

AGENDA

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, April 6, 2022 at 7:00 P.M. AT THE VILLAGE OF WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS 60527.

THE VILLAGE WILL BE PROVIDING AN OPTION TO ATTEND THE APRIL 6, 2022 PLAN COMMISSION MEETING VIRTUALLY. TO JOIN THE ZOOM MEETING, USE THE LINK BELOW:

Join Zoom Meeting

<https://us06web.zoom.us/j/89097975937?pwd=dDdXQnFXeGNubFRkZy9hTDQrcWlXdz09>

Meeting ID: 890 9797 5937

Passcode: 694214

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes of January 12, 2022 Plan Commission Meeting
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 22-02: Consideration of a petition for approval of special use permit to allow a 18,601 square foot, one-story addition to the existing Gower West Elementary School building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The property is located at 7650 South Clarendon Hills Road, in the Village of Willowbrook. The applicant for this petition is Gower School District 62, 7700 South Clarendon Hills Road, Willowbrook, IL 60527.
 - A. PUBLIC HEARING
 - B. DISCUSSION/RECOMMENDATION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JANUARY 12, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

DUE TO THE COVID19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:01 p.m.

The Governor of the State of IL. has declared a gubernatorial disaster proclamation in response to the Covid-19 Act outbreak and all the Village of Willowbrook is covered by the disaster area. In light of the ongoing Covid 19 outbreak the Mayor of the Village of Willowbrook has determined that an in-person meeting for the January 12,2022 Plan Commission may not be practical or prudent for all persons in light of the disaster thus the Village has provided an option to attend the January 12,2022 Plan Commission meeting remotely.

2. ROLL CALL

Those physically present at the VOW Police station were Chairman Kopp, Vice Chairman Wager, Commissioners Baksay, Kanaverskis, Kaczmarek, Walec, Assistant Village Administrator Sean Halloran, Planner Karen Stonehouse, Building Official Roy Giuntoli, and Recording Secretary Lisa Shemroske

Present Via Zoom COVID -19 Pandemic were Commissioner Kaucky and Village Attorney Matt Holmes

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting, December 8,2021

MOTION: Made by Vice Chairman Wager seconded by Commissioner Baksay, approve the Omnibus Vote Agenda as presented, all in favor

Roll Call votes: AYES, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 22-01; Consideration of a petition to approve a special use permit for an Adult-Use Cannabis Dispensary at 800 75th Street, Unit 900, in the Village of Willowbrook, the applicant for this petition is Mint IL, LLC,3816 S Harlem Ave, Lyons, IL 60534. Planner Stonehouse noted that the address is 900 75th Street, Willowbrook, IL

A. PUBLIC HEARING

Motion to open Public Hearing at 7:04pm was made by Vice Chairman Wagner, seconded by Commissioner Walec, all in favor

Roll Call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

Motion to close Public Hearing at 8:25pm was made by Vice Chairman Wagner and seconded by Commissioner Kaczmarek, all in favor.

Roll Call; AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp, NAYS: None

MOTION DECLARED CARRIED

MOTION: Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of Fact to the Mayor and Village Board for the special use as described in the Staff Report and Attachments prepared for the January 12,2022 Plan Commission for PC 22-01 and recommend approval of the special use subject to the Recommended Conditions of Approval.

Made by Vice Commissioner Kaucky and second by Vice Chairman Wagner, all in favor
Roll Call Vote: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

6. VISTOR'S BUSINESS.

None

7. COMMUNICATIONS:

None

8. ADJOURNMENT

MOTION: Made by Vice Chairman Wagner and second by Commissioner Walec to adjourn the meeting of the Plan Commission at the hour of 8:33 p.m. all in favor

Roll call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

April 6, 2022

Chairperson

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

1/12/2022

VILLAGE OF WILLOWBROOK - PLANNING & ZONING

22-01

KIMBERLEE A. ELLIOTT

VILLAGE OF WILLOWBROOK
PLANNING & ZONING
HEARING CASE NUMBER 22-01

REPORT OF PROCEEDINGS VIA ZOOM had at
the meeting held before the Planning & Zoning
Commission of Willowbrook on the 12th day of January,
2022, at the hour of 7:00 p.m., as reported by Kim
Elliott, Certified Shorthand Reporter in and for the
County of Kane and State of Illinois.

1 APPEARANCES:

2

3 Daniel Kopp - Chairman

4 John Wagner - Vice Chairman

5 Catherine Kaczmarek - Member

6 Leonard Kaucky - Member

7 Maciej Walec - Member

8 Zoltan Baksay - Member

9 Ronald Kanaverskis - Member

10 Matthew Holmes - Village Attorney

11 Sean Halloran - Assistant Village Administrator

12 Karen Stonehouse - Village Planner

13 Roy Giuntoli - Building Official

14 Lisa Shemroske - Recording Secretary

15

16

17

18

19

20

21

22

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

5 MS. SHEMROSKE: Commissioner Baksay.

6 COMMISSIONER BAKSAY: Here.

7 MS. SHEMROSKE: Commissioner Kanaverskis?

8 COMMISSIONER KANAVERSKIS: Here.

9 MS. SHEMROSKE: Commissioner Kaczmarek?

10 COMMISSIONER KACZMAREK: Here.

11 MS. SHEMROSKE: Commissioner Kaucky?

12 Commissioner Walec?

13 COMMISSIONER WALEC: Here.

14 MS. SHEMROSKE: Vice Chairman Wagner?

15 VICE CHAIRMAN WAGNER: Here.

16 MS. SHEMROSKE: Chairman Kopp?

17 CHAIRMAN KOPP: Here.

18 MS. SHEMROSKE: Assistant Village

19 Administrator Sean Halloran?

20 MR. HALLORAN: Here.

21 MS. SHEMROSKE: Village Attorney Matt Holmes?

22 MR. HOLMES: Here.

1 A VOICE: My computer says he's waiting to --
2 Oh, is he on?

3 (Unknown voices speaking.)

4 MS. SHEMROSKE: Planner Karen Stonehouse?

5 MS. STONEHOUSE: Here.

6 MS. SHEMROSKE: Building Official Roy
7 Giuntoli?

8 MR. GIUNTOLI: Present.

9 MS. SHEMROSKE: And I am for the record
10 recording secretary Lisa Shemroske.

11 CHAIRMAN KOPP: Next item on the agenda is
12 the omnibus vote agenda. Do any of the commissioners
13 want an item removed from the omnibus vote agenda?

14 If not, will someone make a motion
15 to approve the omnibus vote agenda?

16 VICE CHAIRMAN WAGNER: So moved.

17 COMMISSIONER BAKSAY: Second.

18 CHAIRMAN KOPP: I'd ask the plan commission
19 secretary to call the vote.

20 MS. SHEMROSKE: Commissioner Baksay?

21 COMMISSIONER BAKSAY: Aye.

22 MS. SHEMROSKE: Commissioner Kanaverskis?

1 COMMISSIONER KANAVERSKIS: Aye.

2 MS. SHEMROSKE: Commissioner Kaczmarek?

3 COMMISSIONER KACZMAREK: Aye.

4 MS. SHEMROSKE: Commissioner Kaucky is not
5 here.

6 Commissioner Walec?

7 COMMISSIONER WALEC: Yes.

8 MS. SHEMROSKE: Vice Chairman Wagner?

9 VICE CHAIRMAN WAGNER: Yes.

10 MS. SHEMROSKE: Chairman Kopp?

11 CHAIRMAN KOPP: Yes.

12 THE REPORTER: I'm sorry, I didn't get the
13 second.

14 CHAIRMAN KOPP: All right. Next item -- will
15 someone, we're sort of catching up on our procedures,
16 will someone make a motion --

17 MR. HOLMES: I don't mean to interrupt but
18 because there's a remote option for this meeting --

19 CHAIRMAN KOPP: (Continuing) -- to open the
20 public hearing for Zoning Hearing Case No. 22-01?

21 VICE CHAIRMAN WAGNER: So moved.

22 COMMISSIONER WALEC: Second.

1 CHAIRMAN KOPP: I'd ask the plan commission
2 secretary to call the vote on opening the public
3 hearing.

4 MS. SHEMROSKE: Commissioner Baksay?

5 COMMISSIONER BAKSAY: Yes.

6 MS. SHEMROSKE: Commissioner Kanaverskis?

7 COMMISSIONER KANAVERSKIS: Yes.

8 MS. SHEMROSKE: Commissioner Kaczmarek?

9 COMMISSIONER KACZMAREK: Yes.

10 MS. SHEMROSKE: Commissioner Walec?

11 COMMISSIONER WALEC: Yes.

12 MS. SHEMROSKE: Vice Chairman Wagner?

13 VICE CHAIRMAN WAGNER: Yes.

14 MS. SHEMROSKE: Chairman Kopp?

15 CHAIRMAN KOPP: Yes.

16 MR. HALLORAN: Just to correct --

17 Commissioner Kaucky was on. He raised his hand.

18 He's on right now.

19 MS. SHEMROSKE: He is? Okay. I didn't --

20 CHAIRMAN KOPP: I need to make a statement.

21 The Governor of the State of Illinois has declared a
22 Gubernatorial Disaster Proclamation in response to

1 the Covid-19 outbreak and all of the Village of
2 Willowbrook is covered by the disaster area. In
3 light of the ongoing Covid-19 outbreak, the Mayor of
4 the Village of Willowbrook has determined that an in
5 person meeting for the January 12th, 2022 plan
6 commission meeting may not be practical or prudent in
7 light of the disaster.

8 All of the members of the plan
9 commission participating in the January 12, 2022 plan
10 commission meeting, wherever their physical location,
11 shall be verified determined that they can hear one
12 another and can hear all discussion testimony during
13 the meeting.

14 The village will be providing an
15 option -- the village is providing an option to
16 attend the January 12, 2022 plan commission meeting
17 virtually with a Zoom link that's available.

18 THE REPORTER: I'm having trouble hearing.

19 CHAIRMAN KOPP: The purpose of this public
20 hearing shall be to consider a petition for a special
21 use permit and other relief as may be required to
22 allow adult-use cannabis dispensing organizations to

1 operate in Suite 900 in the Willowbrook/Wingren Plaza
2 located on property located at 900 75th Street,
3 Willowbrook, Illinois.

4 The applicant for this petition is
5 Omar Fakhouri, sorry, on behalf of Mint IL, LLC of
6 Lyons, Illinois.

7 Notice of this public hearing was
8 published in the December 28th, 2021 edition of the
9 Chicago Sun-Times.

10 MS. STONEHOUSE: I need to correct the
11 address. I think you said 900. It's 800 75th
12 Street, Unit 900.

13 CHAIRMAN KOPP: Okay.

14 MS. STONEHOUSE: That's the correct address.

15 CHAIRMAN KOPP: So the address --

16 MS. STONEHOUSE: Agenda --

17 CHAIRMAN KOPP: 800 75th Street, Unit 900,
18 Willowbrook, Illinois.

19 So everyone who testifies will have
20 to be sworn in by the court reporter.

21 And will the village planning
22 consultant please make her presentation, please?

1 MS. STONEHOUSE: Thank you, Mr. Chairman.

2 The plan commission is being asked to make a
3 recommendation to the village board regarding a
4 proposed adult use cannabis dispensing organization
5 which is a special use in the B-2 zoning district.

6 The location is 800 West 75th
7 Street, Suite 900 in Willowbrook Plaza also known as
8 Wingren Plaza. It's at the corner of 75th Street and
9 Illinois Route 83, northeast corner. It is a vacant
10 retail space. It's about 3800 square feet and was
11 formerly occupied by Chase Bank.

12 The Cannabis Regulation Tax Act was
13 enacted by the State of Illinois to regulate all
14 cannabis related businesses including cultivation,
15 transport and retail sales. This double-sided
16 printout lists rules just for dispensing
17 organizations. It's a pretty (inaudible audio)
18 document. This includes guidelines from licensing to
19 detailed operation of the (inaudible audio).

20 Staff have reviewed the application
21 and feel that the proposed use as described in the
22 staff report does meet the standards for a special

1 use.

2 The applicant, Mr. Fakhouri, would
3 be happy to go through these standards if desired by
4 the plan commission.

5 I will add that staff has suggested
6 three conditions for the plan commission to include
7 in its recommendation if it recommends approval to
8 the village board. One is that the special use shall
9 comply with all statutory requirements of the
10 Cannabis Regulation Tax Act and that the operator of
11 the cannabis business establishment shall provide a
12 copy of the state approved license to the planning
13 and development department of Willowbrook. Two, is
14 that a separate sign permit shall be obtained for the
15 proposed building signage pursuant to the village
16 code. And three, that the special use permit for the
17 proposed development shall be null and void if
18 construction for the proposed use is not commenced
19 within 18 months of the date of any approval by the
20 village board.

21 Staff do recommend that the plan
22 commission board (inaudible audio) to the village

1 board with a recommendation for approval. And I'll
2 be glad to answer any questions at the appropriate
3 time.

4 CHAIRMAN KOPP: Now is the opportunity for
5 the applicant if you want to make a presentation you
6 will need to be sworn in, sir.

7 MR. FAKHOURI: Okay. Yeah.

8 CHAIRMAN KOPP: Is she muted?

9 MR. HALLORAN: No, she's not muted.

10 THE REPORTER: Can you raise your right hand,
11 please, sir? If you can raise your right hand,
12 please. Sir, if you can raise your right hand I have
13 to swear you in.

14 A VOICE: Kim, can you hear us?

15 MR. HALLORAN: Kim, can you turn it up?

16 THE REPORTER: Can you guys hear me?

17 CHAIRMAN KOPP: Yes.

18 A VOICE: Can you swear him in, please?

19 THE REPORTER: I keep asking him to raise his
20 hand.

21 A VOICE: Oh, we couldn't hear you. Sorry.

22

1 (Whereupon the witness was duly
2 sworn.)

3 OMAR FAKHOURI,
4 having been first duly sworn, by the Notary, was
5 testified as follows:

6 CHAIRMAN KOPP: Go ahead.

7 MR. FAKHOURI: Thank you for the opportunity
8 to give some background on myself and, you know, my
9 team's interest on opening an adult use cannabis
10 dispensary at 800 75th Street, Suite 900.

11 So I wanted to actually give some
12 background on myself. So my name is Omar Fakhouri.
13 I'm the CEO of Mint IL, LLC. Essentially I have been
14 in the cannabis industry for about four years now so
15 this isn't my first retail location for a dispensary.

16 The Mint brand actually started in
17 Arizona so there's three retail stores in Arizona and
18 it's expanded to Michigan where there's two existing
19 operating stores there and there's two more that are
20 under construction in Michigan as well as a
21 cultivation facility. So that's not what I'm
22 applying for here but obviously related to the

1 industry in Michigan as well and as well as plans in
2 Missouri and Massachusetts.

3 This isn't our first store in
4 Illinois so my understanding this is obviously the
5 first store for the village. I'm very excited at the
6 opportunity. I think it's an opportunity for myself
7 but it's also a great opportunity for the village and
8 the community.

9 So, you know, when I look at that I
10 think of, you know, one, there's financial benefit
11 from a tax perspective for the village. I think for
12 customers, patients it gives them access to cannabis
13 which is, you know, sometimes it's a little bit more
14 difficult now in terms of proximity and where you can
15 get cannabis products and wellness products. So we
16 do see this as a really good fit.

17 And, you know, some background on
18 myself as well as prior to cannabis I was in
19 consulting. I was (inaudible audio) gas which is a
20 much different industry than cannabis and I've been
21 in Illinois for, you know, about the last 10 out of
22 12 years I've been in Illinois.

So I'm happy to answer any questions on the site, on our operation. I also have our counsel here Irina who has, I'll have her introduce herself if that's okay, who has extensive background in cannabis specific to Illinois on the regulatory fund.

MS. DASHEVSKY: Hi. Yes, my name is Irina Dashevsky. I am a partner at Greenspoon Marder. I am the head of the Chicago office here and head up the cannabis group. I've been practicing -- can you all hear me?

A VOICE: Irina, one second, you're going to have to be sworn.

CHAIRMAN KOPP: You're going to need to be sworn in, Ms. Dashevsky, if you're going to make any statements.

MS. DASHEVSKY: Sure. I can raise my right hand but I don't think my video function is enabled.

(Whereupon the witness was duly sworn.)

1 IRINA DASHEVSKY,

2 having been first duly sworn, by the Notary, was
3 testified as follows:

4 MS. DASHEVSKY: Okay. So began practicing,
5 I've been practicing law for 13 years. Began
6 cannabis law in 2018 in other jurisdictions while
7 Illinois was still a medical program, had a few
8 clients here then when Illinois went adult use my
9 firm and I represent, you know, publically traded
10 cannabis companies of all sizes throughout the
11 country as well as all segments of the cannabis
12 business ranging from transportation, cultivation,
13 dispensaries. Here in Illinois again we represent
14 lots of existing operators as well as applicants like
15 Mint who have won new dispensary licenses so I'm
16 quite familiar with the regulatory scheme. It is a
17 700 page act with respect to adult use, over 700
18 pages. I know it well but I don't know every nuance
19 so if there's a question that I cannot concretely
20 answer I'm also happy to provide after research a
21 further response.

22 CHAIRMAN KOPP: All right. Thank you. Do

1 any of the commissioners have any questions of either
2 village staff or the applicant?

3 COMMISSIONER KACZMAREK: I have a few
4 questions. And forgive me if I overlooked this but
5 with the building exterior I noticed that --

6 THE REPORTER: Excuse me. I don't know who's
7 talking.

8 COMMISSIONER KACZMAREK: Oh, sorry. Cathy
9 Kaczmarek.

10 THE REPORTER: Thank you.

11 COMMISSIONER KACZMAREK: Sure. That there's
12 not going to be extensive change to the exterior of
13 the building. What are the plans for that drive
14 through area?

15 MR. FAKHOURI: So good question. Currently
16 the plan is to leave that as is. Regulations change.
17 We are hopeful at some point that the states will
18 come through with some sort of drive through
19 operation facility so we kind of hold out hopes for
20 that. If not, you know, that potentially could be
21 torn down for additional parking but at this point
22 it's going to be left as is.

1 COMMISSIONER KACZMAREK: Left as is?

2 MR. FAKHOURI: Yeah.

3 COMMISSIONER KACZMAREK: Okay. And then
4 another question I have is sourcing for this. So
5 where is the source (inaudible audio) come for from
6 cannabis --

7 MR. FAKHOURI: In terms of products?

8 COMMISSIONER KACZMAREK: The products. Would
9 that be from Michigan?

10 MR. FAKHOURI: No. So, yeah, so we're unable
11 to bring product outside of Illinois. So everything
12 is produced or sold in our store would be produced in
13 Illinois.

14 COMMISSIONER KACZMAREK: Okay.

15 MR. FAKHOURI: By a licensed facility in the
16 state. So there are 21 cultivation centers currently
17 approved as well as I think 40 craft grow operations
18 which are sort of smaller grow facilities and that's
19 essentially where products will be purchased from but
20 they're all licensed facilities, licensed by the
21 State of Illinois that we have to purchase from and
22 (inaudible audio) I guess on the point of craft grow

1 we were also fortunate enough to be awarded a craft
2 grow license so we have plans underway for the
3 development of that craft grow. That will probably
4 be a year plus in terms of construction and things
5 like that. That will be another source of supplies
6 our own craft grow operation.

7 COMMISSIONER KACZMAREK: Okay. Thank you.

8 MR. FAKHOURI: Yeah.

9 CHAIRMAN KOPP: Okay. I had one but
10 (inaudible audio) second question. I'm not sure if
11 this should be for you or Karen.

12 This is Chairman Kopp speaking.

13 So one, the parking are we
14 comfortable with 16 spaces based on what other
15 facilities the traffic they're seeing? Are 16 spaces
16 enough?

17 MS. STONEHOUSE: We think it will be enough.
18 The estimated number of customers and employees at
19 any given time would be under 10 we think.

20 MR. FAKHOURI: Yeah, I guess to clarify, this
21 is Omar speaking. The 16 spaces, I mean we have
22 access to all the parking that's there. I'm assuming

1 the 16 spaces is what's required for retail use.

2 MS. STONEHOUSE: Right.

3 MR. FAKHOURI: Based on square footage.

4 CHAIRMAN KOPP: Exactly.

5 MR. FAKHOURI: So we'll have above and beyond
6 that number accessible to us. But, you know, as far
7 as what we think we'll need I mean is dependent on a
8 number of factors, you know, at any one point we'll
9 probably have eight to ten employees at one time and
10 then customers come in and it's a relatively quick
11 transaction, you know, where a customer comes in, you
12 know, ID'd, go in, search for the product, purchase
13 and exit. There's not really a lot of loitering that
14 kind of goes on there and a lot of times the orders
15 actually are done online. So people will order
16 online, come in for their pick up and obviously at
17 that point it's a much faster, you know, transaction
18 from that standpoint.

19 CHAIRMAN KOPP: Okay. The other question,
20 this one if for Karen, in the future if they want to
21 do a drive through they have to come back to us for a
22 special use for the drive through?

1 MS. STONEHOUSE: Yes, it would be probably an
2 amendment to the special use but we would definitely
3 be coming back to you with that.

4 CHAIRMAN KOPP: Okay.

5 COMMISSIONER WALEC: I do have a question.
6 This is Walec. Would you be able to describe the
7 security and delivery schedules with this facility?

8 MR. FAKHOURI: So security scheduling?

9 COMMISSIONER WALEC: No, no. The security --

10 MR. FAKHOURI: Secure transport?

11 COMMISSIONER WALEC: Yeah, the deliveries
12 actually.

13 MR. FAKHOURI: Yeah, I can speak to that and
14 I can have Irina chime in, too. Essentially the
15 deliveries happen outside of operating hours so it's
16 when really there's no other, you know, customers or
17 a lot of traffic going on. There are secure
18 transport companies that are also licensed by the
19 State of Illinois that we have to use for delivery.
20 And, you know, we will have a separate entrance for
21 secure delivery. It will be on the west side of the
22 building is the current plan and again those, I don't

1 know all the rules in terms of how secure transport
2 works but there's manifest, there's GPS, it's highly
3 tracked and regulated. Essentially that's the model
4 we'll use those licensed transporters and they're
5 delivered before opening or after close of operation.

6 COMMISSIONER WALEC: And you will have --

7 MS. DASHEVSKY: Yeah, Omar, I can chime in.
8 Typically everything is tracked and the delivery
9 company has to go directly from the seller so whether
10 it's a craft grow, cultivation center, infuser, all
11 those are licensed entities. They can't make any
12 stops. Typically you'll see two delivery people for
13 security in the vehicle. It's an unmarked car. Most
14 of them look like a Sprinter van with no windows so
15 you're not going to see anything that's an obvious
16 cannabis delivery. Also cannabis products have to be
17 prepackaged and then also packaged in sort of the
18 larger order purchase containers so, you know, you
19 won't be able to discern from the outside what is in
20 those packages and typically in order to have gotten
21 a cannabis license you had to provide extensive plans
22 for the secure transport, they're in locked

1 containers within the van and then there's a protocol
2 that typically someone from a dispensary including a
3 security manager and employee would come out and
4 facilitate the acceptance of and look through the
5 manifest, approve the order and then the delivery
6 person would leave.

7 COMMISSIONER WALEC: Okay.

8 CHAIRMAN KOPP: You know, I just remembered
9 another question. Is it still an all cash business?

10 MR. FAKHOURI: Yeah, so essentially all
11 transactions --

12 CHAIRMAN KOPP: I'm not (inaudible audio) all
13 the retail is cash --

14 MR. FAKHOURI: Yeah, in terms of customers,
15 yeah, it's cash. Unfortunately, yeah, we can't use
16 credit cards at this point so it will be cash
17 essentially. But in terms of banking there is
18 banking available so in terms of how we pay vendors
19 it will be essentially through check or wire
20 transfers and then banks will do their pick-ups, you
21 know, essentially daily so there isn't too much cash
22 on site at one time.

1 COMMISSIONER KACZMAREK: I have another
2 question. Sorry.

3 A VOICE: Oh, go ahead.

4 COMMISSIONER KACZMAREK: (Inaudible audio)
5 let's say a product has expired or (inaudible audio)
6 how do you dispose of that? Is that -- is there
7 proper ways it's disposed?

8 MS. DASHEVSKY: Omar, you want me to speak to
9 this?

10 MR. FAKHOURI: Sure. Yeah.

11 MS. DASHEVSKY: So that's a very highly
12 regulated process. You have to notify the department
13 of the disposal and there's a disposal protocol which
14 requires a destruction of the product depending on
15 what the product is whether it's flour or some sort
16 of infused product oil typically it's done by a
17 mixture where you render that product completely
18 unusable and you have to do that on camera and you
19 have to -- so everything is tracked from seed to
20 sale. So you have to track that product that's being
21 disposed of, notify once disposal has occurred and
22 it's also tracked in conjunction with the state

1 system so you almost weigh it and it's all going to
2 get approved and you have to give notice that you're
3 going to dispose of a product in a state within seven
4 days it's going to kind of give you feedback on when
5 they're ready to approve your disposal of it. So you
6 can't just say oh, this is expired, I'm throwing it
7 in the trash. There's a very extensive protocol for
8 it.

9 COMMISSIONER KACZMAREK: Thank you.

10 COMMISSIONER KAUCKY: Hi, this is Len Kaucky.
11 I'm sorry earlier when you did attendance my phone
12 was muted.

13 I do have a question. Can you just
14 describe to me in terms of the customer for this
15 product just so I understand is anyone allowed to buy
16 this product or are there certain requirements that
17 have to be met?

18 MS. DASHEVSKY: So you have to be over 21
19 years old -- I'm sorry, 21 years old or older.

20 COMMISSIONER KAUCKY: Okay. That's it
21 though? Basically that's it?

22 MS. DASHEVSKY: That's, yes.

1 COMMISSIONER KAUCKY: Okay. Thank you.

2 MS. DASHEVSKY: It's like alcohol.

3 COMMISSIONER BAKSAY: This is Commissioner
4 Baksay. I do have a question. Do you know the
5 distance lot line to lot line to the Hinsdale South
6 High School property line?

7 MS. STONEHOUSE: This is Karen. I don't know
8 it offhand but I can probably find it out real
9 quickly.

10 COMMISSIONER BAKSAY: On Google Maps I was
11 checking in preparation for this meeting and I
12 estimate it to be over 700 feet. It's not a
13 scientific measurement by any stretch of the
14 imagination.

15 In reality, Mr. Fakhouri, I don't
16 think that this is pertinent to your application but
17 it did make me think about our village and any
18 location restrictions that we would want to put on
19 cannabis dispensaries. I would not be -- personally
20 I would not be in favor of anything that is more
21 restrictive of anything that we require of a liquor
22 store or a bar or anything like that.

1 Our village does have locations and
2 village codes Section 3-5-5, and this is actually on
3 tobacco so there's a section on tobacco and a section
4 on, you know, alcohol and then also amusement devices
5 which interestingly is far more restrictive than
6 either liquor or tobacco. But for example, the
7 tobacco products cannot be sold or offered for sale
8 or given away or delivered within 100 feet of any
9 school, child care facility or other building used
10 for education or recreational programs for persons
11 under the age of 18.

12 The State Liquor Control Act of
13 Illinois in Section 6-11 covers sale near churches,
14 schools and hospitals and, you know, if the
15 population is less than 1 million then you cannot
16 sell liquor at retail within 100 feet of any church,
17 school or institution of higher learning, hospital or
18 home for the aged; and then back to Willowbrook
19 Village Code Section 3-19-7 prohibits establishments
20 with amusement devices to be located within 1,000
21 feet of the property line of an educational
22 institution that minors attend and, you know, this

1 includes pinball machines and billiard machines and
2 electronic darts as well as video gaming.

3 So really, again, unrelated to your
4 application, Mr. Fakhouri. I think there's an
5 opportunity for our village to review any potential
6 changes or amendments to our village code with
7 respect to specifically calling out the special use
8 permitted, you know, which is allowed for a cannabis
9 dispensary as we just changed but I think it would be
10 prudent for us to consider location restrictions at a
11 future date again unrelated to Mr. Fakhouri's
12 application for Mint LLC.

13 CHAIRMAN KOPP: Makes sense.

14 COMMISSIONER KANAVERSKIS: Commissioner
15 Kanaverskis, as far as security guards or police
16 officers what do you provide, you know, two officers
17 or one officer during the day or

18 MR. FAKHOURI: Yeah, so we will have physical
19 security live guard there during operating hours that
20 will be doing, you know, surveillance within the site
21 also perimeter surveillance so essentially, yeah, we
22 will have that in addition to high definition cameras

1 throughout the building on the exterior of the
2 building looking into the parking lot as another, you
3 know, deterrent or ability to secure the facility and
4 premise. So it's covered both by cameras, safety
5 protocols, security protocols as well as a live guard
6 that would be there.

7 COMMISSIONER KANAVERSKIS: Does the police
8 department have access to those cameras?

9 MR. FAKHOURI: Irina, do you know that one?
10 I think the --

11 MS. DASHEVSKY: Yes, the Illinois State
12 Police, yes, they have a direct feed into all the
13 cameras. They also have to essentially review the
14 security plans as part of being awarded the license
15 after build out so they'll be able to review the
16 number of cameras, the angles of cameras insuring
17 that the system of surveillance is adequate as well
18 as insuring that the security, the technical security
19 features such as restricted areas, key cards,
20 ingress, egress, all that is all aligned.

21 COMMISSIONER BAKSAY: Commissioner Baksay
22 again. Mr. Fakhouri, will your proposed facility

1 allow or I'm not sure what the right word is dispense
2 medical marijuana cards or is that not something that
3 your facility would handle?

4 MR. FAKHOURI: Unfortunately, no. This is an
5 adult use cannabis facility so we're not -- hopefully
6 in the future that changes and we will be able to.

7 COMMISSIONER BAKSAY: Okay.

8 MR. FAKHOURI: But at this time no, it's not
9 permitted per the state law.

10 COMMISSIONER BAKSAY: Got you. Okay. Thank
11 you.

12 CHAIRMAN KOPP: All right. Is that it for
13 the questions from the commissioners?

14 Is there anyone online who intends
15 to ask questions or provide testimony? If so, I'll
16 need to read the ground rules for speaking at public
17 hearings and you'll need to be sworn in.

18 MR. HALLORAN: So I just want to ask people
19 we've gotten a couple comments in the chat and Matt
20 Holmes, please correct me if you disagree on this,
21 but we've gotten a couple of comments in the chat and
22 I think it would be better if that person raises

1 their hand, they already did, raises their hand and
2 speak. I think it would be easier to communicate
3 with the commissioners and any other questions along
4 with that. So if you are going to -- if you're
5 interested in talking please hit star 9 if you're on
6 your phone. If you're on Zoom please hit the raise
7 your hand function. I will allow you to speak. You
8 have to hit star 6 to unmute yourself.

9 MR. HOLMES: Sean, its fine. It might be
10 easy just to read the two chat comments that are up
11 but then you should also have everybody raise their
12 hand that wants to speak.

13 MR. HALLORAN: Okay.

14 MR. HOLMES: And also, I believe there was
15 some written comments that need to be read into the
16 record as you made that an option in the public
17 hearing as well.

18 MR. HALLORAN: Correct. Yeah, that's a good
19 point. We can lead off with the written comments.

20 MR. HOLMES: Sure.

21 MR. HALLORAN: If you're okay with that,
22 Matt?

1 MR. HOLMES: That works for me, yeah.

2 MS. STONEHOUSE: This is a letter that the
3 village planner received yesterday I'm going to read
4 it. It also went to Village Manager Brian Pabst.

5 To whom it may concern, I am
6 writing in regard to the zoning
7 hearing January 12th, 2022 for
8 case number 22-01. Proposal is
9 to amend zoning to allow
10 cannabis dispensing organization
11 in Wingren Plaza also know as
12 Willowbrook Plaza.

13 I am an employee at one of the
14 existing businesses writing on
15 my own behalf and I have
16 concerns related to such a
17 business being located in a
18 neighborhood suite. I
19 unfortunately cannot make the
20 zoning hearing but would like my
21 concerns heard.

22 Most of the cannabis

1 dispensaries I have personally
2 seen are located in
3 free-standing buildings with
4 their own parking lots and
5 entrances. It's not uncommon
6 for dispensaries to have lines
7 for entrance at times.

8 Should this location have lines
9 forming there is potential for
10 disruption to entrance to
11 neighboring businesses. There
12 have also been reports of odor
13 permeation to neighboring
14 businesses when there are nearby
15 units. As we know cannabis has
16 a very potent odor even when not
17 burning and this is a great
18 concern when a -- with a gym and
19 medical office one and two doors
20 down.

21 There have been conflicting
22 studies published as to whether

1 or not dispensaries can cause an
2 increase in crime where located.
3 Some studies have tied any
4 issues to actual location of the
5 site which unfortunately won't
6 come to light until after the
7 doors are open. As we all know
8 there has been a recent uptick
9 in crime in the suburbs
10 particularly affecting towns
11 with easy direct access to
12 highways. Unfortunately
13 Willowbrook has not been a
14 stranger to these crimes of
15 opportunity lately. There have
16 been several carjackings
17 within a block or two of this
18 location and have even been
19 smash and grabs to vehicles in
20 the Wingren Plaza parking lot.
21 The lighting in this lot is far
22 from adequate after sundown

1 especially toward the west end
2 of the plaza which is where the
3 dispensary would be located.

4 This is also great concern for
5 employees as employee parking is
6 at the far back of the lot and
7 employees must walk through many
8 rows of cars and traffic to get
9 to their vehicles often alone at
10 night. Perhaps increased police
11 patrols are the answer to these
12 types of concerns but is that
13 really a viable option when
14 departments are already
15 stretched thin?

16 I think it also needs to be
17 brought to the committee's
18 attention that many of the
19 businesses in this plaza have a
20 large female clientele. You
21 have an upscale gym, a pilates
22 studio, a specialty chiropractor

1 and multiple salons. There are
2 constantly women coming and
3 going to and from businesses in
4 the plaza often alone and that
5 should be considered from a
6 safety standpoint. To my
7 knowledge there are no cameras
8 or security system on the
9 Wingren property aside from any
10 interior cameras individual
11 businesses may have.

12 Wingren Plaza also as recently
13 as this past fall was having
14 parking issues in the main lot
15 in which it had to hire a
16 parking enforcement business to
17 try and get the issue under
18 control. There are times
19 especially when the gym has
20 classes that parking can already
21 get very scarce and be a
22 challenge.

1 It is my hope all of these
2 concerns are taken into great
3 consideration during the zoning
4 hearing. Perhaps there is a
5 location better suited for
6 a dispensary where safety,
7 security and disruption to
8 neighboring businesses would be
9 less of a concern.

10 I end in stating with full
11 transparency that I am not anti
12 cannabis. I just really feel
13 that this is not an appropriate
14 location for a dispensary.

15 Having worked here for several
16 years I have seen firsthand some
17 of the issues with this plaza
18 and I'm also very familiar with
19 the current clientele of the
20 tenants. As stated above and I
21 will reiterate there are many
22 wellness businesses with a large

1 female base as well as several
2 businesses with an older
3 demographic that should
4 absolutely be considered.

5 Sincerely, Jana L.

6 Yeah, that's the full name that I
7 have for her on this email so I hope that this is --

8 MR. HALLORAN: Regarding to who have had
9 their hand raised Sama, S-a-m-a, has had her hand
10 raised the longest so I will --

11 CHAIRMAN KOPP: You know, I'm going to read
12 the ground rules for public speaking. Public
13 hearings are sometimes emotional. Certain ground
14 rules must be followed so that everyone is treated
15 fairly and with courtesy. Your cooperation is
16 appreciated. The public hearing's interested parties
17 can ask questions and present testimony, testimony.
18 The public hearing should be based on facts and
19 specific reasons, so that was one. Two, interested
20 parties must be sworn in by the court reporter.
21 Three, at the beginning of your statement please
22 state your name, spell it and state your address if

1 you wish. Four, speak clearly. Please direct all
2 questions and comments to the chairman or directed by
3 the chairman directed to the applicant. Five, be
4 courteous to others (inaudible audio) testimony.
5 Six, try to be brief. I may limit testimony that is
6 redundant and irrelevant. Speakers may not be
7 allowed to speak more than once until all speakers
8 have been allowed to speak. Seven, please note the
9 public testimony will be recorded by an audio
10 recording device as well as a court reporter. Eight,
11 you're encouraged to submit, well, this is moot at
12 that point. Nine, all documents submitted for the
13 hearing become the property of the village and are
14 available for inspection by anyone under the Freedom
15 of Information Act.

16 So okay. Go ahead, Sean.

17 MR. HALLORAN: So Sama, S-a-m-a, you had your
18 hand raised (inaudible audio) to talk. Please hit
19 star 6 to unmute yourself. We can hear you, I
20 believe. Yep, we can hear you, Sama. Can you hear
21 us?

22 A VOICE: It appears to be a technical issue.

1 MR. HALLORAN: Sama, we can hear you. If you
2 can hear us please let us know or we'll go to the
3 next person.

4 Okay. Jacquie Fowler.

5 MS. FOWLER: Can you hear me?

6 MR. HALLORAN: Yep, we can hear you.

7 CHAIRMAN KOPP: You'll need to be sworn in.
8 I'm sorry, you'll need to be sworn in first.

9 MS. FOWLER: Sure.

10 (Whereupon the witness was duly
11 sworn.)

12 JACQUIE FOWLER,
13 having been first duly sworn, by the Notary,
14 testified as follows:

15 MS. FOWLER: Thank you. So I am, I'm the
16 owner of the Orangetheory Fitness studio in the
17 plaza. I've been there for almost eight years and I
18 appreciate entrepreneurs moving into the plaza. I
19 think I would welcome new neighbors. Having said
20 that there are a couple of things that we've talked
21 about tonight that are a concern that raise questions
22 for me.

1 First is related to the parking and
2 I share your thoughts. When I first moved in there I
3 thought parking would not be an issue. I can assure
4 you it has been a very significant issue over the
5 past several months to the point where people coming
6 to my class couldn't find a place to park and I don't
7 know who wrote the letter but they were correct that
8 they brought in some parking enforcement and
9 designated employee parking spots which are very much
10 on the periphery of the parking lot and it seems to
11 have gotten better but parking is not -- I mean it
12 definitely has been an issue.

13 And then the other thing I would
14 say is there have been break ins in the plaza and
15 it's not just this plaza. I own several Orangetheory
16 Fitnesses and we've had this issue in many of them
17 but break ins at, you know, 5:30, 6 in the morning
18 and at night and I agree that the lighting in the
19 plaza while we've kind of worked to put it on timers
20 that working with seasonal changes and daylight
21 savings it's not perfect and it is a concern for
22 staff and for members and I think so that is another

1 challenge that or another question I would throw out
2 there what sorts of additional security would be in
3 place.

