

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWSBROOK  
TO BE HELD ON WEDNESDAY, JANUARY 11, 2017 AT 7:00 P.M. AT THE LITTLE  
THEATER AT HINSDALE SOUTH HIGH SCHOOL, 7401 CLARENDON HILLS ROAD,  
DARIEN, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - Regular Meeting September 7, November 2, 2016
  - C. Minutes - Village Board Meeting September 12, September 26, October 10, October 24, November 12 November 28, 2016.
4. PLAN COMMISSION CONCEPT REVIEW: Midwest Badminton Club, Inc., 8401 Shagbark Court, Woodridge, IL. Midwest Badminton, Special Use Permit for an "Indoor Amusement Establishment". Lot directly west of the Willow Commons Shopping Center/Ashton Place.
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT



## Village of Willowbrook

### Staff Report to the Plan Commission

<b>Plan Commission Date:</b>	January 11, 2016		
<b>Prepared By:</b>	Anna Franco, Planning Consultant		
<b>Case Title:</b>	<b>CONCEPT REVIEW: Midwest Badminton, Special Use Permit for an "Indoor Amusement Establishment"</b>		
<b>Petitioner:</b>	Midwest Badminton Club, Inc., 8401 Shagbark Court, Woodridge, Illinois, 60517		
<b>Action Requested:</b>	Conceptual review and feedback on special use approval of proposed 23,820 square foot badminton facility.		
<b>Location:</b>	Lot directly west of the Willow Commons Shopping Center/Ashton Place		
<b>PIN:</b>	09-27-402-002		
<b>Existing Zoning:</b>	B-2 Community Shopping		
<b>Proposed Zoning:</b>	B-2 Community Shopping		
<b>Existing Land Use:</b>	Parking/Undeveloped		
<b>Property Size:</b>	1.79 acres		
<b>Surrounding Land Use:</b>	North	75 <sup>th</sup> Street	Zoning 75 <sup>th</sup> Street
	South	Condominiums	R-4
	East	Willow Commons Shopping Center	B-2
	West	Condominiums	R-4
<b>Documents Attached:</b>	<b>Attachment 1:</b> Business Narrative, no date (9 Sheets) <b>Attachment 2:</b> Conceptual Site Plan, revised 12/2/16 (1 Sheet) <b>Attachment 3:</b> Plat of Survey, 2/14/12 (1 Sheet) <b>Attachment 4:</b> Building Elevation Rendering, no date (1 Sheet) <b>Attachment 5:</b> Architectural Plans, 9/19/16 (5 Sheets) <b>Attachment 6:</b> 1997 Water Management Study and Water Atlas Map, 11/14/97, (3 Sheets)		
<b>Necessary Action by Plan Commission:</b>	<b>No vote is required.</b> The Plan Commission is asked to review and provide preliminary feedback to the applicant on the possible special use.		



## Site Description

The property is located on the south side of 75<sup>th</sup> Street, and is bordered by Marydale Condominiums to the west, Willow West Condominiums to the south, and Willow Commons Shopping Center, including Ashton Place, to the east. The 1.79 acre property is improved with a 129 space parking facility on the southern two-thirds of the property which is used by Ashton Place, just east; while the northern one-third of the lot remains undeveloped. The property is also improved with mature trees around the existing parking facility. The property has a lot depth of approximate 425 feet, with 240 feet of frontage along 75<sup>th</sup> Street.

**Exhibit 1 Aerial of the Subject Property**



**Exhibit 2 View of the Subject Property from 75<sup>th</sup> Street**





## Development Proposal

### Request

The petitioner, Midwest Badminton, is requesting a review of their concept plan to determine if they should pursue Special Use Approval for an "Indoor Amusement Establishment" use for a 23,819 square foot badminton facility with an associated pro shop use.

Midwest Badminton Club is a premier club that offers both international standard badminton facilities and profession training service in the Chicago area. The business offers badminton training classes, carries a variety of badminton related merchandise and services, and occasionally host special events. Midwest Badminton currently operates a 10 court, 17,000 square foot facility in Naperville, which opened in October 2010.

The owner would like to expand the business and open a second location in the Village of Willowbrook. Their management team chose the proposed location based on current client demands and the demographics of this area, but also because it is close to all major highways and it is located near high schools with strong badminton teams, including Hinsdale South High School. The business says that this will be the first facility specifically built for the sport of badminton in the Midwest.

The proposed Willowbrook facility would contain 14 professional badminton courts, and would have proposed hours of Monday through Friday from 3:00pm – 11:00pm, with peak hours from 6:30pm-9:00pm, and Saturday and Sunday from 9:00am –10:00pm, with peak hours from 10:00am –3:00pm. The facility would employ 2 facility coordinators and 3 coaches. Typically, occupancy for the building would be about 20 to 80 people, however, maximum occupancy would be determined through Village guidelines.

The petitioner is also proposing to hold special events and tournaments at the proposed facility. The club says they could hold anywhere from 1 to 3 tournaments per year.

### Overview of Zoning Requests

To establish a badminton facility on the subject property, the petitioner is requesting the following:

1. A Special Use Permit for an "Indoor Amusement establishment" in the B-2 Zoning District.
2. A variation from Section 9-6B-3(E)5 to reduce the required transition yard between a commercial and residential property from 100' to 51' from the west property line.
3. A variation from Section 9-10-5(G) to reduce the required parking setback from a residential lot from 40' to 30' from the west property line and 29' from the south property line.
4. A variation from Section 9-10-5(G) to reduce the required minimum front yard parking setback from 15' to 0'.
5. A variation from Section 9-10-5(G)3 to reduce the minimum end parking island width for the parking island located nearest to the northeast corner of the building only from 9' to 4'.
6. A variation from Section 9-10-5(G)3 to reduce the minimum dividing parking island located along the east property line from 10' to 6'.
7. A variation from Section 9-14-2.23(B)3(d) to reduce the minimum foundation landscape area from 7' to 5'.



## Staff Analysis

### **Zoning History of Subject Property**

#### Rezoning of Subject Property

Steve Hynek opened the Ashton Place banquet facility in about 1989. However, shortly after opening the facility, there was insufficient parking throughout the Willows Commons Shopping Center and this negatively impacted the rest of the tenants in the center. To settle the issue, Mr. Hynek agreed to construct additional parking on the south end of the adjacent vacant lot he owned, the subject property, for overflow parking.

The subject lot was then rezoned from R-3 Single Family to B-2 Community Shopping in 1989 via Ordinance 89-O-22 to develop the parking facility that would provide additional parking for the banquet hall.

The parking lot was constructed in 1989 or 1990 with 129 spaces. Ashton Place/shopping center only needed 63 parking spaces to conform to the parking code of 1989. The request did not require any zoning relief as the parking plan conformed with the bulk requirements of the B-2 zoning district and the parking standards at that time.

#### Parking Easement Agreement & Subdivision

Sometime before 2012, Steve Hynek sold the Ashton Place Banquet Center, and in 2012, the Village worked with both Steve Hynek and the owner of the shopping center, Len Blackman, to work out an easement agreement that would ensure the continued availability of the parking for the shopping center.

The parking easement was intended to precede a plat of subdivision, which the two parties had been working on. While the pending subdivision of the subject parcel is referenced in the easement agreement, the subdivision had been delayed by cost and coordination issues between the parties. The easement agreement is complex. It references both the "Existing Parking" Lot and a "Modified Lot," which would result based on defined "trigger" points in the future. The "Modified Lot" would be located at the south end of the lot and contain 38 parking spaces. So when a developer wants to develop the lot, the shopping center would be able to use 38 spaces on that lot. The reduction to 38 spaces (instead of 129 spaces) relies on the Village's approval of "shared parking," which would allow for a 10 percent reduction in parking.

In 2013, a request for a waiver from 9-10-5(B) to allow off-site parking was requested as part of a Special Use request. The request was made because the shopping center owner wished to execute a lease with a tenant that required a special use (for Beyond the Stars Performing Arts). Technically, since the off-site parking on the subject lot was never authorized pursuant to the current Zoning Ordinance, the shopping center did not have adequate on-site parking to meet the parking requirements, which would have been grounds for denial of the special use.

