

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, October 3, 2018 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - May 16, 2018
4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 24,600 SF Entertainment Venue and 6,800 SF Financial Institution (Chase Bank). Location: 735 Plainfield Road in Willowbrook, IL 60527
  - A. DISCUSSION/RECOMMENDATIONS
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON  
WEDNESDAY, SEPTEMBER 5 2018, AT THE WILLOWBROOK POLICE DEPARTMENT,  
TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:02

2. ROLL CALL

Those present at roll call were Commissioners Soukup, Ruffalo, Kaucky, and Walec, and Chairman Kopp.

Absent: Commissioner Remkus and Vice Chairman Wagner

Also present were Planning Consultant Natalie Zine, Building Inspector Roy Giuntoli, Assistant Village Administrator Jeff Monteleone and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting August 1, 2018

MOTION: Made by Commissioner Soukup, seconded by Commissioner Ruffalo, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

- 4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-06: Holmes Elementary Middle School Addition(5800 South Holmes Ave, Clarendon Hills, Ill. 60514-Maercker School District 60).Petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow a 32,000 square foot, two-story addition to the existing Holmes Elementary School building and improvements to the bus drop area in the R-1 Zoning District.(Notice Published on 8/16/18 in the Sun-Times)
  - A. PUBLIC HEARING
  - B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Consultant Zine advised that the Day Care and out lot on 75<sup>th</sup> Street had requested to be placed on next meeting but missed dead line. May be requesting special meeting mid to late October. Possible October 3 sketch plan review for a boutique bowling alley with arcade, restaurant and out lot for Chase Bank at the former Willowbrook Lanes property.

Inspector Giuntoli provided an update on Pete's Fresh Market and the stores on the outer lots at that location.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Kaucky, to adjourn the special meeting of the Plan Commission Public Hearing at the hour of 7:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

October 3, 2018

\_\_\_\_\_  
Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

9/5/2018

**CITY OF WILLOWBROOK PROCEEDINGS BEFORE THE  
PLANNING & ZONING COMMISSION OF THE CITY OF  
WILLOWBROOK**

ROBIN HEJNAR



1 APPEARANCES:

2  
3 Daniel Kopp - Chairman

4 John Wagner - Vice-Chairman

5 Lisa Shemroske - Secretary

6 GREGORY RUFFOLO - MEMBER

7 LEONARD KAUCKY - MEMBER

8 JAMES SOUKUP - MEMBER

9 MACIEJ WALEC - MEMBER

10  
11  
12  
13 STAFF ALSO PRESENT:

14 Roy Giuntoli -Building Inspector

15 Natalie Zine - Planning Consultant``

16 Jeff Monteleone - Assistant Village Administrator

1 CHAIRMAN KOPP: All right. I call to order  
2 the regular meeting of the Plan Commission of the  
3 Village of Willowbrook, and ask the plan commission  
4 secretary to call the roll.

5 MS. SHEMROSKE: Commissioner Remkus?  
6 Commissioner Soukup?

7 MR. SOUKUP: Here.

8 MS. SHEMROSKE: Commissioner Ruffolo?

9 MR. RUFFOLO: Here.

10 MS. SHEMROSKE: Commissioner Kaucky?

11 MR. KAUCKY: Here.

12 MS. SHEMROSKE: Commissioner Walec?

13 MR. WALEC: Here.

14 MS. SHEMROSKE: Vice-Chairman Wagner?

15 MR. WAGNER: Here.

16 MS. SHEMROSKE: Chairman Kopp?

17 MR. KOPP: Here.

18 MS. SHEMROSKE: Planner Natalie Zine?

19 MS. ZINE: Here.

20 MS. SHEMROSKE: Building Inspector Roy  
21 Giuntoli?

22 MR. GIUNTOLI: Here.

23 MS. SHEMROSKE: Assistant Village  
24 Administrator Jeff Monteleone?

1 MR. MONTELEONE: Here.

2 MS. SHEMROSKE: And I'm Lisa Shemroske.

3 CHAIRMAN KOPP: Next item on the agenda is  
4 the omnibus vote agenda. Would anyone like an item  
5 removed from the omnibus vote agenda?

6 Can I get someone to make a motion to  
7 approve the omnibus vote agenda.

8 MR. SOUKUP: I'll make a motion.

9 MR. RUFFOLO: Second.

10 CHAIRMAN KOPP: All in favor say Aye.

11 ALL: Aye.

12 CHAIRMAN KOPP: All right. Next item on the  
13 agenda is Zoning Hearing Case 17-03, Holmes Elementary  
14 School addition. The address of the property is 5800  
15 South Holmes Avenue, Clarendon Hills, Illinois, even  
16 though it is within Willowbrook.

17 The applicant is Maercker School District  
18 60. Notice of this public hearing was published in the  
19 August 16, 2018, edition of the Chicago Sun Times.

20 Is there a representative of the applicant  
21 present that would like to speak to us?

22 MR. DEMARAKIS: Yes.

23 CHAIRMAN KOPP: So anyone who speaks for the  
24 applicant or gives testimony will need to be sworn in by



1 the court reporter. So you can come on up, and she'll  
2 swear you in.

3 MR. DEMARAKIS: Should we do it all  
4 together?

5 CHAIRMAN KOPP: Sure.

6 (Whereupon, potential speakers are  
7 duly sworn.)

8 CHAIRMAN KOPP: If you're the applicant, go  
9 ahead.

10 MR. DEMARAKIS: Should we go first?

11 MS. ZINE: I can go first.

12 CHAIRMAN KOPP: That's fine.

13 MS. ZINE: Thank you.

14 So, first, there may have been an error in  
15 the agenda. The Case No. is 18-06, not 17-03.

16 CHAIRMAN KOPP: Of course. Yes, you're  
17 right.

18 MS. ZINE: Sorry, just wanted to clarify  
19 that.

20 Okay. So the Maercker School District 60 is  
21 requesting approval of an amendment to their existing  
22 special use for an elementary school in the R-1 Zoning  
23 District to include certain variations from Title 9 of  
24 the Village Code for a 3,200-square foot two-story

1 addition to the existing Holmes Elementary School  
2 building, as well as improvements to the existing bus  
3 lane -- the drop off area.

4 The subject property is located at the  
5 northwest corner of 58th Place and Holmes Avenue, south  
6 of the Christian Church of Clarendon Hills.

7 The new addition will bring the preschool  
8 programs into the building, removing the need for the  
9 existing mobile classrooms. It will relocate the  
10 existing 7th grade classrooms to the second floor  
11 addition, and will renovate the existing classroom wing  
12 to house only the 1st grade.

13 In addition, the bus drop off areas will be  
14 extended to bring the buses closer to the rear entrance  
15 of the drop off. The District will maintain the same  
16 bus count, but the shift to the west will help to align  
17 better with the student entrance at drop off, and to  
18 pull the busses further away from the parental traffic  
19 at the front of the school.

20 The proposed addition is in general  
21 compliance of the R-1 District Bulk regulations with the  
22 exception of maximum lot coverage and maximum floor  
23 area. The maximum lot coverage of the R-1 Zoning  
24 District is 30 percent. The 71,255-square foot area of

1 the total building footprint after the addition equates  
2 to 39.7 percent coverage, or 9.7 percent over the  
3 maximum.