4 There really are no external
5 cameras in that plaza. I have internal cameras and
6 I've been asked by the police on several occasions to
7 provide video footage for the break in at AT & T or
8 other issues in the plaza so that is definitely a gap
9 in terms of the security system.

10 CHAIRMAN KOPP: Okay.

11 MR. HALLORAN: I think that, I believe she
12 also had, I just want to make sure all the comments
13 are being read into the record, parking has been an
14 issue in the plaza (inaudible audio) there have been
15 break ins, what security will be in place. So those
16 are questions I just want to make sure.

17 The next person to -- that has
18 their hand raised is Imam Hassan Aly. I apologize if
19 I mispronounced that. Please hit start 6 to unmute.

20 MR. HASSAN ALY: Yes, can you hear me?

21 MR. HALLORAN: Yes.

22 CHAIRMAN KOPP: Yes, you'll need to be sworn

1 in, sir.

2 (Whereupon the witness was duly
3 sworn.)

4 HASSAN ALY,
5 having been first duly sworn, by the Notary,
6 testified as follows:

7 MR. ALY: Okay. My name is Hassan Aly. I'm
8 serving as the imam and director of the Mecca Center
9 located on 91st Street in Willowbrook. We've been
10 here in Willowbrook for over 20 years. Actually this
11 year we will celebrate --

12 CHAIRMAN KOPP: Can you hold on for one
13 second? Is there a way to turn the volume up? I can
14 barely hear him.

15 (Unknown voices speaking.)

16 A VOICE: Yes, the worship center on 91st
17 street, the Islamic Mecca Center.

18 A VOICE: Can you try now?

19 CHAIRMAN KOPP: I'm sorry, sir, can you speak
20 again? We turned the volume up so we're hoping we
21 can hear you better.

22 MR. ALY: Okay. Okay.

1 CHAIRMAN KOPP: Much better.

2 MR. ALY: So once again my name is Hassan
3 Aly. I'm serving as the imam and director of Mecca
4 Center located on 91st Street here in Willowbrook.
5 We've been here in Willowbrook for 20 years. This
6 year actually the 2022 we will celebrate our 20 years
7 of service in Willowbrook. We used to be on 720
8 Plainfield Road, Willowbrook before we moved to our
9 building here community center. We moved here
10 actually in 2017 so it's been five years in this new
11 building.

12 In our center we struggle to try
13 our best to raise fund for community members, local
14 community members to provide services to our
15 communities at large not only to the Muslim community
16 and so we have a full-size professional size gym with
17 basketball court and what have you and a kitchen and
18 a multipurpose room and a cafeteria and other things.

19 Now many people since we started
20 our services started to actually move to the area
21 here to Willowbrook. Why? Because we are trying to
22 provide more services particularly to the Muslim

1 community. Many of them actually paid overpriced
2 houses and they paid the taxes even though it's
3 higher than other places because they love the area.
4 And the reason why we choose this area, the reason
5 why we choose Willowbrook is because it's safe area
6 and it's family friendly and we feel that this is
7 perhaps one of the best places to invest millions of
8 dollars to build this building for the community at
9 large and particularly for things.

10 Now there is many studies found a
11 clear association between marijuana dispensaries and
12 increases in rates of crime and disorder in
13 neighborhoods in many states including Denver,
14 Colorado. Shortly after Colorado made it legal for
15 the retail sales of marijuana some studies by
16 researchers at the University of Colorado, Denver
17 appears in Justice Quarterly which is a publication
18 of Academy of Criminal Justice Sciences say that we
19 found the neighborhoods with one or more medical or
20 recreational dispensary saw increased crime rates
21 that were between 26 and 1,452 percent higher than in
22 neighborhoods without any commercial marijuana

1 activity. And this was in other states, different
2 states and different places find crime increased near
3 new marijuana dispensaries.

4 And the question here is do we
5 really want to change the beautiful demographic that
6 we built here in this community, in this beautiful
7 city or Village of Willowbrook? Do we want to really
8 make people who are trying to move every day every
9 night to a secure, nice, safe place for them and for
10 their families, a secure, nice place to raise their
11 children and to raise their youth without really any
12 distraction by any of these activities? Do we want
13 to have them and increase the number or we want to
14 just focus on one shop that perhaps would increase
15 the tax benefit for the village but also from one
16 other hand -- from another hand this will also
17 discourage and perhaps will ask -- will even make
18 some other families think about leaving the city of
19 the Village of Willowbrook and move to different
20 places.

21 So I really ask all of you to
22 rethink about this because this is not an easy

1 decision for us and this may change a lot of the good
2 great intention of the people who are even thinking
3 of moving every day every night to our neighborhood.
4 Thank you.

5 CHAIRMAN KOPP: Thank you.

6 MR. HALLORAN: We are going to try, we only
7 have one person who has their hand raised and it's
8 Sama. She wrote in the chat this is (inaudible
9 audio) I would like to speak against it. I'm going
10 to try and -- I believe you have the ability to
11 unmute yourself right now. Yes. You are unmuted.

12 A VOICE: Is this for (inaudible audio)?

13 MR. HALLORAN: Yes, we can hear you.

14 A VOICE: Yes, this is (inaudible audio).
15 I'm a physician. I'm a gastroenterologist. For
16 those of us --

17 CHAIRMAN KOPP: Excuse me, you'll need to be
18 sworn in.

19 A VOICE: Yes, I'm raising my hand. I do.

20 (Whereupon the witness was duly
21 sworn.)
22

1 UNKNOWN PERSON,
2 having been first duly sworn, by the Notary,
3 testified as follows:

4 A VOICE: Thank you. Again, my name is
5 (inaudible audio). I'm a physician and I be living
6 in the area since 1979. I'm a gastroenterologist.
7 For those of us who might not understand the
8 gastroenterologist do is heal with taking care of
9 digestive system and that mean the stomach, the
10 intestine and so forth.

11 I want to point to the fact that
12 although 700 feet sound too much for kids and for
13 adults during summertime it's not a big deal. I been
14 told this is a cash business and I been told the only
15 -- only in the sense limitation for buying is to be
16 below the age of 21. So it's very easy for anyone
17 who is younger than that to buy from different one
18 and use it.

19 Now it comes to the field of
20 gastroenterology. There has been definite
21 association between something we call it cyclic
22 vomiting and between smoking marijuana. Cyclic

1 vomiting is a sickness affect the youth in their 18,
2 20 and early 20, female more than male. It cause
3 nausea, vomiting, abdominal pain intermittently in a
4 sense they might have symptom for seven days then
5 goes away.

6 In fact, just today I have a young
7 lady about 28 years old. She just had a miscarriage
8 about two months ago she came with these symptoms and
9 the last thing I would like for my community to have
10 a store open is inviting (inaudible audio) 18, 17,
11 19, 21 to use it because it's free although 21 is for
12 it but youth has no in a sense limitation when they
13 want something to use it.

14 We're in an area, thank God, we're
15 doing well. We pay taxes. We don't want to hurt our
16 community just to have extra pennies for our village.
17 Please vote against it. We don't like it. It's not
18 good for the community. It's not good for our kids.
19 It's not good for our future. Let's do a little bit
20 of business not this kind of business. Thank you.

21 CHAIRMAN KOPP: Thank you. Is there anyone
22 else?

1 MR. HALLORAN: We have one person Omar
2 Dweydari. Please hit star 6, Omar.

3 MR. DWEYDARI: Can you hear me?

4 MR. HALLORAN: Yes.

5 CHAIRMAN KOPP: You'll need to be sworn in,
6 Mr. Dweydari.

7 MR. DWEYDARI: This is Omar Dweydari.

8 (Whereupon the witness was duly
9 sworn.)

10 OMAR DWEYDARI,
11 having been first duly sworn, by the Notary,
12 testified as follows:

13 MR. DWEYDARI: This is Omar Dweydari. I am
14 the owner of Kabob Q which is at the same plaza also
15 just recently opened an addition store is called
16 Pizza Q where substitute the old Papa John's store.

17 The plaza has been, it's been
18 extremely busy recently and we've been having problem
19 with parking. We also been having problem with the
20 -- a lot of recently we have been having lot of
21 (inaudible audio) outside the area.

22 Now I believe this type of business

1 will bring people from out of the area who does not
2 belong to the area and I'm the type of person who
3 does not believe in I'm against smoking, I'm against
4 marijuana and I believe this will be negative for the
5 society's kids including my kids who is teenagers and
6 adults age also but when you bring this, when it
7 becomes available in the area it's like inviting, you
8 know, them to smoke it or to try it.

9 Please vote against it. This will
10 hurt my business. This will hurt the people in
11 Willowbrook and around Willowbrook. We are bringing
12 the beast into our home area. Please vote against
13 this. Thank you.

14 CHAIRMAN KOPP: Thank you.

15 MR. HALLORAN: We have one hand Sheree H.
16 Star --

17 MS. SHEREE H: What do I have to do? Star --

18 CHAIRMAN KOPP: You need to be sworn in.

19 (Whereupon the witness was duly
20 sworn.)

21

22

1 SHEREE HUSSAIN,
2 having been first duly sworn, by the Notary,
3 testified as follows:

4 MS. SHEREE H: My name is Sheree Hussain
5 (phonetic). My family has lived in this area right
6 here in Willowbrook since 2003 and I'm also just a
7 community member, do various volunteering in the
8 community. I'm also the vice president here at the
9 Mecca Center and you just heard from Imam Hassan Aly
10 and just kind of just continuing what he was saying
11 about youth I just did want to say that even though
12 you do have to be 18 to get cannabis it's very easy
13 for high school students, you know, to just have a
14 friend go in and get what they need so, you know,
15 there is an age, minimum age but it's very easy for
16 kids and it's just very, very close to the high
17 school, it's close to all of our youth centers and so
18 it's not -- it's such a family atmosphere here so
19 yeah, I can see how it might have a place somewhere
20 but not in this particular community with such a
21 family atmosphere and that's what I want to say.

22 Thank you so much so I really hope

1 we are going to vote against it. Thank you so much
2 for listening.

3 CHAIRMAN KOPP: Thank you.

4 MR. HALLORAN: As of right now there are no
5 other hands raised.

6 CHAIRMAN KOPP: I would like to ask Karen
7 about the parking again because that keeps coming up.
8 So what we do every business in the shopping center
9 we look at what their parking allotment is and you
10 add it up and so I guess they're more successful than
11 we anticipated.

12 MS. STONEHOUSE: Yes, but I know that this
13 was looked at from the last business that was going
14 to go into that space. Was it a Dunkin?

15 A VOICE: Restaurant.

16 MS. STONEHOUSE: It was a restaurant use.
17 And they did a, you know, a detailed list of every
18 business that was in there and what their -- because
19 they have different requirements per square foot, you
20 know, for a restaurant use versus like a gym or a
21 retail store or something and the restaurant had it
22 gone in would have required a great deal more

1 parking. I think it was maybe one spot per 250 feet
2 as opposed to one per like a thousand square feet.
3 Don't quote me on that but it needed at least twice
4 as much for the restaurant use and it was the
5 existing site parking did exceed what would have been
6 needed had the restaurant use gone in considering all
7 the other businesses that were there so this retail
8 use would require less parking, if that makes sense.

9 CHAIRMAN KOPP: Okay.

10 MS. STONEHOUSE: Now I'm all about solutions
11 and I wonder if there might be a way to utilize the
12 drive through space because it's not being used at
13 all for employee parking or something, you know, for
14 a period of time, you know, one car in front of the
15 other where they don't have to get in and out easily.
16 I don't know but it's something that we haven't heard
17 from the building owner. I don't know if the
18 applicant has talked to the building owner about it
19 but we haven't heard any concerns about that
20 expressed until now.

21 CHAIRMAN KOPP: I'm sorry, I have two
22 additional questions for you, Mr. Fakhouri. First

1 will there be any situation where the cannabis is lit
2 speaking (inaudible audio) where it's lit in the
3 premises? Because nobody samples it there.

4 (Unknown voice speaking.)

5 CHAIRMAN KOPP: Nobody smokes it there. I
6 assume the employees are not supposed to smoke it.

7 MR. FAKHOURI: This is Omar here. Absolutely
8 not. So any consumption of cannabis on site in the
9 parking lot is illegal so it's not allowed. That's
10 why we, you know, so whether in the store -- so there
11 are consumption lounges. This isn't a consumption
12 lounge. This is strictly a retail store where
13 someone will go in and purchase and then exit and
14 then consume in their own private place. So no,
15 there's no use on site.

16 In addition, if somebody even
17 attempted to use, again, we have security available
18 monitoring the parking lot, make sure there isn't any
19 loitering. So that's, I don't see that as an issue
20 there.

21 CHAIRMAN KOPP: The other question is do you
22 have some sort of lease that's conditioned? Have you

1 signed a leased that's conditioned on this approval?

2 MR. FAKHOURI: Yeah. Yeah.

3 CHAIRMAN KOPP: Okay.

4 MR. HALLORAN: So just a comment, Matt, so we
5 haven't closed the public hearing. We have received
6 some additional hands.

7 MR. HOLMES: Yeah, because the public hearing
8 is still open we should be maybe taking any more
9 public comments until we say, you know, are there any
10 more public comments and we have a no then we take a
11 motion to close the public hearing but because we
12 didn't do that any public comments that are coming in
13 now should still be allowed.

14 And we should also read anything
15 that's in the chat room out loud and then probably
16 close the chat room as well because those are being
17 public comments whether we would like them to be or
18 not.

19 MR. HALLORAN: Okay. So we got the
20 additional comment that we got in the chat my name is
21 Mohamad Natafqi and can I speak from Noble Icon, LLC?
22 He has his hand raised. I will allow him to talk

1 right now.

2 MR. NATAFGI: Yes.

3 CHAIRMAN KOPP: You'll need to be sworn in,
4 sir.

5 MR. NATAFGI: I've been notified by the
6 village about this hearing --

7 CHAIRMAN KOPP: Excuse me, sir.

8 MR. NATAFGI: (Continuing) -- because I own a
9 house on 75th Street.

10 CHAIRMAN KOPP: Excuse me, sir. You'll need
11 to be sworn in first.

12 MR. NATAFGI: My name is Mohamad Natafgi.
13 Yeah, I do swear. I say the truth nothing --

14 (Whereupon the witness was duly
15 sworn.)

16 MOHAMAD NATAFGI,
17 having been first duly sworn, by the Notary,
18 testified as follows:

19 THE REPORTER: And could you spell your name,
20 please?

21 MR. NATAFGI: Mohamad Natafgi. I represent
22 Noble Icon, LLC. I been notified about this hearing

1 from the village and I agree with Imam Hassan this is
2 going to make problem to the area and we don't like
3 this to be happen in this area in this community,
4 nice community. I live in the same area too. My
5 daughter going to be across the street so I do agree
6 with Imam Hassan Aly and all the other. We vote
7 against it. Thank you.

8 CHAIRMAN KOPP: Thank you.

9 MR. HALLORAN: I believe we heard from Sheree
10 H already.

11 A VOICE: Yes, we have.

12 MR. HALLORAN: I think in the rules that you
13 outlined you only had one opportunity to speak.

14 CHAIRMAN KOPP: No, everyone gets the chance
15 to speak first before someone can speak twice.

16 MR. HALLORAN: Okay. I'm sorry, Sheree, here
17 you go.

18 SHEREE H: Oh, I'm sorry, I think I raised my
19 hand by mistake.

20 MR. HALLORAN: Oh. We have no hands raised.

21 CHAIRMAN KOPP: All right. So Mr. Fakhouri,
22 you now have the opportunity to speak last if you

1 want to to respond to anything that's said and to
2 make any sort of closing statement.

3 MR. FAKHOURI: Sure. So again, definitely
4 welcome the opportunity to be able to respond to the
5 concerns obviously hearing from the community
6 (inaudible audio), right? You know, cannabis can be
7 somewhat of a touchy subject and there's concerns. I
8 want to make sure we talk about them and address them
9 to hopefully alleviate those concerns.

10 So I have been taking notes I want
11 to go kind of go through kind of one by one to at
12 least kind of provide some feedback on kind of what's
13 been raised.

14 So one of the first items was in
15 regards to, you know, facility should be in a free
16 standing building versus a multi tenant building.
17 Dispensaries exist in both. They exist in multi
18 tenant. They exist in single tenant buildings. They
19 exist in industrial warehouses. That's not really --
20 there's no sort of standard or baseline for that. As
21 an operator I don't have an issue being in a multi
22 tenant building. It doesn't change how I operate.

1 What's really important is operating in compliance
2 with the law and operating with, you know, safe,
3 safety and security and making sure that we're being
4 good neighbors in that area. So in terms of multi
5 tenant, single tenant I don't really see that being
6 an issue. I think there's a couple multi tenant
7 buildings in Chicago. There's a Sunnyside and a
8 MOCA. There's one in Lombard. There's one in
9 Oakbrook Terrace but, you know, there's a number of
10 dispensaries that operate in multi tenant buildings.

11 Someone else had mentioned or there
12 was a comment regarding lines. And while I don't
13 anticipate lines, you know, we do have a number of
14 different operational set ups to alleviate that risk.
15 So one, from a technology standpoint and then two,
16 just in terms of the layout. So in our facility
17 we'll have a waiting room so in the event there's an
18 influx of people that did happen to come in at the
19 same time, you know, we do have a waiting room so
20 people could que inside. Additionally we have, you
21 know, we will be maximizing the number of point of
22 sale systems so that customers can get in and out

1 relatively quickly. Again sets up our operations so
2 that we can move things efficiently.

3 And then from a technology
4 standpoint there are a lot of these orders that are
5 done online, they're preorder. Definitely push for
6 that. It's a convenient way for people to order and
7 it does speed up the transaction time and it also,
8 you know, sets us up to be able to notify customers
9 when their order is ready. So once they submit the
10 order online we'll package it on site, you know,
11 behind the scenes in terms of the packing area, that
12 product will be ready, we'll notify the customer
13 saying hey, it's ready for pick up, they come in,
14 grab it, close out their receipt and they are out the
15 door. So there's a number of different ways that we
16 speed up the transaction to make sure that we are
17 running efficiently.

18 Also just in terms of the concept
19 of lines I think when adult use first passed in
20 Illinois I think over a year ago now there were tons
21 of people that were interested and there was a lot of
22 hype around, you know, it was a big deal. People

1 wanted to go and visit. Now you really don't see
2 that as much and there are a lot more sites coming
3 online and people, customers have options and so I
4 don't really see that as being something that -- I
5 think we mitigate any risk there in terms of lines
6 forming.

7 Another comment in terms of odor.
8 So it's a good question. I mean obviously cannabis
9 has a very distinct odor. That said, a couple things
10 when product is delivered to a dispensary from a
11 cultivator, from a craft grower it has to be sealed
12 in an odor proof container and then it's shipped to
13 our facility and we receive it. So there's no
14 packaging that goes on online. There's no making of
15 any products. So the amount of odor is very minimal
16 because of that statement there. Everything is
17 prepackaged and sealed in containers.

18 In the event there was -- there is
19 some odor we are taking some additional measures so
20 we'll have our own stand alone HVAC system specific
21 to our unit. It doesn't connect to the adjacent
22 suite. There are carbon filters that will be

1 installed as well to, you know, for any exhaust that
2 goes out to scrub any type of odor that is possible.
3 So in other words unique in a sense that they set up
4 the laws where there actually isn't much odor in a
5 dispensary, that's more on the cultivation side.
6 We'll be going above and beyond in terms of the HVAC
7 system and having carbon air scrubbers until we can
8 get that.

9 So I think there's a number of
10 comments just in terms of crime and let me just go
11 and say this first safety and security is number one
12 for us, for our staff, for our customers and, you
13 know, the way the state has set this up the security
14 measures and protocols that are in place are
15 unmatched. I mean I talked a bit about we do have
16 cameras. There's going to be cameras throughout the
17 building and on the exterior of the building and
18 really that does serve as a deterrent. So anybody
19 that did want to commit a crime they're going to see
20 a lot of security in addition to a physical guard
21 that will be outside.

22 So I hear the comments there's been

1 some historical uptick in crime. I don't know that's
2 -- I haven't really seen that here in Willowbrook but
3 I think our security measures that are in place
4 actually serves as a deterrent and I think actually
5 might even help that cause if there are something
6 that's going on in that plaza or adjacent property.

7 MS. DASHEVSKY: Hey, Omar?

8 MR. FAKHOURI: Yeah.

9 MS. DASHEVSKY: If I can just add on to the
10 security features and explain that cannabis products
11 can't really be out on the floor. Customers aren't
12 going to be able to sort of touch and open and tool
13 around. There's not like shelves that are stocked.
14 Everything the dispensing happens in back of house by
15 law and only an amount that's adequate for daily
16 dispensing comes out from the vault. Everything else
17 is in a highly secured vault with specifications
18 against, these things have like crazy metrics against
19 fire, against being drilled, all sorts of stuff and
20 it's called a high security area of the dispensary
21 meaning not even most employees have clearance for
22 it, only the highest level managers, and you roll out

1 just enough product they need for the day. The rest
2 of the inventory is held in secured storage which has
3 been locked during the entirety of the day. So again
4 if needed someone can access it to get more inventory
5 but that product is just not available. So the
6 concept of a smash and grab a ton of cannabis
7 products isn't really a viable one.

8 Similarly with cash there's kind of
9 protocols that need to be approved. Yes, it's a cash
10 business. Most of the cash is kept in a separate
11 safe with similar security features and I'll just add
12 that Illinois I'm starting to see come online
13 different tech options to mitigate some of the cash
14 issues whether it's sort of being able to use your
15 checking card due to various tech solutions that come
16 from independent sources not like a federal bank card
17 but we are starting to see more technology based
18 transactions in the state.

19 MR. FAKHOURI: I just kind of, the safety and
20 security piece I think lighting was also discussed.
21 So again as a state requirement our security cameras
22 that are inside and outside there has to be

1 sufficient lighting for those to be workable and to
2 be able to really zone in and see some facial
3 recognition so the state is already doing dictating
4 that that is a requirement that the lighting has to
5 be sufficient so that we can view facial recognition
6 on those cameras inside and outside. So we're happy
7 to abide by that, you know, in terms of lighting.
8 More lighting the better for us as well.

9 And we talked a little bit about
10 the parking piece already and I kind of explained in
11 terms of our processes how we do run an efficient
12 order fulfillment process using technology and online
13 ordering and just really maximizing our point of
14 sales transactions (inaudible audio). So I think
15 that's kind of already been touched on there.

16 So it was actually one of the other
17 comments sort of highlighted that the plaza is really
18 has a large presence of female clientele. There's a
19 salon there. There's a gym there. I will say that
20 cannabis dispensary has clientele all different
21 types. I think our fastest growing segment is the
22 female elderly community and I see a chiropractor and

1 I see a salon. Those are wellness type products and
2 services. Cannabis is a wellness product. People
3 use it for their own personal wellness and I see that
4 actually being complimentary or consistent with that
5 process.

6 You know and I think people and
7 again I feel strongly about that, you know, I think
8 people's personal decision I think, you know, my goal
9 isn't to argue whether cannabis should be legal or
10 not legal. It's already been passed. It's already
11 legal. The village has already allowed it as a
12 special use. You know, the question is hey, is that
13 a suitable location and I actually think it's a great
14 location and it's consistent with the surrounding
15 uses there so ...

16 Let me see what other comments that
17 were brought up. Again, you know, to my potential
18 neighbors in the plaza I'm happy to continue the
19 dialogue. I will be a good neighbor. I'm happy to
20 work together as issues arise and, you know, I'm in
21 here for the long haul, looking to be a long-term
22 tenant, hope to expand to additional locations there,

1 fully committed to the site.

2 There's a lot of risk on me not
3 operating in compliance of the law, all right, so if
4 I don't I lose my license and that's a huge, huge
5 loss for me. So acting in compliance with the law,
6 making sure that we have a safe and secure operation
7 and premise is a minimum requirement for me and
8 that's definitely the standard and we'll meet that.

9 As far as selling, you know, the
10 impact on youth we don't condone youth usage of
11 cannabis. There is a strict requirement of 21 and
12 over. You must show an ID. It must be valid and the
13 theory of hey, people might have somebody that's 21
14 and then sell it to somebody that's underage. One,
15 there's a requirement, a limitation as to how much
16 cannabis somebody can actually purchase. So the idea
17 of somebody buying in bulk and giving it to it
18 doesn't -- there's a limitation on how much they can
19 actually buy.

20 And there are neighboring
21 communities that have cannabis. We have not seen an
22 issue, an uptick of usage with any youth. So I

1 think, you know, the particles that are in place
2 essentially alleviate that risk and again we are in
3 support of it. So we're all in alignment. We don't
4 want that, right, so I think we're all on the same
5 page in terms of hey, let's discuss on how we address
6 agree it and a lot of (inaudible audio) does address
7 it.

8 MS. DASHEVSKY: Omar, just to add here the ID
9 checking equipment plugs into a main state system so
10 to insure it's not fake IDs. It's not someone just
11 looking at an ID. It's actually a machine that one
12 must run the ID through and, you know, usually
13 typically I think it's against the law for someone to
14 buy a quantity at the max that a person can hold and
15 then return that same day to that dispensary. So
16 that ID tracking equipment tracks that too which I
17 think speaks to mitigating the notion that you can
18 have someone of age come in at least to one location.
19 I can't -- I'm not certain whether, you know, that
20 will ping in every dispensary in Illinois or all the
21 nearby ones but certainly you're not going to be able
22 to pull that twice in one location.

1 MR. FAKHOURI: So I think I addressed a lot
2 of the concerns. Again, I'm happy to have the
3 opportunity of being able to address it and having
4 sort of that dialogue. Again, I'm super excited
5 about the prospect of opening up. I think it's a
6 great opportunity for me. It's a great opportunity
7 for the village and, you know, look at, very excited
8 to be an asset to the community if we can move
9 forward on this.

10 COMMISSIONER BAKSAY: Chairman Kopp, may I
11 ask a follow-up question?

12 CHAIRMAN KOPP: Sure.

13 COMMISSIONER BAKSAY: So based on all the
14 public comments this is regarding parking in the
15 Wingren Plaza, is it, I just want to make sure I
16 understand correctly, this business would require 16
17 parking places, is that correct?

18 MS. STONEHOUSE: I would have to double check
19 that and get their exact square footage and I can
20 check on that.

21 COMMISSIONER BAKSAY: I believe it's in the
22 report, right?

1 CHAIRMAN KOPP: It's 16 restaurant required.

2 COMMISSIONER BAKSAY: Okay. So my question
3 is if the business requires 16, this is Commissioner
4 Baksay I apologize for not saying that for the
5 record, if the business requires 16 and I believe,
6 Mr. Fakhouri, you said there could be up to eight
7 employees at, you know, maybe their peak hours or on
8 a shift are those eight employees using eight of the
9 16 allowed parking places or is that separate from
10 employee parking?

11 MS. STONEHOUSE: This is Karen. There is no
12 additional requirement for employee parking. It's
13 all inclusive in the parking requirements.

14 COMMISSIONER BAKSAY: Thank you. So here is
15 my question and maybe it's for Chairman Kopp or
16 you, Ms. Stonehouse, is there any way for this
17 commission should after voting we approve this could
18 we make it conditional where if it's demonstrated
19 that the and pardon my use of math here, you know,
20 I'm an engineer so I kind of estimate, right, so if
21 you're allotted 16 parking spots and you're regularly
22 using eight of those for your own store front

1 employees, your own retail employees if other
2 businesses in the plaza can demonstrate that Mint LLC
3 is regularly overusing their allotment of parking
4 places is there any vehicle or mechanism by which we
5 can go back as a planning commission six months later
6 and say that space that's currently not planned to be
7 demolished that is the drive through area can we make
8 approval contingent upon some study to be performed
9 within the next 180 days on, you know, parking and
10 overuse of parking?

11 MR. HALLORAN: This is Assistant
12 Administrator Halloran, I'd like to get Village
13 Attorney Matt Holmes's opinion on that before staff
14 answers.

15 MR. HOLMES: I didn't understand what you
16 said, Sean. Did you say you wanted my opinion on
17 that?

18 MR. HALLORAN: Yeah, regarding the condition
19 that Commissioner Baksay is outlining.

20 MR. HOLMES: I mean I'm not exactly sure how
21 parking is calculated on a collective basis in a mall
22 like this. We can of course if there are issues with

1 parking look at alternative plans to modify the site
2 whether that be removing the drive through or
3 something else but I'm not sure that -- I mean this
4 is a recommending body only. You could recommend
5 that the village board make it conditional on other
6 types of parking or restrictions but it's nothing
7 that would kind of revert back to here for additional
8 consideration later if that makes sense.

9 COMMISSIONER BAKSAY: Understood. Thank you.

10 CHAIRMAN KOPP: All right. Will someone make
11 a motion to close the public hearing?

12 VICE CHAIRMAN WAGNER: So moved.

13 MR. HOLMES: Mr. Chairman, before you do that
14 you should note there is someone with their hand up
15 again.

16 MR. HALLORAN: There is one person left.

17 CHAIRMAN KOPP: I mean --

18 MR. HOLMES: All right. I'm just saying we
19 didn't close the public hearing again so I would
20 recommend letting them speak.

21 CHAIRMAN KOPP: My instructions from you were
22 that the applicant gets to rebut and then I close the

1 public hearing.

2 MR. HOLMES: Yep.

3 CHAIRMAN KOPP: So if we let the person speak
4 Mr. Fakhouri gets to rebut their --

5 MR. HOLMES: Yep.

6 CHAIRMAN KOPP: All right. Let's let them
7 speak.

8 MR. HALLORAN: Mr. Atassi, you are allowed to
9 speak.

10 MR. ATASSI: Can you hear me?

11 MR. HALLORAN: Yes.

12 CHAIRMAN KOPP: You'll need to be sworn in,
13 sir.

14 MR. ATASSI: Yes, go ahead, please.

15 (Whereupon the witness was duly
16 sworn.)

17 SALAM ATASSI,
18 having been first duly sworn, by the Notary,
19 testified as follows:

20 MR. ATASSI: My name is Salam Atassi,
21 A-t-a-s-s-i. I been living in this area for last 30
22 years. I'm also a local businessman in the area for

1 the last 23 years.

2 I visit the plaza quite often. I
3 visit the Kabob Q. I get my haircut. I go to the
4 Stretch Zone. I go to the FedEx. Every time I go
5 there is always a parking problem. I have to circle
6 couple times to park, find parking. That's one
7 issue. Second issue is the Village of Willowbrook is
8 doing financially okay. I don't think the village it
9 needed this kind of tax revenue, that shady tax
10 revenue. I would recommend not to vote for to accept
11 this. My third comment is that this area right here
12 it's a family oriented area, mostly families with
13 young children they go to school locally, mostly
14 older people and they live here in this area.

15 So my question is to Mr. Fakhouri
16 who you are marketing your products to. This is a
17 community area and mostly young children, older
18 family. I recommend you to withdraw your application
19 and get marketed somewhere else outside the Village
20 of Willowbrook. I would appreciate it. The village
21 I would appreciate not to approve this project.
22 Thank you so much.

1 CHAIRMAN KOPP: Thank you. I don't know if
2 you wanted to, again, you get the opportunity to
3 speak last if you want to.

4 MR. FAKHOURI: Again, I appreciate the
5 feedback and I appreciate people's opinion. I think
6 it's a sensitive subject to some people but the
7 majority of people want cannabis. They use it for
8 wellness. They use it for their own personal
9 wellness and while some people might not be for it it
10 is legal in the State of Illinois and people benefit
11 from it and I (inaudible audio) and not withdraw it.

12 CHAIRMAN KOPP: Someone make a motion to
13 close the public hearing.

14 VICE CHAIRMAN WAGNER: So moved.

15 COMMISSIONER KACZMAREK: Second.

16 CHAIRMAN KOPP: I'd ask the plan commission
17 secretary to call the vote.

18 MS. SHEMROSKE: Commissioner Baksay.

19 COMMISSIONER BAKSAY: Yes.

20 MS. SHEMROSKE: Commissioner Kanaverskis?

21 COMMISSIONER KANAVERSKIS: Yes.

22 MS. SHEMROSKE: Commissioner Kaczmarek?

1 COMMISSIONER KACZMAREK: Yes.

2 MS. SHEMROSKE: Commissioner Kaucky?

3 COMMISSIONER KAUCKY: Yes.

4 MS. SHEMROSKE: Commissioner Walec?

5 COMMISSIONER WALEC: Yes.

6 MS. SHEMROSKE: Vice Chairman Wagner?

7 VICE CHAIRMAN WAGNER: Yes.

8 MS. SHEMROSKE: And Chairman Kopp?

9 CHAIRMAN KOPP: Yes.

10 All right. So now the public
11 hearing is closed. There will be no further
12 testimony and the plan commission will discuss and
13 vote on the application.

14 It's obviously for me my vote, what
15 my vote would be. It's obviously a somewhat
16 controversial issue but it's a legal product.

17 As far as the parking I frankly
18 think that's up to the landlord and tenants to figure
19 out.

20 So I am in favor of this. I'm
21 going to vote in favor of this. I don't know if
22 anybody else wanted to speak or if I should --

1 COMMISSIONER KACZMAREK: Yeah, I can speak.
2 This is Kaczmarek. I'm also in favor of this with
3 the consideration again with parking that seems to be
4 a subject brought up multiple times that has to be
5 considered or spoken with as mentioned with tenants
6 and the landlord but also the other issue that was
7 mentioned too is the lighting in the parking area.
8 Is that something that we can consider or approve in
9 the area the parking lot just for, you know, for
10 safety measures (inaudible audio)? Otherwise I'm for
11 it.

12 COMMISSIONER KANAVERSKIS: Commissioner
13 Kanaverskis, as far as where I work up on the north
14 side of the village, one village up there they
15 disapproved it but six other villages around that
16 area approved them so they're surrounded by
17 dispensaries so they didn't get the benefit of the
18 revenue that it's going to bring in to the village.
19 So we could disapprove it and not allow it but yet
20 across the street there could be one going up and we
21 wouldn't benefit from the revenues coming in and it
22 is legal.

1 VICE CHAIRMAN WAGNER: Commissioner Wagner, I
2 heard a couple things that I think may or may not
3 have been clear with the public. Clearly it's 21 and
4 over with ID approved by the State of Illinois. One
5 of the comments was that it was 18 and it could be
6 high school of course it's not so that should be
7 clear.

8 As far as parking goes you have met
9 the village requirement as far as I can see from the
10 staff calculation. I don't think you should be
11 susceptible to anything more or less than what we
12 have as a zoning requirement.

13 The only thing I would suggest is
14 that apparently I would assume that you're leasing
15 this section of the building you're also leasing the
16 use of the drive through. Maybe you could have four
17 employees, looks like you have three lanes, you
18 probably could get two cars in each lane but you
19 might be using the one next to the building for
20 your deliveries being on the west. So maybe you
21 could use four of those spaces just as a courtesy
22 to the rest of the facility but I wouldn't make it

1 a requirement.

2 I think that the shopping center
3 probably will benefit from the security or the
4 additional security you're required to use by the
5 state.

6 And as far as lighting goes I
7 think that you'll probably have to meet whatever
8 requirements the state has for the cameras and so
9 forth but I think also the property owner that
10 you're leasing from should correct the lighting
11 issues on the property. If the lights aren't
12 coming on because someone didn't set a timer
13 somebody needs to fix the timer.

14 But as far as that goes on I
15 think you have met the requirements of the village
16 the way it's written and it would be encouraged for
17 your use.

18 COMMISSIONER BAKSAY: Commissioner Baksay,
19 I'm in favor of allowing the business and my
20 recommendation would be as stated earlier at this
21 meeting whether it's this body or the village
22 board that would consider maybe modifying the

1 village code to put in some location restrictions
2 for, you know, potential future cannabis
3 dispensaries under the special use permit section
4 to implement location restrictions on schools,
5 educational facilities, churches, houses of
6 worship, et cetera commensurate with tobacco,
7 alcohol or amusement devices, you know, something
8 in between (inaudible audio) that would be the
9 additional thing and several commissioners have
10 addressed the parking and I agree with that.
11 That's all of my comments.

12 CHAIRMAN KOPP: All right. Will someone
13 make a motion based on the submitted petition and
14 testimony presented I move that the plan commission
15 forward its findings of fact to the mayor and
16 village board for the special use described in
17 the staff report and attachments prepared for the
18 January 12th, 2022 plan commission for --

19 COMMISSIONER KAUCKY: Commissioner Kaucky,
20 so moved.

21 VICE CHAIRMAN WAGNER: Second.

22 CHAIRMAN KOPP: Okay. 22-01 and recommend

1 approval of the special use subject for the
2 recommended use.

3 VICE CHAIRMAN WAGNER: I'll second that.

4 CHAIRMAN KOPP: I'd ask the plan commission
5 secretary to call the vote.

6 MS. SHEMROSKE: Commissioner Baksay?

7 COMMISSIONER BAKSAY: Yes.

8 MS. SHEMROSKE: Commissioner Kanaverskis?

9 COMMISSIONER KANAVERSKIS: Yes.

10 MS. SHEMROSKE: Commissioner Kaczmarek?

11 COMMISSIONER KACZMAREK: Yes.

12 MS. SHEMROSKE: Commissioner Kaucky?

13 COMMISSIONER KAUCKY: Yes.

14 MS. SHEMROSKE: Commissioner Walec?

15 COMMISSIONER WALEC: Yes.

16 MS. SHEMROSKE: Vice Chairman Wagner?

17 VICE CHAIRMAN WAGNER: Yes.

18 MS. SHEMROSKE: And Chairman Kopp?

19 CHAIRMAN KOPP: Yes. All right. Thank you,

20 Kim.

21 (Whereupon the public hearing
22 was concluded at 8:30 p.m.)

1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF K A N E)

4 I, KIMBERLEE A. ELLIOTT, being first duly
5 sworn on oath says that she is a court reporter doing
6 business in the County of Kane and State of Illinois;
7 that she reported in shorthand the testimony given at
8 said hearing aforesaid; that the foregoing is a true
9 and correct transcript of her shorthand notes so
10 taken as aforesaid, and contains all the testimony so
11 given at said hearing.