According to Section 9-10-5(B), a covenant for parking must indicate that nothing else will be allowed on the subject lot. This was not an issue when the property owners executed the 2012 parking easement agreement and intended for the lot to be subdivided to create 2 lots. One lot would be for the continued use of parking that could be encumbered by the covenant required by the Zoning Ordinance; and the second lot would be vacant and marketed as a buildable lot, and not be subject to the restrictive parking covenants. The subdivision was still delayed in 2013, and the owner of the subject lot, Steve Hynek, did not want to encumber the whole property as required by the Zoning Ordinance (because he could not build anything else on the lot); so a waiver from this section of the code was granted.

This waiver was granted through Ordinance 14-O-03. However, Section Three of that Ordinance states notable conditions that the existing 129 space parking lot shall not be modified until:



1. Owner has secured approval of a parking reduction (per Section 9-10-5(H));
2. The owner has recorded a plat of subdivision that consolidates a portion of the subject property with the Shopping Center property; and,
3. The owner has secured and has been issued a building permit from the Village of Willowbrook and complies with all local, county, state and federal ordinances, regulations and codes.

None of the above conditions have been completed. The petitioner would not like to pursue subdivision of the subject lot, but instead continue a parking easement agreement with the shopping center, or pursue a modified parking easement with the shopping center owner. However, according to the conditions of Ordinance 14-O-03, subdivision must occur. Village Staff would support amending Ordinance 14-O-03 to not require subdivision, if other conditions of the special use are met.

#### **Appropriateness of Use**

The appropriateness of use is something that is considered with each Special Use. It evaluates the impacts of the use as it pertains to site improvements, but also whether there should be any operational considerations. According to the petitioner, there is a desire for a badminton facility in our area of the Chicago suburbs. The applicant has stated that they believe that Hinsdale South High School, located within in walking distance of the subject property, has a successful badminton team and sees badminton as a popular sport. They think that both their business and student athletes will benefit from the location of the badminton facility.

The facility may also hold a few badminton tournaments a year. As badminton facilities are few and far between, the facility will likely attract out-of-town visitors to Willowbrook, who may stay at our hotels and visit our businesses.

Additionally, the badminton facility is a fairly low impact use for a retail property. Although we have no formal zoning applications for the property other than the badminton facility, other proposals have included more intensive retail uses, like a car wash. The badminton concept would be a fairly quiet use in comparison.

This property has always been envisioned to be a retail use when it was to be developed. However, a badminton facility is not a traditional retail use and will not generate a significant amount of sales tax revenue; an important consideration for the Village as the Village does not levy conventional property tax and relies heavily on retail sales within commercial districts.

#### **Comprehensive Plan**

The Comprehensive Plan "Future Land Use Map" designates the property and the Willow Commons Shopping Center as "Community Commercial," which aligns with the current B-2 "Community Shopping" zoning designation for these properties. The Midwest Badminton facility would fall under a special use in the B-2 zoning district and therefore aligns with the planned use for the property.

Other relevant Comprehensive Plan recommendations include the following listed in Exhibit 3 "Relevant Comprehensive Plan Goals & Policies".



**Exhibit 3 Relevant Comprehensive Plan Goals & Policies**

Relevant Comprehensive Plan Goals & Policies		
Plan Section	Plan Text	Relation to Midwest Badminton
Land Use Map	The "Future Land Use Map" designates this property as "Community Commercial".	The Midwest Badminton use will be a commercial use.
Commercial Development & Design Goals	Maintain and expand the variety of retail and commercial services offered within the Village.	There are no other Badminton facilities in town or in nearby suburbs
Commercial Development & Design Goals	Promote new regional-oriented commercial development in selected areas.	Midwest Badminton will be both a local and regional commercial attraction.
Commercial Development & Design Goals	Provide for convenient access to and adequate parking within all shopping areas.	The Midwest Badminton site plan provides adequate parking for their use as well as off-site parking for the Willow Commons Shopping Center.
Commercial Development & Design Goals	Reinforce and improve aesthetic and operation conditions in existing commercial areas.	The Midwest Badminton will improve a currently vacant property.
Commercial Development & Design Goals	Encourage coordinated and shared access wherever possible.	The Midwest Badminton development will be sharing the existing curb cuts on 75th Street and Clarendon Hills Road with the Willow Commons Shopping Center. No new curb cuts will be created.
Commercial Development & Design Goals	Utilize fiscal impact analysis for new major commercial developments to ensure existing community services and facilities will not be negatively impacted by the manner in which the new development is undertaken.	Staff has not requested a fiscal impact analysis as the badminton facility will be a unique attraction in town.
Commercial Design Policies	Parking lots serving adjacent properties should be interconnected to minimize the need to use arterial streets or frontage roads to drive between properties.	The Midwest Badminton site plan proposes two drive aisles to connect their parking area with the shopping center parking area.
Commercial Design Policies	Office and commercial areas should not be allowed to adversely impact adjacent residential areas. Screening and buffering should be provided, including landscaped setbacks, earth berms and open spaces areas. Commercial operations, including traffic and parking, should not be allowed to affect neighborhood quality. Noise, safety, and overall maintenance of commercial properties should also be carefully controlled.	The proposed use is a fairly low impact commercial use in terms of traffic and noise. However, the petitioner will be required to provide substantial landscaping along the west and south property lines, a small berm if possible, and a screening fence.
Commercial Design Policies	Fences and barriers should be of high quality, durable finish-grade materials.	Staff would like to see the petitioner add a fence along the west and south property lines.
Housing and Residential Areas Goals	Protect residential areas from encroachment by land use which are incompatible or which may create adverse impacts.	The Midwest Badminton facility is a compatible commercial use with the neighboring condominiums.
Residential Policies	Where possible, medium-density residential development should be promoted in locations between office/commercial areas and single family neighborhoods, as a transitional use between land-use areas. Abrupt changes in density should be avoided.	The condominiums to the west and south of the subject property are considered medium to high density residential.
Residential Policies	Landscaping, berthing, walls, and other buffering techniques should be used to screen residential areas from adjacent non-residential uses.	These techniques will be utilized by the petitioner.