4 Maximum of FAR or floor area is 0.3, or  
5 30 percent of the total site area. The subject property  
6 is 4.16 acres, or 179,902-square feet, approximately.  
7 The total floor area for the school building is proposed  
8 to be 85,882-square feet, which is 0.48 percent, or  
9 18 percent above the maximum allowance. So those are  
10 the two variances that will be required.

11 The existing chain-link fence will be  
12 maintained along the western edge of the property, and a  
13 new matching fence is proposed to replace the existing  
14 portion along the southern property line. The applicant  
15 is not proposing any new sanitary or water or electric  
16 infrastructures to service the building addition.

17 The construction of the Holmes School will  
18 result in removal of eleven trees to replace about seven  
19 ornamental and one shade tree; eight in total, not  
20 including the proposed courtyard landscaping. In  
21 addition to the permit of tree plantings, the new  
22 addition includes a courtyard to be heavily landscaped.

23 In summary, the existing use on the subject  
24 property is Holmes Elementary School, which will not be

1 changing. The special use amendment will allow  
2 construction of an addition to the school, as well as  
3 the improvements of the bus lane to better accommodate  
4 the needs of the current students.

5 Staff is here for support of this project,  
6 and suggests Planned Commission recommend approval  
7 subject to the following conditions:

8 No. 1, sheet number C1.2 of the engineering  
9 plans proposed improvements for additions and remodeling  
10 dated August 7th, 2018, shall be revised so that the  
11 proposed addition complies with the existing 27-foot  
12 exterior side yard setback.

13 No. 2, final engineering plans shall be  
14 reviewed and approved by the village engineers prior to  
15 issuance of a site development permit by the Village of  
16 Willowbrook.

17 No. 3, the applicant shall obtain an NPDES  
18 permit from the IEPA resubmitted with final engineering;  
19 4, all applicable permits and permissions shall be  
20 obtained from the Christian Church of Clarendon Hills  
21 and the Village of Clarendon Hills prior to the  
22 conception of the proposed sidewalk connecting to the  
23 Christian Church of Clarendon Hills to the north; 5, the  
24 variance granted in ordinance 16-0-3, stating that

1 section 9-10-5J of the Village Code of Village of  
2 Willowbrook establishing parking of certain vehicles  
3 prohibited be varied to allow nine overnight busses.  
4 Bus parking stalls on the subject property shall be  
5 terminated, and no overnight parking of busses shall  
6 henceforth be allowed on the subject property.

7 And then 6 and 7 goes together. 6, Maercker  
8 School District shall, in perpetuity, assume full  
9 responsibility for the maintenance repair and snow  
10 plowing of the right-of-way for the existing and  
11 extended bus lane that's proposed; and then, 7, the  
12 terms of use, maintenance and improvement of the  
13 right-of-way for the extension of the existing bus lane  
14 shall be detailed, and agreed to by means of mayor  
15 intergovernmental agreement between Maercker School  
16 District and the Village of Willowbrook prior to  
17 entering a final vote of approval.

18 A sample motion can be found on page eleven  
19 if you would like to use it.

20 CHAIRMAN KOPP: The only question I had is  
21 No. 4 of your conditions. I was just curious that they  
22 need permission to tie into the existing sidewalk.

23 MS. ZINE: Because it will include building  
24 on the Clarendon Hills side -- it's just to -- a

1 catchall. If they need a building permit, then this  
2 requires them to get it.

3 CHAIRMAN KOPP: So they're building the  
4 sidewalk, extending beyond the --

5 MS. ZINE: It's this one here; this proposed  
6 sidewalk connection.

7 CHAIRMAN KOPP: Okay. Any of the  
8 commissioners have any questions for Natalie?

9 All right. I didn't know if the  
10 applicants -- if you wanted to say anything, to add to  
11 that.

12 MR. DEMARAKIS: Well, Natalie hit pretty  
13 much everything. I'm George Demarakis, the architect  
14 for the District, right?

15 So when we started this process for this  
16 addition, the key part of the design was the safety and  
17 security of the students at Holmes. If anyone's ever  
18 been to that building, you know that all the  
19 classrooms -- it's all open concepts. So there's no  
20 walls in the first and second grade wing. So it's  
21 pretty much open to the middle corridors.

22 So when we started looking to the design, it  
23 was, "How can we create four walls to create that  
24 security for all the students?" And it's funny, the

1 first time I was there, I saw every student had  
2 headphones on, sitting listening, because they had to be  
3 quiet, because they were so close to the proximity of  
4 the other classroom.

5 So when we designed this addition, it really  
6 was to meet the needs of the current curriculum of the  
7 school district. The addition, as Natalie mentioned, is  
8 really to pull those mobile classrooms off that part,  
9 the play lot that are out there now, that house the  
10 preschool; bring it into the building so they can have  
11 that safe and secure entrance.

12 The 1st grade wing pretty much gets  
13 renovated -- the 1st and 2nd grade wing gets renovated  
14 to house all these enclosed classrooms for 1st grade,  
15 and that's forced us to push the 2nd grade up to the  
16 second floor; and that's kind of the design. The design  
17 is going to meet the need of the current population, and  
18 kind of reorganize and rezone the consisting building to  
19 kind of create a more and safe and secure environment.

20 What you're seeing in front of you is really  
21 a shot -- architecturally, to see what it looks like,  
22 what the addition looks like to the building, really  
23 want to tie into the same vocabulary of the existing  
24 facility, adding some nice overhangs, and kind of to lay

1 a pleasant process for procession to get into the  
2 building; and then on the right side you see kind of a  
3 color diagram of where our building -- our addition kind  
4 of impacts the site.

5 The entirety of our addition kind of falls  
6 on the same area where the blacktop area was, of the  
7 site. So really not trying to grow further into that  
8 landscape zone. We want to keep those fields open for  
9 play, and, really, that was kind of what led us to  
10 design this, and led us in March to kind of get that  
11 voter approval so they can independently perceive this  
12 direction. That pretty much sums it up.

13 Anything you'd like to add?

14 CHAIRMAN KOPP: Commissioners, any  
15 questions?

16 MR. RUFFOLO: Not a question, but just a  
17 comment. I've seen the site as it is now, and this  
18 would appear to be a marked improvement going forward,  
19 not only for the students, but for the aesthetic's of  
20 the building as well.

21 MR. DEMARAKIS: Great.

22 CHAIRMAN KOPP: Are there any members of the  
23 public here that have any questions of the applicant, or  
24 the staff, or want to make a statement about this



1 project?

2 MS. CANINO-BAKER: I have a question.

3 CHAIRMAN KOPP: Ma'am, you're going to need  
4 to be sworn in.

5 (Whereupon, Luz Canino-Baker is duly  
6 sworn.)

7 MS. Canino-Baker: Luz Canino-Baker, L-u-z;  
8 that's the first name. Last name is C-a-n-i-n-o,  
9 hyphen, Baker.

10 So I live right across the street from the  
11 school; been there for 20-some-odd years.

12 So you mentioned about the busses. That  
13 there will be no more overnight busses?

14 MS. ZINE: No overnight bus parking.

15 MS. CANINO-BAKER: That's great, because  
16 they're very noisy at night when they come to fill the  
17 gas.

18 CHAIRMAN KOPP: Sir, you had something?

19 MR. KELLY: My name is Sam Kelly. I live on  
20 58th Street, a little dead-end street.

21 CHAIRMAN KOPP: We need to swear you in.

22 (Whereupon, Sam Kelly is duly sworn.)