12
13 *Kimberlee A. Elliott*



14 Notary Public, Kane County, IL
15 CSR # 084-003093
16
17
18
19
20
21
22



Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date:	April 6, 2022		
Prepared By:	Eunice Im, Planning Consultant		
Case Title:	Gower West Elementary School Addition and Site Improvements (Special Use)		
Applicant:	Gower West School District No. 62, 7700 Clarendon Hills Road, Willowbrook, IL 60527		
Action Requested:	Consideration of a petition for approval of special use permit to allow the existing Gower West Elementary School building, a 18,601 square foot, one-story addition to the building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.		
Purpose:	To expand an existing elementary school.		
Location:	7650 Clarendon Hills Road, Willowbrook IL 60527.		
PINs:	09-27-409-016 and 09-27-409-001		
Existing Zoning:	R-1 Single Family Residence District		
Proposed Zoning:	R-1 Single Family Residence District		
Existing Land Use:	Public and Quasi Public		
Property Size:	8.58 Acres		
Surrounding Land Use:	Use	Zoning	
North	Multiple Family Residential (Farmingdale Terrace Condos)	R-5	
South	Single Family Residential	R-3	
East	Single Family Residential	R-2	
West	Single-Family Residential	R-3	

Necessary Action by Plan Commission:	Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.
---	---



Documents Attached:

- Attachment 1:** Application for Planning Review, dated 01.03.22
- Attachment 2:** Architectural Plans 01.03.22
- Attachment 3:** Civil Zoning Submittal 03.07.22
- Attachment 4:** Subdivision Plat 05.24.21
- Attachment 5:** Historic Site Traffic Circulation
- Attachment 6:** Current Site Traffic Circulation
- Attachment 7:** Future Site Traffic Circulation
- Attachment 8:** EEA Traffic Memorandum 07.30.21
- Attachment 9:** EEA Traffic Review Responses 07.30.21
- Attachment 10:** BLA Traffic Response
- Attachment 11:** Zoning and Subdivision Code Requirements and Departures
- Attachment 12:** Photometric Plan dated 03.09.22
- Attachment 13:** Landscaping Plans 07.30.21
- Attachment 14:** Stormwater Comments from Christopher B. Burke
- Attachment 15:** Fire Review Letters
- Attachment 16:** Public Hearing Notice



Development Proposal

Overview

Gower School District 62 is requesting from the Village of Willowbrook ("Village") the approval of a one-story 18,601 square foot addition on the south end of the existing elementary school facility, an extension of the east parking lot with an additional southeast parking lot, and a new sixty-four foot (64') by fifty foot (50') outdoor early childhood playground on the northerly side of the early childhood classrooms. Furthermore, the project encompasses improvements to the on-site drop-off and pick-up areas including a masonry dumpster enclosure on the west side of the building, a reconfiguration of the existing sports field, and general site and landscaping improvements at Gower West Elementary School, located at 7650 Clarendon Hills Road, Willowbrook, Illinois. (See **Attachment 1, Application for Planning Review**). In November 2020, Gower School District 62 ("School District") approved a \$15 million bond referendum for renovating and expanding the School District's two schools. The bond proceeds would fund building a new full-size gymnasium, a STEM lab, new music room, art room, and new parking lots. (See **Attachments 2 & 3, Architectural Plans and Civil Zoning Submittal**).

The School District is also seeking Final Subdivision Plat approval to consolidate the two lots located at 7650 Clarendon Hills Road with PINs: 09-27-409-001 and 09-27-409-016 ("subject property") into a single lot of record. (See **Attachment 4, Subdivision Plat**).

Summary of Requests:

1. A special use permit for an elementary school located on Clarendon Hills Road.
2. Consolidation of the subject property through the approval of a Final Plat of Subdivision. The School District is requesting for a waiver from the requirement to provide the Preliminary Plat of Subdivision.
3. Consideration of other relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

The School District has informed the Village that the school's demographic projections do not indicate any growth in student or staff population in Grades K through 4 and Early Childhood Program, and therefore the proposed project will not increase the current on-site occupancy count from its current level of approximately 530 students, 98 faculty members, and 5 District office staff. The proposed project will be providing additional educational spaces which currently are either non-existent or inadequate for the facility. The School District has indicated there will be no anticipated increase in traffic to and from the property.

The variations proposed by the new scope of work directly relate to non-conforming conditions already present on the site. The school requires these variations because the existing gymnasium is not large enough for all the children who should use it and to provide safe and secure traffic measures for all the students at Gower West Elementary School. The proposed improvements will help better serve the community needs, and the project will also maintain the aesthetics and existing setbacks of the existing facility and shall not alter the essential character of the locality.

Background

Description of Site

The subject property is located at the southwest corner of Clarendon Hills Road and Sheridan Drive. The subject property is currently located in the R-1 Single Family Residence District, and is adjacent to the Green Willow Courthomes Subdivision (zoned R-5 Multiple Family District) to the north, the Palatial Hills Unit 1 and Palatial Hills Unit 2 Subdivisions (zoned R-3 Single Family Residence District) to the west, the Clarendon Gardens Subdivision (zoned R-2 Single Family Residence District) to the east, and the Palatial Hills Unit 2 and the Walnut Manor Subdivisions (zoned R-3 Single Family Residence District) to the south. The 8.58-acre property consists of two lots: a 1.85-acre lot and a 6.72-acre lot, just east of Lot 134 in the Palatial Hills Unit 2 Subdivision.



Exhibit 1 Aerial of the Subject Property and Map of Adjacent Subdivisions



The site is a total of 8.58 acres and contains an existing +/- 72,050 sq. ft. building commonly known as Gower West Elementary School (part of Gower School District 62). The building is used solely for school instruction for children in grades pre-school through fourth grade. The property has a lot depth of +/- 694 feet to +/- 740 feet, with +/- 740 feet of frontage along Clarendon Hills Road, with +/- 517 feet of frontage along Sheridan Drive, and +/- 694 feet of frontage along Cherry Tree Lane. The main entrance to the building and a school drop-off area is located on the north and east sides of the building off of Clarendon Hills Road and Sheridan Drive.



Exhibit 2 Zoning Map



Exhibit 3 Map of Adjacent Subdivisions



Exhibit 4 Google 3D View of the Subject Property (Looking Southwest)



Property History

Gower West Elementary School was originally approved and constructed in DuPage County in 1961 and the first building addition was completed in 1969. In association with a second building addition, the subject property was annexed to the Village of Willowbrook in 2002.

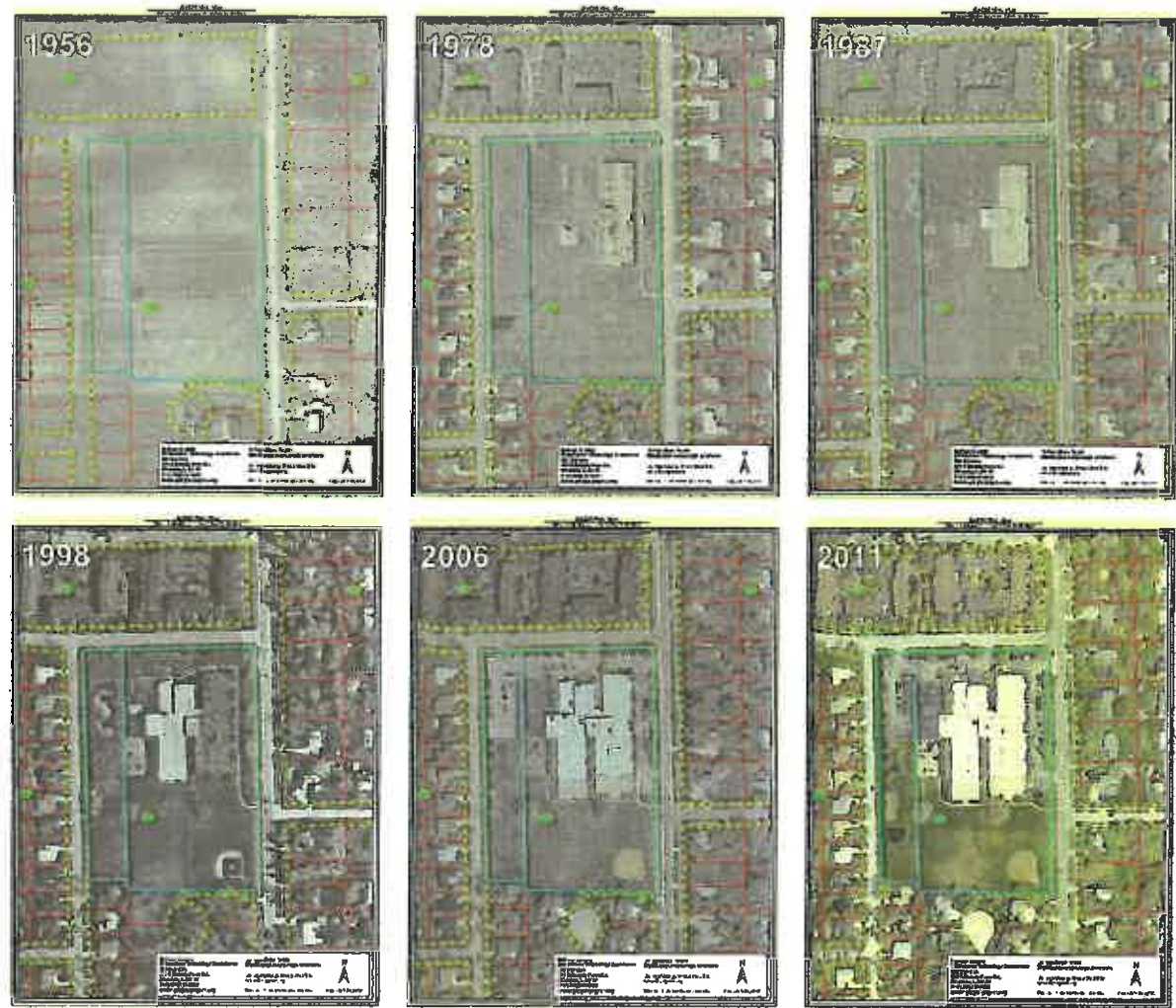
Timeline

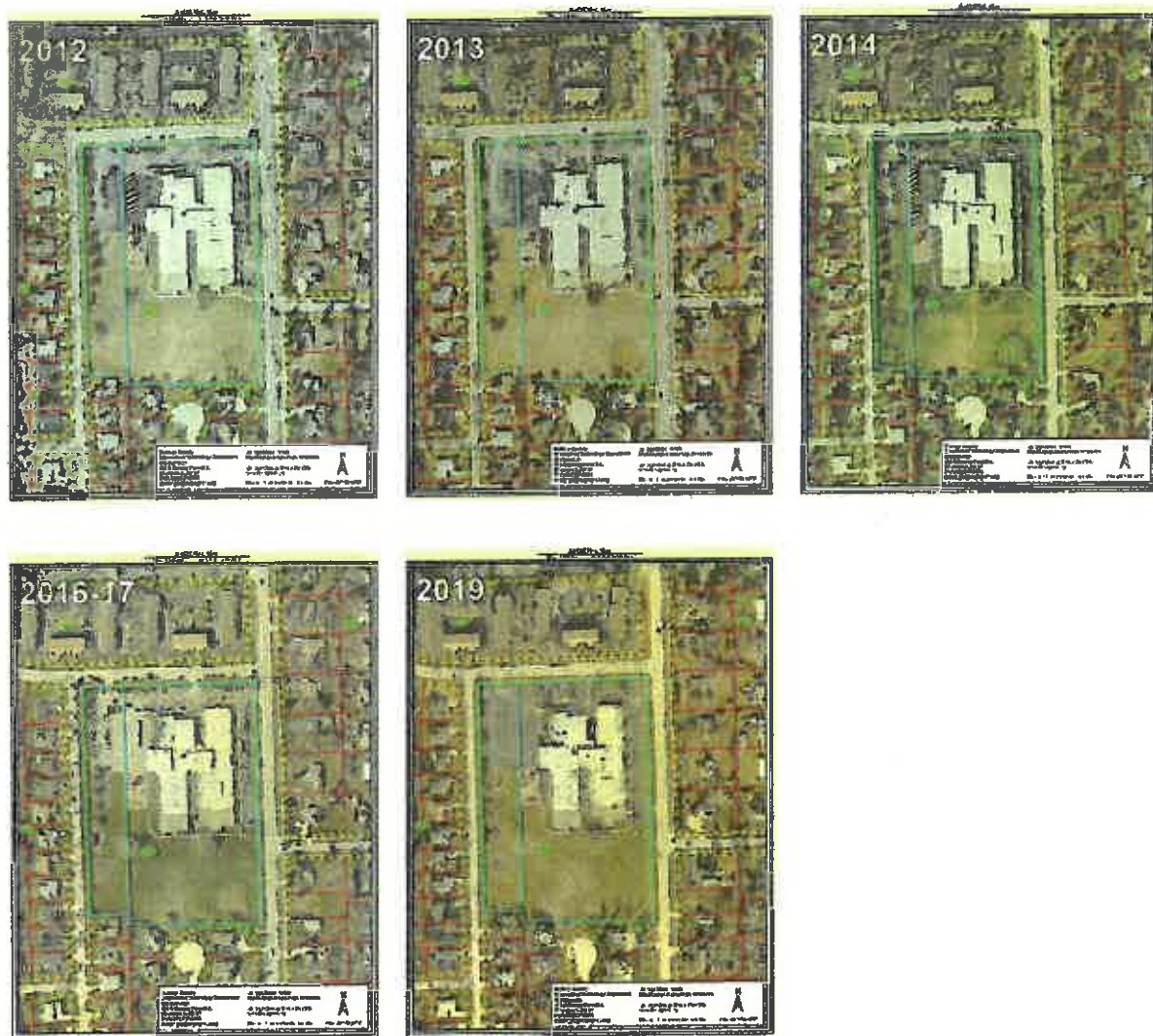
- 1966 – Construction of the original East Wing along Clarendon Hills Road
- 1989 – Construction of the first building addition (West Wing)



2001 – Construction of the two southern additions

Exhibit 5 Historical Aerial Photographs





The school is located on a R-1 zoned lot, and the current zoning regulation requirements require a special use permit for schools (elementary, junior high and high schools). Schools in the R-1 zoning district are permitted only on the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road. It appears that Willowbrook amended its zoning code under the R-1 zoning district in 1977 via Ordinance No. 77-O-14. A copy of this ordinance is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. On page 9 of Ordinance No. 77-O-14, schools (elementary and high school) were considered a permitted use and likely benefitted from a legal non-confirming status. This may explain why there is no record of an existing special use permit for the elementary school even though the facility went through several expansions through the years.

Vehicular Circulation

Historic Site Circulation

Prior to the 2021 school year, the school bus and student loading both occurred on the north side of the school. School buses entered the west driveway on Sheridan Drive, loaded on the north side of the school adjacent to the building, and then exited via Sheridan Drive (East Driveway) or onto Clarendon Hills Road. Parents were directed to approach the school from the south via Cherry Tree Lane, turn right onto Sheridan



Drive, turn right again into the West Driveway, use the outer lane to pick up their students, and then exit onto Sheridan Drive. **Attachment 5** illustrates the previous travel paths used by parent vehicles and school buses.

This plan was not ideal since it mixed bus and parent traffic in the same area and students going to their parent vehicles had to cross the school bus lane. Also, parent vehicles were stacking northbound on Cherry Tree Lane and interfered with the access to the single-family homes.

Current Site Circulation

For the 2020 to 2021 school year, the school bus loading zone has been relocated to the east side of the school to separate the bus and student loading areas. School buses are still required to enter from Sheridan Drive but load on the east side of the school and exit onto Clarendon Hills Road.

Parents follow the same basic path except after they enter the school lot, they are directed further south into the school parking lot to the playground area before entering the loading area adjacent to the school building. **Attachment 6** illustrates the existing circulation patterns.

These changes eliminated the combined loading area of buses and parent vehicles with students crossing the bus lane and increased the on-site stacking for parent vehicles reducing the queueing on Cherry Tree Lane.

Proposed Site Circulation

The proposed site plan includes expansion to the building to the south for the existing students and the school district administration and a playground on the north side of the school.

Under the proposed plan, the seven school buses will be separated completely from parent traffic and will load on the east side of the school. The north driveway on Clarendon Hills Road will be changed to inbound only for school buses and staff parking from the existing outbound only drive. The southern drive will move further south and remain two-way with one lane in and one lane out to allow access to the parking lot south of the administration area.

Parent traffic will follow the same path by entering and exiting on Sheridan Drive. However, in the afternoon dismissal period, they will line up in four rows on the playground to minimize, if not eliminate, any queueing on Sheridan Drive and Cherry Tree Lane. School staff will then direct each lane to enter the loading area one by one. There is room for 39 vehicles to stack on-site before overflowing onto Sheridan Drive and Cherry Tree Lane. **Attachment 7** illustrates the new plan.

Overall, the volume of school traffic will remain the same but the improvements including a separate bus loading area and more on-site queueing will improve traffic operations and safety at the school site and on the public road system.

Traffic Impact Study

The applicant has submitted a Traffic Impact Study, prepared by Eriksson Engineering Associates (EEA). The purpose of the Traffic Impact Study is to examine background traffic conditions and circulation in the proposed development area, assess the impact that the proposed renovation and addition will have on traffic conditions in the area, and determine if any roadway or access improvements are necessary to accommodate traffic generated by the proposed development.

This Traffic Study has been reviewed by the Village's Transportation Engineer from Bollinger Lach & Associates (BLA) who has confirmed the following: We concur with the study's findings that the proposed site



modifications will improve site circulation, separate users, increase off-street parking supply, as well as increase stacking for both buses and parent drop-off/pick-up activities), minimizing conflicts both on-and off-site.

A Traffic Control Memorandum & Review Response has been included as **Attachments 8, 9, and 10.**

Staff Analysis

Bulk Regulations

The property is zoned R-1 Single Family Residence District. A detailed discussion of important bulk exceptions and variations as it relates to the building addition and site improvements is provided below. A full table listing zoning and subdivision compliance is attached as **Attachment 11.**

1. **Minimum Lot Area.** The minimum lot area for a public or private Elementary School is five (5) acres plus one acre per one hundred (100) students designed enrollment capacity. The total enrollment capacity is approximately 530 students with no expected growth in student or staff population. The required minimum lot area is therefore calculated to be 10.3 acres. The subject property **does not meet** this requirement as the site is composed of two lots totaling only 8.58 acres. **A variation will be required.**
2. **Minimum Lot Width.** For all other uses: One hundred fifty feet (150'). The subject property **meets** this requirement at five hundred seventeen and forty-seven hundredths feet (517.47').
3. **Minimum Lot Depth.** For all uses: One hundred fifty feet (150'). The subject property **meets** this requirement since the shortest depth along the west property line indicates a length of six hundred ninety-three and seventy-nine hundredths feet (693.79').
4. **Building Setbacks.** The required and proposed minimum setbacks are shown in Table 1 below. The proposed building addition is in conformance with the Village's required R-1 District front, exterior side, and rear yard setback requirements.
5. **Maximum Lot Coverage.** Maximum lot coverage in the R-1 zoning district is 30%. The 100,689 square foot area of the total building footprint after the addition, new playground area, and trash enclosure equates to 26.93% coverage, which is less than the maximum 30%.
6. **Maximum Height.** Maximum height of a building/structure in the R-1 zoning district is 35' or two stories, whichever is less. The total height of the building addition will not exceed thirty-three feet (33') at the gym fascia.
7. **Maximum Floor Area Ratio.** Maximum FAR is 0.3. The subject property is 8.58 acres, or 373,945 square feet. The maximum floor area would therefore be 112,183.5 square feet (0.3 x 373,945). The total floor area for the school building complies with this requirement and is proposed to be 90,651 square feet for an FAR of 0.24.

Table 1 Use and Bulk Regulations

Chapter 5A R-1 Residential District				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Special Uses	9-5A-2	Churches, convents, rectories, parsonages and schools (elementary, junior high and high schools), provided that such uses may only be permitted along the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road.	Elementary School on Clarendon Hills Road	None



Chapter 5A R-1 Residential District				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Minimum Lot Area	9-5A-3(A)6	Elementary: 5 acres plus 1 acre per 100 students designed enrollment capacity 530 students = 10.3 acres	8.58 acres	Yes, variation requested
Minimum Lot Width	9-5A-3(B)4	150'	517.14'	None
Minimum Lot Depth	9-5A-3(C)	150'	693.79' to	None
Minimum Front Yard (Sheridan Drive)	9-5A-3(D)1	60'	> 60'	None
Minimum Interior Side Yard	9-5A-3(D)2	Greater of 15' or 10% of Lot Width	N/A	None
Minimum Exterior Side Yard (Clarendon Hills Road)	9-5A-3(D)3	50'	> 50'	None
Minimum Rear Side Yard	9-5A-3(D)4	50'	> 50'	None
Minimum Average Setback	9-5A-3(D)5	Average setback does not apply since residential lots to the south are all rear yards.	N/A	None
Maximum Lot Coverage	9-5A-3(E)	30%	26.93%	None
Maximum Height	9-5A-3(F)	The lesser of 35' or 2 stories.	33' at Gym Fascia	None
Maximum FAR	9-5A-3(G)	0.30	0.24	None
Minimum Habitable Floor Area	9-5A-3(H)	N/A – The school is not a single family detached dwelling unit.		

Off-Street Parking

Parking Area Setbacks: Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The proposed site plan is not in compliance with the pavement setback requirements required by the Village Code, and the applicant is requesting for a variation. Parking area setbacks are outlined in the following Table 2.

Parking Lot Screening & Landscaping: Pursuant to Section 9-10-5 (I)3, all open off-street parking areas having more than four (4) parking spaces shall be effectively screened along each side which faces a lot in a residential district, or is directly across any street, from such residential district by decorative masonry walls of not less than five feet (5') nor more than six feet (6') in height or by densely planted tree or shrub hedges, not less than five feet (5') in height. In previous discussions with the Police Department (PD), officers expressed concerns on berms and preferred unobstructed view on three sides facing the residential districts for clear line of sight and safety reasons. No complaints have been made regarding headlights into residences.

Lighting: The applicant has submitted a photometric plan for the proposed project (Attachment 12). The photometric plan indicates that the site is meeting the minimum foot-candle output of 1.0 foot-candle at some



areas of the facility. Areas such as the northern parking lot and some areas of the lot do not meet the minimum 1 foot-candle requirement, and the applicant is requesting a variation. In addition, the applicant is also requesting a variation from the requirement of off-site street lighting pursuant to Section 10-7-4(D). The applicant is requesting deviation from the minimum requirement to minimize costs and to also prevent over lighting the school site located within a residential area.

Table 2 Off-Street Parking

Chapter 10 Off-Street Parking, Section 9-10-5				
Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Parking Area Setbacks	9-10-5(G)	Off-street parking spaces, access drives or aisles (including any and all impervious surfaces), open to the sky, may be located in required interior side yards and rear yards, to within 40' of the nearest lot line.	More than 40' (rear/south lot line)	None
		Open to the sky off- street parking spaces, access drives or aisles (including any and all impervious surfaces), may be located in required exterior side and front yards in only nonresidential districts to within 15' of the nearest lot line. Staff interpretation: Parking is not permitted in exterior and front yards in residential districts.	The existing parking at the North front parking lot is currently 8.8' from the property at Sheridan Drive in lieu of 15'. The East side along Clarendon Hills varies between 15' and 16'3".	Yes, variation requested
Screening And Landscaping	9-10-5(I)3	All open off-street parking areas having more than 4 parking spaces shall be effectively screened along each side which faces a lot in a residential district, or is directly across any street, except Illinois Route 83 (Kingery Highway), from such residential district by decorative masonry walls of not less than 5' nor more than 6' in height or by densely planted tree or shrub hedges, not less than 5' in height at time of installation.	Police Department and School District expressed concerns on berms and would like unobstructed views on three sides facing residential (Clarendon Hills Road, Cherry Tree Lane and Sheridan Drive) for safety reasons. No complaints have been made regarding headlights into residences.	Yes, variation requested
Design and Maintenance, Lighting	9-10-5(I)4	Required minimum foot candle output of 1.0 foot-candle	Does not meet the minimum output on all areas of the lot.	Yes, variation requested
Required Spaces	9-10-5(K)	One (1) parking space for each faculty member plus one (1) for each other full time employees for a total of 103 required spaces, including 5 handicap-accessible spaces	140, including 5 handicap-accessible spaces	None
Access Driveway From Streets To Off-Street	9-10-5(L)(2)(a)(2)(a)	Maximum width of a one-way driveway: not less than fourteen	Approximately thirty-two feet (32') for the	Yes, variation requested



Parking And Loading Spaces, Nonresidential Uses, One-way Driveway		feet (9') or more than twenty-four feet (24')	northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Rd.	
On Corner Lots For All Uses, Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street (Measured From The Nearest Edge Of The Driveway Pavement At Its Intersection With The Street Pavement To The Nearest Right-Of-Way Line, Extended, Of An Adjacent Intersecting Street)	9-10-5(L)2(f)	Outside the functional area of the intersection, or 500', whichever is less	Approx. 69.5 feet from Sheridan Drive & Cherry Tree Lane intersection to driveway Approx. 45.5 feet from Sheridan Drive & Clarendon Hills Rd.	Yes, variation requested
Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential	9-10-5(L)2(g),	All driveways providing direct access to an arterial street shall include a concrete median on the driveways along Clarendon Hills Road and a driveway storage area of not less than one hundred feet (100')	No concrete median and driveway storage provided	Yes, variation requested

Required Parking: The proposed site plan proposes a total of one hundred forty (140) parking spaces (including five handicap accessible spaces) located on the west, north, east and southeast parking lots. Required parking was calculated by using the parking formula outlined in Section 9-10-5(K) of the Village Code. Under the "Nursery, elementary and junior high" use, the zoning code requires one (1) parking space for each faculty member plus one (1) for each other full time employee. Based on this requirement, the proposed use is required to provide exactly one hundred and three (103) parking spaces. The proposed development is required to provide five (5) accessible parking spaces based on Section 9-10-5(N)1. Based on the one hundred forty (140) total parking spaces proposed, a total of five (5) accessible parking spaces would be required. The Applicant is proposing to meet the accessible code requirement of five (5) accessible spaces.

Overnight Bus Parking:

Gower School District 62 does not intend to keep any buses overnight at the Gower West Elementary School. Overnight bus parking is provided at Gower Middle School.

Signs

The applicant is proposing a new monument sign, approximately four feet six inches (4'6") high and thirteen feet and eight inches (13'8") wide, to be located near the southeast corner of the new school addition. The monument sign will have the letters "Gower School District 62 Administration," and a cast metal logo of ten (10) inch radius located along the right edge. The proposed signage meets the development standards per Section 9-11 (Signs), and will require a permit issued by the Director of Municipal Services.

Accessory Uses and Home Occupations

Appurtenant Structures: On June 2, 2021, Zoning Hearing Case 21-06 was presented to the Plan Commission for consideration of a petition for a text amendment to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment. The text amendment



added that the "the property owner may apply for a variation to locate children's recreational equipment in its front or exterior side yard in conformance with procedures, terms and conditions set forth in Section 4 entitled "Variations" of Chapter 14. Village Board approved Ordinance No. 21-O-33 on June 28, 2021.

Fencing: Pursuant to Section 9-12-4 (D)(2)(j), a fence not greater than six feet (6') in height and at least eighty percent (80%) open may be located anywhere on a lot whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron. The applicant is proposing both a four (4') feet tall, and six (6') feet tall chain-linked fence, fifteen (15) feet setback from the west property line, and is requesting variation from the wrought iron fencing. The applicant is requesting the installation of a more cost-effective chain-link fence.

Landscaping: Existing landscaping on the site is limited and scattered within the subject property. The applicant proposes to remove approximately eleven (11) trees as the majority of these trees are located within the footprint of the American flag, play area, or proposed building. The applicant is proposing abundant landscaping for the subject property that includes a variety of deciduous, evergreen, and ornamental trees and shrubs. The construction of the Gower West Elementary School Addition will result in the removal of eleven (11) trees, to be replaced by fifty-four (54) ornamental trees and shade trees, and 235 shrubs.

The proposed landscaping effectively frames the property with deciduous and evergreen trees, establishes nine (9) new street trees along the property's frontage, (Sheridan Drive) and adds greenery and trees to the school's east and south property line. Refer to **Attachment 13** for the Landscape Plan.

The proposed plan is compliant with regard to foundation landscaping. Section 9-14-2(D)2(c)(4) of the Village Code, which requires a mix of deciduous and evergreen shrubs within a continuous 7-foot wide strip around the perimeter of the building except where building entrances are located. The proposed site plan includes the required 7-foot wide landscaped area and required border and foundation plantings around the perimeter of the school. The proposed landscaping conforms with the Village Zoning Ordinance.

Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Permitted Accessory Buildings, Structures and Uses	9-12-2	Children's recreational equipment/playhouses are permitted within the interior side, rear and court yards, per bulk standards listed under 9-12-4. Refuse bins (max. size the greater of 125 sq. ft. or 1% lot area).	Children's recreational equipment currently proposed within the front yard.	Yes, variation requested
Appurtenant Structures	9-12-4(D)1(e)	Children's recreational equipment may be located anywhere except in a required front yard.	Located in front yard.	Yes, variation requested
Fences and Walls	9-12-4(D)2(b)	Fences not greater than five feet (5') in height may be located anywhere on a lot, except in a required front or exterior side yard.	Five foot high fence proposed around childhood playground in front and side yards	Yes, requesting variation
Fences and Walls	9-12-4(D)2(j)	Notwithstanding the provisions contained in subsections (D)2(a) through	Requesting chain-link fence	Yes, requesting variation



		(D)2(d) of this section, a fence not greater than 6' in height and at least 80% open may be located anywhere on a lot whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron		
--	--	--	--	--

Trash Enclosure: The Applicant is proposing a 7' trash enclosure on northwest portion of the site, to the west side of the existing school building. A trash enclosure plan and details were provided by the Applicant. Per Section 9-12-11 of the Village Code, the trash enclosure must be constructed to look like masonry and shall appear to the color and style of the building.

Utilities

Per civil engineer's review from Novotny, all existing and proposed utilities can be located on Sheet C-121W of the civil engineering plan set prepared by Eriksson Engineering Associates dated 3/7/22 (**Attachment 3**). No proposed water service is being proposed. The existing water service along Sheridan Drive will be reused. The plan set provides the proposed storm water detention in an underground precast concrete detention system located near the southwest corner of the site. Proposed storm sewer has been designed throughout the site to collect the stormwater and to discharge to the underground detention system. A restrictor has been provided in a structure to provide the required release per County requirements. Two existing sanitary services will be reused to provide the sanitary discharge offsite.

Stormwater Management: On March 3, 2022, Christopher B. Burke Engineering provided the following comments pertaining to stormwater and its related items after having reviewed the proposed engineering plans prepared by Eriksson Engineering Associates, LTD., bearing a revision date of January 3, 2022, and DuPage County Stormwater Management Report prepared by Eriksson Engineering Associates, LTD., dated January 12, 2022:

1. Stormwater detention is being provided in an underground vault (StormTrap). Stormwater detention is provided for the new improvements plus compensation for an existing detention which is being eliminated with the new development.
2. Post Construction Best Management Practices are being provided for the new impervious area within the voids of the stone below the underground storage. The purpose of the PCBMPs is to reduce pollutants and reduce runoff volume.
3. There is a small wetland on site (less than 0.1 acre). The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page County Countywide Stormwater and Floodplain Ordinance. The wetlands aspect of the project were received by our Environmental Resources staff.
4. A Stormwater Development Security is not required for units of government.

The engineer's full responses are provided in **Attachment 14**.

Other Improvements

Novotny Engineering has reviewed additional requirements pertaining to the public right-of-way, and the applicant is requesting additional variations as listed below. In addition, the Village staff applied for a grant through the Safe Routes to School program with Gower West for sidewalks at the west side of campus. Staff anticipates a decision from the Illinois Department of Transportation in early 2022.



Item	Code Section of Ordinance	Code Requirement	Proposed	Departure
Preliminary Plat	10-3-4	As a prerequisite to the filing of a final plat of subdivision, an applicant shall file a preliminary plat of subdivision.	The School District is requesting a waiver from the requirements to provide the Preliminary Plat of Subdivision.	Yes, variation requested
Curb and gutter drainage improvements	10-7-2(C)	All streets are to be designed and constructed with curbs and gutters in accordance with standard specification adopted, from time to time, by resolution of the Board of Trustees	Requesting waiver along Clarendon Hills Road	Yes, variation requested
Sidewalks	10-7-4(A)	In all subdivisions created after the effective date of this section, sidewalks shall be provided on the sides of all street rights-of-way adjacent to and contained within the subdivision being developed. See Code for further information.	No sidewalks exist adjacent to the subject property on Cherry Tree Lane. A 5' sidewalk is proposed on Cherry Tree Lane.	None
Public Walkways	10-7-4(B)	See Code.	N/A	None
Plantings	10-7-4(C)	Street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved. Street trees newly planted shall be no further apart than fifty feet (50') or one tree per inside lot and two (2) trees on corner lots, whichever is greater.	No street trees are planted.	Yes, variation requested
Street Lighting	10-7-4(D)	The subdivider shall provide street lighting in all subdivisions which shall be designed and constructed in accordance with standard specifications adopted, from time to time, by resolution by the Board of Trustees	Clarendon Hills Road is designated as a rural cross section intended to be improved to urban standard, but street lights may not make sense here since CHRD does not have consistent street lights.	Yes, variation requested
Street Signs	10-7-4(E)	See Code.	N/A	None
Commercial, Industrial, Office Research And Multi-Family And Parking And Lighting	10-7-4(F)	See Code.	N/A	None

Tri-State Fire District Review



The Tri-State Fire District provided plan review letter in March 2022. Tri-State had the following comments related to the zoning review of the proposed project.

1. **Tri-State Comment:** We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comments regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

The full Tri-State Fire District Review letter can be seen in **Attachment 15**.

Summary of Zoning & Subdivision Regulation Variations

Zoning Relief/Waivers Requested: In order to maintain compliance with the Village Zoning Code, the special use request and proposed subdivision require certain relief, exceptions, and waivers. Pursuant to Section 9-14-4 of the Village Code, the following variations from the provisions of the Zoning Ordinance are requested:

Minimum Lot Area

1. That Section 9-5A-3(A)(6), Minimum Lot Area, be varied to permit a reduction in the minimum required lot area from 10.3 acres to 8.58 acres.

Off-Street Parking

2. That Section 9-10-5(G), Parking Area Setbacks, be varied to permit open to the sky off-street parking spaces, access drives or aisles in the front yard (Sheridan Drive) and exterior side yards (Cherry Tree Lane and Clarendon Hills Road), and to permit a reduction of the parking area setback from fifteen feet (15') to six feet and four inches (6'4") at the northwest portion of the subject realty and to approximately nine feet (9') along the center of the north lot line.
3. That Section 9-10-5(I)3, Design and Maintenance, Screening and Landscaping, be varied to eliminate the minimum screening and landscaping requirements for open off-street parking areas having more than four parking spaces facing a residential district. Police Department expressed concerns on berms and would like unobstructed views on all four sides for safety reasons. No complaints have been made regarding headlights into residences. Planning staff supports variation. Plans show landscape screening along south property line which abuts adjacent against residential uses.
4. That Section 9-10-5(I)4, Design and Maintenance, Lighting, be varied to eliminate required minimum foot candle output of 1.0 foot-candle at the northern parking lot of the school site.
5. That Section 9-10-5(L)(2)(a)(2)(a), Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential Uses, One-way Driveway, be varied to permit an increase in the maximum width of a one-way driveway from twenty-four feet (24') to approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Road.
6. That Section 9-10-5(L)(2)(f), Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street, be varied to permit a reduction in the minimum spacing between driveway entrance and right-of-way of an adjacent intersecting street to less than five hundred feet (500'). Distance from Cherry Tree Lane and Sheridan Drive intersection and first driveway entrance from Sheridan Drive is approximately 70 feet. Distance from the Sheridan Drive and Clarendon Hills Road intersection to the northeast entrance is approximately forty five feet (45').
7. That Section 9-10-5(L)(2)(g), Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential, be varied to eliminate the requirement of a concrete median on the driveways along Clarendon Hills Road and to eliminate the requirement of a driveway storage area of not less than one hundred feet (100').



Accessory Uses and Home Occupations

8. That Section 9-12-2 and Section 9-12-4(D)(1)(e), Appurtenant Structures, be varied to permit playground equipment in the front yard.
9. That Section 9-12-4 (D) 2 (b), Fences and Walls, be varied to request the allowance of 5' H decorative metal and brick fencing for the early childhood playground be located in the front and side setback area.
10. That Section 9-12-4 (D) 2 (j), Fences and Walls, be varied to allow the fencing surrounding the soccer field, older student playground and drop-off lane to be a 4' or 6' high chain link fence in lieu of a decorative fence.

Subdivision Improvements: Pursuant to Section 10-8-6 of the Village Code, the following variations from the provisions of the Subdivision Regulations are requested:

11. The School District is requesting for a waiver from the requirement of Section 10-3-4 to provide the Preliminary Plat of Subdivision.
12. That Section 10-7-2(C) of the subdivision regulations related to curb and gutter drainage improvements be waived along Clarendon Hills Road.
13. That Section 10-7-4(C), Plantings, be varied to eliminate the requirement of street trees along the Clarendon Hills Road and Cherry Tree Lane rights-of-way.
14. That Section 10-7-4(D) be varied to omit street lighting in the adjacent right-of-way, since Clarendon Hills Road does not have street lighting continuous in the area and Staff and the Police Department believe that there will be sufficient lighting on the site.

Findings of Fact

Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards for variations that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variation. A list of the Standards for Variations is provided below, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

Finding: The property in question is zoned as R-1, which allows for the uses of schools, provided that such uses may only be permitted along the following roadways such as Clarendon Hills Road with a special use permit. Furthermore, the proposed project is a renovation and expansion of an existing school on site.

2. The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Finding: The proposed variation will alleviate some demonstrable and unusual hardship which will result as a legal non-conforming use of the school's site. The school's parking renovation and building expansion, along with its related site improvements, will trigger many zoning ordinance provisions that will prove to be burdensome to the school and its effort to improve circulation, flow of traffic, and services for the existing body of students.



3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Finding: The alleged hardships are not created by any person presently having a proprietary interest since the Gower School District 62 is listed as the owner of the property.

4. The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.

Finding: The proposed variations will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood. Instead, the proposed parking renovation and expansion of the existing school building will enhance the community by providing better traffic flow and educational service for the community's children.

5. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.

Finding: The proposed variation will not impair an adequate supply of light and air, as the renovation will add lighting to the site. The renovated parking lot will decrease congestion in the public street, and allow better traffic circulation on site. Review of technical studies by Traffic Engineer and the Tri-State Fire District confirms that the proposed project does not increase danger of fire or endanger public safety.

6. The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)

Finding: The proposed variation will not alter the essential character of the locality since the elementary school has been in existence since 1961, and the proposed development is a renovation and expansion of an existing school site.

7. The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

Finding: The proposed variation is in harmony with the spirit and intent of this title in that school uses are allowed in residential districts with a special use permit.

Standards for Variations from Subdivision Regulations

Under Section 10-8-6 of the Willowbrook Subdivision Regulations, the Board of Trustees may authorize a variation from the subdivision regulations after review and recommendation by the Plan Commission when, in its opinion, undue hardship may result from strict compliance and provided the variation applies only to the requirements of this title. The Board may take such action only upon receipt from the Plan Commission of a written recommendation specifying the manner in which the findings required in this section have or have not been met by the facts pertinent to the requested variation.