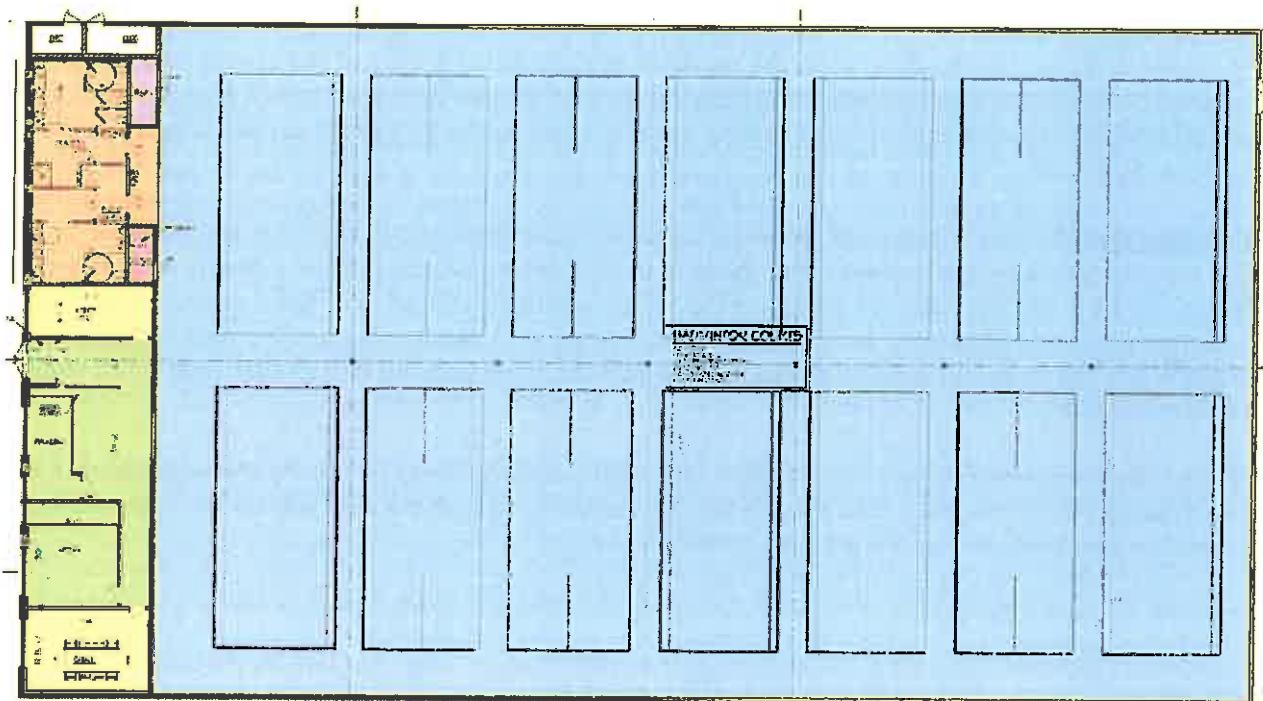


### Building Use Breakdown

The petitioner wishes to construct a 23,820 square foot badminton facility, centrally located on the subject property. Approximately, 20,900 square feet, or about 88% of the building, would be dedicated to 14 regulation size badminton courts, approximately 630 square feet, would be dedicated to common space and a small pro shop near the front of the building, approximately 570 square feet approximately would be dedicated towards office use, and 703 square feet would be dedicated to restrooms and other secondary uses. The primary entrance for the structure will be on the north side of the building, and an emergency exit will be available at the rear (or south side) of the building. Please see **Attachment 5** "Architectural Plans" for details.

**Exhibit 4** Building Use Breakdown Table and Diagram

Color Code	Building Use	Square Footage	Percentage of Total Building
	Badminton Court	20,905 S.F.	88.7%
Green	Common Space/Pro Shop	630 S.F.	2.6%
Yellow	Office	570 S.F.	2.4%
Orange	Rest Room	610 S.F.	2.5%
Purple	Storage	42 S.F.	0.2%
Red	Janitor	51 S.F.	0.2%
<b>Total Building Square Footage</b>		<b>23,820</b>	<b>100%</b>



### Bulk Requirements



The property is zoned B-2 Community Shopping. A detailed discussion of important bulk exceptions and variations is provided below and summarized in **Exhibit 5** "Zoning Compliance Table."

**Lot Dimensions:** The subject property is in compliance with the minimum lot width and minimum lot depth requirements of the B-2 Zoning District. The subject property is also in compliance with the B-2 Zoning District minimum lot area, with a lot area of approximately 1.79 acres. The subject property is considered Lot 2 in the Willowbrook Commons Subdivision or Palatial Hills Subdivision Unit No. 2.

**Setbacks:** The required and proposed minimum setbacks are shown in Table 1 below. All building setbacks for the proposed facility are in conformance with the B-2 zoning standards.

**Foundation Setbacks:** The minimum foundation landscaped area for buildings in the Village is 7'. The petitioner is proposing a foundation landscape area of 5' and is therefore requesting a departure of 2' from this section of the Zoning Ordinance.

**Building Height:** The maximum height of a building in the B-2 Zoning District is 30'. The proposed building height for the badminton facility is 30' and is in compliance with the Zoning Ordinance.

**Density and Coverage:** The maximum lot coverage (building coverage) in the B-2 Zoning District is 50%. The proposed badminton facility has a building footprint of approximately 23,819 square feet; so on a 1.79 acre lot, the building coverage is approximately 23.37%, and is well below the maximum 50% threshold. As a one story building, the floor area ratio (FAR) is approximately 0.23, which is above the minimum required 0.3 FAR.

**Pavement Setbacks:** Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The petitioner is requesting two (2) variances; (1) from the required 40' parking setback from a residential property, and (2) from the required 15' front yard parking setback, which will be zero as the parking is located right up to the north property line.

**Transition Yard:**

The required transition yard between a property in the B-2 zoning district and any property in a residential zoning district is 100' per Section 9-6B-3(E) of the Village Zoning Ordinance. With the current site plan, a 51' transition yard is provided from the west property line and a 151' transition yard is provided from the south property line. The proposed west transitions yard is a 51% reduction from the 100' standard and would require variance approval.

As the subject property only has a lot depth of 240', Staff can recommend supporting the large variation if a heavily landscaped berm and a 6' to 8' fence feet is installed along both the west and south property lines to screen the proposed use from the adjacent condominiums.



**Exhibit 5 Zoning Compliance Table**

Zoning Compliance Table					
Item	Code Section	Code Requirement	Proposed	Departure	Departure
Minimum Lot Area	9-6B-3(A)	1 acre	2.34 acres (101,915 sf)	none	no
Minimum Lot Width	9-6B-3©	150'	240'	none	no
Minimum Lot Depth	9-6B-3(D)	200'	~425'	none	no
Minimum Front Yard Setback	9-6B-3(E)1	60'	69'	none	no
Minimum Interior Side Yard Setback	9-6B-3(E)2	30'	51' from west 75' from east	none	no
Minimum Exterior Side Yard Setback	9-6B-3(E)3	60'	n/a	n/a	n/a
Minimum Rear Yard Setback	9-6B-3(E)4	40'	151'	none	no
Minimum Transition Yard	9-6B-3(E)5	100' and 6' earth berm	51' on west 151' on south	49' on west 0' on south	yes (authorized)
Maximum Lot Coverage	9-8-3(F)	50% (footprint is 23,819 sf)	23.37%	none	no
Maximum Height	9-8-3(G)	30'	30'	none	no
Maximum Floor Area Ratio	9-8-3(H)	0.3 (footprint is 23,819 sf, 1 story)	0.23	none	no
Minimum Lot Area	9-6B-3(A)	1 acre	2.34 acres (101,915 sf)	none	no
Minimum Lot Width	9-6B-3©	150'	240'	none	no
Foundation Landscaping	9-14-2.23(B)3(d)	7'	5'	2'	yes (authorized)
Parking Location	9-10-5(B)	On principal lot	yes	none	no
Parking Setback to Residential Lot	9-10-5(G)	40'	30' on west 29' on south	10' on west 11' on south	yes (authorized)
Minimum Parking Interior Side & Rear Yard Setback	9-10-5(G)	10'	30' on west 29' on south	none	no
Minimum Parking Exterior Side & Front Yard Setback	9-10-5(G)	15'	0' on north	departs by 15'	yes (authorized)
Minimum End Parking Islands	9-10-5(G)3	9' width	5' for parking island at the northeast corner of the building	4'	yes (authorized, for noted parking island only)
Minimum Intermediate Parking Islands	9-10-5(G)3	6', Every 20 spaces	9' width, at least every 20 spaces	none	no
Minimum Dividing Parking Islands	9-10-5(G)3	10', every 3 bays	6' (east lot line landscape area)	4'	yes (authorized)



## Parking

### Proposed Parking

The petitioner's site plan proposes 135 parking spaces, 5 of which are accessible spaces. The parking areas are located at the front side, east side, and back side of the building. No parking is proposed along the west side of the building.

**Exhibit 6 Parking Table**

Parking Table			
Normal Parking Days			
Person Type	# of Persons	Parking Requirement	Parking Requirement
Badminton Players	56	18.66 spaces	1 spaces per 3 persons
Fans of Players	56	18.66 spaces	1 spaces per 3 persons
Coaches	14	4.66 spaces	1 spaces per 3 persons
Employees	5	2.5 spaces	1 spaces per 2 employees
<b>Total</b>	<b>131</b>	<b>44 spaces</b>	
<b>Proposed</b>	<b>131</b>	<b>135 spaces</b>	

Tournament Parking Days			
Person Type	# of Persons	Parking Requirement	Parking Requirement
Badminton Players	56	18.66 spaces	1 spaces per 3 persons
Fans of Players	112	37.33 spaces	1 spaces per 3 persons
Coaches	14	4.66 spaces	1 spaces per 3 persons
Employees	5	2.5 spaces	1 spaces per 2 employees
<b>Total</b>	<b>187</b>	<b>63 spaces</b>	
<b>Proposed</b>	<b>187</b>	<b>135 spaces</b>	

### Parking Requirements and Parking Easement

Title 9, Chapter 10 of the Village's code regulates off-street parking and loading. To calculate the required parking, Staff has applied the standard for "Health salons, swimming pools, skating rinks and other indoor recreational facilities" which requires "1 parking space for each 3 persons, based upon the maximum number of persons that can be accommodated at the same time in accordance with design capacity, plus 1 parking space for each 2 employees." Assuming that the maximum number of persons that can be accommodated is 132 people (4 people for each court + 1 fan for each player + 1 coach per court + 5 employees = 131 persons) the parking requirement would be 44 parking spaces based on the formula provided in the Village's code. The site plan therefore would have 91 parking spaces in excess of the code required parking. Please see Exhibit 6 "Parking Table" for details.