23 MR. KELLY: I live on 58th Street, a  
24 dead-end street, and I would like to know if any of

1 these alterations that we're doing is going to effect  
2 58th Street, east of Clarendon Hills Road, between there  
3 and Holmes.

4 MR. DEMARAKIS: Can I answer to that?

5 Our plan -- if you want, I can flip this  
6 around. Do you mind?

7 CHAIRMAN KOPP: No, go ahead.

8 MR. DEMARAKIS: Really, all the scope of  
9 work that we're doing is staying to where the existing  
10 playground is, and east. So this addition is really  
11 connecting these two pieces with a courtyard in the  
12 middle, and all the work will be happening out here.  
13 The fields and everything over here will remain as is.

14 MR. KELLY: Okay.

15 MR. DEMARAKIS: Does that help? I figured  
16 that's a good graphic.

17 MR. GRUCHANA: You were talking about the  
18 sidewalk. We didn't see what you were referring to.

19 CHAIRMAN KOPP: I'm sorry, sir.

20 (Wherein, Greg Gruchana is duly sworn  
21 in.)

22 MR. GRUCHANA: Greg Gruchana,  
23 G-r-u-c-h-a-n-a.

24 MS. ZINE: So the sidewalk I was referring

1 to was a potential proposed sidewalk connection here,  
2 that would connect to the -- is it -- the church  
3 property, to connect to the parking lot. So the  
4 condition put on there is just that, if they do  
5 construct this sidewalk, any and all permits or  
6 permissions will be obtained prior.

7 Do you have an additional question?

8 MR. GRUCHANA: Not really. We live right on  
9 the side here; the neighboring school right here, and we  
10 saw some, like, paint marked along the -- that's the  
11 north side of the school, and that was my concern,  
12 whether there's going to be any construction on the  
13 sidewalk or something, any additional -- just this?

14 MS. ZINE: Just this.

15 MR. DEMARAKIS: As of right now that paint  
16 is really to mark where the utilities are running along  
17 the building. It's more or less for reference.

18 CHAIRMAN KOPP: All right. Commissioners?

19 In this case, there being no more testimony  
20 or questions, we'll close the public hearing for Zoning  
21 Hearing Case 18-06; and then we'll have our discussion  
22 and recommendation.

23 My kids all went to Holmes, and it was -- I  
24 won't say a disaster, but it was a challenge. So this

1 is, I think, great, and the way you've positioned it in  
2 the asphalt parking lot so you're not -- it's pretty  
3 minimum impact to the neighbors, three directions at  
4 least; that it's an attractive-looking building, and you  
5 get rid of the busses, as this lady pointed out. So  
6 this seems like a slam dunk. So I'm certainly in favor  
7 of this project.

8 MR. GRUCHANA: What is the time frame of the  
9 construction? The whole project?

10 CHAIRMAN KOPP: You can ask him questions  
11 now -- after we're done.

12 Nobody else has any statement? I will read  
13 the motion.

14 Will someone make a motion that, based on  
15 the submitted petition and testimony presented, I move  
16 that the Plan Commission forward its findings of fact to  
17 the Mayor and Village Board for special uses, and  
18 variation as shown in attached one and two of the staff  
19 report prepared for the September 5, 2018, Plan  
20 Commission for PC 18-06, and recommend approval of an  
21 amendment to the existing special use to allow a  
22 variation from Section 9-5A1-3(E) to allow for a lot  
23 coverage of 39.7 percent, and from Section 9-5A13(G) to  
24 allow for a maximum floor area of 0.48 percent, subject

1 to the following conditions:

2 Sheet No. C1.2 of the engineering plans,  
3 proposed improvements for additions and remodeling dated  
4 August 7, 2018, shall be revised so that the proposed  
5 addition complies with the existing 27 feet exterior  
6 side yard setback.

7 Final engineering plans shall be reviewed  
8 and approved by the village engineer prior to issuance  
9 of site development permit by the Village of  
10 Willowbrook.

11 The applicant shall obtain an NPDES from the  
12 IEPA to be submitted with final engineering.

13 Four, all applicable permits and permissions  
14 shall be obtained from the Christian Church of Clarendon  
15 Hills and the Village of Clarendon Hills prior to the  
16 construction of the proposed sidewalk connecting the  
17 Christian Church of Clarendon Hills to the north.

18 Five, the variance granted in ordinance  
19 16-0-33, stating that Section 9-10-5(J) of the Village  
20 Code of Village of Willowbrook establishing parking of  
21 certain vehicles prohibited be varied to allow nine  
22 overnight bus parking stalls on the subject property  
23 shall be terminated, and no overnight parking of busses  
24 will be allowed on the subject property.

1           Six, Maercker School District shall, in  
2           perpetuity, assume responsibility for the maintenance,  
3           repair, and snowplowing of the right-of-way where the  
4           existing and extended bus lane is proposed.

5           Seven, the terms of use maintenance and  
6           improvement of the right-of-way for the extension of the  
7           existing bus lane shall be detailed and agreed to by  
8           means of an intergovernmental agreement between Maercker  
9           School District and the Village of Willowbrook prior to  
10          zoning approval.

11                 Someone make that motion?

12           MR. RUFFOLO:   So moved.

13           MR. SOUKUP:    Second.

14           CHAIRMAN KOPP:  I ask the plan commission  
15          secretary to call a vote.

16           MS. SHEMROSKE:  Commissioner Soukup?

17           MR. SOUKUP:    Yes.

18           MS. SHEMROSKE:  Commissioner Ruffolo?

19           MR. RUFFOLO:   Yes.

20           MS. SHEMROSKE:  Commissioner Kaucky?

21           MR. KAUCKY:    Yes.

22           MS. SHEMROSKE:  Commissioner Walec?

23           MR. WALEC:     Yes.

24           MS. SHEMROSKE:  Chairman Kopp?

1 CHAIRMAN KOPP: Yes.

2 All right. So that's it for that hearing.  
3 You're welcome to stay for the rest of our meeting, but  
4 you don't have to.

5 MR. DEMARAKIS: Thank you.

6 CHAIRMAN KOPP: Next item on our agenda is  
7 visitors business, and we have one visitor. Do you have  
8 any business? No? Okay.

9 Agenda communications. Anything you can  
10 think of Natalie?

11 MS. ZINE: Well, the daycare center and  
12 outlot on 75th Street, they were hoping to be on the  
13 next Plan Commission meeting, however, they missed their  
14 deadline, so they may be requesting a special meeting  
15 for mid to late October. Otherwise, they'll be pushed  
16 back to November 7th. I'm not sure what the holdup is  
17 with that. Last time I spoke to them, they said that  
18 they were wrapping everything up. So I'll reach out to  
19 them and see, you know, what their plan is.

20 And then we may have a sketch plan review  
21 for the October 3rd meeting regarding the bowling alley  
22 property on Plainfield Road. They haven't submitted it  
23 yet, so I can't guarantee that it's coming, but they  
24 want to be in the next meeting, so hopefully that will

1 be coming. That will just be the informal sketch plan,  
2 no public hearing.