No variation shall be granted unless the board of trustees finds:

- (A) That there are special circumstances or conditions affecting said property, such that the strict application of the provisions of this title would deprive the applicant of the reasonable use of his land.



Finding: Strict application of the code would create hardship for the project. The project complies with the majority of its zoning and subdivision regulations and meets the intent of the zoning law. The proposed project variations would not be detrimental to the public health and safety.

- (B) That the variation is necessary for the preservation and enjoyment of a substantial property right of the petitioner.

Finding: The variation is necessary for the continual operation and expansion of the school site. The school's expansion and site renovation will enhance the traffic flow and service to the community.

- (C) That the granting of the variation will not be detrimental to the public welfare or injurious to other property in the area in which said property is located.

Finding: The proposed variation to relieve the applicant of the requirement to waive a preliminary plat, install trees and street lightings, and to install curb and gutter along Clarendon Hills Road will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood. The absence of curb and gutter along the property's frontage along Clarendon Hills Road will maintain the status quo of a rural cross section for Clarendon Hills Road. In addition, absence of street trees and lights will not be detrimental to the public welfare since there are substantial tree plantings and lighting planned for the site.

- (D) The alleged hardship has not been created by any person having a present proprietary interest in the property. (Ord. 79-O-43, 11-26-1979).

Finding: The alleged hardship has not been created by any person presently having a proprietary interest in the premises, as many of the regulations are unmet due to legal non-conforming nature of the existing property use.

Recommended Conditions of Approval

Recommended Conditions for Approval

Based on plans submitted by the applicant, Staff recommends the following conditions for approval of the Lot Consolidation, Special Use Permit and Request for Variations.

1. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
2. A sign permit shall be obtained from the Village for the proposed new monument sign.
3. A fence permit shall be obtained from the Village for the proposed fencing and walls.
4. The trash enclosure must be constructed by masonry wall, or equivalent material, and shall be consistent with the color and style of the building.

Public Hearing Notice and Comments

Public hearing notice was published in the Chicago Sun-Times on March 21, 2022 as shown on Attachment 16. Signage of the public hearing notice was also posted on the subject property beginning on March 21, 2022. No public comments in support or opposition have been received as of the writing of this report.

Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 21-02 for the April 6, 2022 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a



special use permit to allow the existing Gower West Elementary School, a 18,601 square foot, one-story addition to building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and associated variations as described in, and subject to the "Conditions of Approval" listed in the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting.



Attachment 1
Application for Planning Review, dated 01.03.22

3 January 2022



Ms. Karen Stonehouse
Village Planning Consultant
Village Hall
835 Midway Drive
Willowbrook, IL 60527

Good afternoon Ms. Stonehouse,

Please find enclosed the REVISED information for the Planning Review Application for the Gower West Elementary School Additions and Renovations project. The stormwater design has changed since the previous submission.

The project consists of an addition of classrooms, gym, and district administrative offices on the South end of the existing elementary school. Site circulation improvements include more onsite queuing for cars, additional parking, and lengthening the dedicated bus lane on the East side of the property. Student recreation improvements include a new soccer field and a playground designed for the early childhood students.

Please do not hesitate to call me if you need additional information. Thank you for your assistance on this Application.

Respectfully,

Carole Donovan Pugh, AIA, LEED AP
Principal, GreenAssociates Inc.

Enlightened Design
Precise Solutions

1437 Harmony Court
Itasca, Illinois 60143
telephone 847-317-0852
www.greenassociates.com

George W. Reigle, AIA
Carole Donovan Pugh, AIA
William H.R. Taylor, AIA
Stephen M. Chassea
Andrew G. McCall, AIA

I. Property legal description

Gower West Elementary School
7650 Clarendon Hills Road
Willowbrook, IL 60527

(2) parcels
PINs 0927409001 and 0927409016

Parcel 1. Lot 34 in Palatial Hills Unit #2, Southeast quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian. Village of Willowbrook, DuPage County, IL.

Parcel 2. That part of the Southeast quarter of Section 27, Township 38 North, Range 11, East of the Third Principal Meridian. Described as follows: Beginning at the Northeast corner of Anderman's Subdivision of part of the Southeast quarter of said Section 27: Thence westerly along the North line of the lot 1 of said Anderman's Subdivision a distance of 433.39 feet to the Northwest corner of lot 1 of Anderman's Subdivision. Thence Northerly parallel to the East line of the Southeast quarter of said Section 27 to the South right-of-way line of Sheridan Road as platted and recorded in Palatial Hills Unit #1. Thence Easterly along the South right-of-way line of Sheridan Road as platted and recorded in Palatial Hills Unit #1 to the east line of the Southeast quarter of said Section 27. Thence southerly along the East line of said Southeast quarter to the Northeast corner of Anderman's Subdivision, the place of beginning except the East 33 feet thereof dedicated for highway. In DuPage County, IL.

A Consolidation Plat is provided in the drawing packet.

II. Variations requested:

- A. R-1 Residential. 9-5A-3(A)6. Minimum lot size. The existing school property is 8.585 acres however the zoning requirement is 10.3 based upon 530 students. A variation is requested as there is no opportunity to expand the lot size.
- B. Off street parking. 9-10-5(G). Parking area setbacks. The existing parking at the North front parking lot is currently 8.8' from the property at Sheridan Drive in lieu of 15'. The East side along Clarendon Hills varies between 15' and 16.3'. Variations are requested.
- C. Off street parking. 9-10-5 (G) 1 and 2, 9-10-5(I) 3. Screening of parking areas. Due to the nature of a school facility's need for safety and security visual control, variations from screening of the new and existing parking lots are requested.
- D. Off street parking. 9-10-5(L) 2e and f. Off street parking. The existing and new access driveways do not meet the distance requirements between driveway entrances nor spacing to adjacent intersections or right-of-way. Variations are requested.
- E. Accessory Uses and Home Occupations. 9-12-4(D)1(e). Bulk Regulations. Request variation for locating the early childhood playground in the front of the building and setback adjacent to the early childhood classrooms and entrance.
- F. Accessory Uses and Home Occupations. 9-12-4 (D) 2 (b). Bulk Regulations. Request the 5' H decorative metal and brick fencing for the early childhood playground be located in the front of the building and setback adjacent to the early childhood classrooms and entrance. Variation requested.
- G. Accessory Uses and Home Occupations. 9-12-4 (D) 2 (j). Bulk Regulations. Propose the fencing surrounding the soccer field, older student playground and drop-off lane be a 6'H chain link fence in lieu of a decorative fence. Variation requested.
- H. Other Improvements. 10-7-4(D). Other improvements, Street lighting. Clarendon Hills Road does not have street lighting continuous in the area. Since the parking lots will provide lighting, a variation is requested to omit the street lighting in the adjacent right-of-way.

III. Standards for Variations:

- A. The variations requested provide improved function for site circulation, parking, supervision, and community use.
- B. Proposed variations are applicable to school facilities. Less planted screening results in more visibility for police supervision. Parking variations result in improved circulation, parking lots and entrances.
- C. The School District project seeks to improve the site with these playground and traffic improvements.
- D. The variations will not be detrimental to the public welfare or neighborhood, as they improve site function and the project will be an overall improvement to the school and for the community as a whole.
- E. Light and air to adjacent properties will not be affected and safety will be enhanced. More parent queuing will be accommodated onsite which will lessen the car lines on neighboring streets.
- F. The variations will not affect the overall aesthetic of the school property.
- G. Variations proposed are in the spirit of the Village zoning and provide improvements that will be used by not only the school users but by community members.

IV. Standards for Special Use:

- A. The permit brings the property into compliance with the Village code. The property has been used for a school facility since the 1960s. The Special Use improvements provide safer site circulation for students and parents.
- B. The designation of the Special Use zoning will not affect the value of the surrounding residences, most of which were built after the original school. Playground and field improvements will be a benefit to the community.
- C. The establishment of the Special Use does not affect the surrounding properties.
- D. The site improvements and the addition to the school on the south side will have the necessary utilities and more access points and parking. Drainage onsite will also be improved with the inclusion of underground stormwater storage.
- E. Traffic congestion near the school will be improved with the additional parking and new onsite queuing will lessen the number of cars waiting in the street.
- F. The site improvements will conform to the requirements of the zoning and ordinances excepting the variations requested.
- G. This project has not been submitted to the Village previously.

V. Construction Schedule

- | | |
|--|----------------|
| A. Final construction drawings and specifications | Oct 30, 2021 |
| B. Underground stormwater, utilities and sitework construction start | March 1, 2022 |
| C. Construction of new addition start | March 15, 2022 |
| D. Renovation within school facility start | June 1, 2022 |
| E. Project completion | Dec 1, 2022 |

VI. Summary of Site Construction Costs

- | | |
|------------------------------|--|
| A. Electrical, site lighting | \$96,000 |
| B. Landscaping | \$35,000 |
| C. Civil scope | <u>\$2,093,067</u> (Breakdown is attached) |
| Total | <u>\$2,224,067</u> |



Attachment 2
Architectural Plans 01.03.22

ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER WEST ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS

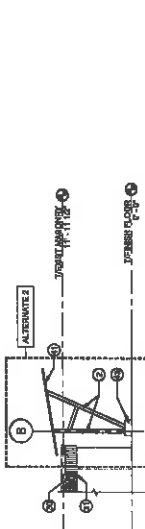
NO.	REVISION	DATE
1	ISSUED FOR PERMIT	01/10/2023
2	ISSUED FOR PERMIT	01/10/2023

GENERAL NOTES

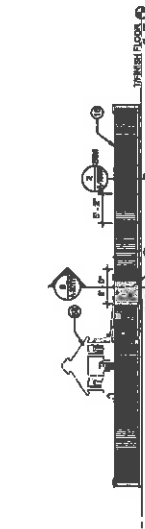
1. PROVIDE SUFFICIENT COLOR INSULATION AT EACH CHIMNEY.
2. PROVIDE SUFFICIENT COLOR INSULATION AT EACH CHIMNEY.
3. PROVIDE SUFFICIENT COLOR INSULATION AT EACH CHIMNEY.

EXTERIOR ELEVATION KEYNOTES

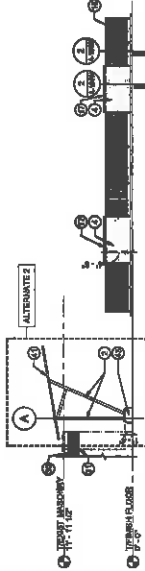
1. MASONRY WALL
2. STYRE CEMENT
3. MASONRY WALL
4. MASONRY WALL
5. MASONRY WALL
6. MASONRY WALL
7. MASONRY WALL
8. MASONRY WALL
9. MASONRY WALL
10. MASONRY WALL
11. MASONRY WALL
12. MASONRY WALL
13. MASONRY WALL
14. MASONRY WALL
15. MASONRY WALL
16. MASONRY WALL
17. MASONRY WALL
18. MASONRY WALL
19. MASONRY WALL
20. MASONRY WALL
21. MASONRY WALL
22. MASONRY WALL
23. MASONRY WALL
24. MASONRY WALL
25. MASONRY WALL
26. MASONRY WALL
27. MASONRY WALL
28. MASONRY WALL
29. MASONRY WALL
30. MASONRY WALL
31. MASONRY WALL
32. MASONRY WALL
33. MASONRY WALL
34. MASONRY WALL
35. MASONRY WALL
36. MASONRY WALL
37. MASONRY WALL
38. MASONRY WALL
39. MASONRY WALL
40. MASONRY WALL
41. MASONRY WALL
42. MASONRY WALL
43. MASONRY WALL
44. MASONRY WALL
45. MASONRY WALL
46. MASONRY WALL
47. MASONRY WALL
48. MASONRY WALL
49. MASONRY WALL
50. MASONRY WALL
51. MASONRY WALL
52. MASONRY WALL
53. MASONRY WALL
54. MASONRY WALL
55. MASONRY WALL
56. MASONRY WALL
57. MASONRY WALL
58. MASONRY WALL
59. MASONRY WALL
60. MASONRY WALL
61. MASONRY WALL
62. MASONRY WALL
63. MASONRY WALL
64. MASONRY WALL
65. MASONRY WALL
66. MASONRY WALL
67. MASONRY WALL
68. MASONRY WALL
69. MASONRY WALL
70. MASONRY WALL
71. MASONRY WALL
72. MASONRY WALL
73. MASONRY WALL
74. MASONRY WALL
75. MASONRY WALL
76. MASONRY WALL
77. MASONRY WALL
78. MASONRY WALL
79. MASONRY WALL
80. MASONRY WALL
81. MASONRY WALL
82. MASONRY WALL
83. MASONRY WALL
84. MASONRY WALL
85. MASONRY WALL
86. MASONRY WALL
87. MASONRY WALL
88. MASONRY WALL
89. MASONRY WALL
90. MASONRY WALL
91. MASONRY WALL
92. MASONRY WALL
93. MASONRY WALL
94. MASONRY WALL
95. MASONRY WALL
96. MASONRY WALL
97. MASONRY WALL
98. MASONRY WALL
99. MASONRY WALL
100. MASONRY WALL



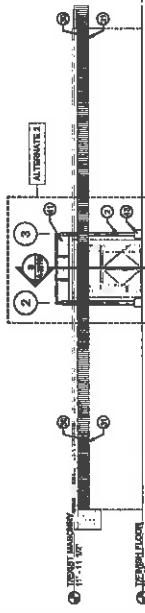
WEST ELEVATION - CANOPY
10' x 10'



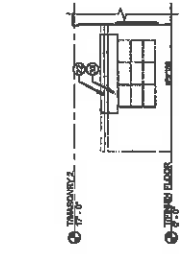
SOUTH ELEVATION - EC PLAYGROUND
10' x 10'



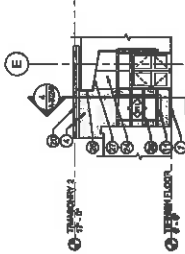
EAST ELEVATION - EC PLAYGROUND
10' x 10'



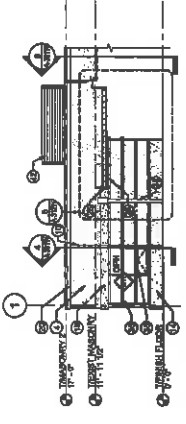
NORTH ELEVATION - EC ENTRY
10' x 10'



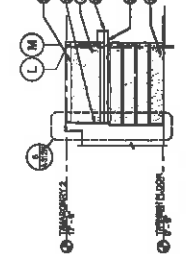
SOUTH ELEVATION - EXIST BLDG
10' x 10'



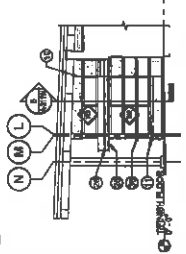
ELEVATION - WEST CITY DOOR
10' x 10'



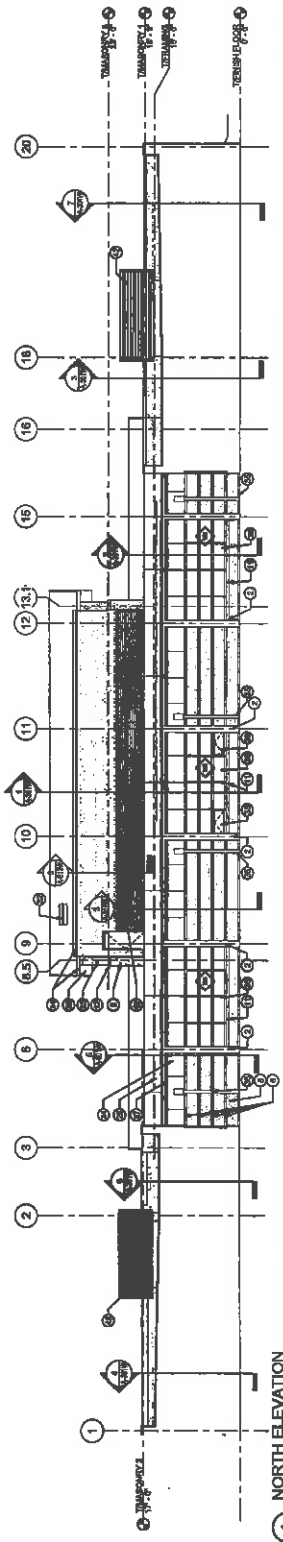
SOUTH ELEVATION - DISTRICT OFFICE
10' x 10'



WEST ELEVATION - BOARD RM
10' x 10'



EAST ELEVATION - ART
10' x 10'



NORTH ELEVATION
10' x 10'

ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER WEST ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS

DATE	DESCRIPTION	AMOUNT	BALANCE
01/01/2022	OPENING BALANCE		100.00
02/01/2022	PAYROLL	50.00	50.00
03/01/2022	RENT	25.00	25.00
04/01/2022	UTILITIES	10.00	15.00
05/01/2022	SALES	75.00	90.00
06/01/2022	PAYROLL	50.00	40.00
07/01/2022	RENT	25.00	15.00
08/01/2022	UTILITIES	10.00	5.00
09/01/2022	SALES	75.00	80.00
10/01/2022	PAYROLL	50.00	30.00
11/01/2022	RENT	25.00	5.00
12/01/2022	UTILITIES	10.00	(5.00)
12/31/2022	CLOSING BALANCE		(5.00)

Product Number
382-200071
Product Price
MAKING REVIEW

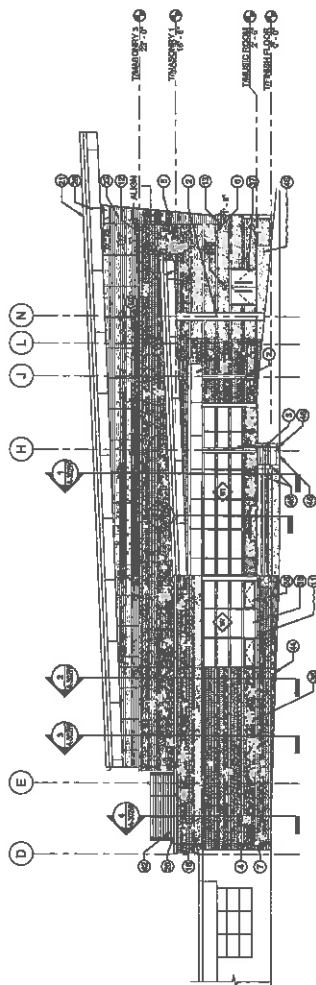
A-201W

GENERAL NOTES

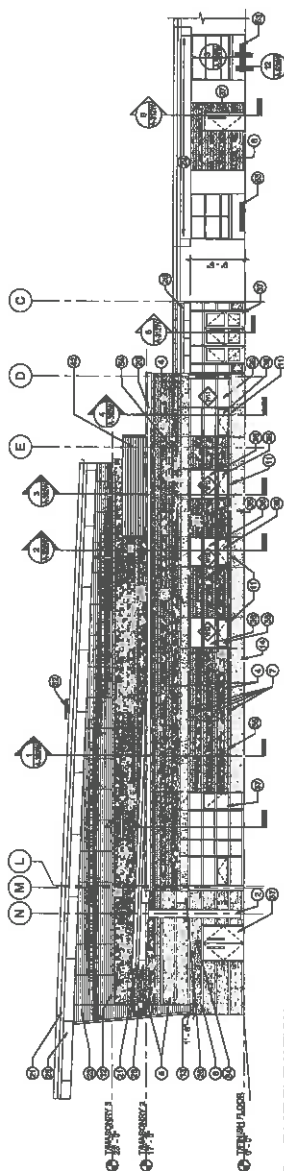
1. PROVIDE DIFFERENT COLOR SEALANT AT EACH CHANGE IN FACE BRICK TYPE AND CAST STONE.
2. PROVIDE EXPANSION JOINT AT EACH 20'-0" MAXIMUM FACE BRICK LENGTH

EXTERIOR ELEVATION KEYNOTES ⑧

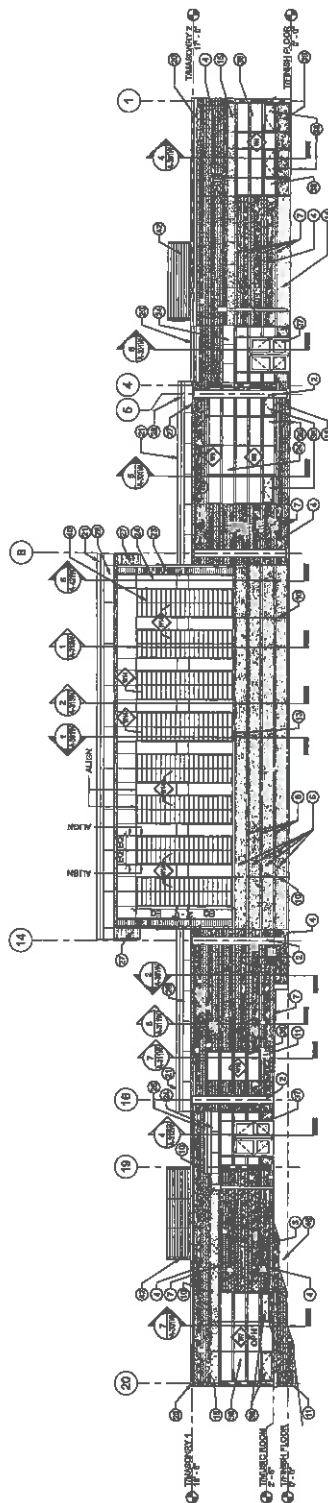
- [illegible]



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
GOWER WEST ELEMENTARY SCHOOL
COMPOSITE FLOOR PLAN & PLAN KEYNOTES

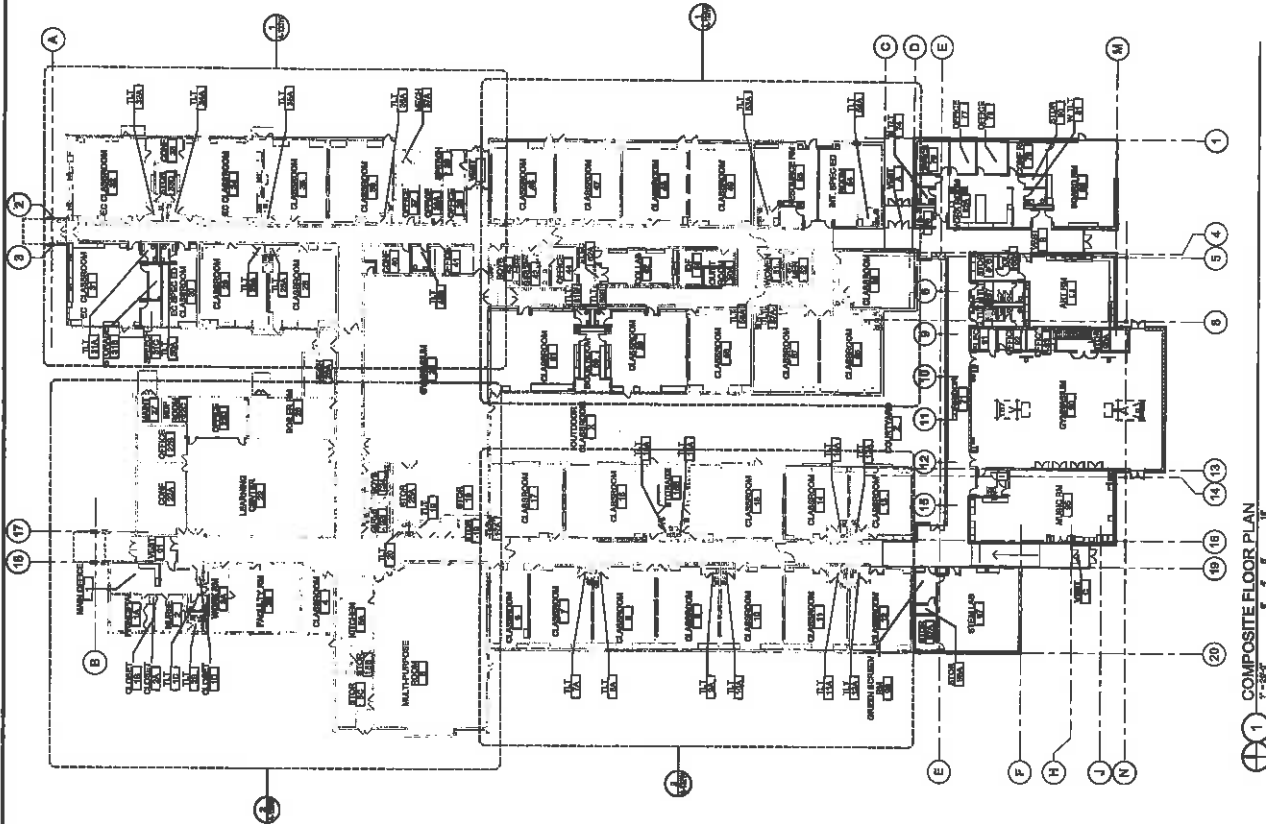
BOOK	MONTH	CHECKED BY	DATE	REVISION	DESCRIPTION	DATE
			2222 NOV 23			
			23 JAN 2023			

GREEN ASSOCIATES | INVESTMENT MANAGEMENT
1000 TRISTELEC AVENUE
SUITE 1000
SAN FRANCISCO, CA 94104
TEL: 415.774.2200
WWW.GREENASSOCIATES.COM

FLOOR PLAN GENERAL NOTES

PLAN KEYNOTES
PATCH BARRIER CONCRETE FLOOR SLAB AS REQUIRED. SEE PLANS
PATCH IN FACE BRICK AND MASONRY WALL TO MATCH EXISTING. V
PROVIDE 100 SQUARE FEET OF TUCK-POINTING
CRACK IN EXIST CHAM'NELL. CLEAN OUT JOINT AND PROVIDE SEALAN
GULLY
MASONRY INFILL, MATCH CONSTRUCTION AND COURSING OF
ADJACENT CONSTRUCTION.

- [illegible]



1 COMPOSITE FLOOR PLAN

PROJECT: GOWER WEST ELEMENTARY SCHOOL
LOCATION: 7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
DATE: 03 JAN 2002
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
APPROVED BY: J. L. JONES
PROJECT MANAGER: J. L. JONES
DESIGNER: J. L. JONES
CONSTRUCTION SERVICES: J. L. JONES
GENERAL CONTRACTOR: J. L. JONES
ARCHITECT: J. L. JONES
ENGINEER: J. L. JONES
LANDSCAPE ARCHITECT: J. L. JONES
PLANNING REVIEW: J. L. JONES
DATE: 03 JAN 2002

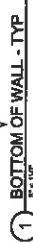
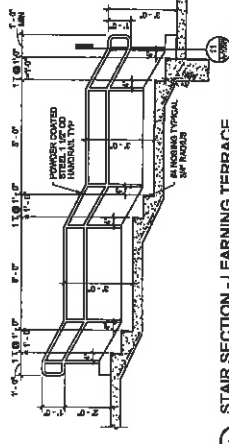
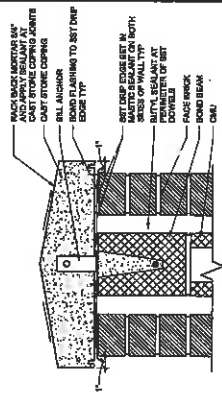
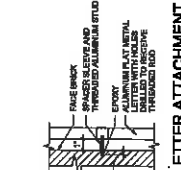
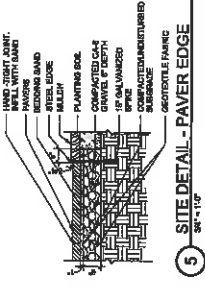
ADDITION AND RENOVATIONS TO TWO SCHOOLS

GOWER WEST ELEMENTARY SCHOOL
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
SITE DETAILS

DATE: 03 JAN 2002
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
APPROVED BY: J. L. JONES
PROJECT MANAGER: J. L. JONES
DESIGNER: J. L. JONES
CONSTRUCTION SERVICES: J. L. JONES
GENERAL CONTRACTOR: J. L. JONES
ARCHITECT: J. L. JONES
ENGINEER: J. L. JONES
LANDSCAPE ARCHITECT: J. L. JONES
PLANNING REVIEW: J. L. JONES
DATE: 03 JAN 2002

PROJECT: GOWER WEST ELEMENTARY SCHOOL
LOCATION: 7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
DATE: 03 JAN 2002
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
APPROVED BY: J. L. JONES
PROJECT MANAGER: J. L. JONES
DESIGNER: J. L. JONES
CONSTRUCTION SERVICES: J. L. JONES
GENERAL CONTRACTOR: J. L. JONES
ARCHITECT: J. L. JONES
ENGINEER: J. L. JONES
LANDSCAPE ARCHITECT: J. L. JONES
PLANNING REVIEW: J. L. JONES
DATE: 03 JAN 2002

A-105W
CONSTRUCTION SERVICES



PROJECT NUMBER
7700-000071
PROJECT NAME
GOWER WEST ELEMENTARY SCHOOL
PROJECT LOCATION
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

DATE
10/1/2007
DRAWN BY
J. CHEN
CHECKED BY
J. CHEN

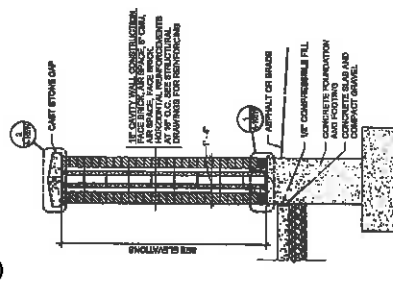
SITE DETAILS
GOWER WEST ELEMENTARY SCHOOL
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527

ADDITION AND RENOVATIONS TO TWO SCHOOLS

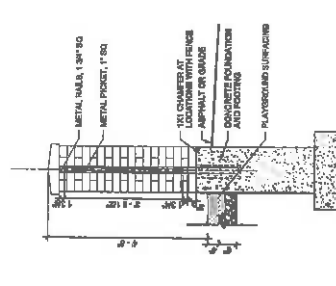
DESIGNED BY
GREEN ASSOCIATES
1000 N. LAKE STREET, SUITE 100
WILLOWBROOK, ILLINOIS 60527
TEL: 630-584-1000
FAX: 630-584-1001
WWW.GREENASSOCIATES.COM

CONSTRUCTED BY
GREEN ASSOCIATES
1000 N. LAKE STREET, SUITE 100
WILLOWBROOK, ILLINOIS 60527
TEL: 630-584-1000
FAX: 630-584-1001
WWW.GREENASSOCIATES.COM

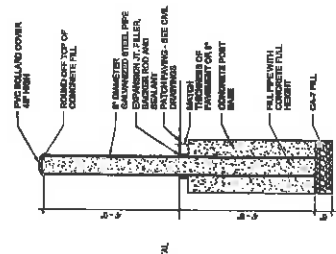
1 WALL SECTION
3/8" = 1'-0"



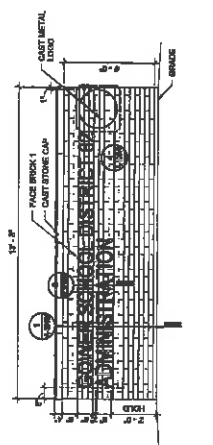
2 WALL SECTION - FENCE
3/8" = 1'-0"



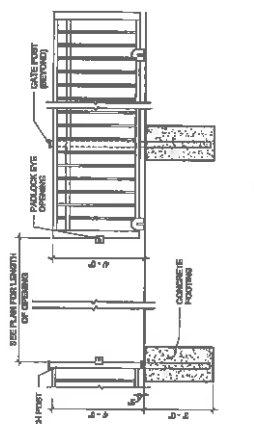
3 BOLLARD DETAIL
3/8" = 1'-0"



4 SOUTH ELEVATION - SIGN
1/2" = 1'-0"



5 ELEVATION - SLIDING GATE
1/2" = 1'-0"



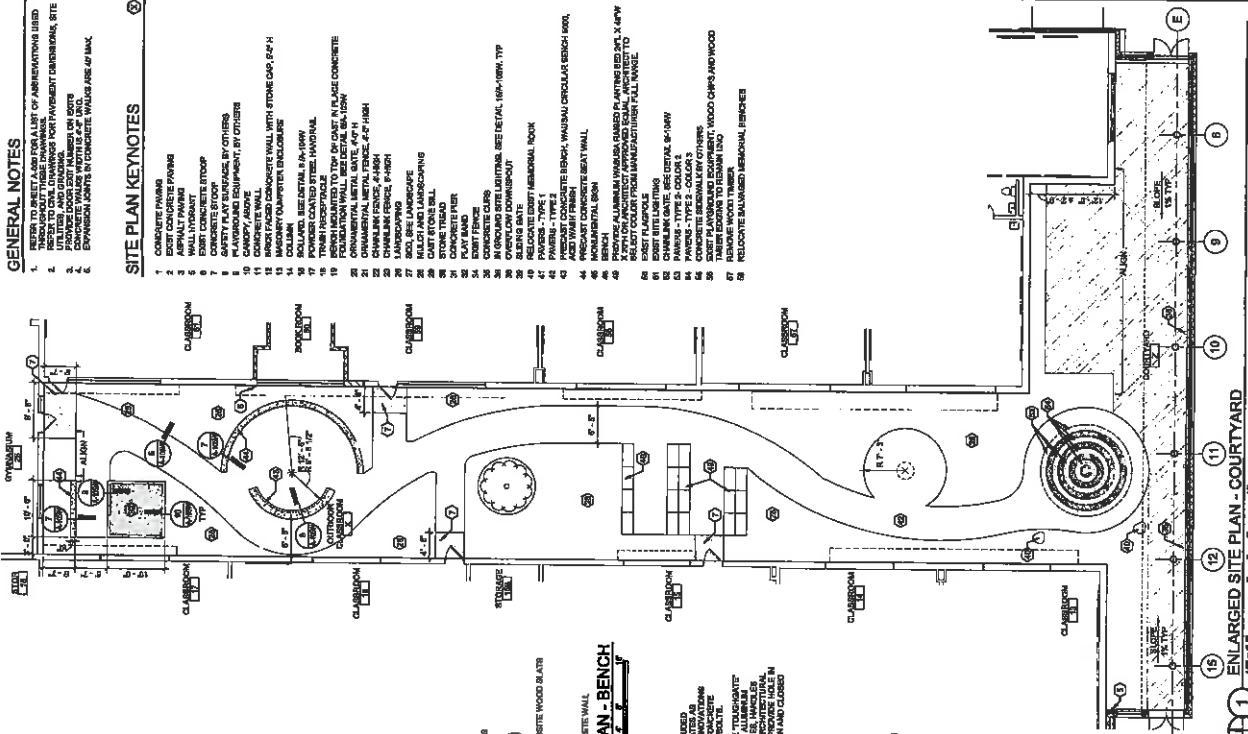
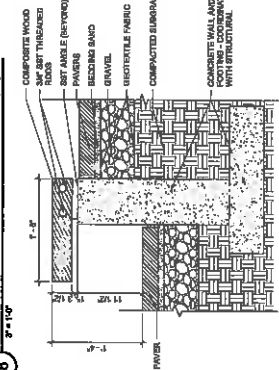
SITE PLAN KEYNOTES

- [illegible]