However, 38 parking spaces must be reserved for use by the Ashton Place Banquet according to the existing parking easement, summarized in "Zoning History of Subject Property" of this report. Therefore, by accommodating 38 parking spaces for Ashton Place, the development will have 53 parking spaces in excess of parking required by the code. It should be made clear that this parking sharing agreement must be settled between the owner of the Willows Shopping Center and the owner of the subject property, and not by the Village of Willowbrook.

### Tournament Play



During discussions with the petitioner, the petitioner mentioned that the badminton facility may hold one to two tournaments a year, which would obviously require greater parking needs. The 44 required parking spaces is based on an assumed capacity of 132 people (4 people for each court + 1 fan for each player + 1 coach per court + 5 employees). If there were to be 2 fans for each player, which there could likely be for a tournament, the assumed capacity would increase to 187 people, and the parking requirement would increase to 63 parking spaces.

However, if truly 187 people attended the tournament at once, then the parking provided would not be nearly enough. The petitioner mentioned that they could likely partner with the Hinsdale South High School, located only 0.15 miles from the subject property, for overflow parking during tournaments. Instead of requiring the petitioner to provide parking for tournaments that will only likely occur once or twice a year, Staff is open to off-site tournament parking. Staff would like to see a written agreement between the high school and Midwest Badminton as a condition of their special use approval.

#### **Parking Lot Pavement**

The Village presumes that the existing parking lot pavement will be reconstructed (or at least rehabilitated) and new lighting installed in conformance with the Zoning Ordinance.

#### **Landscaping**

The petitioner is proposing a landscape berm along the west and south property lines to aid in screening the proposed parking from the adjacent condominiums to the west and south. The berm along the west property line will be a total width of 12'; according to a standard 4:1 ratio, the berm will most likely be about 1.5 feet in height. The berm along the south property line will be a total width of about 30'; and according to a standard 4:1 ratio, the berm will most likely be just under 4' in height.

Staff originally discussed with the applicant that we would like to see a berm at least 4' in height along both the west and south property line, meaning the berm would need a width of a least 32'. This would be doable along the west property line, however, the applicant has since placed stormwater surface detention along the west property line as well. This stormwater surface detention was not included in the petitioner's originally site plan.

If the petitioner wishes to place stormwater detention in this area, it may be more beneficial to provide fencing as a means of screening along the west and south property lines instead of a subpar landscape berm. The fence would allow the petitioner more room to expand their surface detention area and more room for landscape plantings. Staff would like to see a 6' to 8' fence included in the petitioner's revised site plan if they wish to pursue special use approval. The petitioner should reference Section 9-12-4D2 of the Village code for zoning requirements for fencing.

#### **Lighting**

The petitioner has not yet submitted a photometric plan illustrating illumination for the proposed site plan, however, the petitioner has stated that they feel there is no need for lighting along the west side of the building.

#### **Signage**

The petitioner has not yet submitted plans for building signage or monument signage. As a note to the petitioner, the Village does not allow variations to its sign code (Title 9, Chapter 11), unless the petition is being processed as a Planned Unit Development (PUD). Since the property is under 2 acres, it does not meet the standards to be processed as a PUD, so the petitioner must comply with all sign code requirements.



### Architecture & Colored Elevation

The petitioner has submitted both architectural plans and a colored building elevation for the proposed badminton facility. The colored elevation is shown below and is also attached as **Attachment 4** "Building Elevation Rendering". As you can see, the building would be 2 tones and constructed from what looks like pre-cast concrete. The building materials should be confirmed by the petitioner in future submittals.

**Exhibit 7 Building Elevation Rendering**



### Preliminary Building Inspector Review

The Village's Building Inspector has conducted a preliminary review of the Midwest Badminton architectural plans, attached to this report as **Attachment 5** "Architectural Plans". The Building Inspector has the following comments for the petitioner to consider if they decide to submit preliminary plans to the Plan Commission:

- The architectural plans cite residential building codes. The architectural plans should cite commercial building codes.
- Wood interiors are prohibited.
- An emergency ingress/egress plan will need to be prepared by the building architect. The single emergency exit from the badminton playing area will likely not be a sufficient quantity of emergency exits.
- The future mezzanine must either be a component of the architectural plans, or not at all. Please note, that a mezzanine greater than 1,000 square feet and used for non-storage related activities will require elevator access to comply with accessibility standards.
- The "mop sink room" must be ADA accessible.
- The petitioner should consider an alternate layout for the bathroom/shower area, as the current layout presents potential privacy issues.
- Is barrier netting being proposed around each badminton court? If so, a note should be added to the architectural plans stating the proposed location of the barrier netting.

### Watermain Improvement

There is currently a watermain gap along 75<sup>th</sup> Street. In 1997, Frank Novotny and Associates, Inc. prepared an updated Water Management Study for the Village that identified a number of watermain loops which should be completed in order to maintain adequate fire flow and system water pressure. The study identifies the main across the frontage of this shopping center as one of the loops to be completed and further states that "the



developers of the vacant commercially zoned area west of the Willow Commons Shopping Center should be responsible for the costs associated with this extension." The applicable pages of the study and a water atlas is attached as **Attachment 6** "1997 Water Management Study and Water Atlas". This study and its recommendations were accepted by the Village Board.

The Village's initial stance was that the petitioner, as developer of the subject property, shall install the entire length of the watermain improvement, as recommended by the 1997 plan. However, the petitioner felt that paying for the entire portion of the watermain improvement, an improvement along the frontage of a property they did not own, was unfair and ultimately a deal breaker for the development. Through multiple discussions, the Village and the petitioner have come to a verbal agreement that the petitioner shall install a length of 240' of watermain along the frontage of their property, should their Special Use Permit be approved. This is approximately 1/3 of the total improvement necessary to complete the watermain loop. The Village is also open to receiving an acceptable form of security to fund the watermain improvement, which would cost around \$33,000 for a 12" main, and a reasonable timeframe for future installation.

#### **Other Utilities**

Prior to preparing final plans, the Village Engineering would like to see that the on-site storm sewers to remain be televised to determine their condition.

#### **Tri-State Fire District**

The Tri-State Fire District Fire Marshall provided preliminary comments to the petitioner on November 11, 2016 based on their conceptual site plan. The Fire Marshall had the following comments:

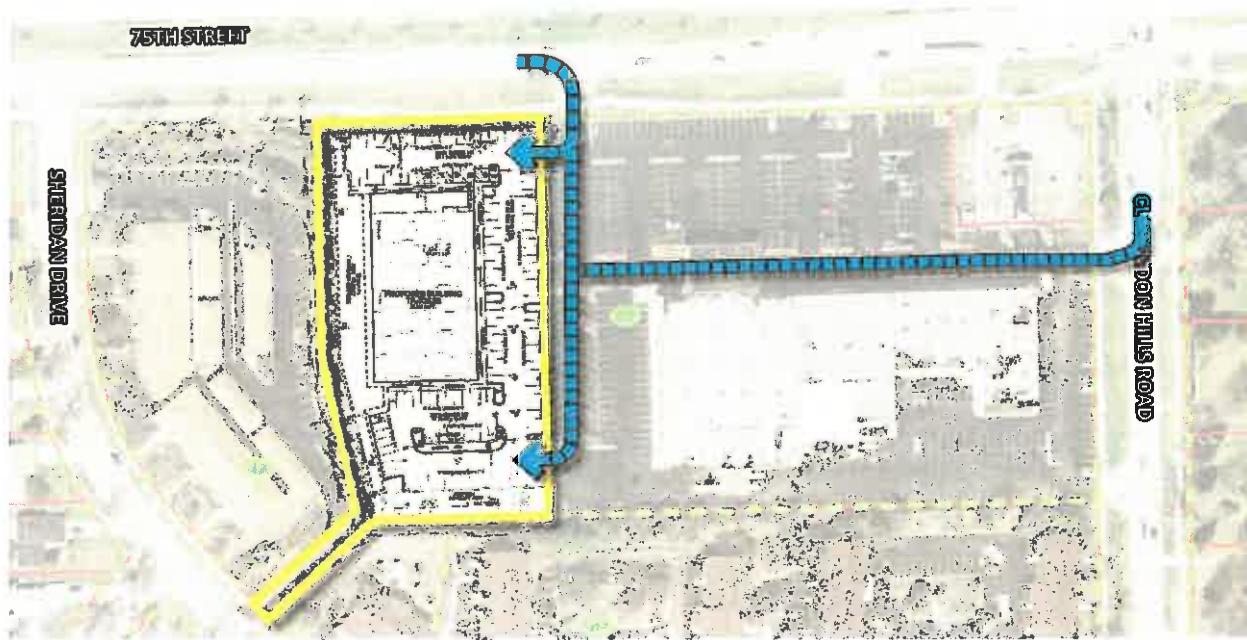
1. The proposed building must be fire sprinkled and fully fire alarmed.
2. All turn radii must comply with Tri-State's emergency vehicles.
3. Future site plans must include the location of proposed fire hydrants. There are existing fire hydrants along the west property line, but the southernmost hydrant would not be accessible by any Tri-State vehicle. The fire hydrants should be located within 50' of the building's proposed sprinkler room. The sprinkler room has not yet been located on the architectural plans and should be noted on future plans. Please note, that a fire hydrant may not be located closer than 15' to a parking spaces per State code section 625 ILCS 5/11-1303.

Going forward, Village staff will expect assurances that the building will be sprinkled, plans will be submitted showing the revised locations of the proposed fire hydrant, and fire truck turning radius exhibits will be submitted for all of Tri-State's vehicles.

#### **Site Access**

The proposed badminton facility will be accessible by an existing eastbound right-in-right out only access along 75<sup>th</sup> Street to the shopping center property. Since there is no median break at this section of 75<sup>th</sup> Street, those traveling westbound will need to access the facility via Clarendon Hills Road.

#### **Exhibit 8 Site Access**



### Driveway Easement Vacation

The property currently contains a 12' drive easement along the south and west property lines that was recorded in 1965. Please see Attachment 3 "Plat of Survey" for illustrated detail of the drive easement. Both the petitioner and Village Staff have investigated the original intent for the drive easement, but have not identified its original purpose, except that it might have been planned as an alley to serve those properties from the rear. If the petitioner is to proceed for Special Use approval, this drive easement must be vacated.

### Trash Enclosure

To comply with the current zoning ordinance, the petitioner is required to install a trash enclosure for the dumpster on the property, per Section 9-12-11(A)1 of the Village's code. The refuse disposal shall be screened on a minimum of 3 sides by a solid masonry wall or equivalent material to a height of not less than 6' and no greater than 7' in height. The petitioner should include the proposed location of the trash enclosure on future plans.

### Stormwater Management

Limited information has been provided on the proposed detention basin along the west property line of the property. According to the Village Engineer, the design must comply with all aspects of the Village's adoption of the DuPage County Stormwater Ordinance.

### Applicable Findings

Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes 7 standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. The applicant must meet all standards and draft responses to these standards if they wish to proceed with a petition for special use approval. Additionally, the Plan Commission and Village Board shall not recommend or grant variations from the regulations of the Village's Zoning Ordinance unless affirmative findings of fact are made as to all of the standards set forth in Section 9-14-4.5 of the Willowbrook Zoning Ordinance. The petitioner is also applying for at least 1 variation, and therefore the petitioner must also draft responses to each of the Standards for Variations.

### Recommended Conditions & Steps Going Forward



If the petitioner decides to proceed with a petition for Special Use Approval for an "Indoor Amusement Establishment," the following must be completed (in addition to standard submittal items request by Staff).

1. Amend Ordinance 14-O-03 to no longer require subdivision of the lot (if other conditions of this special use are met).
2. Submit an agreement between Hinsdale South High School and the petitioner to use the High School parking lot during tournament events.
3. Submit a copy of the existing or revised parking agreement for the Shopping Center use of parking on the subject lot.
4. Submit a revised plan showing either a 6' or 8' fence along the west and south property lines.
5. Submit sign plans showing the dimensions and design of proposed signage.
6. Submit a landscape plan.
7. Submit revised architectural plans citing commercial building codes.
8. Submit revised architectural plans with no wood interior.
9. Submit an emergency ingress/egress plan by a licensed architect.
10. Submit revised architectural plans showing additional means of emergency egress from the playing area.
11. Submit revised architectural plans either with or without a mezzanine component.
12. Submit revised architectural plans showing whether netting will be included for the badminton courts.
13. Clarify the proposed exterior building materials on revised architectural plans.
14. Submit a signed and notarized letter stating the petitioner's intent to install 240' of a 12" watermain along the frontage of their property. This improvement must be secured before issuance of a building permit.
15. Televise the condition of the existing storm sewers serving the property.
16. Submit fire truck turning radii exhibit(s) using Tri-State emergency vehicle dimensions.
17. Provide the location of proposed fire hydrants in future civil engineering plans.
18. Vacate the 12' drive easement located along the west and south property lines of the subject property and submit a copy of the vacation documents to the Village.
19. Revise the site plan to include the location of a trash enclosure on the property.
20. Provide details regarding the proposed stormwater detention facility, showing the facility complies with the standards of the Du Page County Stormwater Ordinance.
21. Submit a photometric plan as part of future submittals.

### Plan Commission Feedback

The applicant is requesting information feedback from the Plan Commission about the use and concept plan. They understand that it is informal, and that the Plan Commission's future decisions could be impacted from later testimony that may be provided at a public hearing should the applicant choose to move forward. The intent is to determine if there are major roadblocks to the plan before they invest in a formal application. No vote is required.





# Midwest Badminton Club

[www.mnbadminton.com](http://www.mnbadminton.com)  
Address: 2019 Corporate Lane, Suite 103, Naperville IL  
Phone: 1-630-364-2345

## Business Narrative for Proposed Facility in Willowbrook

confidential

# Table of Contents

- Business Overview
- Willowbrook location projection
- Operation Details
- Naperville Facilities exhibitions

# Business Model Overview

Midwest Badminton Club is a premier club that offers both international standard badminton facilities and profession training service in Chicago area.

## Milestones:

- October 2010: The Club opened its 1st facility located in Woodridge, IL. The facility was closed in March 2016 with the intention that it would be replaced with current proposed building.
- July 2013: The Club is currently operating a facility, with 10 badminton courts (approximately 17,000sf), in Naperville.
- January 2016: The Club successfully entered in a sales contract to purchase the land located on 75<sup>th</sup> in Willowbrook, IL. It is currently seeking approval to build a facility with 14 courts.

## Our core business:

- Offer badminton training classes;
- Provide a dedicated badminton facility for members ;
- Carry a variety of badminton related merchandise and services:
  - Rackets and string services
  - Badminton Clothes
  - Badminton Shoes
- Occasionally host special events

confidential

## Proposed Willowbrook Badminton Facility Overview

Our management team chose the proposed location based on our current client's demands and the demographics data of the area. The facility will be very welcome by families living in the Village and the surrounding towns, especially students who attending in high schools around the Village.

### Convenient location:

#### Close to all major highways.

#### Located in the center of the high schools with strong badminton teams.

The proposed facility is across the street from Hinsdale South High School, which claimed 2<sup>nd</sup> place of the team event during the past badminton season. The champion of the girls single event is also attending Hinsdale High School.

Many of the top IHSA badminton qualified players are from surrounding high schools, i.e. Hinsdale Central, Hinsdale South, Downers Growth North, Downers Growth South, Lyons Township, etc..

The facility will provide an alternative option of family friendly activities for the residents in the surrounding area because badminton is the sport for all ages. Players from 5 years old to 80 years old can have fun with playing the sport.