3 They're proposing a boutique/bowling portion  
4 with an arcade and laser tag and a restaurant, and then  
5 an outlot for Chase Bank, so...

6 MR. RUFFOLO: I'm sorry, an outlot for?

7 MS. ZINE: Chase Bank. That's the last  
8 version of the project that I heard. That may change by  
9 the time they submit the sketch plan, but that's the  
10 idea for right now.

11 What else?

12 CHAIRMAN KOPP: Everyone asks about Pete's  
13 wherever I go.

14 MS. ZINE: I'll refer to Roy.

15 MR. GIUNTOLI: They finally got their  
16 temporary certificate of occupancy to stock and train.  
17 I was in the store today, and Pete's Fresh Market is  
18 actively stocking dry goods in the store at this time.  
19 Maybe not at this moment, but at this time. They plan  
20 on about a month to stock dry goods, and a couple of  
21 weeks to stock perishables; and then a little bit of  
22 training, and then they plan to open.

23 We don't have an open date as of this  
24 moment, however, they do have a couple of more hurdles



1 to go over before -- where they would get their ultimate  
2 approval to open. I think that Stein Mart's probably  
3 going to open before Pete's Fresh Market, because their  
4 stocking and training process is much quicker; it's  
5 probably under a month, and they may be planning on  
6 opening in mid October, and whereas Pete's Fresh Market,  
7 probably later October, early November.

8 CHAIRMAN KOPP: Are we going to let them  
9 open if they don't have the back driveway open, or --

10 MR. GIUNTOLI: No. That was one of the  
11 hurdles.

12 CHAIRMAN KOPP: Okay.

13 MR. GIUNTOLI: I was there today, and he  
14 gave me the "two weeks" story; that it's going to be  
15 done in about two weeks. I have no reason to doubt or  
16 believe him. We'll see what happens in two weeks, where  
17 we're at, but he has a little bit of wiggle room there,  
18 so even if it takes four, I think it's fine.

19 But, yes, he definitely has to have a  
20 minimum of a second access point in their parking lot,  
21 second one that was in the original design. There's a  
22 temporary emergency access point that we all agreed to,  
23 along the tri-state, just in case emergency vehicles  
24 needed to get in and Plainfield Road was blocked. You

1 may see it. It's very similar -- it's located about  
2 where the old exist to 83 was, from in front of the old  
3 Kmart building. There is a yellow gate there right now  
4 with some cones there in that area for temporary  
5 emergency access; but, yes, they definitely have to get  
6 the three-quarter -- at least three-quarter entrance to  
7 the north end completed. We're hoping he get's to the  
8 second -- third right-in and right-out done, which is  
9 the second access point on Kingery.

10 He also has to have Plainfield Road widened.  
11 That's supposed to start within a week. I'm surprised  
12 it hasn't started yet, but, you know, we're not their  
13 construction managers; they're their own construction  
14 managers, but, again, some work has started. Obviously,  
15 the barricading of one of the lanes on Plainfield has  
16 started, but no work has started in earnest, just some  
17 preliminary work has commenced.

18 They also have to have the stairway to the  
19 Chase Bank property next door completed. They agreed to  
20 a -- Chase Bank and Pete's Fresh Market entered into  
21 some kind of an agreement, where they'll have a stairway  
22 between the parking lot of Pete's Fresh Market adjacent  
23 to the ULTA, up to the Chase property, 750 Plainfield --  
24 I'm drawing a blank on the address, but the property

1 immediately east of Pete's Fresh Market on Willow.  
2 Again, that's supposed to be completed within the next  
3 couple of weeks. Rain isn't helping, but, of course,  
4 that seems to be the reason why things don't happen  
5 there, is because of weather. Even though we can have a  
6 stretch of four or five days of beautiful weather,  
7 somehow the weather always seems to be the excuse of why  
8 it's not happening.

9 They also have to complete 69th Street.  
10 They have the curb in. The Public Works Department has  
11 essentially approved the curb. However, now they have  
12 to restore the asphalt roadway, which, again, was  
13 supposed to be in tomorrow, rain notwithstanding. So  
14 it's supposed to rain the next couple of days, so that's  
15 probably going to be slightly delayed as well.

16 So he has a few hurdles he has to jump  
17 before he really can get open -- before any of the  
18 stores get occupancy to open. And it will very likely  
19 by Stein Mart first, before Pete's Fresh Market.

20 CHAIRMAN KOPP: All right. Anybody else  
21 have any questions? All right. Someone make a motion  
22 to adjourn.

23 MR. SOUKUP: I'll make a motion.

24 CHAIRMAN KOPP: Second?

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MR. KAUCKY: Second.

CHAIRMAN KOPP: All in favor say Aye.

ALL: Aye.

(WHICH WERE ALL THE PROCEEDINGS HAD.

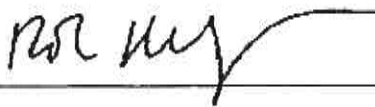
1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF DUPAGE )

4 I, ROBIN HEJNAR, a certified shorthand reporter  
5 and registered professional reporter within and for the  
6 County of DuPage and State of Illinois, do hereby  
7 certify that the Plan Commission Meeting in the  
8 above-entitled matter was recorded stenographically by  
9 me, was reduced to typewriting under my personal  
10 direction.

11 I further certify that the said Plan Commission  
12 Meeting was taken at the time and place specified.

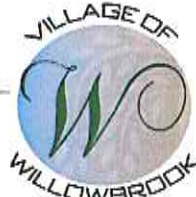
13 I further certify that I am not a relative or  
14 employee or attorney or counsel of any of the parties,  
15 relative or employee of such attorney or counsel or  
16 financially interested directly or indirectly in this  
17 action.

18 In witness whereof, I have hereunto set my and  
19 affixed my seal of office at Chicago, Illinois, 1st day of  
20 of September, A.D., 2018.

21   
22 ROBIN HEJNAR

23 CERTIFIED SHORTHAND REPORTER,  
24 REGISTERED PROFESSIONAL REPORTER,  
License No. 084-004689





**Village of Willowbrook**  
Staff Report to the Plan Commission

**Plan Commission Date:** October 3<sup>rd</sup>, 2018

**Prepared By:** Natalie Zine, Village Planning Consultant

**Case Title:** **CONCEPT REVIEW:** "Willowbrook Bowl PUD" – Planned Unit Development for an Entertainment Venue and outlot with a financial Institution.

**Applicant:** Louis Viren

**Action Requested:** Conceptual review and feedback on Planned Unit Development approval of proposed 24,600 SF Entertainment Venue and 6,800 SF Financial Institution (Chase Bank)

**Location:** 735 PLAINFIELD RD WILLOWBROOK IL 60521

**PINs:** 09-23-406-003

**Existing Zoning:** B-2 Community Shopping

**Proposed Zoning:** B-2 Community Shopping with a Special Use for a PUD

**Existing Land Use:** Willowbrook Bowl (not currently operational)

**Property Size:** 2.79 Acres

**Surrounding Land Use:**

	Use	Zoning
North	Limited Office Professional	LOP
South	Community Shopping	B-2
East	Office Research	OR
West	Community Shopping	B-2

**Documents Attached:** Attachment 1: Business Narrative  
Attachment 2: Plat of Survey  
Attachment 3: Site Plan  
Attachment 4: Use Plan  
Attachment 5: Pedestrian Access Plan

**Necessary Action by Plan Commission:** **No vote is required.** The Plan Commission is asked to review and provide preliminary feedback to the applicant on the possible special use planned unit development.