5 **ENLARGED PLAN - BENCH**

WEST ELEVATION - DUMPSTER ENCLOSURE

ENLARGED PLAN - DUMPSTER ENCLOSURE

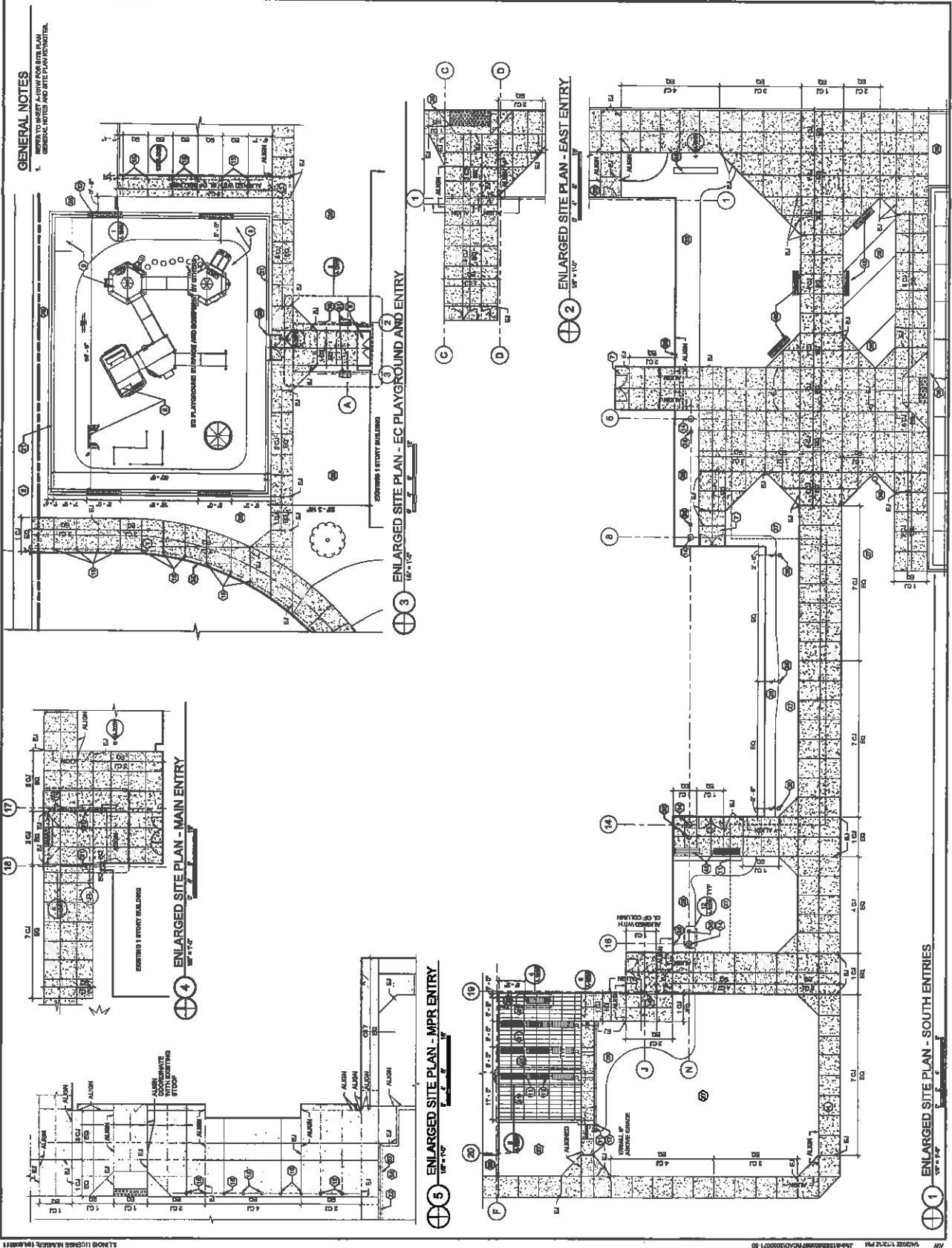


REVISION	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2019
2	ISSUED FOR PERMIT	10/15/2019
3	ISSUED FOR PERMIT	10/15/2019
4	ISSUED FOR PERMIT	10/15/2019
5	ISSUED FOR PERMIT	10/15/2019
6	ISSUED FOR PERMIT	10/15/2019
7	ISSUED FOR PERMIT	10/15/2019
8	ISSUED FOR PERMIT	10/15/2019
9	ISSUED FOR PERMIT	10/15/2019
10	ISSUED FOR PERMIT	10/15/2019
11	ISSUED FOR PERMIT	10/15/2019
12	ISSUED FOR PERMIT	10/15/2019
13	ISSUED FOR PERMIT	10/15/2019
14	ISSUED FOR PERMIT	10/15/2019
15	ISSUED FOR PERMIT	10/15/2019
16	ISSUED FOR PERMIT	10/15/2019
17	ISSUED FOR PERMIT	10/15/2019
18	ISSUED FOR PERMIT	10/15/2019
19	ISSUED FOR PERMIT	10/15/2019
20	ISSUED FOR PERMIT	10/15/2019
21	ISSUED FOR PERMIT	10/15/2019
22	ISSUED FOR PERMIT	10/15/2019
23	ISSUED FOR PERMIT	10/15/2019
24	ISSUED FOR PERMIT	10/15/2019
25	ISSUED FOR PERMIT	10/15/2019
26	ISSUED FOR PERMIT	10/15/2019
27	ISSUED FOR PERMIT	10/15/2019
28	ISSUED FOR PERMIT	10/15/2019
29	ISSUED FOR PERMIT	10/15/2019
30	ISSUED FOR PERMIT	10/15/2019
31	ISSUED FOR PERMIT	10/15/2019
32	ISSUED FOR PERMIT	10/15/2019
33	ISSUED FOR PERMIT	10/15/2019
34	ISSUED FOR PERMIT	10/15/2019
35	ISSUED FOR PERMIT	10/15/2019
36	ISSUED FOR PERMIT	10/15/2019
37	ISSUED FOR PERMIT	10/15/2019
38	ISSUED FOR PERMIT	10/15/2019
39	ISSUED FOR PERMIT	10/15/2019
40	ISSUED FOR PERMIT	10/15/2019
41	ISSUED FOR PERMIT	10/15/2019
42	ISSUED FOR PERMIT	10/15/2019
43	ISSUED FOR PERMIT	10/15/2019
44	ISSUED FOR PERMIT	10/15/2019
45	ISSUED FOR PERMIT	10/15/2019
46	ISSUED FOR PERMIT	10/15/2019
47	ISSUED FOR PERMIT	10/15/2019
48	ISSUED FOR PERMIT	10/15/2019
49	ISSUED FOR PERMIT	10/15/2019
50	ISSUED FOR PERMIT	10/15/2019
51	ISSUED FOR PERMIT	10/15/2019
52	ISSUED FOR PERMIT	10/15/2019
53	ISSUED FOR PERMIT	10/15/2019
54	ISSUED FOR PERMIT	10/15/2019
55	ISSUED FOR PERMIT	10/15/2019
56	ISSUED FOR PERMIT	10/15/2019
57	ISSUED FOR PERMIT	10/15/2019
58	ISSUED FOR PERMIT	10/15/2019
59	ISSUED FOR PERMIT	10/15/2019
60	ISSUED FOR PERMIT	10/15/2019
61	ISSUED FOR PERMIT	10/15/2019
62	ISSUED FOR PERMIT	10/15/2019
63	ISSUED FOR PERMIT	10/15/2019
64	ISSUED FOR PERMIT	10/15/2019
65	ISSUED FOR PERMIT	10/15/2019
66	ISSUED FOR PERMIT	10/15/2019
67	ISSUED FOR PERMIT	10/15/2019
68	ISSUED FOR PERMIT	10/15/2019
69	ISSUED FOR PERMIT	10/15/2019
70	ISSUED FOR PERMIT	10/15/2019
71	ISSUED FOR PERMIT	10/15/2019
72	ISSUED FOR PERMIT	10/15/2019
73	ISSUED FOR PERMIT	10/15/2019
74	ISSUED FOR PERMIT	10/15/2019
75	ISSUED FOR PERMIT	10/15/2019
76	ISSUED FOR PERMIT	10/15/2019
77	ISSUED FOR PERMIT	10/15/2019
78	ISSUED FOR PERMIT	10/15/2019
79	ISSUED FOR PERMIT	10/15/2019
80	ISSUED FOR PERMIT	10/15/2019
81	ISSUED FOR PERMIT	10/15/2019
82	ISSUED FOR PERMIT	10/15/2019
83	ISSUED FOR PERMIT	10/15/2019
84	ISSUED FOR PERMIT	10/15/2019
85	ISSUED FOR PERMIT	10/15/2019
86	ISSUED FOR PERMIT	10/15/2019
87	ISSUED FOR PERMIT	10/15/2019
88	ISSUED FOR PERMIT	10/15/2019
89	ISSUED FOR PERMIT	10/15/2019
90	ISSUED FOR PERMIT	10/15/2019
91	ISSUED FOR PERMIT	10/15/2019
92	ISSUED FOR PERMIT	10/15/2019
93	ISSUED FOR PERMIT	10/15/2019
94	ISSUED FOR PERMIT	10/15/2019
95	ISSUED FOR PERMIT	10/15/2019
96	ISSUED FOR PERMIT	10/15/2019
97	ISSUED FOR PERMIT	10/15/2019
98	ISSUED FOR PERMIT	10/15/2019
99	ISSUED FOR PERMIT	10/15/2019
100	ISSUED FOR PERMIT	10/15/2019

GOMER WEST ELEMENTARY SCHOOL
7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
ENLARGED SITE PLANS
DATE: 10/15/2019
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

ADDITION AND RENOVATIONS TO TWO SCHOOLS

ARCHITECT
GREEN ASSOCIATES
1000 N. CLARENDON HILLS ROAD
WILLOWBROOK, ILLINOIS 60527
TEL: 630.581.1000
FAX: 630.581.1001
WWW.GREENASSOCIATES.COM
PROJECT NUMBER: A-102W
PROJECT NAME: GOMER WEST ELEMENTARY SCHOOL
PROJECT LOCATION: 7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
DATE: 10/15/2019
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]



7700 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS 60527
GOWER WEST ELEMENTARY SCHOOL
SITE 21 AN

PROJECT NUMBER
1302-200071
PROJECT NAME
PLANNING REVIEW
SHEET

1. REFER TO SHEET A-600 FOR A LIST OF ABBREVIATIONS USED THROUGHOUT THESE DRAWINGS.
2. REFER TO CIVIL DRAWING FOR PAVEMENT DIMENSIONS, SITE UTILITIES, AND GRADING.
3. PROVIDE DOOR EJECT NUMBER ON DOOR.
4. CONCRETE WALKWAY WIDTH IS 4'-0" UNO.
EXPANSION JOINTS IN CONCRETE WALKWAYS ARE 40' MAX.

1. REFER TO SHEET A-600 FOR A LIST OF ABBREVIATIONS USED THROUGHOUT THESE DRAWINGS.
2. REFER TO CIVIL DRAWING FOR PAVEMENT DIMENSIONS, SITE UTILITIES, AND GRADING.
3. PROVIDE DOOR EJECT NUMBER ON DOOR.
4. CONCRETE WALKWAY WIDTH IS 4'-0" UNO.
EXPANSION JOINTS IN CONCRETE WALKWAYS ARE 40' MAX.

[illegible]

	% coverage
EXISTING BUILDING FOOTPRINT AREA:	72,050 SQF 10.37%
TOTAL BUILDING AREA:	94,881 SQF 24.34%
PLAYGROUND AREA TYPICAL ENCLOSURE:	9,055 SQF 4.31%
TOTAL LOT COVERAGE:	103,936 SQF 28.65%
SITE AREA:	3,646 ACRES (373,441 SQ)





Attachment 3
Civil Zoning Submittal 01.03.22

GREEN ASSOCIATES
ARCHITECTS
INTERIOR DESIGNERS

[illegible]

J. J. L. L. E.



GOMER SCHOOL DISTRICT 62
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527
GOMER WEST ELEMENTARY SCHOOL
COVER SHEET

ISSUE DATE	ISSUE NO	ISSUE DATE	ISSUE NO
15 JANUARY 2022			

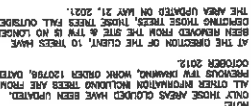
ISSUED FOR FORTHCOMING

DOCUMENT NUMBER
102-503075
DOCUMENT PAGE
CONSTRUCTION DOCUMENTS
102

C-000W

GREEN ASSOCIATES
ARCHITECTS

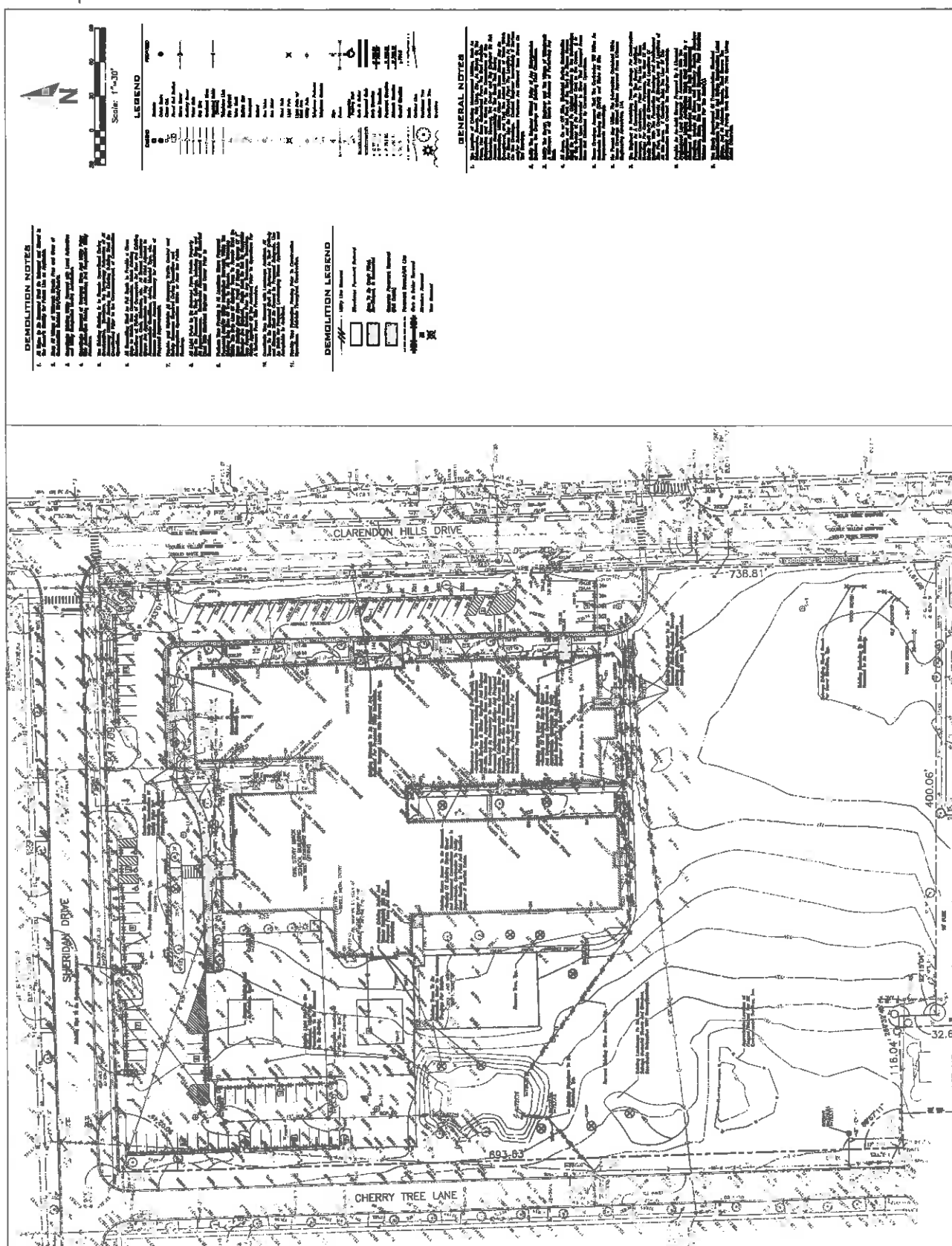
SURVEY PROVIDED BY OWNER AND SHOWN FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT REPRESENT AN ELEMENT DESIGNED BY ERIKSSON ENGINEERING ASSOCIATES, LTD.



1
 2
 3
 4
 5
 6
 7
 8
 9
 10
 11
 12
 13
 14
 15
 16
 17
 18
 19
 20
 21
 22
 23
 24
 25
 26
 27
 28
 29
 30
 31
 32
 33
 34
 35
 36
 37
 38
 39
 40
 41
 42
 43
 44
 45
 46
 47
 48
 49
 50
 51
 52
 53
 54
 55
 56
 57
 58
 59
 60
 61
 62
 63
 64
 65
 66
 67
 68
 69
 70
 71
 72
 73
 74
 75
 76
 77
 78
 79
 80
 81
 82
 83
 84
 85
 86
 87
 88
 89
 90
 91
 92
 93
 94
 95
 96
 97
 98
 99
 100
 101
 102
 103
 104
 105
 106
 107
 108
 109
 110
 111
 112
 113
 114
 115
 116
 117
 118
 119
 120
 121
 122
 123
 124
 125
 126
 127
 128
 129
 130
 131
 132
 133
 134
 135
 136
 137
 138
 139
 140
 141
 142
 143
 144
 145
 146
 147
 148
 149
 150
 151
 152
 153
 154
 155
 156
 157
 158
 159
 160
 161
 162
 163
 164
 165
 166
 167
 168
 169
 170
 171
 172
 173
 174
 175
 176
 177
 178
 179
 180
 181
 182
 183
 184
 185
 186
 187
 188
 189
 190
 191
 192
 193
 194
 195
 196
 197
 198
 199
 200
 201
 202
 203
 204
 205
 206
 207
 208
 209
 210
 211
 212
 213
 214
 215
 216
 217
 218
 219
 220
 221
 222
 223
 224
 225
 226
 227
 228
 229
 230
 231
 232
 233
 234
 235
 236
 237
 238
 239
 240
 241
 242
 243
 244
 245
 246
 247
 248
 249
 250
 251
 252
 253
 254
 255
 256
 257
 258
 259
 260
 261
 262
 263
 264
 265
 266
 267
 268
 269
 270
 271
 272
 273
 274
 275
 276
 277
 278
 279
 280
 281
 282
 283
 284
 285
 286
 287
 288
 289
 290
 291
 292
 293
 294
 295
 296
 297
 298
 299
 300
 301
 302
 303
 304
 305
 306
 307
 308
 309
 310
 311
 312
 313
 314
 315
 316
 317
 318
 319
 320
 321
 322
 323
 324
 325
 326
 327
 328
 329
 330
 331
 332
 333
 334
 335
 336
 337
 338
 339
 340
 341
 342
 343
 344
 345
 346
 347
 348
 349
 350
 351
 352
 353
 354
 355
 356
 357
 358
 359
 360
 361
 362
 363
 364
 365
 366
 367
 368
 369
 370
 371
 372
 373
 374
 375
 376
 377
 378
 379
 380
 381
 382
 383
 384
 385
 386
 387
 388
 389
 390
 391
 392
 393
 394
 395
 396
 397
 398
 399
 400
 401
 402
 403
 404
 405
 406
 407
 408
 409
 410
 411
 412
 413
 414
 415
 416
 417
 418
 419
 420
 421
 422
 423
 424
 425
 426
 427
 428
 429
 430
 431
 432
 433
 434
 435
 436
 437
 438
 439
 440
 441
 442
 443
 444
 445
 446
 447
 448
 449
 450
 451
 452
 453
 454
 455
 456
 457
 458
 459
 460
 461
 462
 463
 464
 465
 466
 467
 468
 469
 470
 471
 472
 473
 474
 475
 476
 477
 478
 479
 480
 481
 482
 483
 484
 485
 486
 487
 488
 489
 490
 491
 492
 493
 494
 495
 496
 497
 498
 499
 500
 501
 502
 503
 504
 505
 506
 507
 508
 509
 510
 511
 512
 513
 514
 515
 516
 517
 518
 519
 520
 521
 522
 523
 524
 525

[illegible][illegible][illegible]

TOPOGRAPHIC MAP
OF
THE
STATE OF
NEW YORK
IN
1890
BY
THE
NEW YORK STATE ENGINEERS
AND
SURVEYORS
IN
CONJUNCTION
WITH
THE
U. S. GEOLOGICAL SURVEY
AND
THE
U. S. ARMY CORPS OF ENGINEERS
NEW YORK
1890

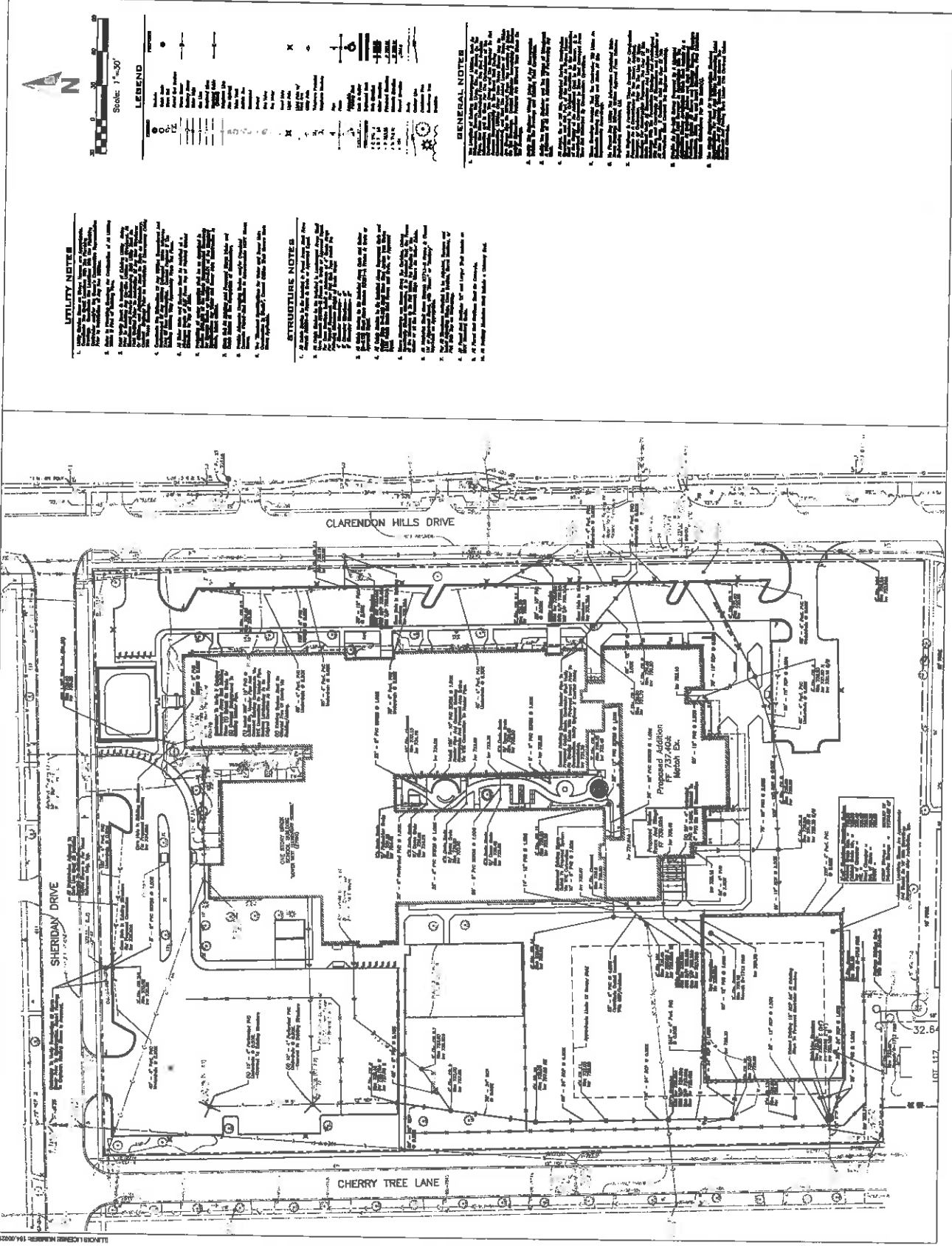


PROJECT NO. 154-000011
SHEET NO. 154-000011-1
DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE
PROJECT LOCATION: 7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60027
PROJECT NAME: GOMER WEST ELEMENTARY SCHOOL
PROJECT TYPE: ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GOMER WEST ELEMENTARY SCHOOL
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60027
SITE UTILITY PLAN
NO. 154-000011-1
DATE: 10/1/2011
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
APPROVED BY: J. L. LEE

C-121W
154-000011-1
10/1/2011
J. L. LEE
154-000011-1



UTILITY NOTES

1. All utility lines shown on this plan are assumed to be in place and correct.
2. All utility lines shown on this plan are assumed to be in place and correct.
3. All utility lines shown on this plan are assumed to be in place and correct.
4. All utility lines shown on this plan are assumed to be in place and correct.
5. All utility lines shown on this plan are assumed to be in place and correct.
6. All utility lines shown on this plan are assumed to be in place and correct.
7. All utility lines shown on this plan are assumed to be in place and correct.
8. All utility lines shown on this plan are assumed to be in place and correct.
9. All utility lines shown on this plan are assumed to be in place and correct.
10. All utility lines shown on this plan are assumed to be in place and correct.

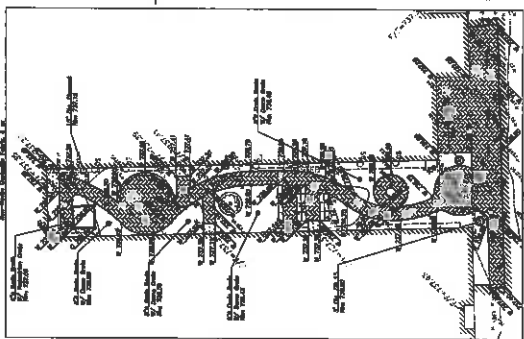
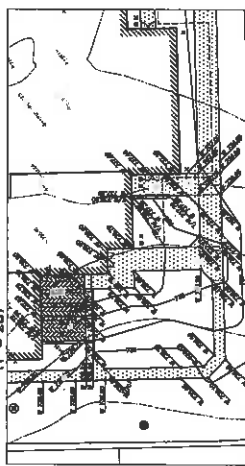
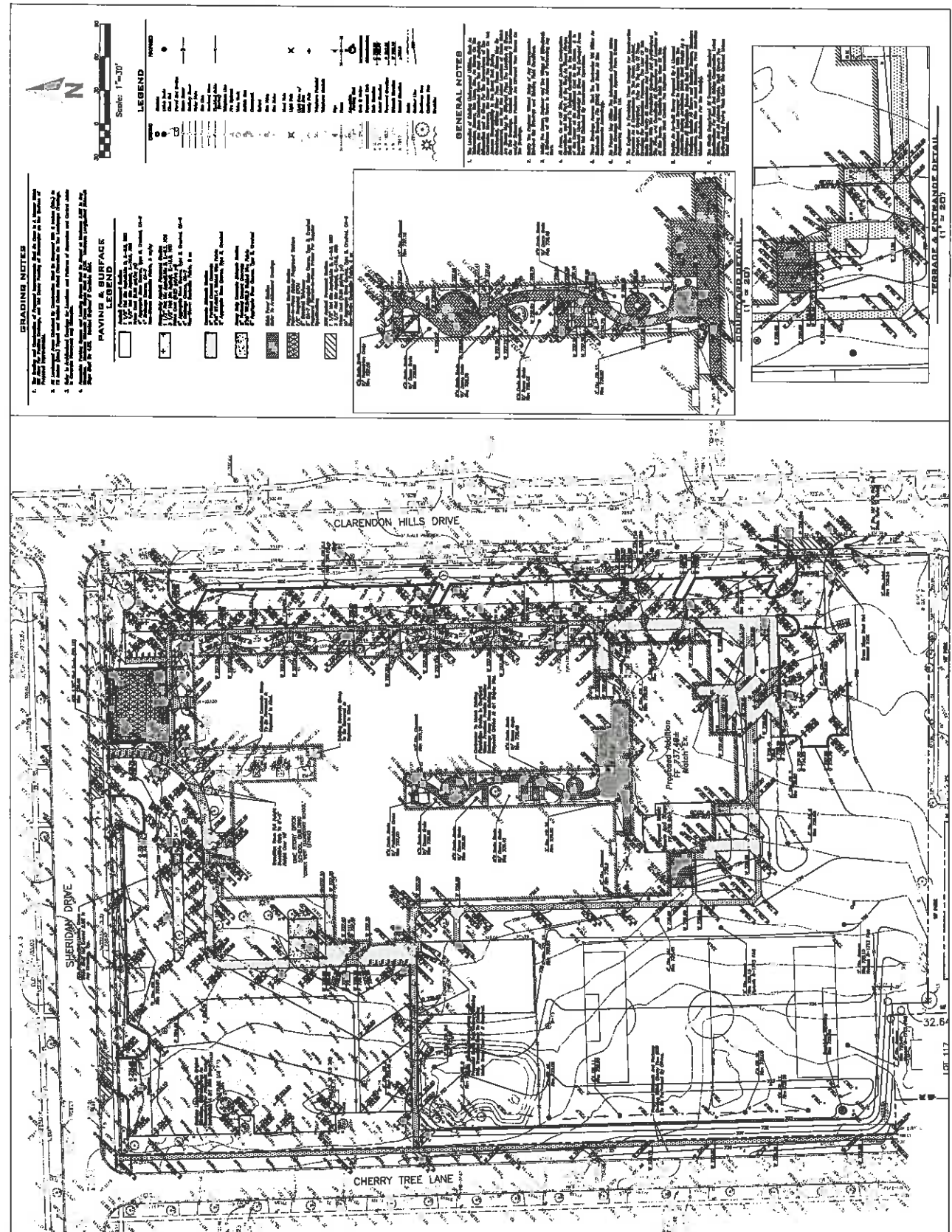
STRUCTURE NOTES

1. All structural elements shown on this plan are assumed to be in place and correct.
2. All structural elements shown on this plan are assumed to be in place and correct.
3. All structural elements shown on this plan are assumed to be in place and correct.
4. All structural elements shown on this plan are assumed to be in place and correct.
5. All structural elements shown on this plan are assumed to be in place and correct.
6. All structural elements shown on this plan are assumed to be in place and correct.
7. All structural elements shown on this plan are assumed to be in place and correct.
8. All structural elements shown on this plan are assumed to be in place and correct.
9. All structural elements shown on this plan are assumed to be in place and correct.
10. All structural elements shown on this plan are assumed to be in place and correct.

GENERAL NOTES

1. All utility lines shown on this plan are assumed to be in place and correct.
2. All utility lines shown on this plan are assumed to be in place and correct.
3. All utility lines shown on this plan are assumed to be in place and correct.
4. All utility lines shown on this plan are assumed to be in place and correct.
5. All utility lines shown on this plan are assumed to be in place and correct.
6. All utility lines shown on this plan are assumed to be in place and correct.
7. All utility lines shown on this plan are assumed to be in place and correct.
8. All utility lines shown on this plan are assumed to be in place and correct.
9. All utility lines shown on this plan are assumed to be in place and correct.
10. All utility lines shown on this plan are assumed to be in place and correct.

ADDITIONS AND RENOVATIONS TO TWO SCHOOLS



GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 308.1R-09.
 2. ALL FOUNDATIONS SHALL BE CONCRETE ON COMPACTED GRAVEL.
 3. ALL WALLS SHALL BE CONCRETE ON COMPACTED GRAVEL.
 4. ALL FLOORS SHALL BE CONCRETE ON COMPACTED GRAVEL.
 5. ALL ROOFS SHALL BE ASPH/FLT ON 2\"/>

LEGEND
 FOUNDATION
 WALL
 FLOOR
 ROOF
 EXTERIOR FINISH
 INTERIOR FINISH
 MECHANICAL
 ELECTRICAL
 PLUMBING
 PAINT
 LANDSCAPE
 UTILITIES
 OTHER

GRADING NOTES
 1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ACI 308.1R-09.
 2. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 3. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 4. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 5. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 6. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 7. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 8. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 9. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.
 10. ALL GRADING SHALL BE CONCRETE ON COMPACTED GRAVEL.

GOWER WEST ELEMENTARY SCHOOL
7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527
GOWER SCHOOL DISTRICT 62
SITE SOIL EROSION AND SEDIMENT CONTROL PLAN

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

The following table shows the results of the regression analysis for the dependent variable *Y* (the dependent variable is the same as in the previous table). The independent variables are the same as in the previous table. The results are presented in the following table:

ALL INFORMATION CONTAINED
HEREIN IS UNCLASSIFIED
DATE 08-26-2009 BY
60322 UCBAW/PJH

CONSTRUCTION DOCUMENTS
C-141W

7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527

DOMINIC WEST / ELEMENTARY SCHOOL SITE DETAILS

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/20	OPENING BALANCE		100.00
1/15/20	PAYROLL	50.00	50.00
1/31/20	CLOSING BALANCE		50.00

GREEN ASSOCIATES
ARCHITECTS &
CONSTRUCTION SERVICES

[illegible]

—Continued on Page 10

WALK ADJACENT TO BUILDING

[illegible]

- Identify keyways events involved before that include creating and developing a technical writing style and utilizing the feedback in a technical writing
- Faculty shall be allowed to re-enrolled in a new year and receive a maximum 100% fee.
- Each group shall be be allowed to place under 100% of the

The figure consists of two plan view diagrams of a road section, labeled 'SECTION' on the left. Both diagrams show a road with a dashed center line and solid edge lines, surrounded by a hatched area representing the road's right-of-way. A north arrow is located in the upper right of each diagram, and a scale bar is in the lower right.

Left Diagram: This diagram illustrates the process of estimating a Curve Estimate Code (CEC) from a General Warning Code (GWC) and a Road Hazard Code (RHC). The GWC is represented by a large, light-colored shaded area. The RHC is represented by a smaller, darker shaded area. The CEC is represented by a rectangular area within the RHC. The text 'CURVE ESTIMATE CODE' is written vertically next to the CEC. The text 'GENERAL WARNING CODE' is written vertically next to the GWC. The text 'ROAD HAZARD CODE' is written vertically next to the RHC. The text 'CEC' is written vertically next to the CEC. The text 'RHC' is written vertically next to the RHC. The text 'GWC' is written vertically next to the GWC. The text 'SECTION' is written vertically on the left side of the diagram.

Right Diagram: This diagram illustrates the process of estimating a Road Hazard Code (RHC) from a Curve Estimate Code (CEC). The CEC is represented by a rectangular area. The RHC is represented by a larger, light-colored shaded area. The text 'CURVE ESTIMATE CODE' is written vertically next to the CEC. The text 'ROAD HAZARD CODE' is written vertically next to the RHC. The text 'CEC' is written vertically next to the CEC. The text 'RHC' is written vertically next to the RHC. The text 'SECTION' is written vertically on the left side of the diagram.

NOTE
The Right Page has the Minimum Depth from Sigsbee in Top of Plate
Printed with Order For Analysis

[illegible]

Stem—Strawlike stems for green seedlings are softest.

Figure 1 is a schematic diagram of a vertical, closed-loop, air-cooled, water-heated, thermally stratified, solar water heater. The diagram shows a vertical cylindrical tank with a central vertical pipe. The tank is divided into three main sections: a top section labeled 'Hot Water Storage Tank', a middle section labeled 'Hot Water Storage Tank', and a bottom section labeled 'Cold Water Storage Tank'. The top section is connected to a 'Solar Collector' via a 'Hot Water Pipe'. The middle section is connected to a 'Hot Water Pipe' and a 'Cold Water Pipe'. The bottom section is connected to a 'Cold Water Pipe' and a 'Hot Water Pipe'. The tank is surrounded by a 'Water Jacket' and a 'Solar Collector'. The diagram also shows a 'Water Jacket' and a 'Solar Collector'.

Figure 1 consists of two cross-sectional diagrams of a composite structure. Diagram (a) shows a sloped roof section. It features a concrete slab on top of a steel beam. The steel beam is labeled 'Steel Beam' and the concrete slab is labeled 'Concrete Slab'. The roof is supported by a steel truss system. Diagram (b) shows a horizontal floor section. It features a concrete slab on top of a steel beam. The steel beam is labeled 'Steel Beam' and the concrete slab is labeled 'Concrete Slab'. The floor is supported by a steel truss system. Both diagrams show the interaction between the concrete and steel components.

7700 CLARENDON HILLS ROAD, WILLOWBROOK, IL 60527
GOMER WEST ELEMENTARY SCHOOL
SITE DETAILS

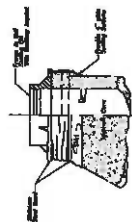
DATE DUE	EXTENSION	NUMBER	DESCRIPTION	DATE	REMARKS FOR ZONING
03 JANUARY 2022					

PROJECT NUMBER
9306-280071

PROJECT NAME
CONSTRUCTION DOCUMENTS

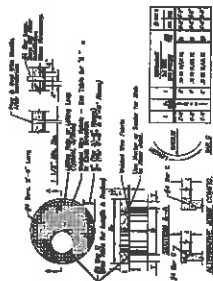
SHEET

C-502W

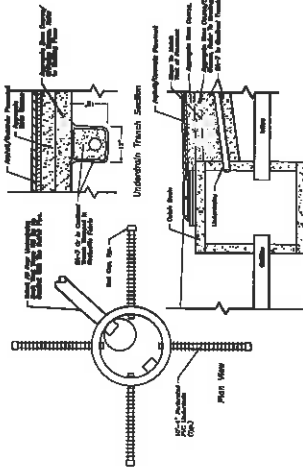
[illegible][illegible]

SANITARY MANHOLE CHIMNEY SEAL

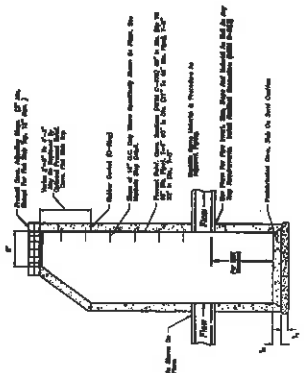
- of the importance of preparing to face being dismissed. ¹ *1990* *1991* *1992* *1993* *1994* *1995* *1996* *1997* *1998* *1999* *2000* *2001* *2002* *2003* *2004* *2005* *2006* *2007* *2008* *2009* *2010* *2011* *2012* *2013* *2014* *2015* *2016* *2017* *2018* *2019* *2020* *2021* *2022* *2023* *2024* *2025* *2026* *2027* *2028* *2029* *2030* *2031* *2032* *2033* *2034* *2035* *2036* *2037* *2038* *2039* *2040* *2041* *2042* *2043* *2044* *2045* *2046* *2047* *2048* *2049* *2050* *2051* *2052* *2053* *2054* *2055* *2056* *2057* *2058* *2059* *2060* *2061* *2062* *2063* *2064* *2065* *2066* *2067* *2068* *2069* *2070* *2071* *2072* *2073* *2074* *2075* *2076* *2077* *2078* *2079* *2080* *2081* *2082* *2083* *2084* *2085* *2086* *2087* *2088* *2089* *2090* *2091* *2092* *2093* *2094* *2095* *2096* *2097* *2098* *2099* *2100* *2101* *2102* *2103* *2104* *2105* *2106* *2107* *2108* *2109* *2110* *2111* *2112* *2113* *2114* *2115* *2116* *2117* *2118* *2119* *2120* *2121* *2122* *2123* *2124* *2125* *2126* *2127* *2128* *2129* *2130* *2131* *2132* *2133* *2134* *2135* *2136* *2137* *2138* *2139* *2140* *2141* *2142* *2143* *2144* *2145* *2146* *2147* *2148* *2149* *2150* *2151* *2152* *2153* *2154* *2155* *2156* *2157* *2158* *2159* *2160* *2161* *2162* *2163* *2164* *2165* *2166* *2167* *2168* *2169* *2170* *2171* *2172* *2173* *2174* *2175* *2176* *2177* *2178* *2179* *2180* *2181* *2182* *2183* *2184* *2185* *2186* *2187* *2188* *2189* *2190* *2191* *2192* *2193* *2194* *2195* *2196* *2197* *2198* *2199* *2200* *2201* *2202* *2203* *2204* *2205* *2206* *2207* *2208* *2209* *2210* *2211* *2212* *2213* *2214* *2215* *2216* *2217* *2218* *2219* *2220* *2221* *2222* *2223* *2224* *2225* *2226* *2227* *2228* *2229* *2230* *2231* *2232* *2233* *2234* *2235* *2236* *2237* *2238* *2239* *2240* *2241* *2242* *2243* *2244* *2245* *2246* *2247* *2248* *2249* *2250* *2251* *2252* *2253* *2254* *2255* *2256* *2257* *2258* *2259* *2260* *2261* *2262* *2263* *2264* *2265* *2266* *2267* *2268* *2269* *2270* *2271* *2272* *2273* *2274* *2275* *2276* *2277* *2278* *2279* *2280* *2281* *2282* *2283* *2284* *2285* *2286* *2287* *2288* *2289* *2290* *2291* *2292* *2293* *2294* *2295* *2296* *2297* *2298* *2299* *2300* *2301* *2302* *2303* *2304* *2305* *2306* *2307* *2308* *2309* *2310* *2311* *2312* *2313* *2314* *2315* *2316* *2317* *2318* *2319* *2320* *2321* *2322* *2323* *2324* *2325* *2326* *2327* *2328* *2329* *2330* *2331* *2332* *2333* *2334* *2335* *2336* *2337* *2338* *2339* *2340* *2341* *2342* *2343* *2344* *2345* *2346* *2347* *2348* *2349* *2350* *2351* *2352* *2353* *2354* *2355* *2356* *2357* *2358* *2359* *2360* *2361* *2362* *2363* *2364* *2365* *2366* *2367* *2368* *2369* *2370* *2371* *2372* *2373* *2374* *2375* *2376* *2377* *2378* *2379* *2380* *2381* *2382* *2383* *2384* *2385* *2386* *2387* *2388* *2389* *2390* *2391* *2392* *2393* *2394* *2395* *2396* *2397*



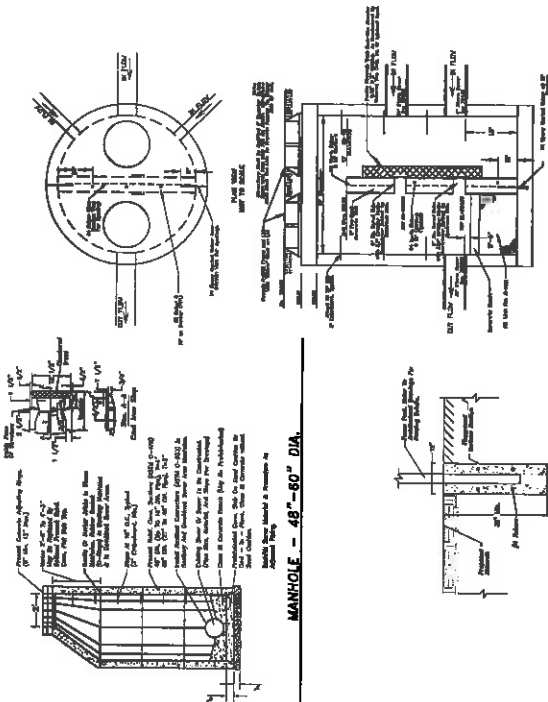
PRECAST REINF. CONC. FLAT SLAB TOP



**FRAMING OF HYDROL CONNECTION
(UNDERDRAINS TO BE INSTALLED IN PAVED AREAS)**

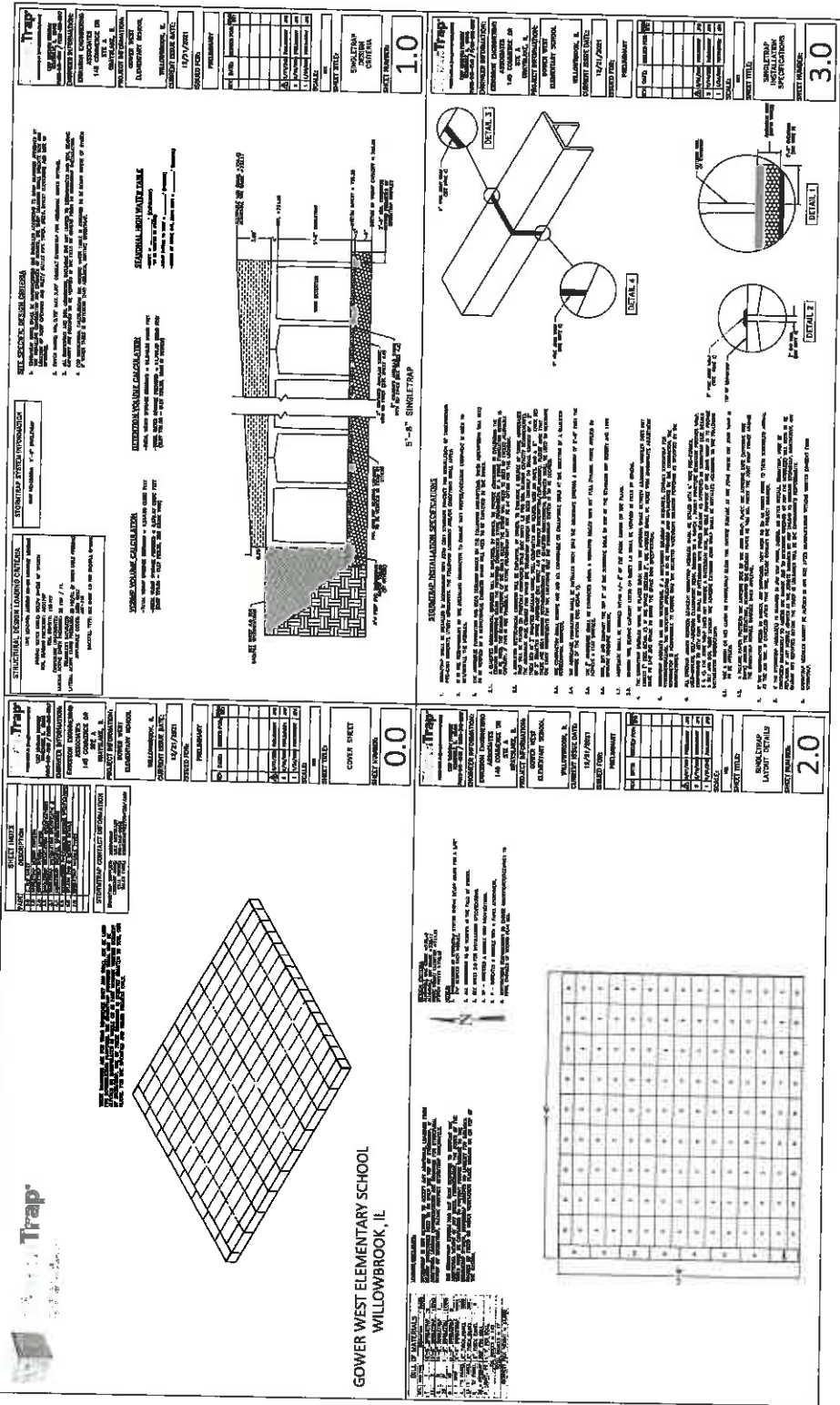


CATCH BASIN



RESTRICTOR STRUCTURE

Flush Curb W/ Fence Post
(N.T.S.)