This will be the 1<sup>st</sup> facility built specifically for the sport of badminton in Midwest.

# Proposed Facility Details

## Facility details:

► Fourteen (14) professional badminton courts.

## Proposed operation hours:

► Monday – Friday: 3:00pm – 11:00pm (Peak hour: 6:30pm-9:00pm)

► Saturday & Sunday: 9:00am – 10:00pm (Peak hours: 10:00am – 3:00pm)

## Staff required:

► Three coaches

► Two facility coordinators

## Occupancy:

► Typical Occupancy: 20-80 people

► Max Occupancy: TBD according to the Village guideline

## Special events and tournaments

► The club usually hosts 1-3 tournaments each year.

► The club will dedicate the location to host each tournament based on the number of participants.

Confidential



## Naperville Facility Exhibitions

confidential



**Lobby- Picture #1**



**Lobby – Picture #2**



Pro-Shop



Gym – Picture #1



Gym- Picture #2



SITE PARKING DATA

NORTH LOT	28	34	Spaces
EAST LOT	31	34	Spaces
SOUTH LOT	50	47	Spaces
WEST LOT	26	26	Spaces
TOTAL: 135 Spaces			

-75th Street

0 15° 30° 60°  
SCALE : 1" = 30'



**LEGEND**

## **SURVEYOR**

DAVID BYCROFT,PLS.  
NORMAN J. TOBERMAN & ASSOC., LLC  
115 SOUTH WILKE ROAD, SUITE 301  
ARLINGTON HEIGHTS, IL 60005  
PHN: (847) 438-8225  
FAX: (847) 748-4104

**CONTRACTOR**

MICHAEL LATORIA  
LATORIA BROS. CONSTR. CO.  
155 POTTER RD.  
WOOD DALE, IL 60192  
PHONE: (630) 766-3036  
FAX: (630) 766-9902  
CELL: (630) 207-8500  
EMAIL: [latoriacorp@singlglobal.net](mailto:latoriacorp@singlglobal.net)

ORMAN J. TOBERMAN  
&  
ASSOCIATES, LLC

**ASSOCIATES, LLC.**  
**CONSULTING CIVIL  
ENGINEERS &  
SURVEYORS**  
**ATTENTION: CLIFF FOREMAN, P.S.**  
115 S. VALLEY RIDGE, SUITE 301  
APPLINGTON, WISCONSIN 54914-3005  
P. (417) 428-6225  
F. (417) 428-6104  
[cliff@cliffforeman.com](mailto:cliff@cliffforeman.com)  
<http://www.cliffforeman.com>

DESIGN FIRM NO:  
184005910  
EXPIRES: 04-30-17

Date	REVIEWED
09/09/16	PLAN COMMISSION REVIEW
12/2/16	INTERNAL REVIEW
	REVISED SITE PLAN WITH
	4-BLDG. -ROW PARKING ON EAST
	BLDG. MOVED WEST

## PROPOSED SPORTS COURTS

STREET  
LOWBROOK, IL 60627  
NFT Project No.  
**16-6556**  
**PRELIMINARY**

**SITE  
PLAN**

---

Sheet No.

