mall.

Mr. Malone noted that the mall was vigilant about maintaining planting beds around the building but felt the parking islands could be improved upon and noted additional plantings are needed in the two islands near the Sears entrance. Mr. Parry said the majority of movie goers will park in the Sears parking lot and questioned if there would be a drop-off area for the theater. Mr. Vlaeminck said the curve in the drive along the main entrance will serve as a drop-off area. Ms. Meredith questioned the safety of pedestrians given the new the parking configuration and Mr. Vlaeminck said with the new configuration, all aisles lead to mall entrances, so the design will actually improve pedestrian and vehicle traffic. A brief discussion ensued pertaining to parking easements, land banking areas and south parking being utilized more. Mr. Vlaeminck said that they would use shields and lower wattage lights to ensure their photometric plan met code. It was noted that they were hoping to be open for business prior to the 2012 holiday season.

**Ms. Meredith, move seconded by Mr. Rerko, to recommend the BZA grant CMS11-24 WEA Great Northern Mall of 4954 Great Northern Mall a .5 fc variance for excessive illumination if applicants are unable to eliminate the need for a variance, which passed 6-0.**

**Ms. Meredith move seconded Mr. Rerko to approve CMS11-24 WEA Great Northern Mall of 4954 Great Northern Mall which consists of building modifications and site improvements, with the following conditions:**

- 1. Two landscape islands are to be added near the Sears entryway.**
- 2. Landbank parking is approved to ensure no parking variances are required.**

**Motion passed 6-0.**

**NOACA Intersection Studies Presentation:**

Ms. Wenger said the presentation would be postponed until the January 25, 2012 meeting.

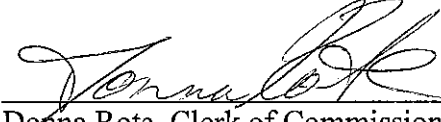
**Ms. Meredith moved, seconded by Mr. Rerko to excuse the absence of Mr. Bohlmann, which passed 6-0.**

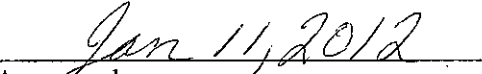
Mr. Peepers thanked the Mayor and Commission members for providing him the opportunity to serve on the Planning and Design Commission.

**ADJOURNMENT**

With no further business, the meeting was adjourned at 8:30 p.m.

  
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Melissa Meredith, Chair

  
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Donna Rote, Clerk of Commissions

  
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Approved