ADDITIONS AND RENOVATIONS TO TWO SCHOOLS

GREEN ASSOCIATES
A FULL SERVICE
COMMERCIAL REAL ESTATE FIRM

1400 N. 10TH ST., SUITE 100
DENVER, CO 80202
(303) 733-1100

GREEN ASSOCIATES
A FULL SERVICE
COMMERCIAL REAL ESTATE FIRM

1400 N. 10TH ST., SUITE 100
DENVER, CO 80202
(303) 733-1100

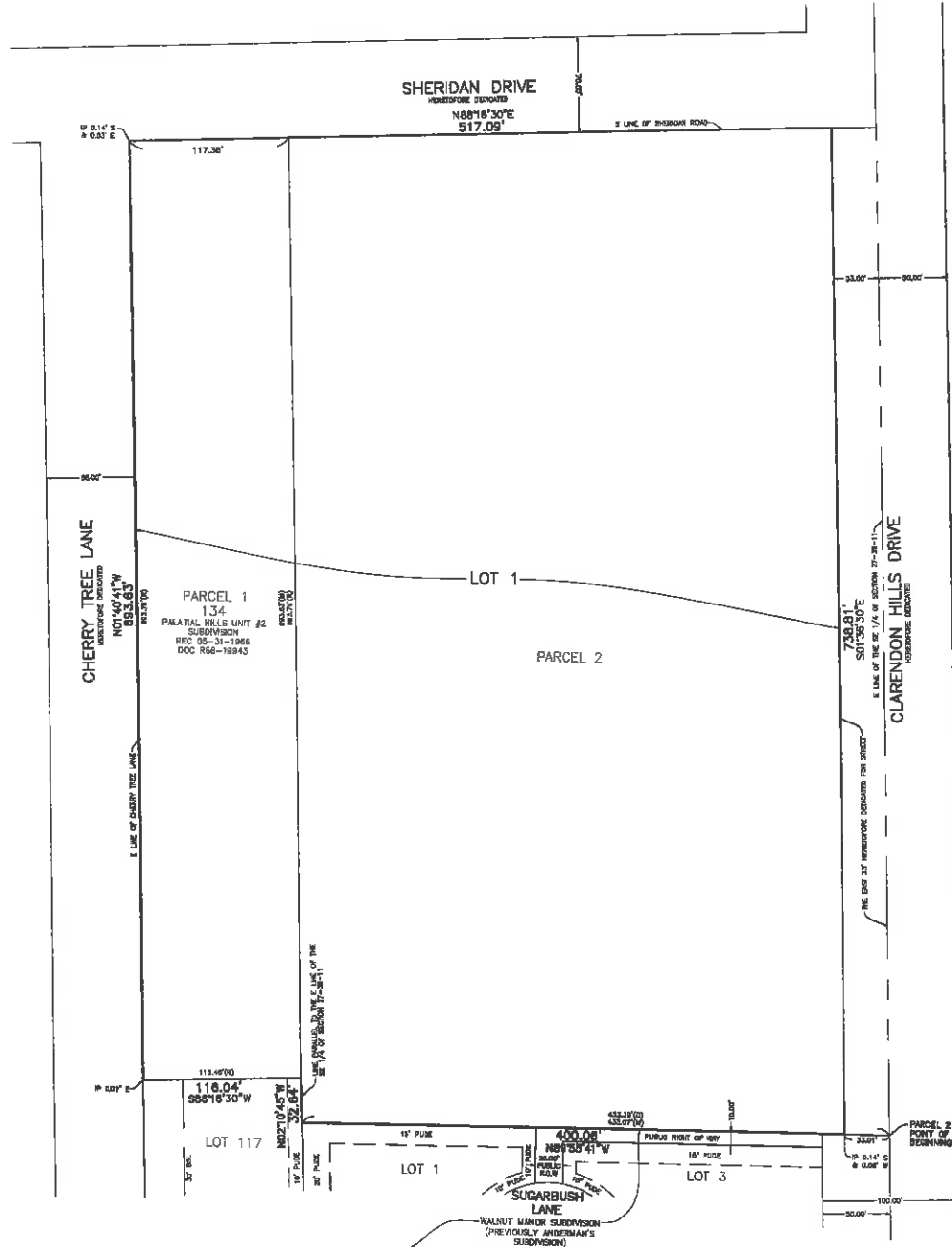
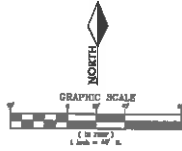
Tray 1. Name of the company 2. Name of the person 3. Address 4. City 5. State 6. Zip 7. Phone 8. Fax 9. E-mail 10. Website 11. Other		12. Date 13. Time 14. Location 15. Other	
16. Name of the company 17. Name of the person 18. Address 19. City 20. State 21. Zip 22. Phone 23. Fax 24. E-mail 25. Website 26. Other		27. Date 28. Time 29. Location 30. Other	
31. Name of the company 32. Name of the person 33. Address 34. City 35. State 36. Zip 37. Phone 38. Fax 39. E-mail 40. Website 41. Other		42. Date 43. Time 44. Location 45. Other	
46. Name of the company 47. Name of the person 48. Address 49. City 50. State 51. Zip 52. Phone 53. Fax 54. E-mail 55. Website 56. Other		57. Date 58. Time 59. Location 60. Other	
61. Name of the company 62. Name of the person 63. Address 64. City 65. State 66. Zip 67. Phone 68. Fax 69. E-mail 70. Website 71. Other		72. Date 73. Time 74. Location 75. Other	
76. Name of the company 77. Name of the person 78. Address 79. City 80. State 81. Zip 82. Phone 83. Fax 84. E-mail 85. Website 86. Other		87. Date 88. Time 89. Location 90. Other	
91. Name of the company 92. Name of the person 93. Address 94. City 95. State 96. Zip 97. Phone 98. Fax 99. E-mail 100. Website 101. Other		102. Date 103. Time 104. Location 105. Other	
106. Name of the company 107. Name of the person 108. Address 109. City 110. State 111. Zip 112. Phone 113. Fax 114. E-mail 115. Website 116. Other		117. Date 118. Time 119. Location 120. Other	
121. Name of the company 122. Name of the person 123. Address 124. City 125. State 126. Zip 127. Phone 128. Fax 129. E-mail 130. Website 131. Other		132. Date 133. Time 134. Location 135. Other	
136. Name of the company 137. Name of the person 138. Address 139. City 140. State 141. Zip 142. Phone 143. Fax 144. E-mail 145. Website 146. Other		147. Date 148. Time 149. Location 150. Other	
151. Name of the company 152. Name of the person 153. Address 154. City 155. State 156. Zip 157. Phone 158. Fax 159. E-mail 160. Website 161. Other		162. Date 163. Time 164. Location 165. Other	
166. Name of the company 167. Name of the person 168. Address 169. City 170. State 171. Zip 172. Phone 173. Fax 174. E-mail 175. Website 176. Other		177. Date 178. Time 179. Location 180. Other	
181. Name of the company 182. Name of the person 183. Address 184. City 185. State 186. Zip 187. Phone 188. Fax 189. E-mail 190. Website 191. Other		192. Date 193. Time 194. Location 195. Other	
196. Name of the company 197. Name of the person 198. Address 199. City 200. State 201. Zip 202. Phone 203. Fax 204. E-mail 205. Website 206. Other		207. Date 208. Time 209. Location 210. Other	
211. Name of the company 212. Name of the person 213. Address 214. City 215. State 216. Zip 217. Phone 218. Fax 219. E-mail 220. Website 221. Other		222. Date 223. Time 224. Location 225. Other	
226. Name of the company 227. Name of the person 228. Address 229. City 230. State 231. Zip 232. Phone 233. Fax 234. E-mail 235. Website 236. Other		237. Date 238. Time 239. Location 240. Other	
241. Name of the company 242. Name of the person 243. Address 244. City 245. State 246. Zip 247. Phone 248. Fax 249. E-mail 250. Website 251. Other		252. Date 253. Time 254. Location 255. Other	
256. Name of the company 257. Name of the person 258. Address 259. City 260. State 261. Zip 262. Phone 263. Fax 264. E-mail 265. Website 266. Other		267. Date 268. Time 269. Location 270. Other	
271. Name of the company 272. Name of the person 273. Address 274. City 275. State 276. Zip 277. Phone 278. Fax 279. E-mail 280. Website 281. Other		282. Date 283. Time 284. Location 285. Other	
286. Name of the company 287. Name of the person 288. Address 289. City 290. State 291. Zip 292. Phone 293. Fax 294. E-mail 295. Website 296. Other		297. Date 298. Time 299. Location 300. Other	
301. Name of the company 302. Name of the person 303. Address 304. City 305. State 306. Zip 307. Phone 308. Fax 309. E-mail 310. Website 311. Other		312. Date 313. Time 314. Location 315. Other	
316. Name of the company 317. Name of the person 318. Address 319. City 320. State 321. Zip 322. Phone 323. Fax 324. E-mail 325. Website 326. Other		327. Date 328. Time 329. Location 330. Other	
331. Name of the company 332. Name of the person 333. Address 334. City 335. State 336. Zip 337. Phone 338. Fax 339. E-mail 340. Website 341. Other		342. Date 343. Time 	



Attachment 4
Subdivision Plat 05.24.21

GOWER WEST SCHOOL SUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPage COUNTY, ILLINOIS.



PARCEL 1 = 80,954 SQUARE FEET OR 1.8584 ACRES
PARCEL 2 = 292,990 SQUARE FEET OR 6.7262 ACRES
TOTAL AREA = 373,944 SQUARE FEET OR 8.5846 ACRES

DATE: MAY 29, 2024
CADD: 100-210707
PROJECT: 100-210707
TOWN: GOWER WEST SCHOOL DISTRICT #6
PROJECT: 100-210707
PROJECT: 100-210707
PROJECT: 100-210707

PAGE 1 OF 2

PREPARED BY:

TFW SURVEYING & MAPPING
LAND SURVEYING • TOPOGRAPHIC MAPPING • CONSTRUCTION LAYOUT
800 EAST BELLEVILLE ROAD • SUITE 413 • GRAYLAK, ILLINOIS 60120
847-548-6600
info@tfwsurvey.com www.tfwsurvey.com

GOWER WEST SCHOOL SUBDIVISION

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS IS TO CERTIFY THAT THE _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS _____ DAY OF _____, 20____

BY: _____ PRINTED NAME: _____

BY: _____ PRINTED NAME: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS
I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID VILLAGE, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, NOT INDIVIDUALLY, BUT SOLELY AS TRUSTEES, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT _____, AS CUSTOMER OF THE CORPORATE SEAL OF SAID VILLAGE, DID AFFIX THE CORPORATE SEAL TO THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE, AS TRUSTEE, AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC (SEAL)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THIS PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF MOUNT PROSPECT, DUPAGE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER

SURVEYOR'S NOTES

IRON PIPES OR SURVEYOR'S NAILS ARE SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
ALL EASEMENTS ARE HERETOFORE GRANTED UNLESS OTHERWISE NOTED.
ALL EASEMENTS DEPICTED ON THIS PLAT MAP ARE PUBLIC UTILITIES UNLESS OTHERWISE NOTED.
BOUNDARY SUCCESSION ARE BASED ON AN ASSUMED COORDINATE SYSTEM AND ARE INTENDED ONLY TO SHOW THE ANGULAR RELATIONSHIP BETWEEN LINES.

PLAT SUBMITTAL AND RETURN TO ADDRESS:
THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____ ZIP: _____

NOTE:
NO TITLE COMMITMENT NOR LEGAL DESCRIPTION WAS PROVIDED BY CLIENT

PREPARED BY:

TFW SURVEYING & MAPPING

LAND SURVEYING - TOPOGRAPHIC MAPPING - CONSTRUCTION LAYOUT
4800 EAST SILVERDALE ROAD SUITE 413 GRAYSLAKE, ILLINOIS 60030
847-548-6600 FAX 848-6699
info@tfwsurvey.com www.tfwsurvey.com

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON THIS _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____.

BY: _____
RECORDER OF DEEDS

CITY COUNCIL OR VILLAGE BOARD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
APPROVED BY THE CITY COUNCIL (VILLAGE BOARD) OF THE CITY (VILLAGE) OF _____, DUPAGE COUNTY, ILLINOIS, DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____
CITY (VILLAGE) CLERK

CITY OR VILLAGE PLAN COMMISSION

STATE OF ILLINOIS)
COUNTY OF _____) SS
APPROVED BY THE _____ PLAN COMMISSION, THIS _____ DAY OF _____, 20____.

BY: _____
CHAIRMAN

PROFILE STUDY

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
ENGINEER

BY: _____
OWNER OR ATTORNEY

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
COUNTY OF LAKE) SS
I, JAMES P. WEBER, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, HEREBY DESIGNATE _____ TO RECORD THIS SUBDIVISION PLAT WITH THE DUPAGE COUNTY RECORDER OF DEEDS. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 104, SECTION 2 OF THE ILLINOIS REVISED STATUTES, AS A CONDITION OF THIS GRANT, SAID DESIGNATE IS HEREBY REQUIRED TO PROVIDE TO THIS SURVEYOR A CERTIFIED COPY OF SAID PLAT, IMMEDIATELY UPON RECORDING OF SAME. RECEIPT OF SAID CERTIFIED COPY WILL SERVE AS NOTICE TO THE SURVEYOR THAT THE PLAT HEREON DRAWN HAS BEEN RECORDED.

DATED THIS 24th DAY OF MAY, A.D. 2021.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33-3295

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, JAMES P. WEBER, ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:

PARCEL 1:
LOT 34 IN PALATKA HILLS UNIT #2, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 1 OF SAID ANDERMAN'S SUBDIVISION A DISTANCE OF 433.59 FEET TO THE NORTHWEST CORNER OF LOT 1 OF ANDERMAN'S SUBDIVISION; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHENKMAN ROAD AS PLATTED AND RECORDED IN PALATKA HILLS UNIT #1; THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHENKMAN ROAD AS PLATTED AND RECORDED IN PALATKA HILLS UNIT #1 TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY, IN DUPAGE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. I FURTHER CERTIFY THAT THE LAND INCLUDED BY SAID SURVEY IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WILLOWBROOK, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FEMA MAP NUMBER 1704-00077A, DATED AUGUST 1, 2018.

CERTIFIED AT GRAYSLAKE, ILLINOIS THIS 24th DAY OF MAY, A.D. 2021.

PRELIMINARY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 33-3295
LICENSE EXPIRES NOVEMBER 30, 2022



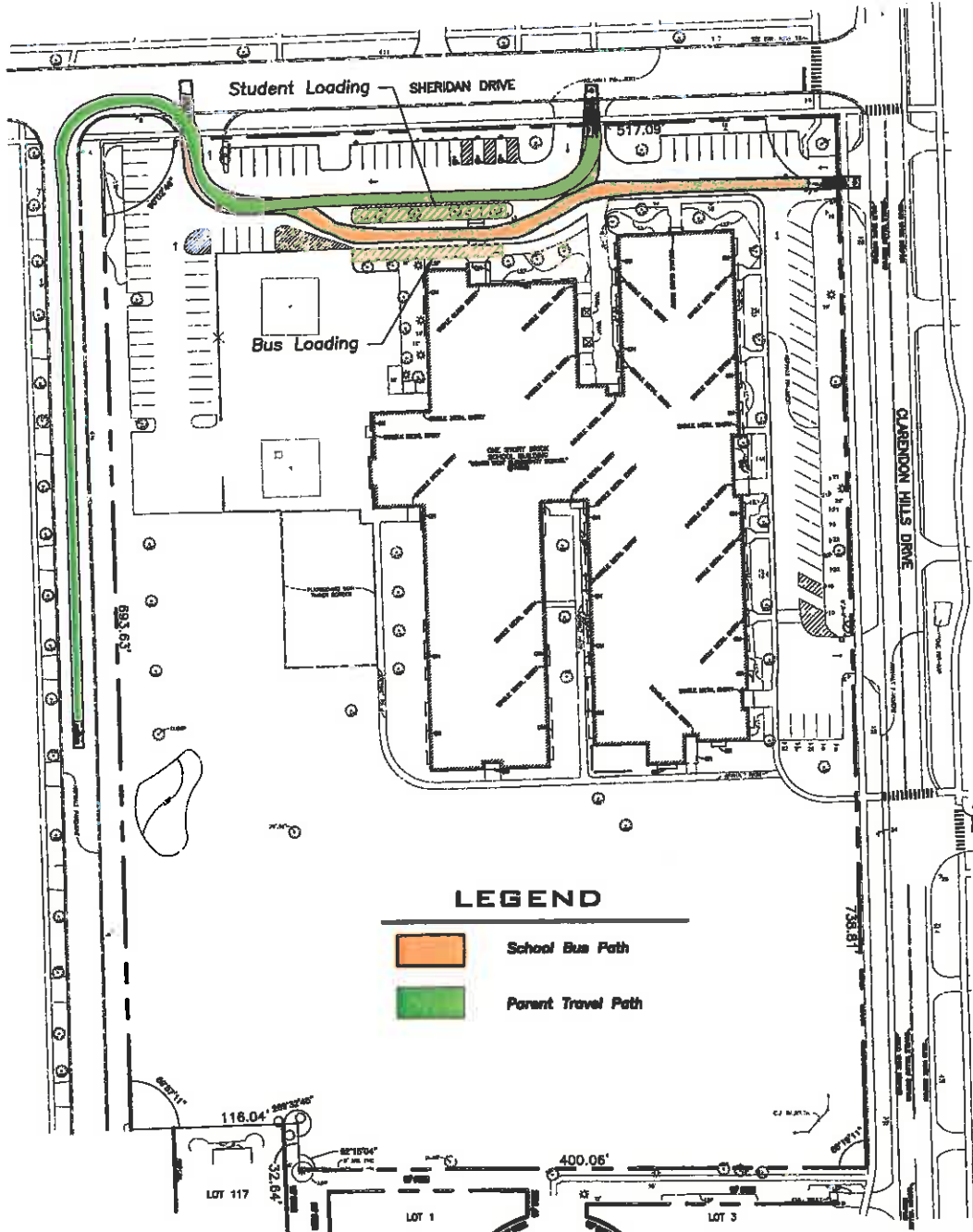
DATE: MAY 24, 2021
ORDER NO. 110797
PROJ. NO. 1439
TOWN OF GOWER WEST
PROJ. NAME: GOWER WEST
SHEET 1 OF 1
Professional Design Firm Registration #1181-002763

PAGE 1 OF 2



Attachment 5
Historic Site Traffic Circulation

Scale: 1"=100'



LEGEND



School Bus Path
Parent Travel Path

EEA - P:\Klein\Gower Associates - Gower West School Drawings\Old\Gower West_Traffic Exhibit.dwg
Plotted: 3/23/21 @ 1:58pm By: Inesebauer

<p>HISTORIC SITE CIRCULATION</p>	<p>DATE: 03/23/21</p>	
	<p>PROJECT: GOWER WEST SCHOOL</p>	
	<p>EX-01</p>	

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278

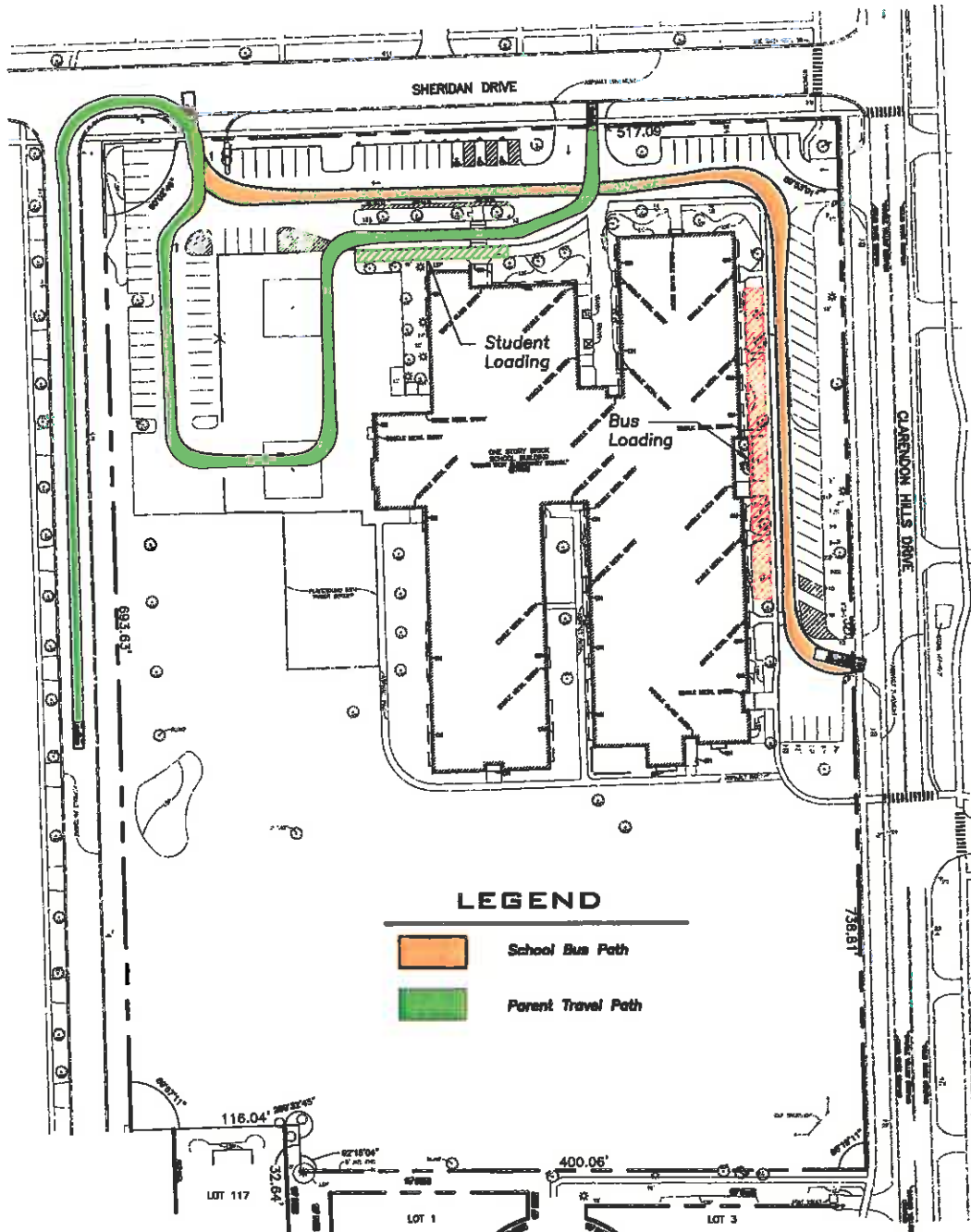
**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCIAL DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE: (847) 833-8834
FAX: (847) 833-8834
EMAIL: ERIKSSON@EAA-IL.COM



Attachment 6
Current Site Traffic Circulation

Scale: 1"=100'



LEGEND

- School Bus Path
- Parent Travel Path

Sheet Title:
**CURRENT
SITE
CIRCULATION**

Sheet No:
EX-02

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278

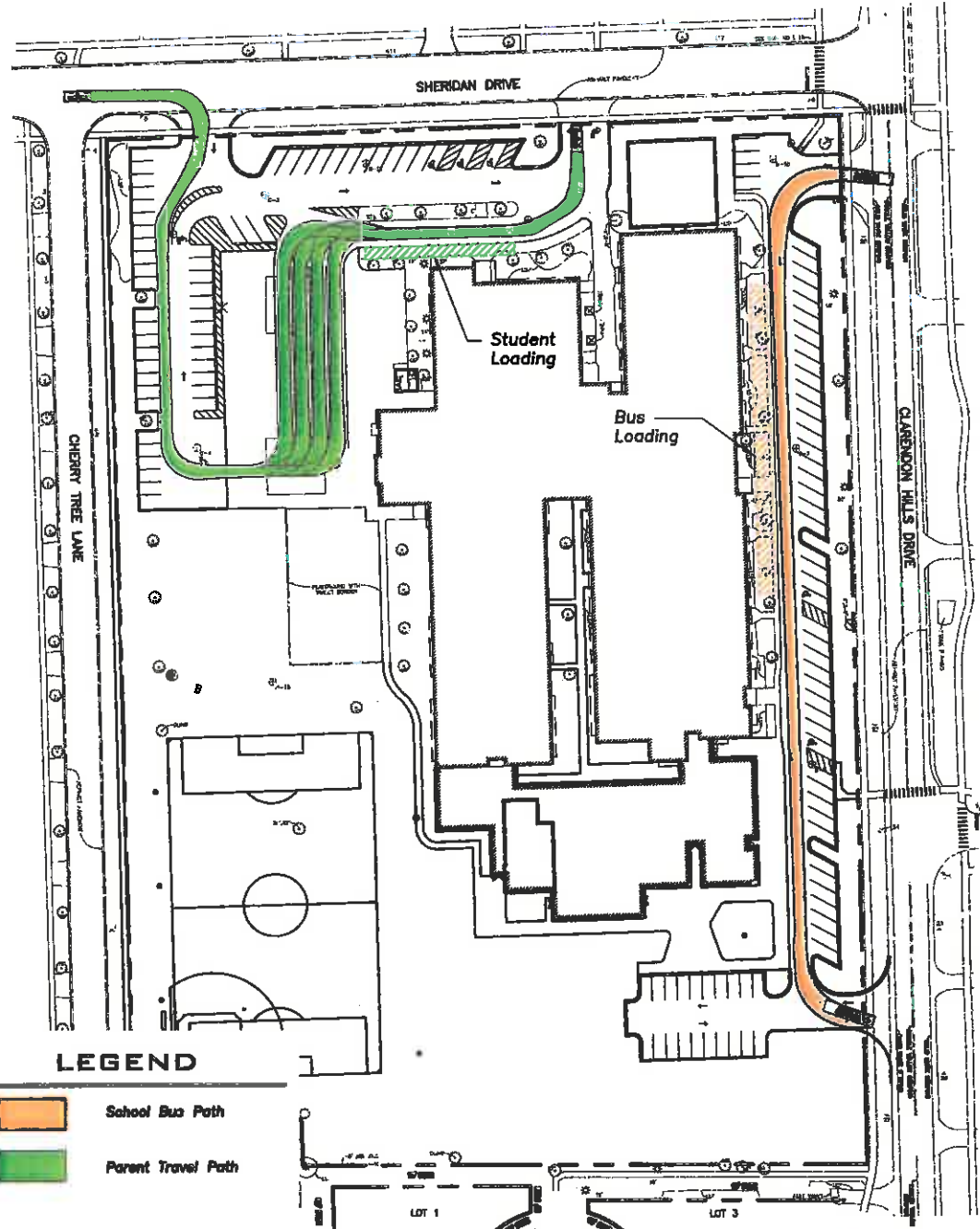


**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
145 COMMERCIAL DRIVE, SUITE A
GRAYLAND, ILLINOIS 60530
PHONE: (630) 323-8854
FAX: (630) 323-8854
EMAIL: EAA@EAA-IL.COM



Attachment 7
Future Site Traffic Circulation

Scale: 1"=100'



LEGEND

- School Bus Path
- Parent Travel Path

Sheet Title:
**PROPOSED
SITE
CIRCULATION**

Sheet No:
EX-03

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278

**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**
145 CONVERSE DRIVE, SUITE A
GRAYLACE, ILLINOIS 60525
PHONE: (630) 233-4804
FAX: (630) 233-4854
EMAIL: EOFF@ERIKSSON-IL.COM

EEA - P:\Kish\Green Associates - Gower West School\Drawings\Gower West Siteplan SD.dwg
Plotted: 3/23/21 @ 2:15pm By: jraebauer



Attachment 8
EEA Traffic Memorandum 07.30.21

Memorandum

TO: Carole Pugh
Green Associates

FROM: Stephen B. Concoran, P.E., PTOE
Director of Traffic Engineering

DATE: July 30, 2021

RE: Gower West Elementary School
7650 Clarendon Hills Road
Willowbrook, Illinois

Eriksson Engineering Associates (EEA) reviewed the existing site circulation and parking and proposed changes at Gower West Elementary School in Willowbrook, Illinois.

Site Location

Gower West Elementary School is located at 7650 Clarendon Hills Rd in Willowbrook, Illinois. The site is located between Clarendon Hills Road and Cherry Tree Lane south of Sheridan Drive. Single-family homes form the southern border of the site. It is located in a single-family residential neighborhood with multi-family homes north of Sheridan Drive. Figure 1 illustrates the site's location and area roadways (All figures can be found at the end of the report).

Area Roadways

Clarendon Hills Road is a north-south minor arterial roadway adjacent to the site. It has two-lanes without any medians and a 30-speed limit.

Sheridan Drive is an east-west two-lane residential street between 75th Street and Clarendon Hills Road. It is under stop control at Clarendon Hills Road. It has a 25-mph speed limit and a 20-mph school speed limit. Parking is permitted on both sides west of the school site and restricted on the both side along the school frontage on school days from 8:00 AM to 8:00 AM.

Cherry Tree Lane is a north-south two-lane residential street between Sheridan Drive and 79th Street. It is under yield control at Sheridan Drive. It has a 25-mph speed limit and a 20-mph school speed limit. Parking is permitted on both sides south of the school site and restricted on the west side along the school frontage on school days from 9:00 AM to 3:00 PM.

Midway Drive is an east-west residential two-lane roadway with a 20-mph speed limit and parking permitted on both sides. It is under stop sign control with flashing lights at Clarendon Hills Road with crosswalks provided on the north and east leg of the intersection.

Figure 2 illustrates the roadway and geometrics around the site. All roads around the school are under the jurisdiction of the Village of Willowbrook. Sidewalks are provided along all street in the study area except along the east side of Cherry Tree Lane along the school's frontage.

Historic Counts

Traffic counts at the school driveways and adjacent roadways were not conducted due to the impact of the current pandemic. Also, consideration was given that the changes to the school would not increase traffic generated by the elementary school and administration office.

Traffic data from the DuPage Department of Transportation was obtained for the intersection of 75th Street and Clarendon Hills Road 800 feet to the north. They are dated May 4th, 2010 and are included in the Appendix. South of the shopping center, these volumes would be lower. However, general traffic growth since 2010 may have increased these volumes by 10%.

Table 1
2010 Hourly Traffic Counts
Clarendon Hills Road
South of 75th Street

Period	Southbound	Northbound	Total
7-8:00 AM	189	485	654
8-9:00 AM	180	317	497
2-3:00 PM	212	294	506
3-4:00 PM	305	288	593

Gower West Elementary School

Gower West Elementary School has a total enrollment of 524 students in Grades K thru 4 and an early childhood program (two half-day sessions). During the pandemic, the school is open with in class learning with 15-18% of the students electing to learn at home. Table 2 shows the breakdown by grade.

Table 2
Gower West Current Student Population

Grade	Students
ECC	58
K	80
1	80
2	109
3	83
4	103
Total	524

The school's population is stable and is not expected to grow. It's hours of operation are shown below in Table 3.

Table 3
Gower West Hours of Operation

Grade	Existing Hours
K-4	8:30 AM to 3:20 PM
Early Childhood	8:40 AM to 11:15 AM 12:15 PM to 2:50 PM

Historic Site Circulation

Prior to the 2020-2021 school year, the school bus and student loading both occurred on the north side of the school. School buses entered the west driveway on Sheridan Drive, loaded on the north side of the school adjacent to the building, and then exited via Sheridan Drive (East Driveway) or onto Clarendon Hills Road.

1

Afternoon Dismissal Observations

1. Approximately 12 vehicles were parked on the north side of Sheridan Drive picking up students.
2. Several vehicles were observed going westbound on Sheridan Drive, left on Blackberry Lane, left on Hawthorne Lane, and left on Cherry Tree Lane to enter the back of the vehicle queue.
3. The peak queue of vehicles on Cherry Tree Lane was 41 vehicles. The total drop-off queue was 70 vehicles on-site, Sheridan Drive, and Cherry Tree Lane.
4. Done by 3:35 PM.

Proposed Site Circulation

The proposed site plan includes expansion to the building to the south for the school district administration and a new EC playground on the north side of the school.

Under the proposed plan, the seven school buses will be separated completely from parent traffic and load on the east side of the school. The north driveway on Clarendon Hills Road will be changed to inbound only for school buses and staff parking from the existing outbound only drive. The southern drive will move further south and remain two-way with one lane in and one lane out to allow access to the parking lot south of the administration area. Figures 5 and 6 illustrate the bus travel route and queuing along the east side of the school. There is more than adequate storage for the seven full size buses used by the school.

Parent traffic will follow the same path by entering via Cherry Tree Lane to Sheridan Drive and exiting on Sheridan Drive. In the morning, they will pull up along the west side of the school, drop off their student, and then leave. However, in the afternoon dismissal period, they will line up in four rows on the playground to minimize any queuing on Sheridan Drive and Cherry Tree Lane. School staff and a mobile phone app will then call students from the gym to the 16 vehicles waiting in the four lines. This will double the number of vehicles able to load versus the single file curb lane. Parents will not be able to leave until all cars are loaded and ready to go. School staff will then direct each lane to exit by lane and let in the next 16 vehicles. There is room for 25 vehicles to stack on-site before overflowing onto Sheridan Road and Cherry Tree Lane which can accommodate 29 more vehicles along the school's frontage. Figures 7 and 8 illustrates the parent's route and queuing.

Overall, the volume of school traffic will remain the same but the improvements including a separate bus loading area and more on-site queuing will improve traffic operations and safety at the school and on the public road system.

Trip Generation

Traffic estimates were made for the existing students using nation trip generation data from the Institute of Transportation Engineers Trip Generation Manual, 10th Edition. The rate of vehicle trip generation was applied to the student population with the results shown in Table 4. These calculated volumes are likely higher than what actually occurs due to the larger percentage of students riding school buses.