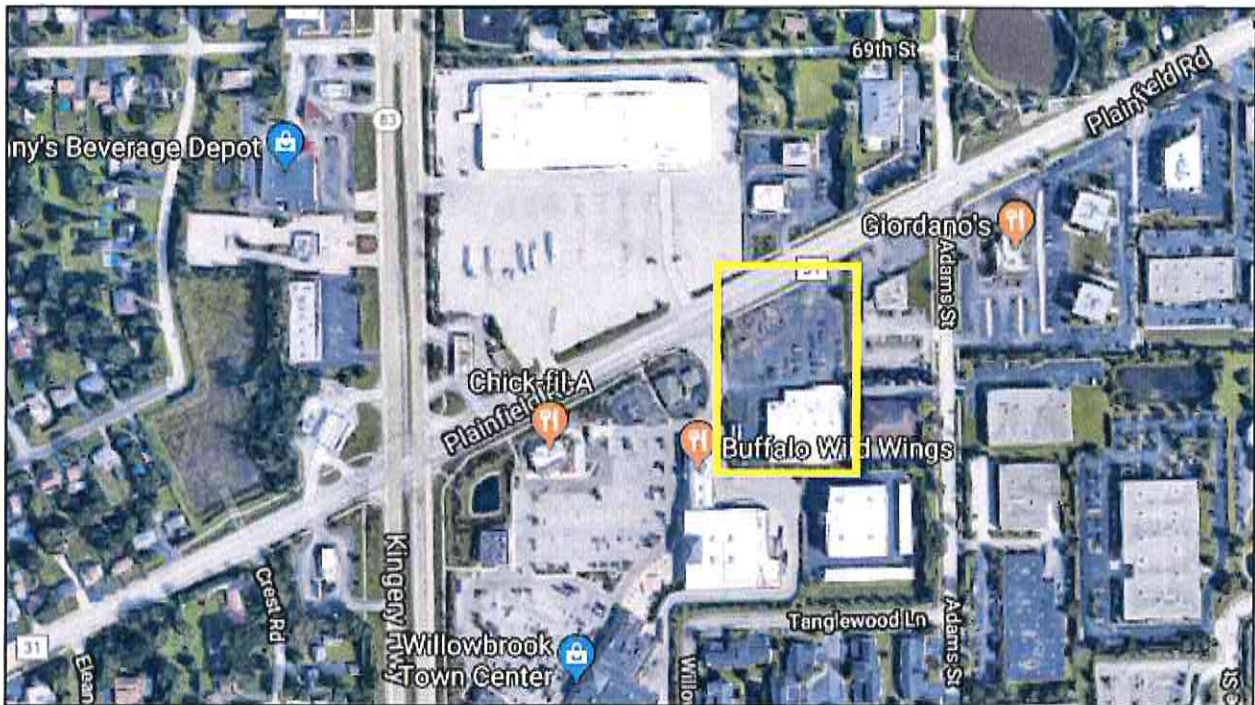


## DEVELOPMENT PROPOSAL

### Zoning Request & Location

Applicant is requesting approval of a Planned Unit Development (PUD) at 735 Plainfield Road where the old Willowbrook Bowl building is located. The PUD will include a 24,600 SF Entertainment Venue and 6,800 SF Financial Institution (Chase Bank). The subject property is across the street from Pete's Fresh Market and from the existing Chase Bank, TCF Bank is located to the east, and the Town Center borders the site to the west and south. The property is zoned B-2 Community Shopping and is adjacent to B-2 Community Shopping to the west and south, LOP Limited Office Professional to the north, and OR Office Research to the east. The subject property is 2.79 acres and is located in the Willowbrook Center Unit 1 subdivision.

### Exhibit 1: Location Map

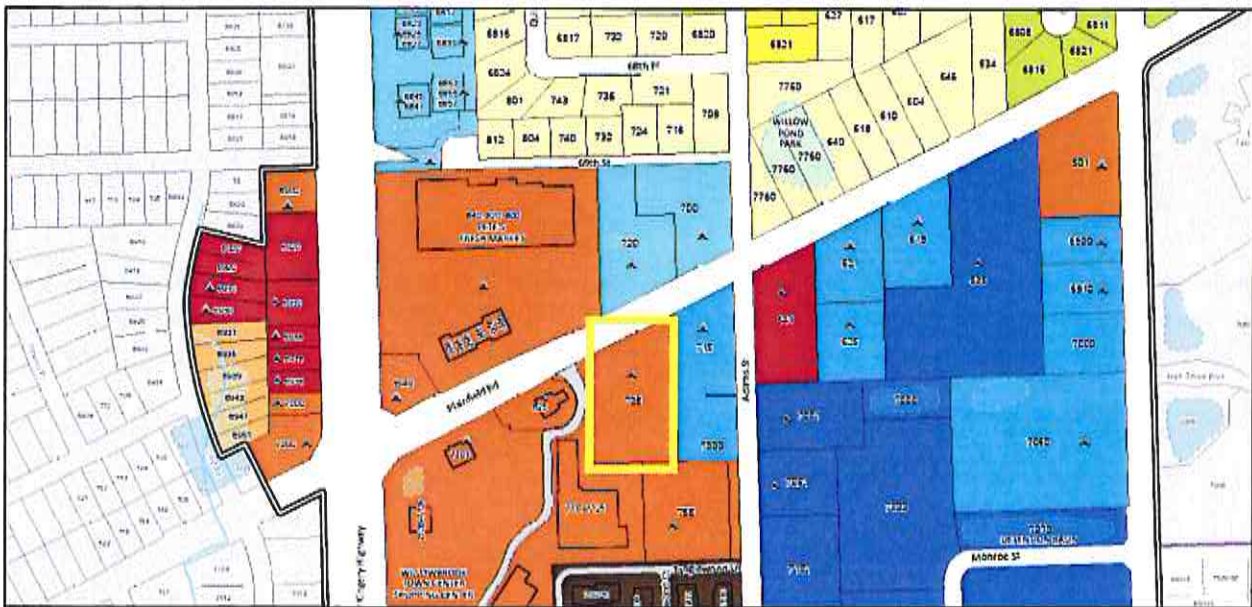


### Exhibit 2: Street View of Subject Property





### Exhibit 3: Zoning Map (B-2 Community Shopping)



#### HISTORY/BACKGROUND

The subject property was developed in 1963 by Louis Viren's Father, Lou Senior, as a bowling alley and restaurant. In 1973, ten years later, eight (8) additional bowling lanes were added towards the West. The petitioner, Lou Viren, took over the ownership and operational management in 2003 and has run the business since. For the past year, Louis and his team has been working with the Village on potential redevelopment concepts for the property.

#### BUSINESS NARRATIVE

##### Entertainment Venue

The proposed Recreational Facility includes uses designed to generate a single safe facility for friends and families of all ages. The intent is to provide a single destination location that offers and accommodates an individual and/or group with fun and safe play, along with indoor and outdoor seasonal dining.