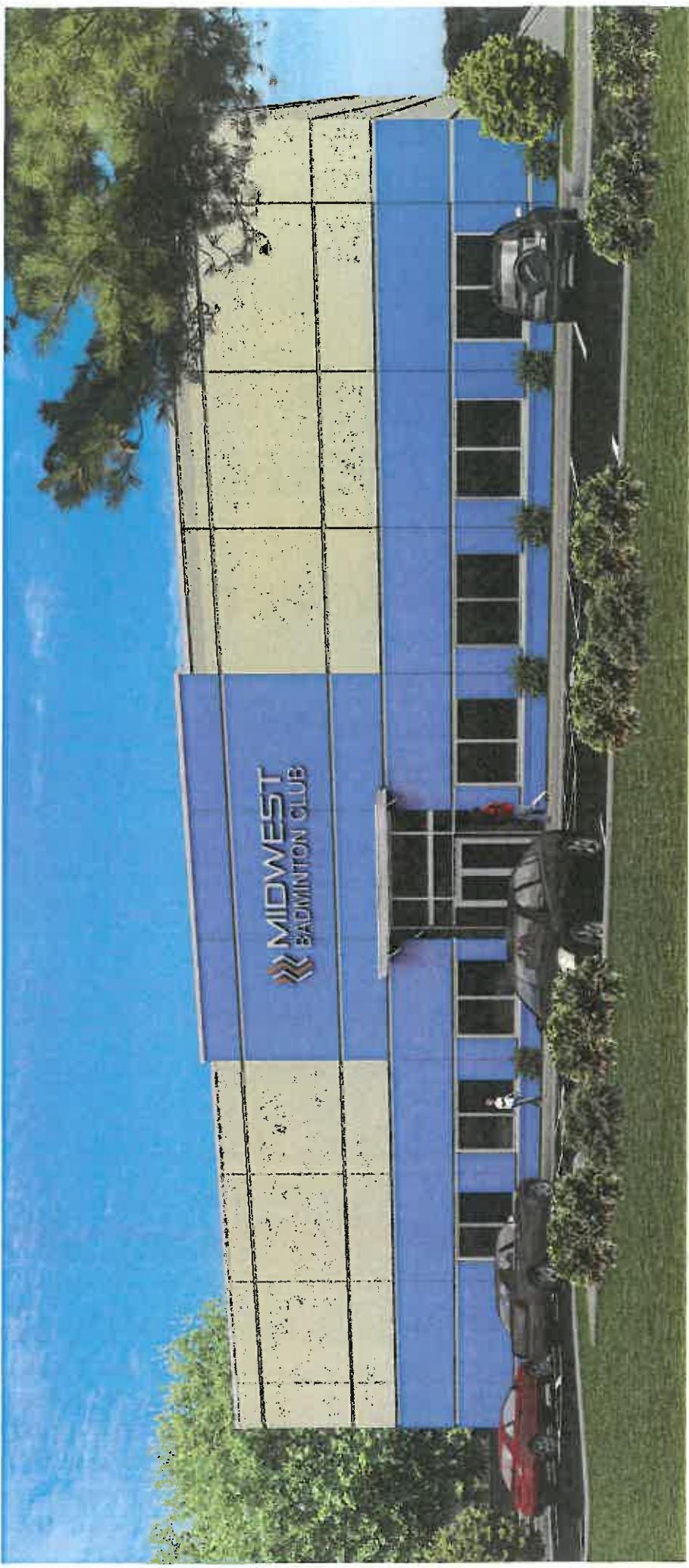
**C-3**



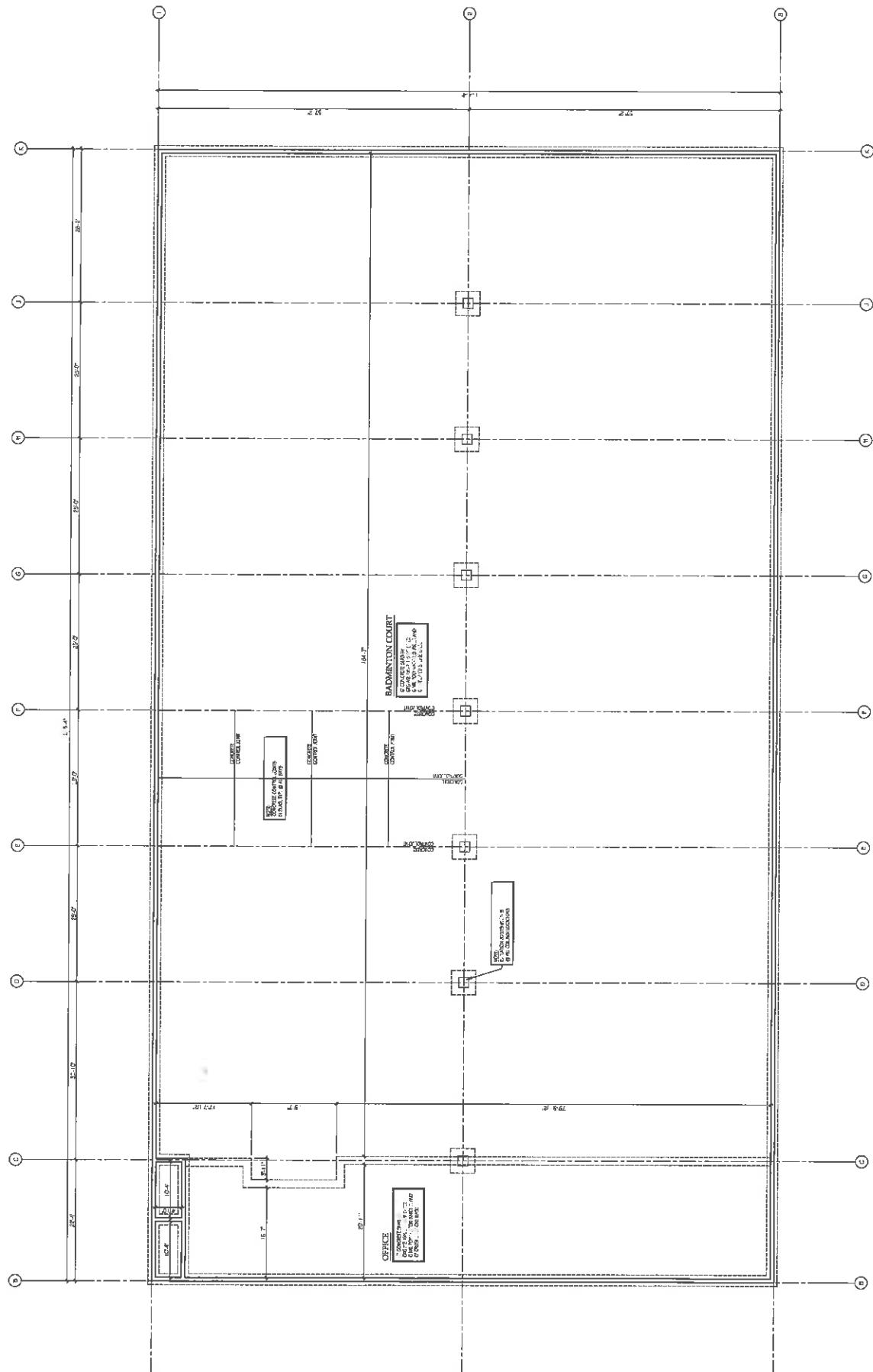
EXPIRES: 11/30/17



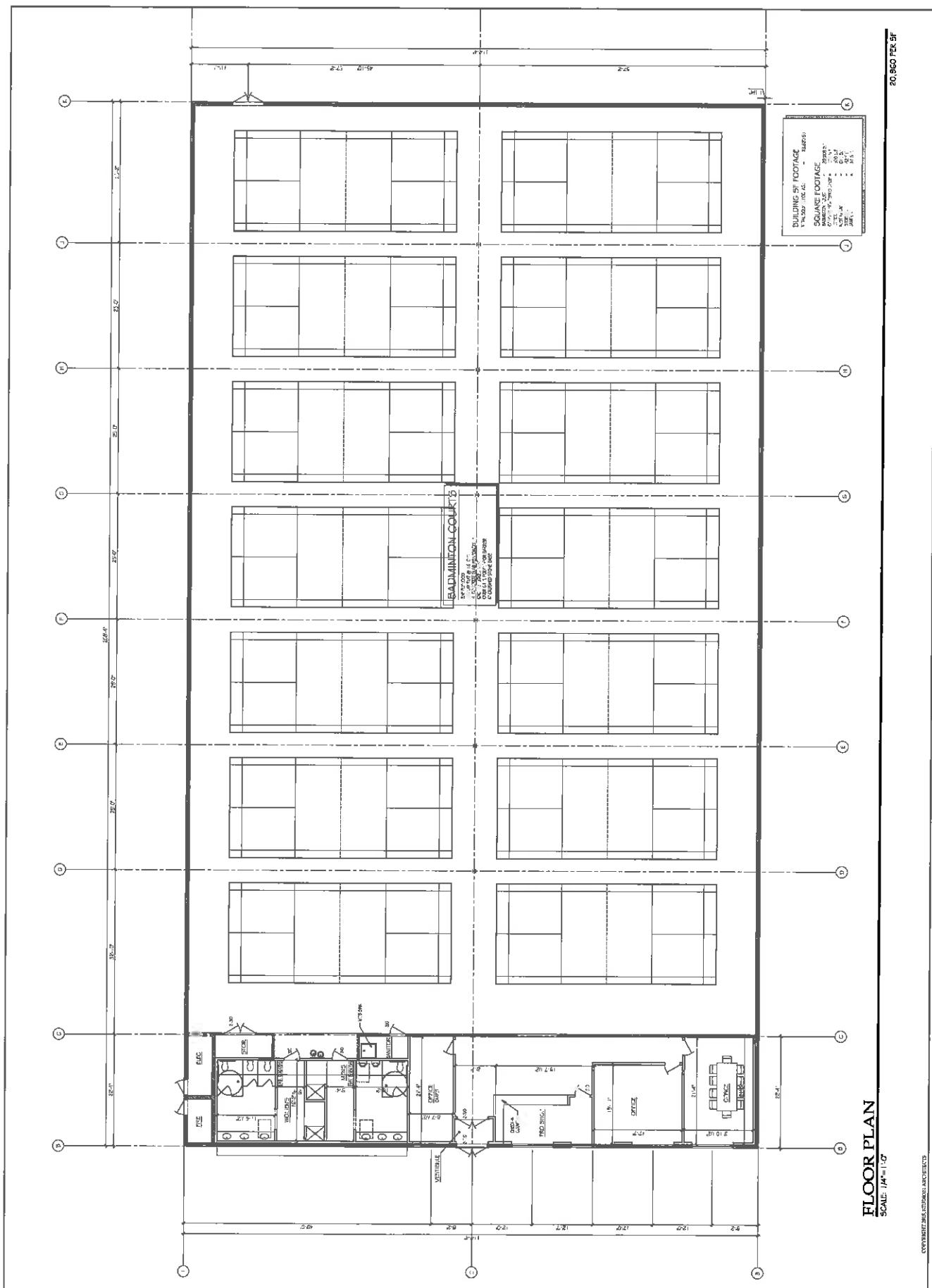


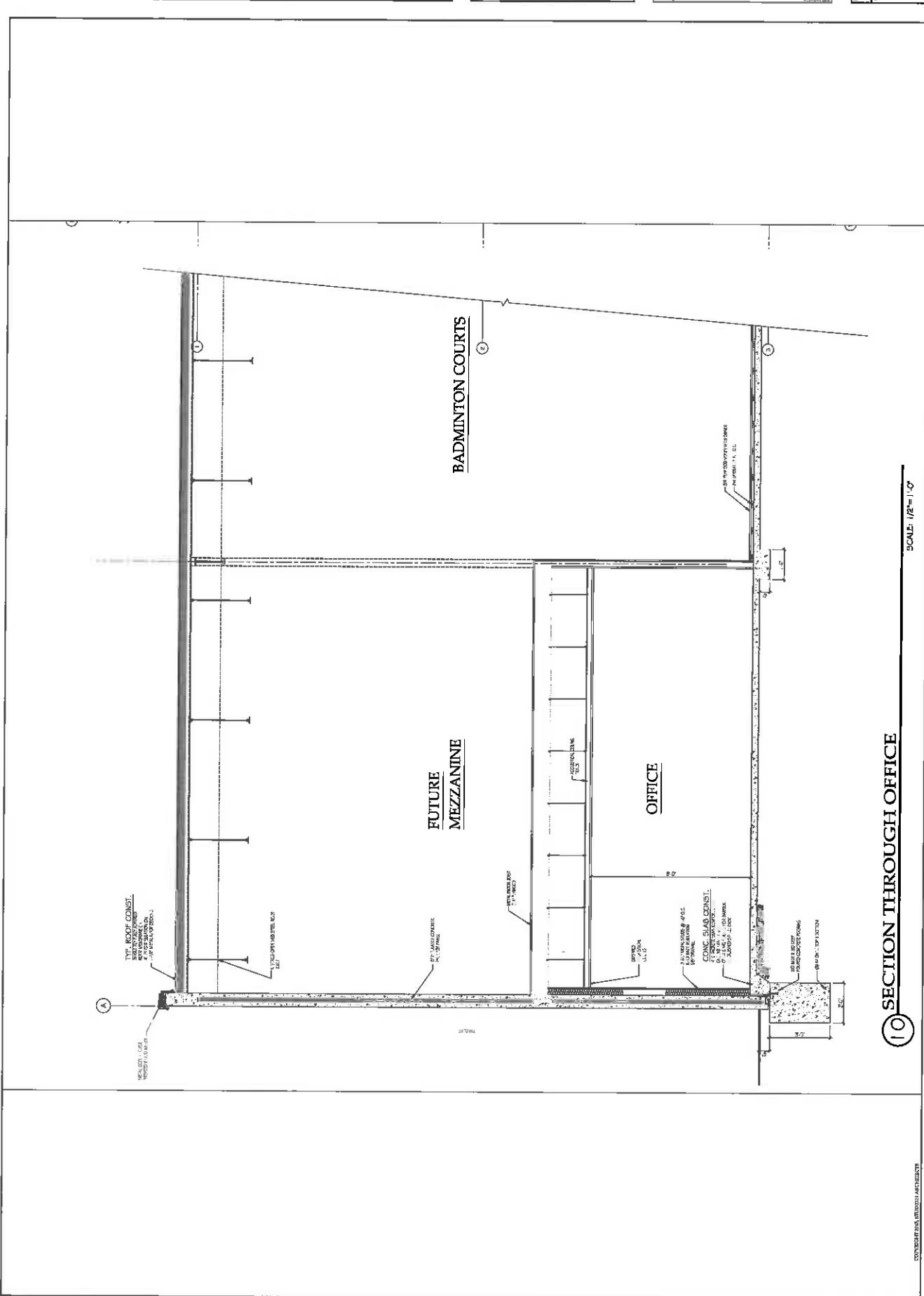


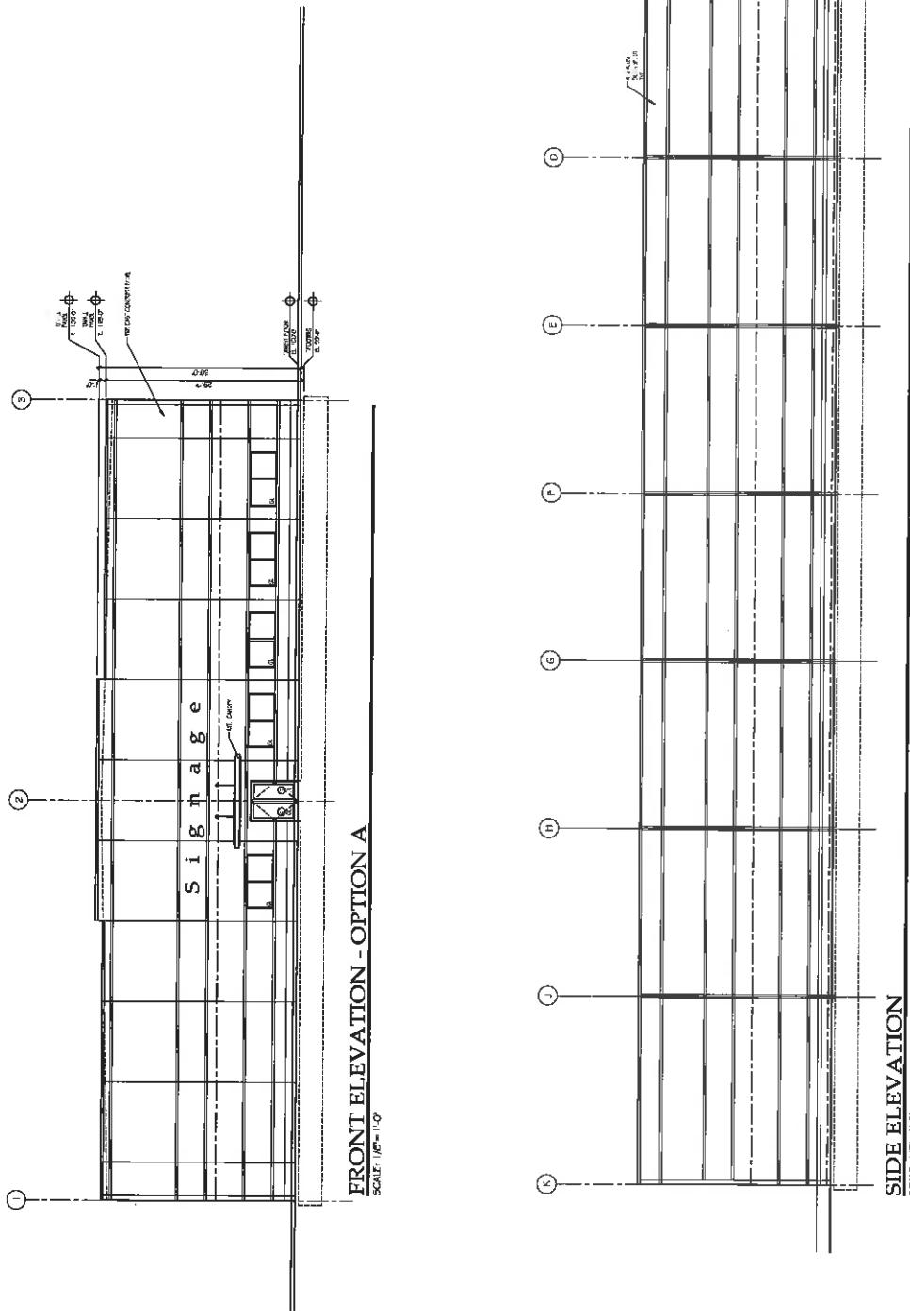




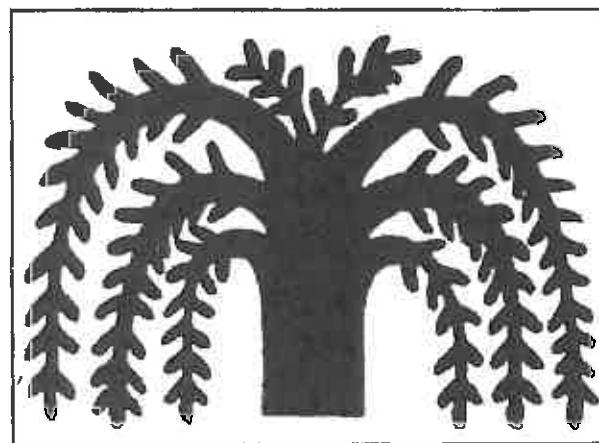
## FOUNDATION PLAN







**VILLAGE OF WILLOWBROOK  
DU PAGE COUNTY**



**WATER MANAGEMENT  
STUDY UPDATE  
1997**

FRANK NOVOTNY AND ASSOCIATES, INC.

**RECEIVED**

NOV 14 1997

Christopher B. Burke Engineering Ltd.

An Estimate of cost for the above described work and a time schedule would be:

<u>2000 – 2005</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
8" Water Main Extension	\$ 60,000	\$ 10,000

The above construction costs would be provided by the Village and portions recovered through tap on fees from the residential development in the area.

3. The 12" water main along the south side of 75<sup>th</sup> St. between Clarendon Hills Rd. and Tennessee Dr. should be looped.

<u>2000 – 2010</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
12" Water Main Extension	\$ 80,000	\$ 12,000

The developers of the vacant commercially zoned area west of the Willow Commons Shopping Center should be responsible for the costs associated with this extension.

4. The final area to be addressed is the future annexation of the land south of 79<sup>th</sup> Street. When this area comes into the Village, a 12" water main will need to be extended from the east frontage road across Rt. 83 to the intersection of Eleanor Place and 79<sup>th</sup> Street. This main would then become the major feeder into this area and eventually loop back to Clarendon Hills Road and 79<sup>th</sup> Street.

<u>2000 – 2020</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
12" Water Main Extension	\$ 250,000	\$ 22,500

The above construction costs should be factored into the development of the water distribution system for this area.