Table 4
Gower West Estimated Traffic Volumes

Source	Morning Arrival			Afternoon Dismissal		
	In	Out	Total	In	Out	Total
524 Students	190	161	351	80	98	178

School Bus Ridership

Gower West School is served by seven large school buses. For the year 2019-2020 school year, the pre-pandemic ridership averaged 333 students or 64% of the student population. During the 2020-2021 school year, the bus ridership dropped to 250 students (25% drop in ridership) due to a combination of students

staying home and students electing to not use the bus as result of the pandemic. The decrease in bus ridership resulted in a corresponding increase of parents driving their students to school. The drop in student attendance from the pandemic is approximately 58 students (11% of 524 total students). The temporary drop in bus usage is 93 students.

The Early Childhood program has two small school buses. Currently there are no daycare school buses at the school.

Parking

The Village of Willowbrook Zoning Code requires one parking space for each faculty member plus one space for each other full time employee at nursery, elementary and junior high schools. Gower West Elementary School has between 95 to 100 faculty/staff on-site including the district administration personnel. The required parking for the school is 100 spaces. School staff has indicated that more on-site parking is desirable.

A parking inventory and survey was conducted at and around the school on May 12, 2021. On school property, the parking areas was separated into four areas with a total of 102 spaces:

- (1) East Lot with 30 spaces on the east side of the building.
- (2) North Lot with 34 spaces north of the building along Sheridan Drive.
- (3) West Lot with 38 spaces west of the playground.
- (4) West Playground with no marked spaces.

Vehicles parked on the south side of Sheridan Drive were school staff parking for the day. On-street parking can't be counted toward the number of available spaces for zoning purposes.

**Table 5
Gower West Parking**

Parking Lot	Parking Inventory				Wednesday 5/12/2021	Proposed Supply			
	Regular	Visitor	ADA	Total	ADA	Regular	Visitor	ADA	Total
East Lot	23	5	2	30	9	47	-	2	49
Administration Lot						20	-	-	20
North Lot	28	3	3	34	28	-	11	3	14
West Lot	38	-	-	38	25	47	-	-	47
Playground ⁽¹⁾	-	-	-	-	6				
On-Street ⁽²⁾ (South side of Sheridan)	-	-	-	-	16				
Totals	89	8	5	102	84 (82%)	114	11	5	130

(1) Vehicles parked in the playground next to the school in unmarked parking area.

(2) Staff vehicles parking along the south side of Sheridan Drive next to the school

Overall, the number of available spaces exceed the number of parked vehicles on campus and on Sheridan Drive.

The proposed plan exceeds the village parking requirement with a total of 130 parking spaces and meets accessible code requirement of 5 spaces. The number of spaces exceeds the parking survey demand of 84 spaces and adds 28 spaces on-site. The extra spaces will minimize after hours parking on the surrounding streets during school events.

National parking data is available from the Institute of Transportation Engineers (ITE) in their publication Parking Generation, 5th Edition for elementary schools (Land Use Code 520). The peak demand in the ITE data was 68 spaces based on the student count (524 students) or 95 spaces based on the staff count (100

staff). Copy of the calculations are in the Appendix. The higher number (95 spaces) would be used to be conservative and is less than the proposed supply.

Direction Distribution

Gower West School is located on the west side for the school district resulting in the majority of vehicular traffic approached the site from Clarendon Hills Road (north and south). Sheridan Drive has a limited right-in/out driveway at its west end on 57th Street which serves a limited amount of school residents.

Normally overflow parking for special events at the school is accommodated by a combination of the off-street parking at the school and on-street parking by the school. Limited on-street parking is available near the site. The excess parking provided on-site will minimize the amount of parking on-street during school events.

Crash Data

EEA obtained vehicle/pedestrian crash data from IDOT for a five-year period (2011 to 2015) around the school to identify any crash trends that may affect the study area intersections. The IDOT Bureau of Data Collection requires the following statement be placed on any work product that incorporates or references their data.

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.

A total of five crashes were found over the five-year period or one crash per year around the school. Of these crashes, two crashes occurred during normal school hours.

A copy of the IDOT crash reports are located in the Appendix and only the show printouts for the years with crash data. Data sheets showing no crashes were omitted. Please note that due to the proximity of the intersections or driveways, the same crash data shows up in several intersection's reports. IDOT uses a 250-foot radius from an intersection to report data.

Table 6
Roadway Crash Data near Gower West Elementary School

Year	Clarendon Hills Road at: - Midway Drive - S. School Drive	Sheridan Drive at: - Cherry Tree Lane - S. School Entrance	Sheridan Drive at: - E. School Exit - Clarendon Hills Road - Clarendon Hills Road at: - N. School Exit	Total Crashes Per Year
2015	-	-	-	0
2016	-	-	1 - Sideswipe - Property Damage Wednesday 3:11 PM	1
2017	-	1 - Turning - Injury Crash Saturday 3:38 PM	1 - Turning - Property Damage Friday 3:36 PM	2
2018	1 - Sideswipe - Property Damage Thursday 7:44 PM	-	-	1
2019	-	-	1 - Turning - Property Damage Sunday 7:00 PM	1
Total	1	1	3	5

Sheridan Drive at either Cherry Tree Lane or the school entrance had a possible injury crash between two westbound vehicles with one turning left and the other passing/overtaking the turning vehicle. It occurred on a Saturday and is not likely school related.

On Clarendon Hills Road, at either Midway Drive or the south school entrance, there was a property damage sideswipe crash between two northbound vehicles. It occurred at 7:44 PM on a Thursday and is not likely school related.

Sideswipe, likely on Sheridan Drive, near Clarendon Hills Road occurred during the afternoon dismissal period. A southbound bus hit a parked car on Sheridan Drive. With the relocation of the school buses loading to the east side of the school, this is unlikely to happen again. A third crash occurred on a Sunday evening with a northbound vehicle turning left and struck by a southbound vehicle.

No crash trends were identified that required additional mitigating measures.

Conclusion

Based on this traffic review, the changes to Gower West Elementary School will have a positive benefit at the school and the surrounding roadways:

1. The proposed expansion of the school building and administration spaces will provide more programming space for the existing student population.
2. The existing student population is stable for the foreseeable future.
3. School traffic volumes due to the pandemic are higher than the pre-pandemic conditions.
4. A review of five years of crash data did not reveal any safety problems.
5. The complete separation of bus and parent traffic on-site will improve site circulation and impact on the rest of the street network. The existing conflict between school buses and parent vehicles is eliminated at the north driveway on Clarendon Hills Road.
6. It is recommended that school staff be prohibited from parking off-street near the school including the south side of Sheridan Drive.
7. The ability to load more vehicles at a time will significantly reduce the afternoon dismissal queue along Cherry Tree Lane.
8. The revised site plan provides 130 parking spaces on-site which exceeds the zoning code requirements, the parking survey results, and national parking data results.



**SITE
LOCATION &
AREA
ROADWAYS**

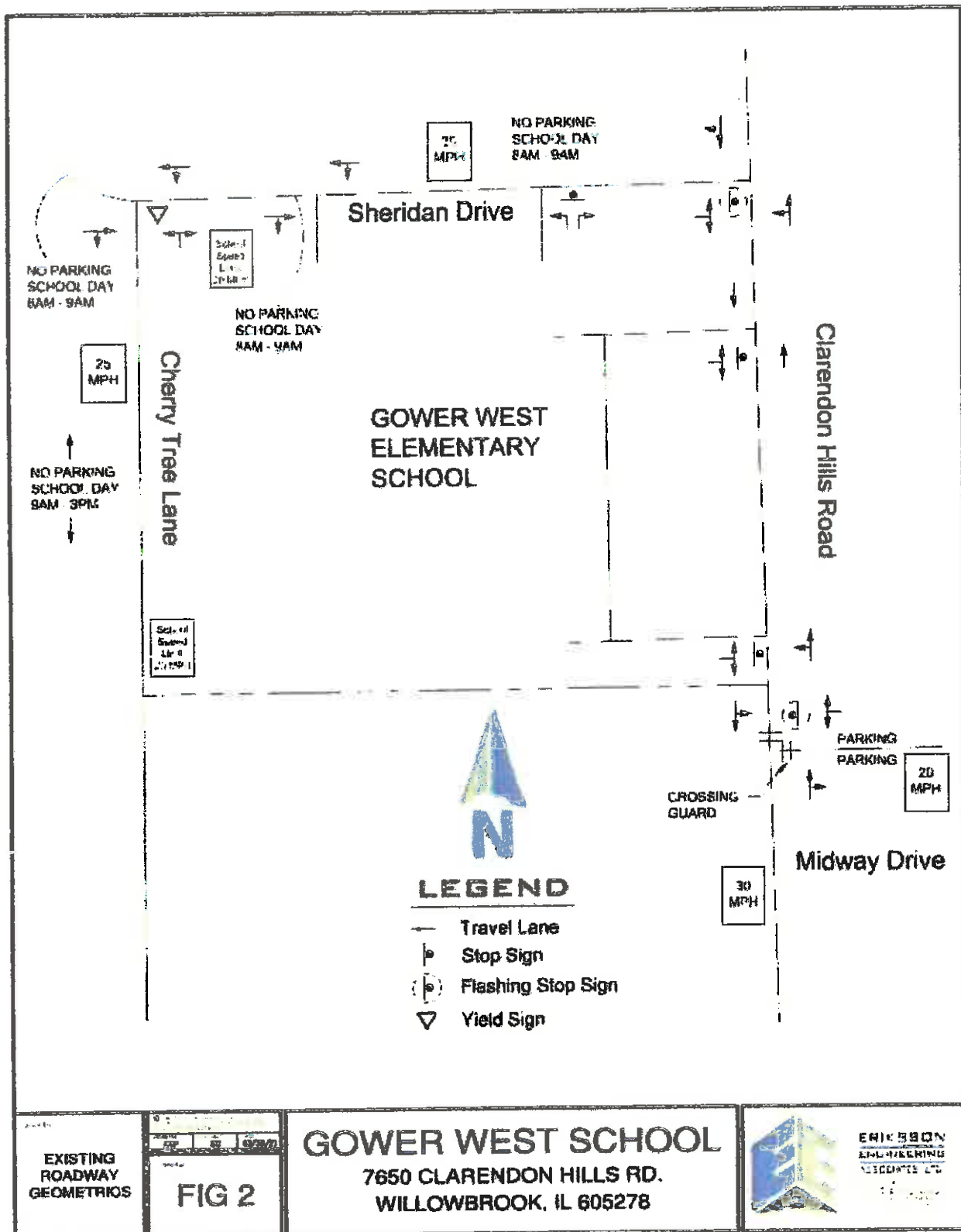
FIG 1

GOWER WEST SCHOOL

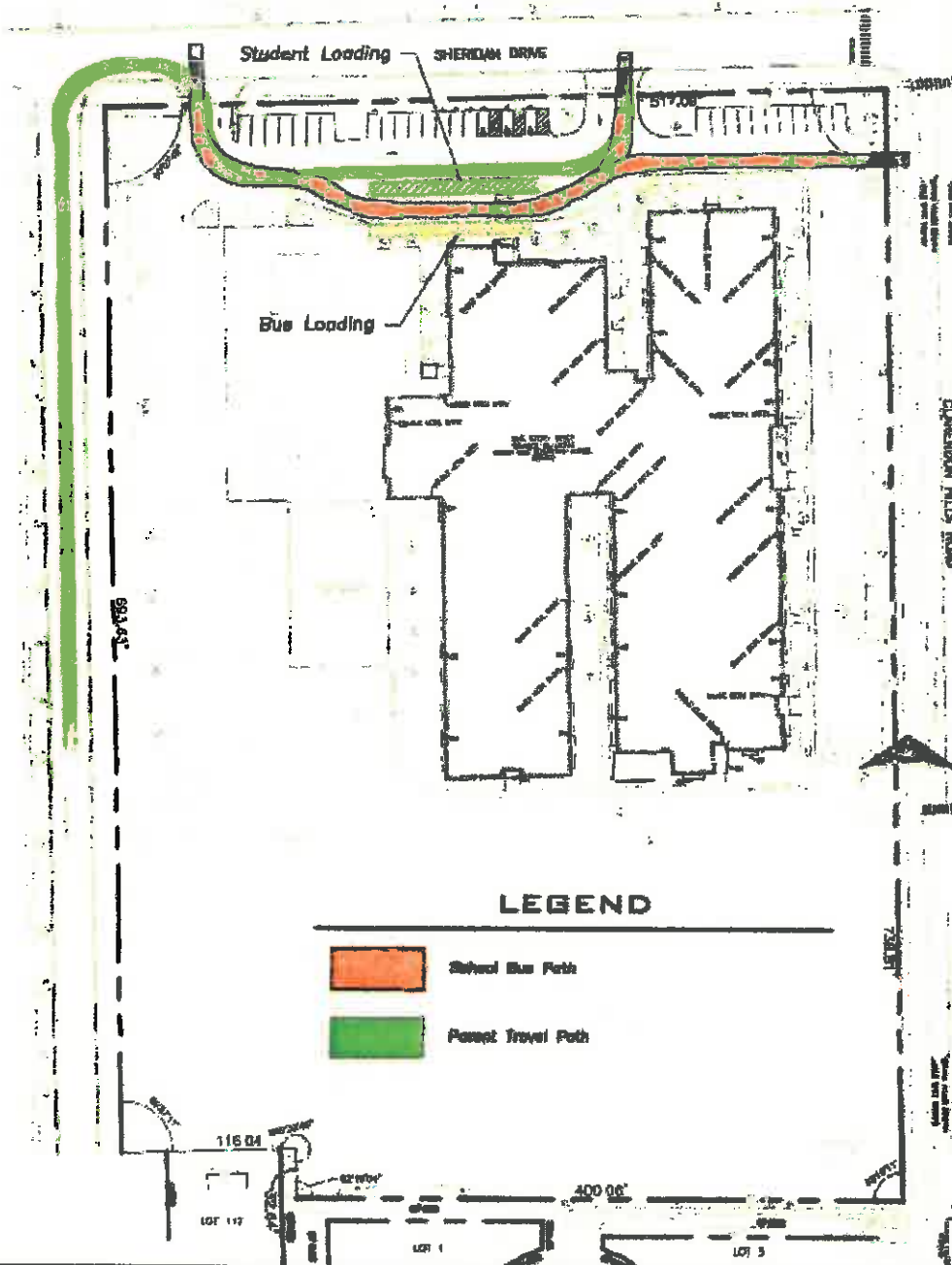
**7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278**



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**



Scale: 1"=100'



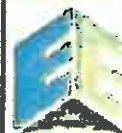
LEGEND

-  School Bus Path
-  Parent Travel Path

HISTORIC
SITE
CIRCULATION

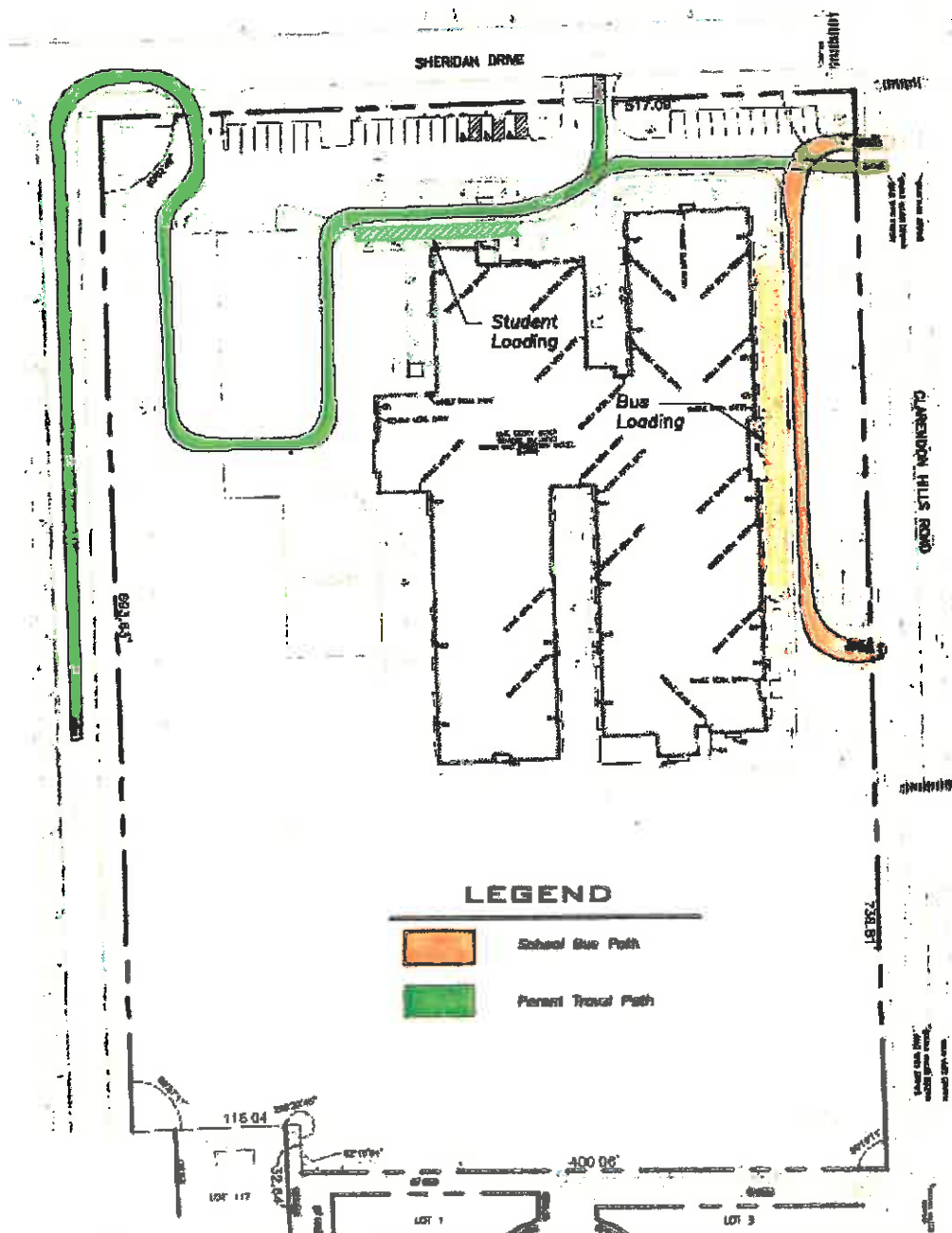
FIG 3

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



ERIKSSON
ENGINEERING
ASSOCIATES, LLC

Scale: 1"=100'



CURRENT
SITE
CIRCULATION

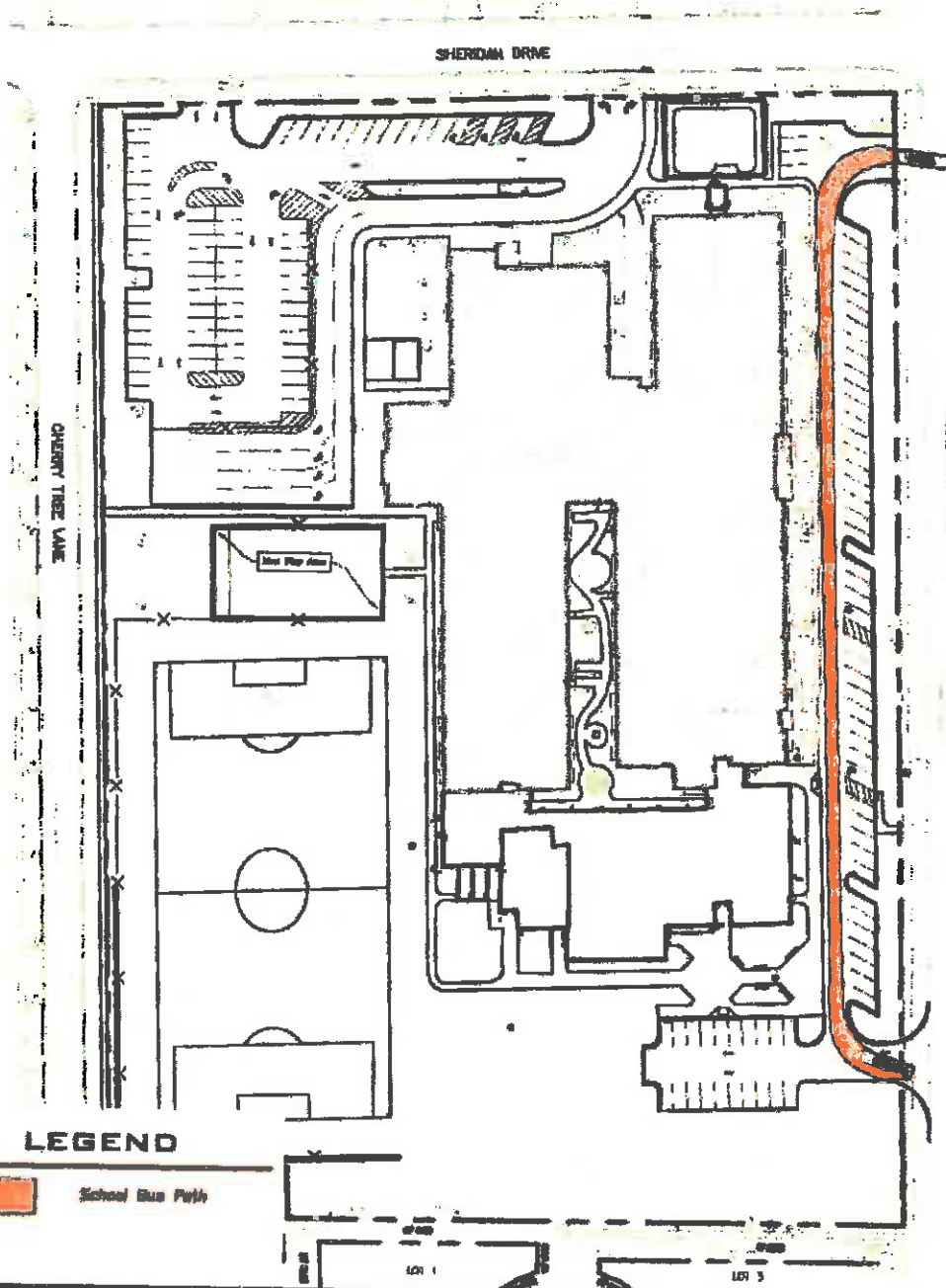
FIG 4

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



ERIKSSON
ENGINEERING
ASSOCIATES LTD

Scale: 1"=100'



LEGEND



School Bus Path

**BUS
ROUTE**

FIG 5

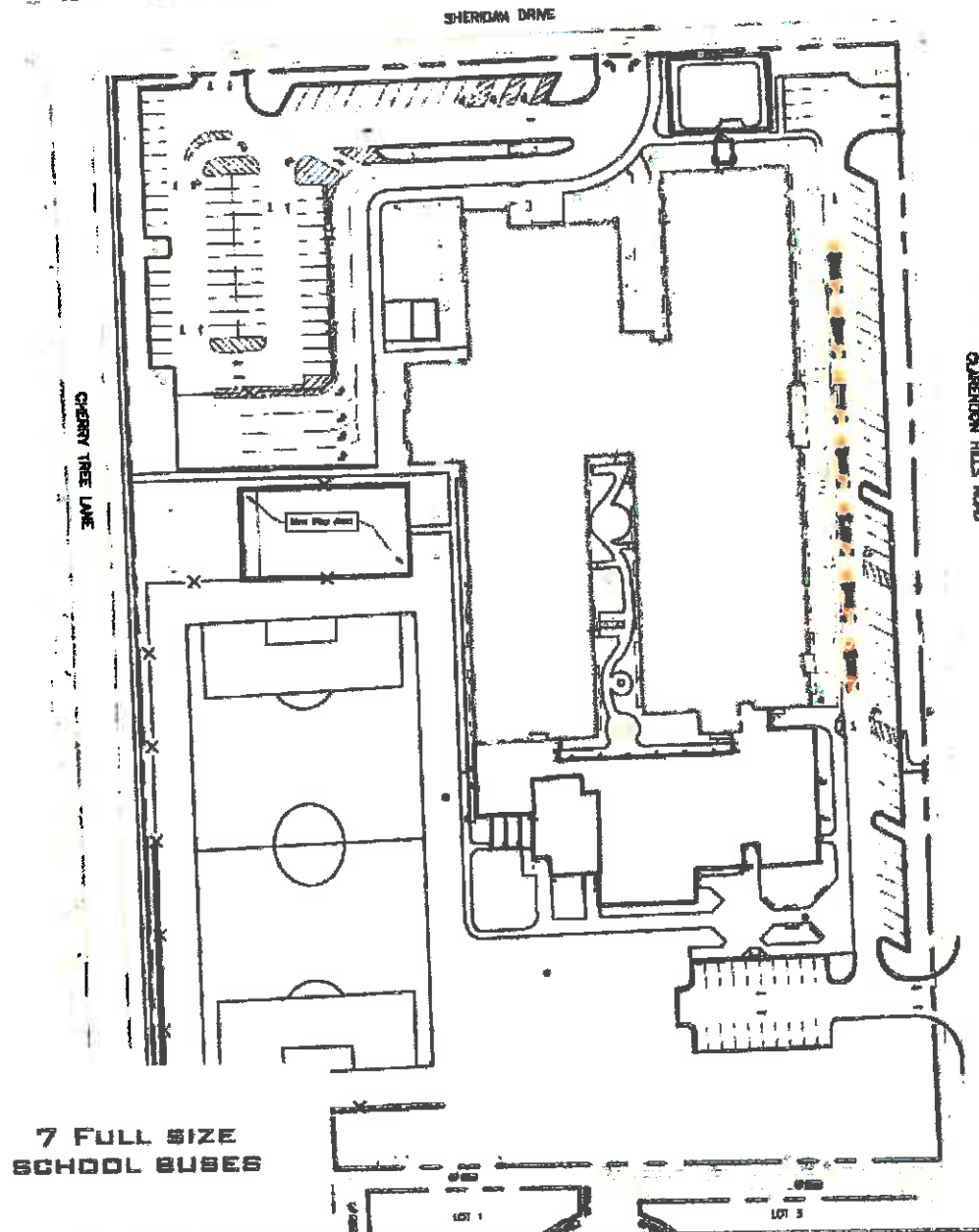
GOWER WEST SCHOOL

7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



**ERIKSSON
ENGINEERING
ASSOCIATES, LLC**

Scale: 1"=100'



BUS
QUEUE

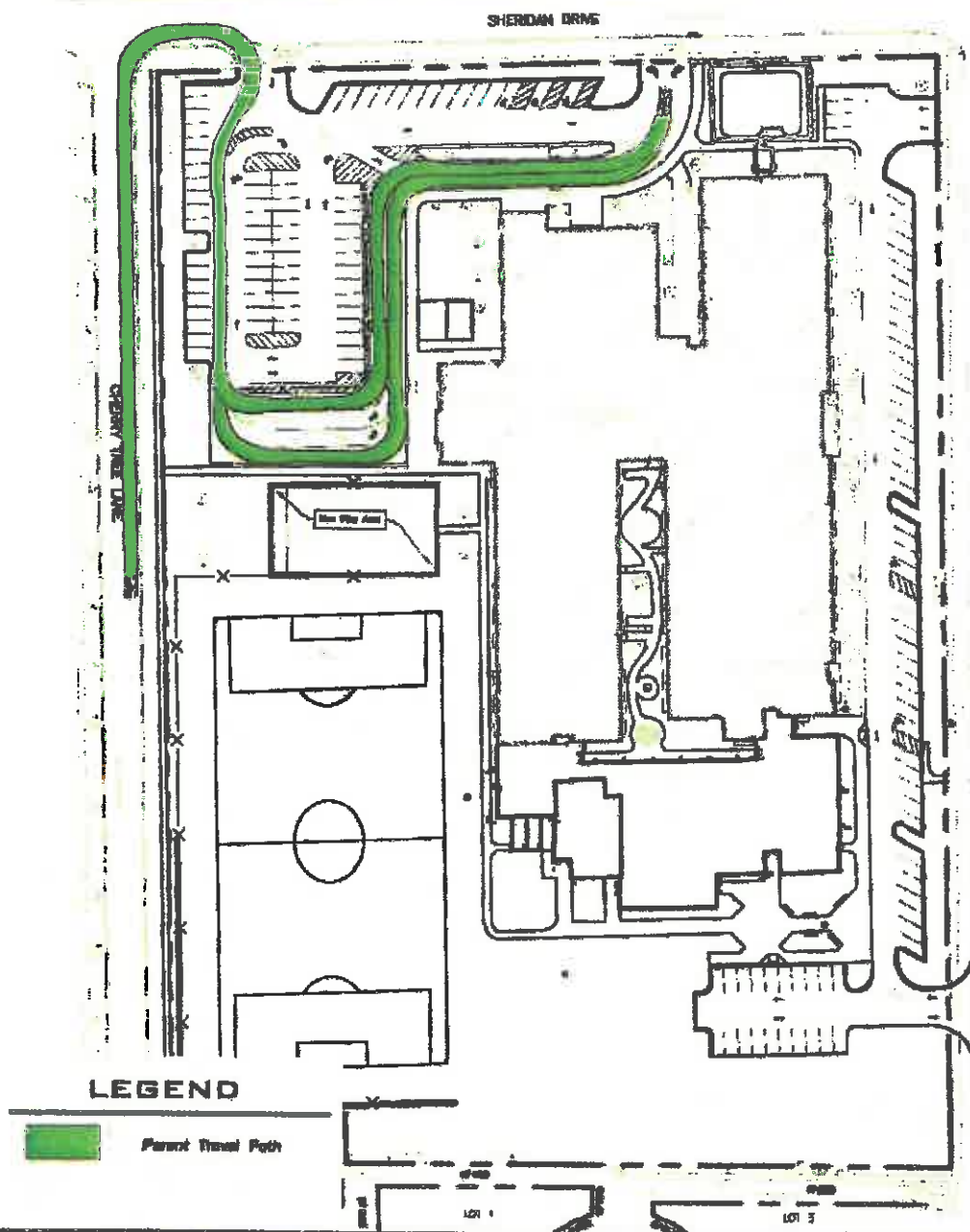
FIG 6

GOWER WEST SCHOOL
7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



ERIKSON
ENGINEERING
ASSOCIATES, LTD.
1111 N. WILLOW BROOK RD.
WILLOW BROOK, IL 60527

Scale: 1"=100'

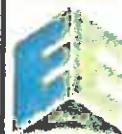


PARENT
ROUTE

FIG 7

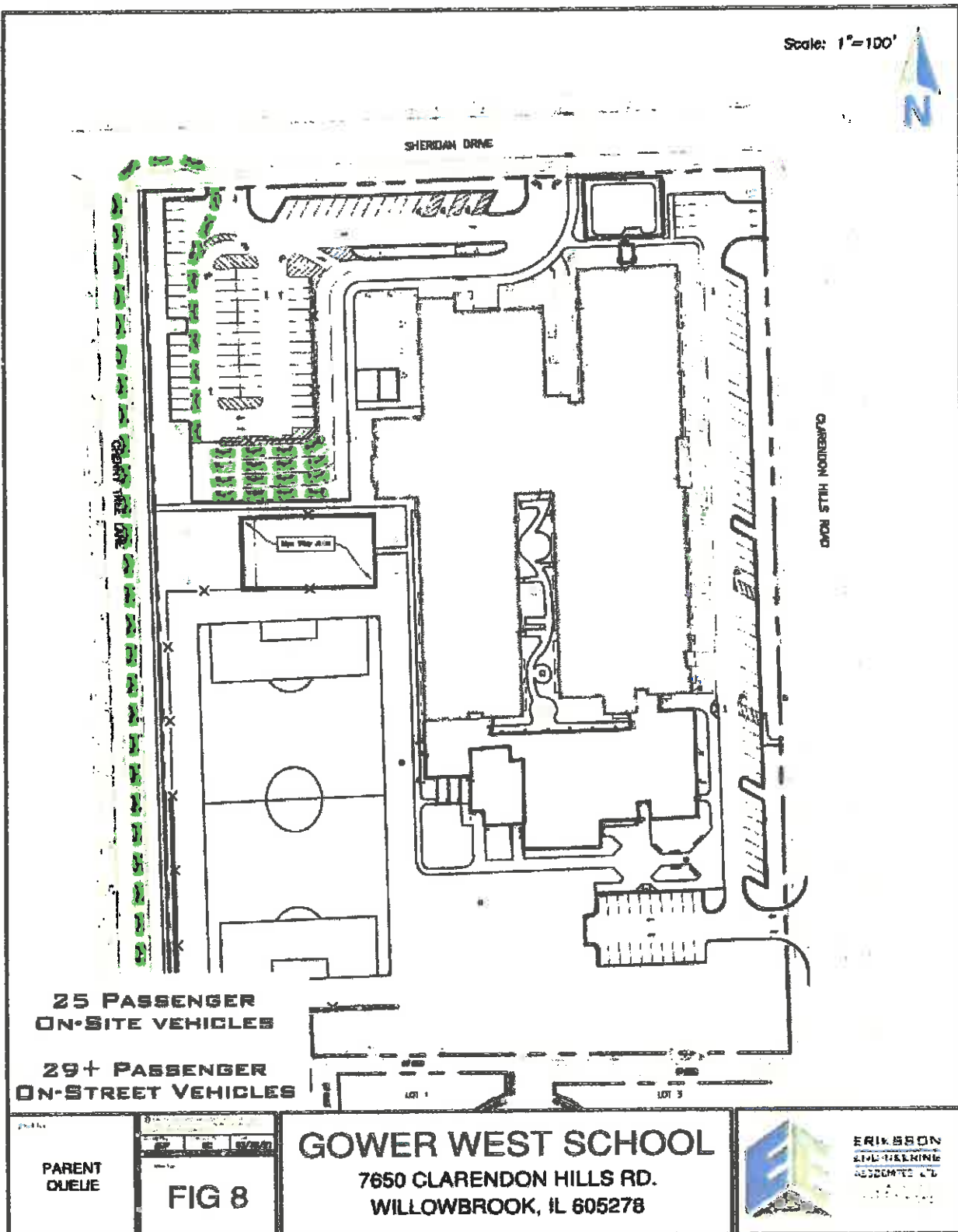
GOWER WEST SCHOOL

7650 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



ERIASSON
ENGINEERING
ARCHITECT LTD

Scale: 1"=100'



APPENDIX

- **Gower West Scope of Work**
- **School Bus Ridership Data**
- **DuPage DOT Counts**
- **2015-2019 Crash Data**
- **ITE Worksheets**
- **Vehicle Path Exhibits**

Traffic & Parking Summary Suggested Scope of Work

A traffic and parking summary should be prepared for the proposed addition to the Gower West Elementary School located at 7650 Clarendon Hills Road in Willowbrook. The study should be prepared in accordance with the Institute of Transportation Engineers (ITE) guidelines and include the following tasks:

1. Obtain operational characteristics related to the existing site and surrounding area, including available recent traffic counts conducted by the Illinois Department of Transportation and/or others along surrounding roadways.
 2. Obtain and analyze crash data from IDOT's Division of Safety and/or the Village of Willowbrook for the most recent five (5) years for the site vicinity, including the existing site access driveways, to determine the current level of operation and identify safety issues.
 3. Perform observations during the peak morning student arrival and afternoon departure to identify current characteristics and operational issues associated with student drop-off and pick-up for both the elementary school, as well as the early childhood center. Particular attention should be paid to stacking capacity and conflict points between buses, passenger cars, pedestrians and bicyclist.
 4. Coordinate with school officials to review the current parking operations policies, identifying the number of existing parking spaces and the designated user(s), as well as existing concerns and problem areas.
 5. Perform a parking utilization survey to identify the current parking demand rate per student/staff at the subject site parking facilities, including all site users: elementary school, early childhood center and school district staff/faculty, drop-off/pick-up parking for the early childhood center and visitors.
 6. Determine project characteristics, including trip generations, traffic distribution and traffic assignments for the volume of additional traffic anticipated by the proposed addition, as applicable/if any, including growth in student/staff populations and/or internal site operation modifications, including student drop-off/pick-up, loading and parking areas. Trip generation rates should be based on published rates contained in current edition of the ITE Trip Generation Handbook, 10th Edition, local data collected from the existing site, and/or local data obtained from similar uses.
 7. Provide a qualitative analysis of the development's impacts on the surrounding roadway network. Recommend any intersection and/or access improvements, if necessary, to accommodate the project traffic flows both on and off site.
 8. Project future parking demand, associated with the potential growth in student/staff population, as applicable, based upon factors as developed by ITE, local parking ordinance and/or local data collected. Recommendation should be made to the amount of parking, the assignment of the parking and access/circulation of the parking lots, as necessary.
 9. Prepare an Auto Turn analysis to ensure emergency and design vehicles can adequately circulate on- and off-site.
 10. Prepare a project summary memorandum, including exhibits and tables, as necessary.
-

Steve Corcoran

From: Gina Rodewald <grodewald@gower62.com>
Sent: Sunday, February 14, 2021 10:30 PM
To: Steve Corcoran
Cc: Tim McGrath
Subject: Re: Gower West Site Traffic Questions

Hi, Steve,

I hope this message finds you well...warm and safe in yet another winter weather advisory!

Getting back to you on the ridership of Gower West buses in a typical school year. Below find the number of students on each bus for both the AM and PM routes. The numbers do fluctuate depending on after school activities and those students who attend before and after school care due to parents' work schedules. If you have any further questions, please let me know.

Thanks!

gina

Bus Ridership for 2019-2020

Pre-Pandemic

*Note: No Bus #6

Bus	AM	PM
1	58	57
2	47	36
3	55	57
4	54	54
5	51	50
7	36	37
8	31	44

Totals 332 335

Bus Ridership for 2020-2021

During Pandemic

*Note: No Bus #6

Bus #	AM	PM
1	43	43
2	23	23
3	45	47
4	41	43
5	33	39
7	32	32
8	31	30

Totals 248(74.7%) 251 (74.9%)

On Tue, Feb 2, 2021 at 4:44 PM Gina Rodewald <grodewald@gower62.com> wrote:
Great. I'll be expecting your call.

630 286-4924 is my direct line.

Gina

On Tue, Feb 2, 2021 at 4:22 PM Steve Corcoran <scorcoran@eez-isd.com> wrote:

Should be

Stephen B. Corcoran, PE (IL, IN, MI, MO, WI), PTOE

p 847.223.4804 Ext. 21

m 847-254-9792

ERIKSSON ENGINEERING ASSOCIATES, LTD.

25 Years | Civil | Traffic & Parking | Landscape Architecture

Illinois | Wisconsin | Indiana | www.eea-ltd.com

From: Gina Rodewald <grodewald@gower62.com>

Sent: Tuesday, February 2, 2021 4:15 PM

To: Steve Corcoran <scorcoran@eea-ltd.com>

Cc: Tim McGrath <tmcgrath@greenassociates.com>

Subject: Re: Gower West Site Traffic Questions

Hi, Steve,

10:30 works for me. I have to finish by 11:00. Will that be a sufficient amount of time to get us started?

gina

On Tue, Feb 2, 2021 at 3:32 PM Steve Corcoran <scorcoran@eea-ltd.com> wrote:

How about 10:30 tomorrow? (Wed)

Stephen B. Corcoran, PE (IL, IN, MI, MO, WI), PTOE

p 847.223.4804 Ext. 21

m 847-254-9792

ERIKSSON ENGINEERING ASSOCIATES, LTD.