The proposed mix of uses consist of:

- **Boutique Bowling.** Boutique bowling is not league bowling, it is tailored around the idea of a family, kids party, friends, couples' night out or adult nostalgia fun.
- **Laser Tag.** This facet will consist of receiving area, an area to be fitted with vests and goggles, a briefing room to receive instructions, safety procedures and all stop commands. There is an office space and a manned control room any time participants are in arena. All of these spaces are monitored and recorded. The arena area is approximately 7,000 SF. The Lost Continent of Atlantis is a proposed theme.
- **Video Arcade.** The video arcade is intended to have older, vintage pin ball games, earlier vintage video games as well as newer games and interactive entertainments. There will be an office space with full time video monitoring. The Arcade is approximately 3,800 SF and will accommodate approximately 60 machines.
- **Restaurant-Bar** Approximately 2,000 SF of dining space, 1,000 SF Bar and 900 SF Kitchen. There is intended to be outdoor seasonal seating as well.

##### Financial Institution

Chase Bank wishes to purchase a subdivided (1) acre out-lot parcel. Chase Bank intends to relocate from its current facility on the North side of Plainfield Road, directly across the street. Chase's new building will be designed to be an innovative regional facility.





## **MONETARY BENEFITS**

The "Entertainment Venue" would generate a places of eating tax from the restaurant and an amusement from the bowling, laser tag, and arcade areas. The bank use would not provide much in tax generation to Village. Staff originally discussed how or whether the bank use fits into the Route 83/Plainfield Road Business District Plan. As a result of this discussion, staff has concluded that a fee in lieu of should be required.

## **STAFF ANALYSIS**

### **Appropriateness of Use**

The subject property is zoned B-2 Community Shopping and is within the Route 83/Plainfield Road Business District. Although the B-2 Community Shopping District is typically geared more towards retail uses and the new bank use will not generate sales tax revenue for the Village, the fee in lieu of will help offset that loss and the Entertainment Venue will generate sales tax, amusement tax, and gaming tax. Staff believes these combined uses are highly appropriate for the area and will benefit the community overall.

The proposed uses will occupy a key vacancy along Plainfield Road and are appropriately scaled to fit comfortably into the community and commercial/office surroundings. A bank is a compatible and complementary use next to the entertainment venue. In addition, it will bring additional foot traffic and consumers to the adjacent shopping center and surrounding area. The restaurant will also provide a new place for the Village and Willowbrook residents to enjoy food/beverages.

### **Bulk Regulations & Standards**

The property is zoned B-2 Community Shopping. A detailed discussion of important bulk exceptions and variations is provided below and summarized in Tables 1 and 2 attached.

### Setbacks:

The site plan does not illustrate a one-hundred-foot setback on Plainfield Road, however the parkway appears to match the Town Center's twenty-five-foot (25') setback. Staff would be in supportive of a variance to match the front setback to the Town Center's standard. The interior side yard setbacks appear to be fine, and the rear setback will not change. Final plans shall clearly illustrate all setbacks.

### **Parking, Access & Circulation**

#### Access & Circulation

The proposed development will be accessible by an existing eastbound right-in-right out only access along Plainfield Road to the subject property. The property will also benefit from the new traffic signal on Plainfield road at the entrance to the Town Center and Pete's Fresh Market. The new plan is also showing sidewalk connections from Plainfield road and the Town Center, better connecting the site to its surroundings and making the it more accessible to pedestrian traffic.

#### Proposed Parking

It is difficult to calculate the exact parking needs without better understanding the hours of operation and patron capacity for the Entertainment Venue. However, it's possible that the site has sufficient parking. A traffic impact and parking analysis will be required.

### **Trash Enclosure & Signage**

To comply with the current zoning ordinance, the applicant 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. Signage details have not yet been provided by the applicant. Signage shall comply with the Village Code.



**Engineering Comments:**

1. Applicant should confirm sanitary sewer availability with the sanitary district (Du Page PW).
2. The driveway, and any other right of way work, will require a permit from Du Page County DOT.
3. Consideration should be given to a median separating the bank drive-thru from the site exit lanes east of Chase. Perhaps the bank building can be moved a few feet east to increase the available space for a median. It appears there is about 15 feet of sidewalk in front of the building.
4. The parking count on the architectural site plan is not complete. Applicant should provide a total for both buildings.
5. Applicant should provide a calculation of net new impervious area. It does not appear that any new storm water requirements will be triggered.

**DEVELOPMENT PROCESS & NEXT STEPS**

1. Applicant submits complete application packets for both the Planned Unit Development
2. Staff and consultants review the submitted documents and send out comments to applicant.
3. Applicant resubmits revised documents.
4. Projects go to Plan Commission for public hearing and then to Village Board.

**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 applicant is also applying for a Planned Unit Development, and therefore the applicant must also draft responses to each of the Standards for Planned Unit Developments.

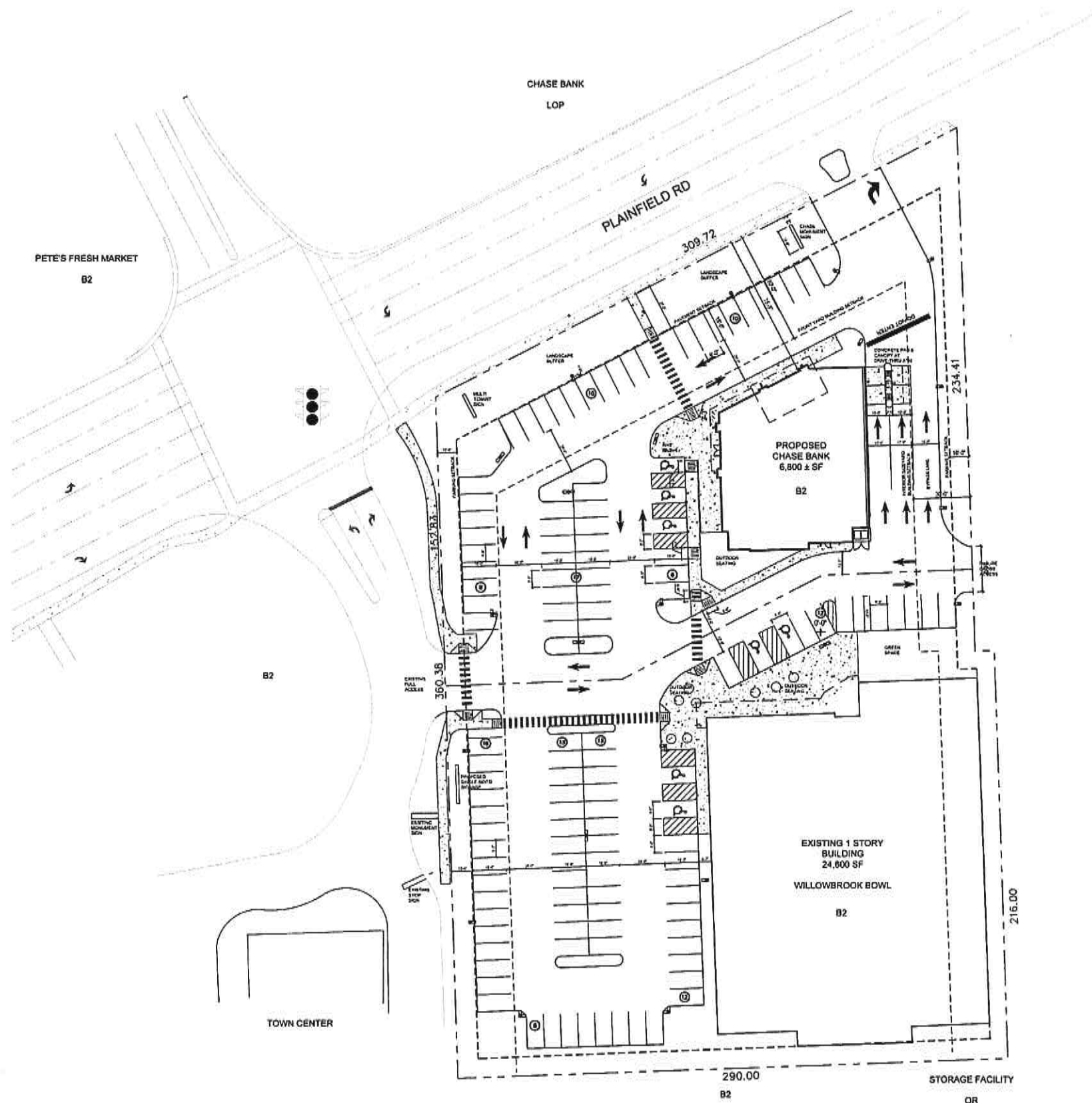
**Plan Commission Feedback**

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. A summary of the discussion is to be forwarded to the Village Board via the Plan Commission minutes. No formal action in support of or in opposition to the proposed sketch plan will be taken at this stage.









## SITE INFORMATION

### ZONING

CHASE PROPERTY: B2 (NEIGHBORHOOD BUSINESS)

LOT AREA: 54,527.5 SQ FT (xx ACRES)

FAR MAX ALLOWED: 16,358.25 SQ FT

GROSS BUILDING AREA 6,800 SQ FT

MAXIMUM BUILDING AREA ALLOWED: 30%  
MAXIMUM BUILDING AREA PROPOSED: 12.5%

### CAR PARKING COUNT DATA:

PARKING REQUIRED = 23 (INCL. 1 ACCESSIBLE)

PARKING PROVIDED = 50 (INCL. 3 ACCESSIBLE)

PARKING SPACE SIZE PROPOSED: 9'x18.5'

LOADING SPACE REQUIRED: 0

LOADING SPACE PROVIDED: 0

DRIVE-THRU VEHICLE STACKING:

PROPOSED: 6 VEHICLES

BUILDING SETBACK FROM PROPERTY LINES:

FROM NORTH LINE: 73'-4"

FROM EAST LINE: 57'-6"

FROM SOUTH LINE: 17'-2"

FROM WEST LINE: 142'-11"

## PARKING REQUIREMENTS

FUNCTION	AREA	SPACES REQ'D
LASER TAG	7,000 S.F.	
LASER TAG (OPERATIONS)	1,000 S.F.	
BOWLING (10 LANES)	5,000 S.F.	
BOWLING (OPERATIONS)	900 S.F.	
VIDEO ARCADE / PRIVATE PARTIES / EVENTS	4,100 S.F.	
RESTAURANT	2,000 S.F.	
BAR AREA	1,000 S.F.	
KITCHEN	900 S.F.	
TOILET	800 S.F.	
CIRCULATION / COMMON SPACE	1,900 S.F.	
TOTAL AREA	24,600 S.F.	
TOTAL ACTUAL SPACES		



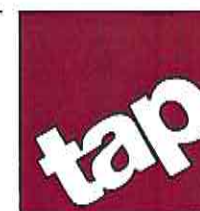
0 20' 40' 60'

**CHASE**  
**WILLOWBROOK RELO**  
PLAINFIELD ROAD  
WILLOWBROOK, IL 60527

## ARCHITECTURAL SITE PLAN

SEPTEMBER 13, 2018

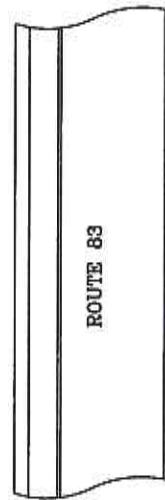
The Architects Partnership, Ltd.  
200 South Michigan Avenue Suite 1020  
Chicago, IL 60604  
www.tapchicago.com t: 312.583.9800  
TAP Project #: 17073



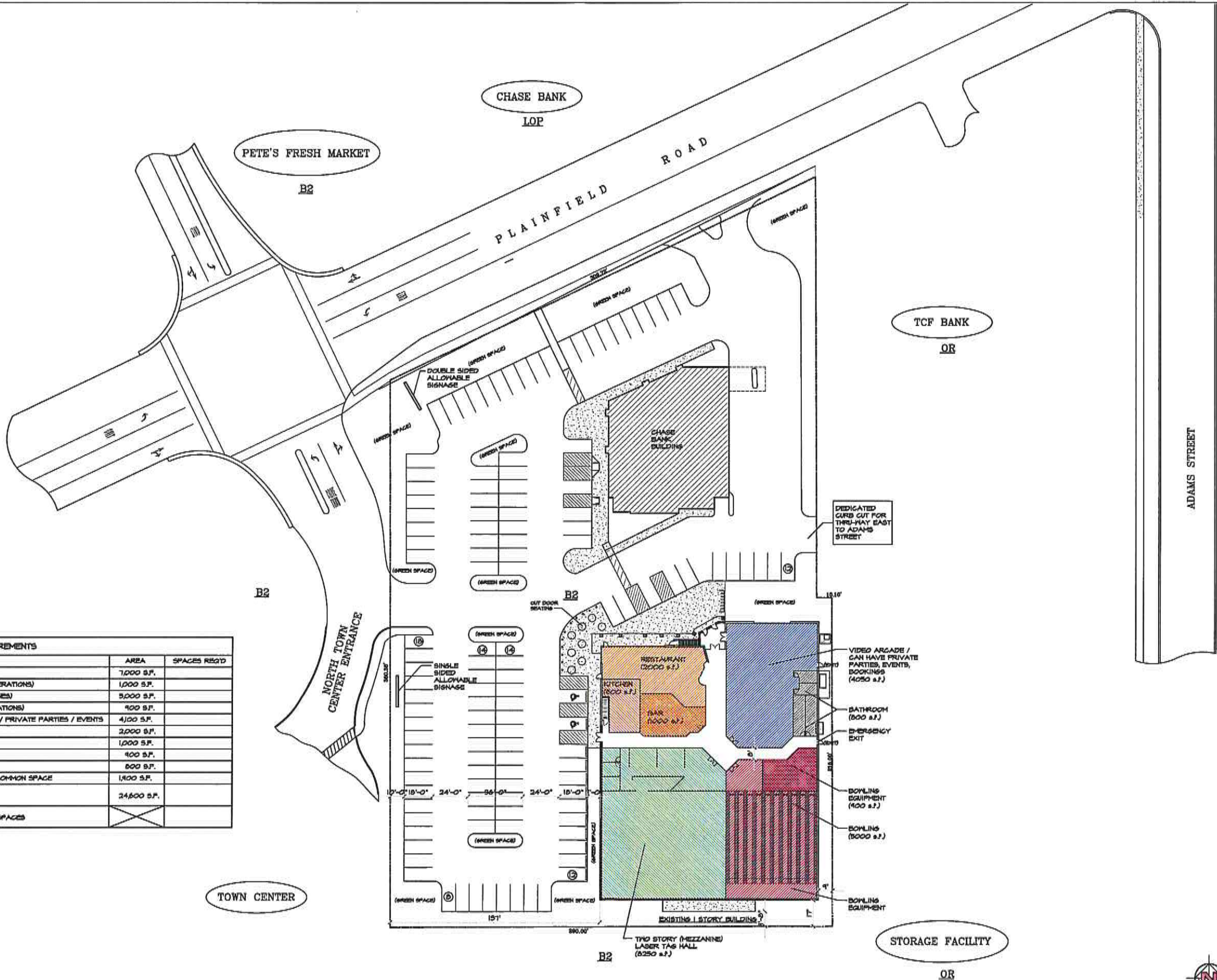


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PLISTAMP, 12 SEPT 16 @ 08:00



PARKING REQUIREMENTS		
FUNCTION	AREA	SPACES REQ'D
LASER TAG	7,000 S.F.	
LASER TAG (OPERATIONS)	1,000 S.F.	
BOWLING (10 LANES)	5,000 S.F.	
BOWLING (OPERATIONS)	900 S.F.	
VIDEO ARCADE / PRIVATE PARTIES / EVENTS	4,100 S.F.	
RESTAURANT	2,000 S.F.	
BAR AREA	1,000 S.F.	
KITCHEN	900 S.F.	
TOILET	800 S.F.	
CIRCULATION / COMMON SPACE	1,900 S.F.	
TOTAL AREA	24,600 S.F.	
TOTAL ACTUAL SPACES		



17 PROPOSED SITE PLAN  
SCALE: 1" = 30'-0"

J. MICHAEL MEISSNER ARCHITECTS  
AIA, NCARB  
J. Michael Meissner, AIA  
E-mail: [archie@meissner.net](mailto:archie@meissner.net)  
1405 Charleston Lane, Hinsdale, IL 60521 630/923-6978 (Fax No. 923-7111)

CLIENT CONSENT DIRECTION  
OF PROGRESS REVIEW DINGS

0	1	2	3	4	5	6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FINAL REVIEW PRIOR TO CHANGES  
REVISIONS/ADDITIONAL CHANGES

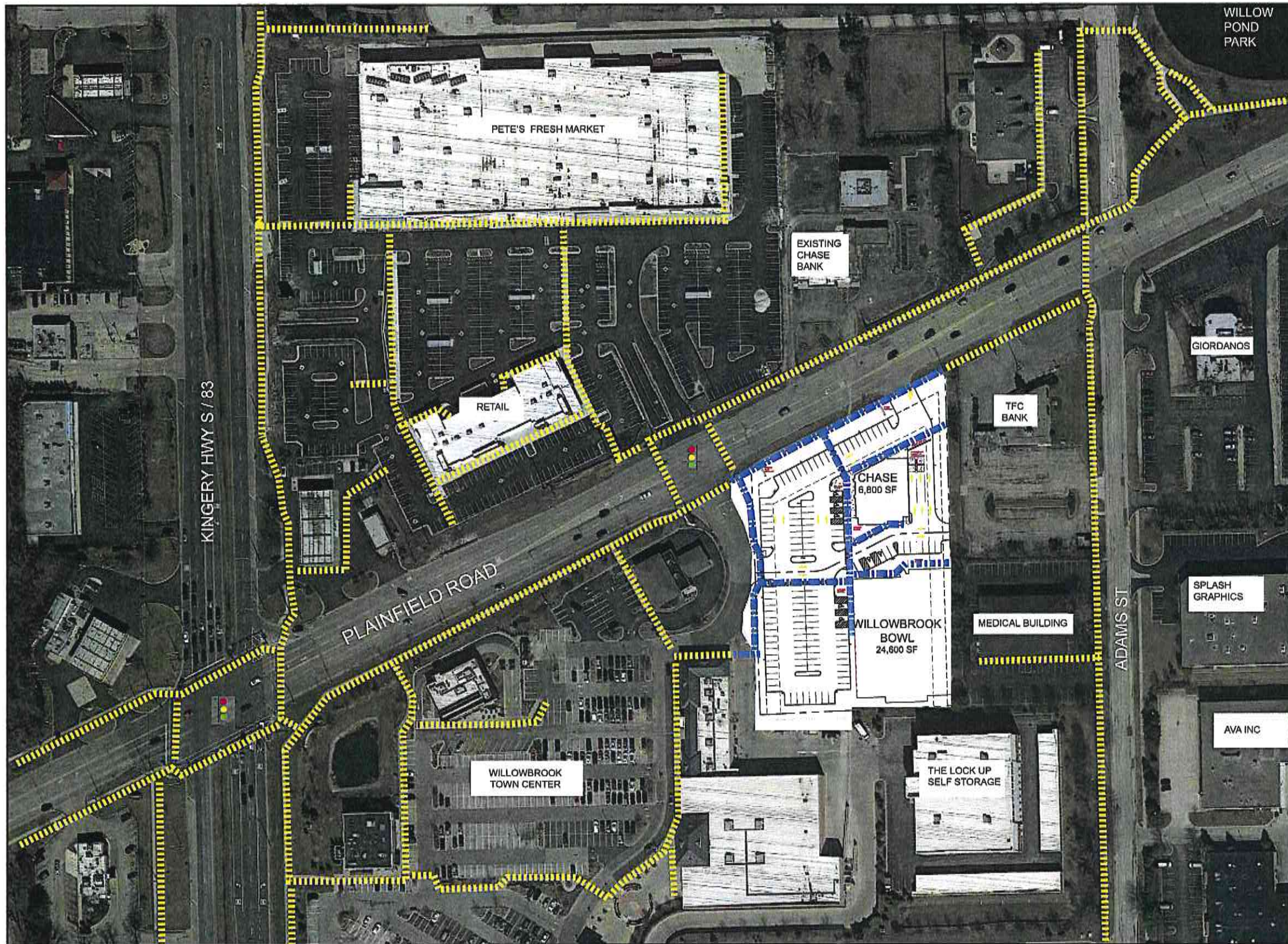
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATE	ISSUED FOR:
12 SEPT 16	REVIEW

ENTERTAINMENT VENUE  
155 PLAINFIELD ROAD  
WILLOWBROOK, ILLINOIS 60521

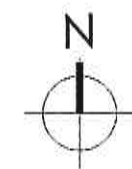
DRAWN BY: MAK  
CHECKED BY: JMM  
SHEET TITLE  
PROPOSED SITE PLAN  
PROJECT NUMBER  
16-300  
SHEET NUMBER  
DDI  
1 OF 2





## LEGEND

- - - - - ONSITE PEDESTRIAN ACCESS - CHASE LINKAGES ARE PROPOSED
- - - - - EXISTING OFFSITE PEDESTRIAN ACCESS LINKS



**CHASE**   
**WILLOWBROOK RELO**  
 PLAINFIELD ROAD  
 WILLOWBROOK, IL 60527

## PEDESTRIAN ACCESS SKETCH

SEPT 11, 2018

**The Architects Partnership, Ltd.**  
 200 South Michigan Avenue Suite 1020  
 Chicago, IL 60604  
 www.tapchicago.com t: 312.583.9800  
 TAP Project #: 17073