25 Years | Civil | Traffic & Parking | Landscape Architecture

Illinois | Wisconsin | Indiana | www.eea-ltd.com

From: Gina Rodewald <grodevald@gower62.com>
Sent: Monday, February 1, 2021 4:03 PM
To: Steve Corcoran <scorcoran@eea-ltd.com>
Cc: Tim McGrath <tmcgrath@greenassociates.com>
Subject: Re: Gower West Site Traffic Questions

Hi, Steve,

Unfortunately, I have had to schedule another meeting at that time tomorrow. I could meet at 3:00?

Wednesday I am still available between 9 and 11:00 or noon and 1:45 and after 3:00.

If you need additional times, please let me know.

Thanks!

On Mon, Feb 1, 2021 at 3:33 PM Steve Corcoran <scorcoran@eea-ltd.com> wrote:

Gina,

Lets say Noon tomorrow. Shall I call you at the number below?

Stephen B. Corcoran, PE (IL, IN, MI, MO, WI) PTOE

p 847.223.4804, Ext. 21

m 847.264.9782

CRIBSON ENGINEERING ASSOCIATES, LTD

25 Years | Civil | Traffic & Parking | Landscape Architecture

Illinois | Wisconsin | Indiana | www.grodewald.com

From: Gina Rodewald <grodewald@gower52.com>
Sent: Monday, February 1, 2021 10:03 AM
To: Steve Corcoran <scorcoran@esa-llc.com>
Cc: Tim McGrath <timcgrath@greenassociates.com>
Subject: Re: Gower West Site Traffic Questions

Hi, Steve.

My availability this week:

Tuesday 2/2 - Between 11:30 and 12:30 and anytime after 3:00 PM

Wednesday 2/3 - Between 9:00 and 11:00, between 12:00 - 1:30 and after 3:00

Thursday, 2/4 - After 11:30 but before 4:30.

Friday, 2/5 - Between 9 and 11:00 and between 12:30 and 4:00

Contact information below. Let me know what works for you.

gina

Gina Rodewald

Principal

Gower West School

2650 Clarendon Hills Road

Willowbrook, Illinois 60527

ph 630.286.4524

f 630.323.6494

On Mon, Feb 1, 2021 at 8:48 AM Steve Corcoran <scorcoran@eea-ltd.com> wrote:

Gina,

Let me know when we could schedule a phone call this week and your contact information.

Sincerely

Stephen B. Corcoran, PE (IL, IN MI MO, WI), PTOE

p 847.223.4804, Ext. 21

m 847-254-9792

ERIKSSON ENGINEERING ASSOCIATES, LTD.

26 Years | Civil | Traffic & Parking | Landscape Architecture

Illinois | Wisconsin | Indiana | www.eea-ltd.com

From: Gina Rodewald <grodewald@gower62.com>

Sent: Sunday, January 31, 2021 9:34 PM

To: Tim McGrath <tmcgrath@greenassociates.com>

Cc: Steve Corcoran <scorcoran@eea-ltd.com>

Subject: Re: Gower West Site Traffic Questions

Looking forward to meeting and working with you Steve!

gina

On Fri, Jan 29, 2021 at 2:00 PM Tim McGrath <tmcgrath@greenassociates.com> wrote:

Hi Gina,

I wanted to introduce you to Steve Cocoran (our civil engineering traffic consultant). He has a question or two for you and will reach out to you directly..

Thanks Gina...

Tim McGrath, AIA, REFP

Director of Design

GREEN|ASSOCIATES

[111 Deer Lake Road, Suite 135](#)

[Deerfield, Illinois 60015](#)

telephone 847-317-0852 x151

direct 847-787-1866

mobile 847-651-0796

www.greenassociates.com

Follow us on [Instagram](#) for news and updates on our projects

This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



DuPage County Division of Transportation

Computerized Intersection Count from Machine Source

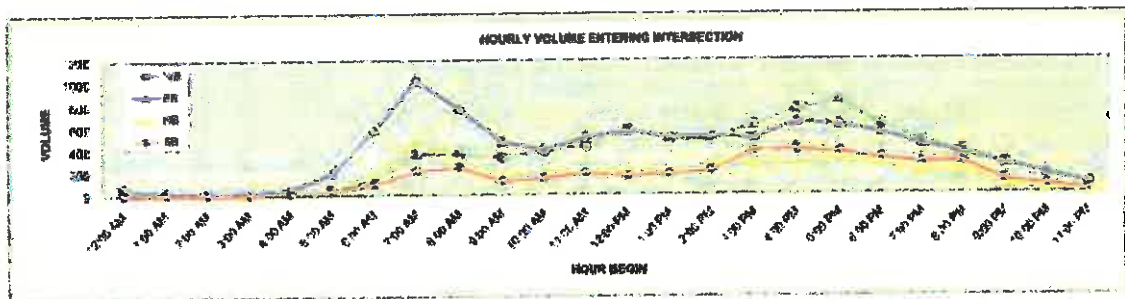
Intersection Name: **75TH**

CLARENDON HILLS

Section: **9437**

		CLARENDON HILLS				75TH				CLARENDON HILLS				75TH				VOLUME ENTERING
		SOUTHBOUND				SOUTHBOUND				SOUTHBOUND				EASTBOUND				
Date	Hr Begin	LLR1	TRK1	AR1RT	TOTAL	LLR1	TRK1	AR1RT	TOTAL	LLR1	TRK1	AR1RT	TOTAL	LLR1	TRK1	AR1RT	TOTAL	
05/04/10	12:00 AM	2	1	3	6	4	56	3	63	9	0	3	18	0	23	8	28	118
05/04/10	1:00 AM	1	3	2	6	2	21	1	24	3	5	2	10	2	17	3	22	92
05/04/10	2:00 AM	0	1	0	1	1	17	1	19	1	3	0	4	0	13	2	15	39
05/04/10	3:00 AM	3	2	0	5	0	10	0	10	2	2	1	5	1	21	0	22	42
05/04/10	4:00 AM	11	2	3	16	1	21	1	23	5	11	5	21	2	43	1	46	106
05/04/10	5:00 AM	25	8	5	38	0	42	4	46	11	37	2	50	9	185	2	196	331
05/04/10	6:00 AM	52	36	8	97	5	108	14	127	42	180	38	188	33	538	8	579	691
05/04/10	7:00 AM	42	114	6	211	38	256	64	338	174	286	31	485	99	644	10	1022	2084
05/04/10	8:00 AM	47	111	87	245	32	280	35	347	87	180	42	317	48	884	37	776	1690
05/04/10	9:00 AM	33	58	30	121	30	273	24	327	72	90	26	197	61	385	24	470	1115
05/04/10	10:00 AM	41	59	38	149	42	316	22	380	78	116	32	224	40	331	29	400	1153
05/04/10	11:00 AM	62	84	30	190	48	348	34	430	74	113	32	219	43	431	36	510	1365
05/04/10	12:00 PM	51	63	52	166	79	440	89	578	87	111	33	231	69	460	43	562	1837
05/04/10	1:00 PM	49	96	36	181	51	330	37	487	87	114	25	226	42	423	46	511	1407
05/04/10	2:00 PM	56	103	53	212	52	369	57	478	185	142	47	294	47	416	57	620	1904
05/04/10	3:00 PM	89	196	103	388	56	500	58	614	187	120	81	388	63	383	54	500	1760
05/04/10	4:00 PM	74	236	26	340	89	579	83	751	82	183	43	278	88	886	71	947	2865
05/04/10	5:00 PM	88	188	109	377	64	671	88	823	143	160	28	341	88	478	73	614	2191
05/04/10	6:00 PM	185	129	86	323	76	474	76	626	182	141	43	286	72	402	72	546	1781
05/04/10	7:00 PM	58	137	88	283	44	366	81	481	82	88	21	201	47	335	66	438	1363
05/04/10	8:00 PM	46	138	88	283	35	392	47	524	67	104	48	231	50	257	49	356	1284
05/04/10	9:00 PM	38	62	28	118	26	219	25	270	48	37	10	93	17	217	27	261	742
05/04/10	10:00 PM	15	40	22	77	9	140	13	171	21	23	8	50	16	136	24	176	473
05/04/10	11:00 PM	10	17	8	35	7	72	12	91	13	18	1	24	5	75	13	93	243
24HR TOTALS		1093	1903	1840	3846	789	6347	767	7903	1324	2164	690	4278	887	7851	748	9396	25423

ADT CATEGORY	CLARENDON HILLS	75TH	CLARENDON HILLS	75TH
	NORTH LEG	EAST LEG	SOUTH LEG	WEST LEG
	7774	17147	7718	18207
	INTERSECTION ADT	25423		





DuPage County Division of Transportation

Complied Information Court from Machine Source

Intersection control:

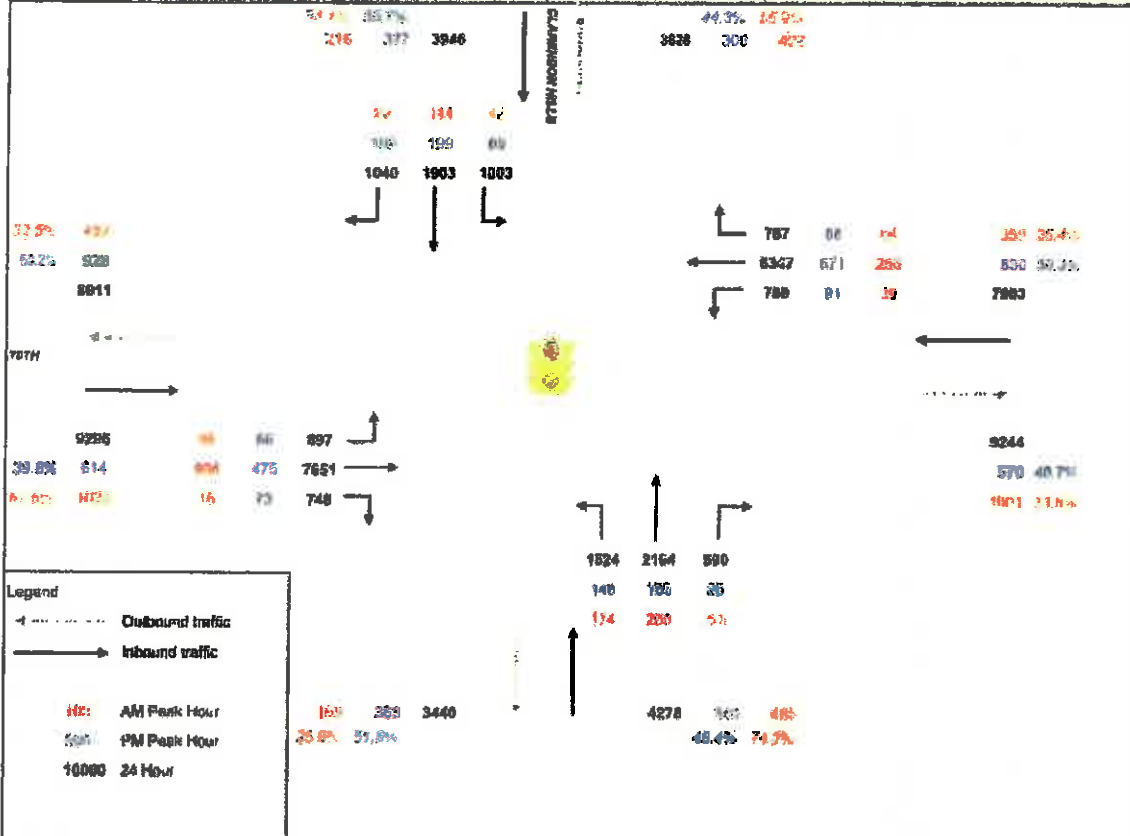
78TH

@

CLARENDON HILLS

Station:

8830



	CLARENDON HILLS				78TH				CLARENDON HILLS				78TH			
	SOUTHBOUND				WESTBOUND				NORTHBOUND				EASTBOUND			
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL
07:00 AM - 09:00 AM	42	111	62	215	29	256	64	349	174	268	59	491	98	908	16	1022
% OF TOTAL ENTERING	19.3%	32.2%	28.4%	79.9%	10.9%	71.3%	17.8%	89.0%	31.2%	35.6%	10.2%	77.0%	5.6%	30.2%	1.4%	63.2%
12:00 PM - 01:00 PM	51	48	52	151	79	448	39	566	67	111	26	204	39	468	43	550
% OF TOTAL ENTERING	30.7%	30.2%	31.3%	92.2%	13.7%	78.8%	6.8%	97.3%	10.1%	14.2%	10.3%	34.6%	7.9%	24.4%	7.9%	67.2%
05:00 PM - 08:00 PM	67	199	109	375	91	171	66	328	146	166	26	338	64	475	23	524
% OF TOTAL ENTERING	16.3%	23.3%	28.7%	68.3%	11.6%	26.8%	6.3%	44.7%	43.5%	24.4%	7.7%	74.6%	10.7%	27.4%	11.7%	51.4%



Coordinate Collision Diagram Report

11/2018 to 12/31/2016

For xCoordinate 2900263.029, yCoordinate 1859422.054 | Foot Tolerance: 250 | County : DuPage | Intersection Relation: All Classes : *See Notes at End of Report.

Report No : SDM-RC001

Sorted by : Mins / Date / ICN

[illegible]

Clarendon Hills Road and Gower West North Exit Drive

1. Introduction



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2600263.029 : YCoordinate 1869122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Dryed Wt	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Sliding or Same Direction	1	100.0%	Wet-slicking	1	100.0%	2 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		SUV	1	50.0%
									TOTAL:	2	

Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%	Dist	Total	%
Clear	1	100.0%	Daylight	1	100.0%	Dry	1	100.0%	West	2	100.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		TOTAL:	2	

Clarendon Hills Road and Gower West North Exit Drive

North Exit 2



Coordinate Collision Diagram Report

4/1/2017 to 12/31/2017

For XCoordinate 2900283.029 : YCoordinate 1859122.054 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Parked Motor Vehicle	1	100.0%	Friday	3 PM	1	100.0%	Bus over 15 seats	1	50.0%
TOTAL:	1		TOTAL:		1		Passenger	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DRP#	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:		1		West	1	50.0%
							TOTAL:	2	

Clarendon Hills Road and Gower West North Exit Drive

North Exit 4



Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 280723.029 : YCoordinate 1859122.054 | Foot Tolerance 251 | County : DuPage | Intersection Related. All Cases ; *See Notices at End of Report.

[illegible]

Clarendon Hills Road and Gower West North Exit Drive

North Exit 5



Kansas Department of Transportation

Coordinate Collision Diagram Report

4/1/2019 to 12/31/2019

For XCoordinate 25010263.029 : YCoordinate 1859122.054 | Foot Tolerances : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Traffic	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%		Total	%
Clear	1	100.0%	Light Cond	Dry	1	100.0%	Clear	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		No-Pr	1	50.0%
							South	1	50.0%
							TOTAL:	2	

Clarendon Hills Road and Gower West North Exit Drive

North Exit 6



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2902259.817, YCoordinate 1859199.149 | Foot Tolerance 250 | County : DuPage | Intersection Relat: Adj Cases | *See Notes at End of Report.*

[illegible]



Coordinate Collision Diagram Report

1/1/2018 to 12/31/2016

For XCoordinate 2900259.517 : YCoordinate 1855159.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Side-swipe Same Direction	1	100.0%	Wednesday	1	100.0%	3 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		SUV	1	50.0%
									TOTAL:	2	
Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%			
Clear	1	100.0%	Daylight	1	100.0%	Dry	1	100.0%	DRP	2	100.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		Wet	2	100.0%
									TOTAL:	2	



For XCoordinate: 2900259.817 | YCoordinate: 18150100.146 | East Tolerance: 250 | County: Cuyahoga | Intersection Related: All Cases | *See Notes at End of Report.

Clarendon Hills at Sheridan

Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900259.617 : YCoordinate 1856199.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Struck Motor Vehicle	1	100.0%	Friday	3 PM	1	100.0%	Bus over 15 seats	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		Passenger	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DURP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	South	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		West	1	50.0%
							TOTAL:	2	

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900259.87, YCoordinate 1859198.140 | Food Tolerance 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

[illegible]



Illinois Department of Transportation

Report Produced : 5/7/2021 10:22 AM
By: CENTRALWATHAD
Page : 2 of 3

Report No : SDM-RC001
Sorted by : Mile / Date / ICN

Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2800259.817 ; YCoordinate 185919.149 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	90.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	90.0%
							TOTAL:	1	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DRP	Total	%
Clear	1	100.0%	Darkness	Dry	1	100.0%	North	1	90.0%
TOTAL:	1		TOTAL:	TOTAL:	1		South	1	90.0%
							TOTAL:	2	

Clarendon Hills at Sheridan

Coordinate Collision Diagram Report

11/2017 to 12/31/2017

For XCoordinate 2900041.392, YCoordinate 1859186.3 | Faxi Tolerance: 250 | County DuPage | Intersection Related: All Cases | *See Notes at End of Report

[illegible]



Coordinate Collision Diagram Report

1/1/2016 to 12/31/2016

For XCoordinate 2600041.382 : YCoordinate 1859486.3 | Foot Tolerances : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	%	Total	%	Vehicle Type	Total	%
Sideways Barrier Direction	1	100.0%	Wednesday	3 PM	100.0%	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:		1		SUV	1	50.0%
								TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	%	Total	%		Total	%
Clear	1	100.0%	Daylight	Dry	100.0%	1	100.0%	DRP	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:		1		West	2	
								TOTAL:	2	



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance: 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Parked Motor Vehicle	1	100.0%	Friday	3 PM	1	100.0%	Bus over 15 seats	1	100.0%
TOTAL:	1		TOTAL:		1		Passenger	1	100.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%			
Clear	1	100.0%	Daylight	Dry	1	100.0%	DRP	Total	%
TOTAL:	1		TOTAL:		1		South	1	100.0%
							West	1	100.0%
							TOTAL:	2	



Coordinate Collision Diagram Report

1/1/2019 to 12/31/2019

For XCoordinate 2900041.382 : YCoordinate 1859186.3 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	Other	Total	%
Clear	1	100.0%	Darkness	Dry	1	100.0%	North	1	50.0%
TOTAL:	1		TOTAL:	TOTAL:	1		South	1	50.0%
							TOTAL:	2	



Coordinate Collision Diagram Report
 1/1/2010 to 12/31/2010

For XCoordinate 2800260.697 : YCoordinate 1858784.402 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Side-swipe Same Direction	1	100.0%	Thursday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:		1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%		Total	%
Clear	1	100.0%	Dusk	Dry	1	100.0%	North	2	100.0%
TOTAL:	1		TOTAL:		1		TOTAL:	2	

Coordinate Collision Diagram Report

11/12/2018 to 12/31/2018

For XCoordinate 291029.121 | YCoordinate 1858657.98 | Foot Tolerance 250 | County . DuPage | Intersection Retained All Cases | *See Notes at End of Report

[illegible]



Coordinate Collision Diagram Report

1/1/2018 to 12/31/2018

For XCoordinate 2900287.421 : YCoordinate 1858657.88 | Foot Tolerance :250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	0	1	0	0	0	0	0

Type of Crash	Total	%	Day of Wk	Hour of Day	Total	%	Vehicle Type	Total	%
Side-sway Same Direction	1	100.0%	Thursday	7 PM	1	100.0%	Passenger	1	50.0%
TOTAL:	1		TOTAL:		1		SUV	1	50.0%
							TOTAL:	2	
Weather Cond	Total	%	Light Cond		Total	%			
Clear	1	100.0%	Dusk	Road Surface	1	100.0%	DRP	2	100.0%
TOTAL:	1		TOTAL:		1		North	2	
							TOTAL:	2	

Coordinate Collision Diagram Report

11/20/17 12:31:2017

For XCoordinate 2839781.991 . YCoordinate 1859173.957 | *Foot Tolerance - 250 | County : DuPage | Intersection Related: All Cases ; *See Notes at End of Report.

[illegible]



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2889781.981 : YCoordinate 1859175.057 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	1	0	0	2	0	0	2

Type of Crash	Total	%	Day of Week	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Sunday	3 PM	1	100.0%	Passenger	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	
Weather Cond	Total	%	Light Cond	Road Surface	Total	%	DRP	Total	%
Clear	1	100.0%	Daylight	Dry	1	100.0%	Wet	2	100.0%
TOTAL:	1		TOTAL:	TOTAL:	1		TOTAL:	2	

Sheridan at Gower West Entry Drive



Illinois Department of Transportation

Report No : SDM-RC001

Sorted by : Mile / Date / ICN

Report Produced : 5/7/2021 10:16 AM

By: CENTRALURATHAD

Page : 3 of 3

Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2886781.981 : YCoordinate 1859175.057 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

Notes

DISCLAIMER: The motor vehicle crash data referenced herein was provided by the Illinois Department of Transportation. Any conclusions drawn from analysis of the aforementioned data are the sole responsibility of the data recipient(s). Additionally, for coding years 2015 to present, the Bureau of Data Collection uses the exact latitude/longitude supplied by the investigating law enforcement agency to locate crashes. Therefore, location data may vary in previous years since data prior to 2015 was physically located by bureau personnel.



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 289876.788 . YCoordinate 1859167.829 | Foot Tolerance: 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

[illegible]



Coordinate Collision Diagram Report

1/1/2017 to 12/31/2017

For XCoordinate 2898876.788 : YCoordinate 1858167.829 | Foot Tolerance : 250 | County : DuPage | Intersection Related: All Cases | *See Notes at End of Report.

TOTAL CRASHES	FATAL CRASHES	A INJURY CRASHES	B INJURY CRASHES	C INJURY CRASHES	PROPERTY DAMAGE CRASHES	TOTAL KILLED	TOTAL INJURED	A INJURIES	B INJURIES	C INJURIES
1	0	0	0	1	0	0	2	0	0	2

Type of Crash	Total	%	Day of Week	Total	%	Hour of Day	Total	%	Vehicle Type	Total	%
Turning	1	100.0%	Saturday	1	100.0%	3 PM	1	100.0%	Personcar	2	100.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		TOTAL:	2	
Weather Cond	Total	%	Light Cond	Total	%	Road Surface	Total	%		Total	%
Clear	1	100.0%	Day/Night	1	100.0%	Dry	1	100.0%	DRP	2	100.0%
TOTAL:	1		TOTAL:	1		TOTAL:	1		Wheal	2	
									TOTAL:	2	

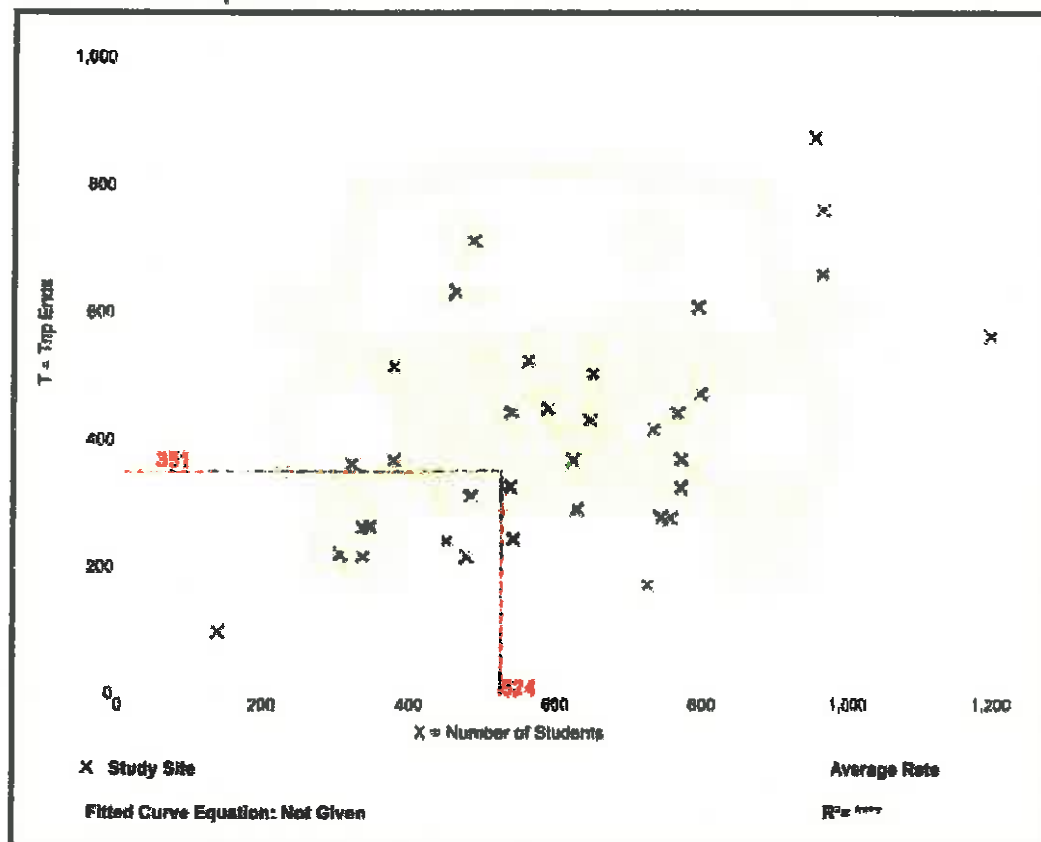
Elementary School (520)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
 Number of Studies: 35
 Avg. Num. of Students: 603
 Directional Distribution: 54% entering 46% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.67	0.24 - 1.47	0.27

Data Plot and Equation



Trip Gen Manual 10th Ed + Supplement • Institute of Transportation Engineers

Elementary School (520)

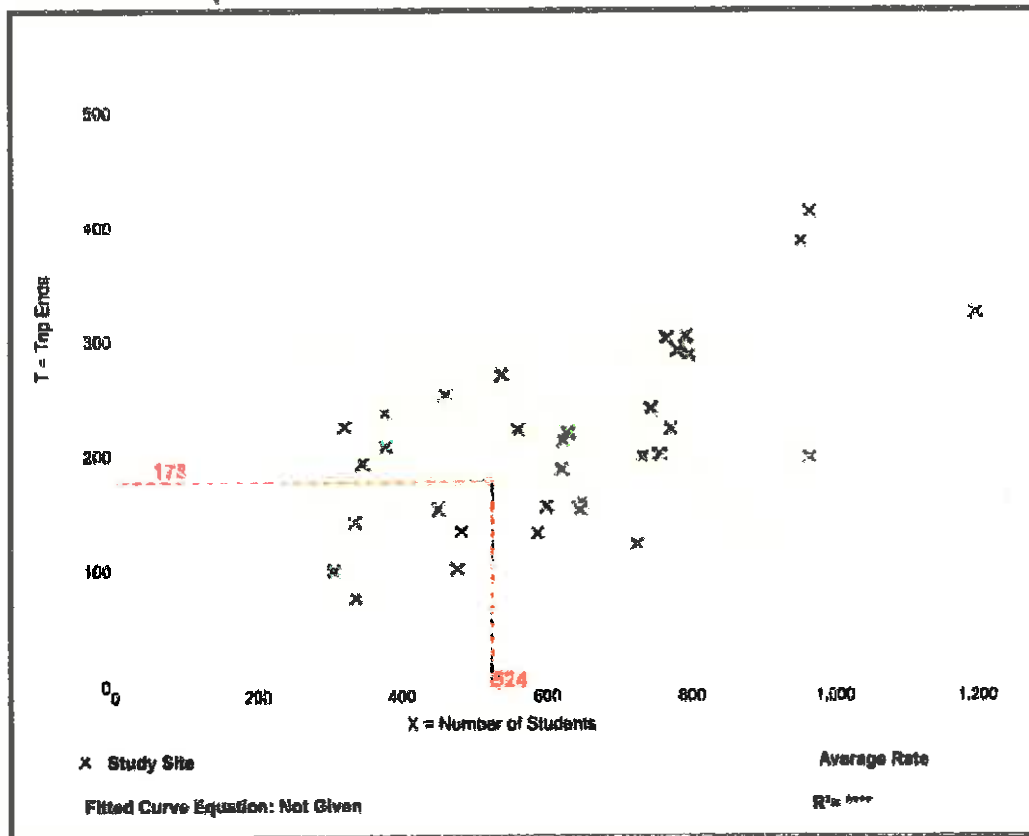
Vehicle Trip Ends vs: Students
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. Num. of Students: 626
Directional Distribution: 45% entering 55% exiting

Vehicle Trip Generation per Student

Average Rate:	Range of Rates	Standard Deviation
0.34	0.17 - 0.70	0.11

Data Plot and Equation



Trip Gen Manual 10th Ed - Supplement • Institute of Transportation Engineers

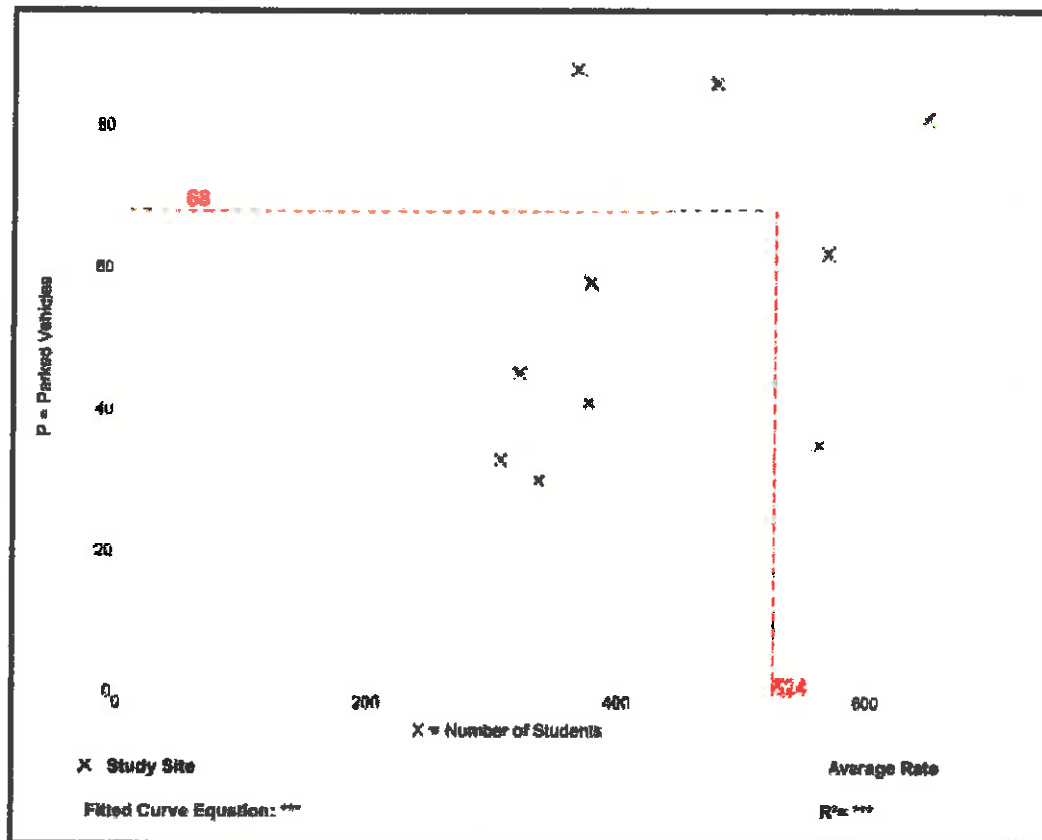
Elementary School (520)

Peak Period Parking Demand vs: Students
On s: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 8:00 a.m. - 3:00 p.m.
 Number of Studies 10
 Avg. Num. of Students: 433

Peak Period Parking Demand per Student

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.13	0.08 - 0.21	0.11 / 0.20	***	0.05 (38%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

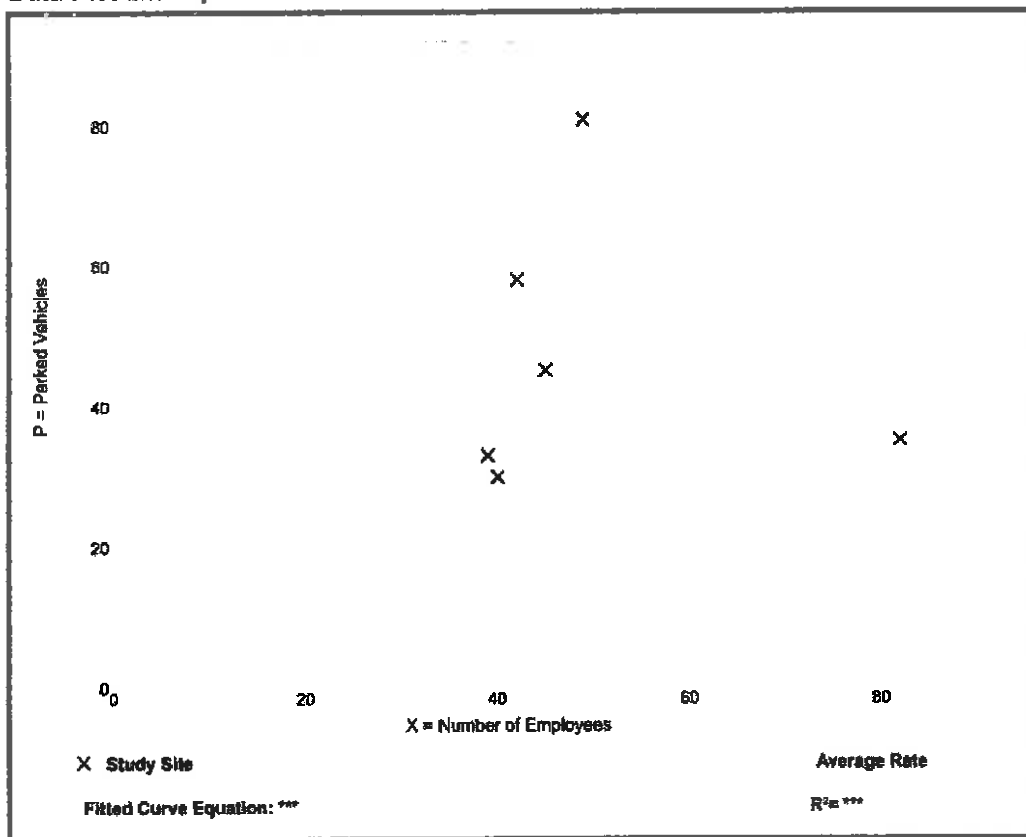
Elementary School (520)

Peak Period Parking Demand vs: Employees
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 8:00 a.m. - 3:00 p.m.
 Number of Studies: 6
 Avg. Num. of Employees: 50

Peak Period Parking Demand per Employee

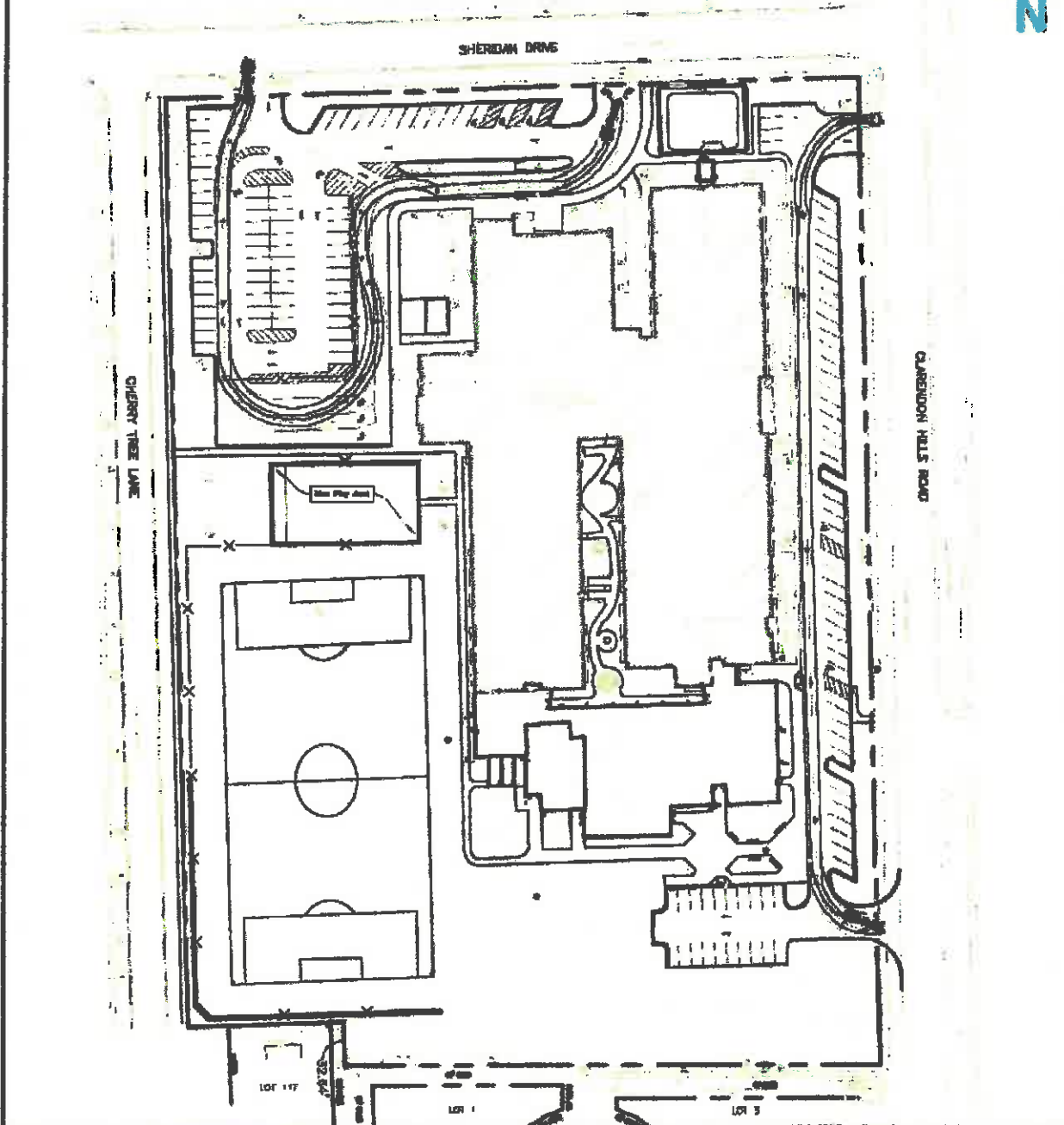
Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.95	0.43 - 1.65	0.78 / 1.64	***	0.48 (51%)

Data Plot and Equation



Parking Generation Manual, 5th Edition • Institute of Transportation Engineers

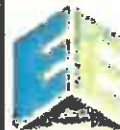
Scale: 1"=100'



FIRE TRUCK
ROUTE

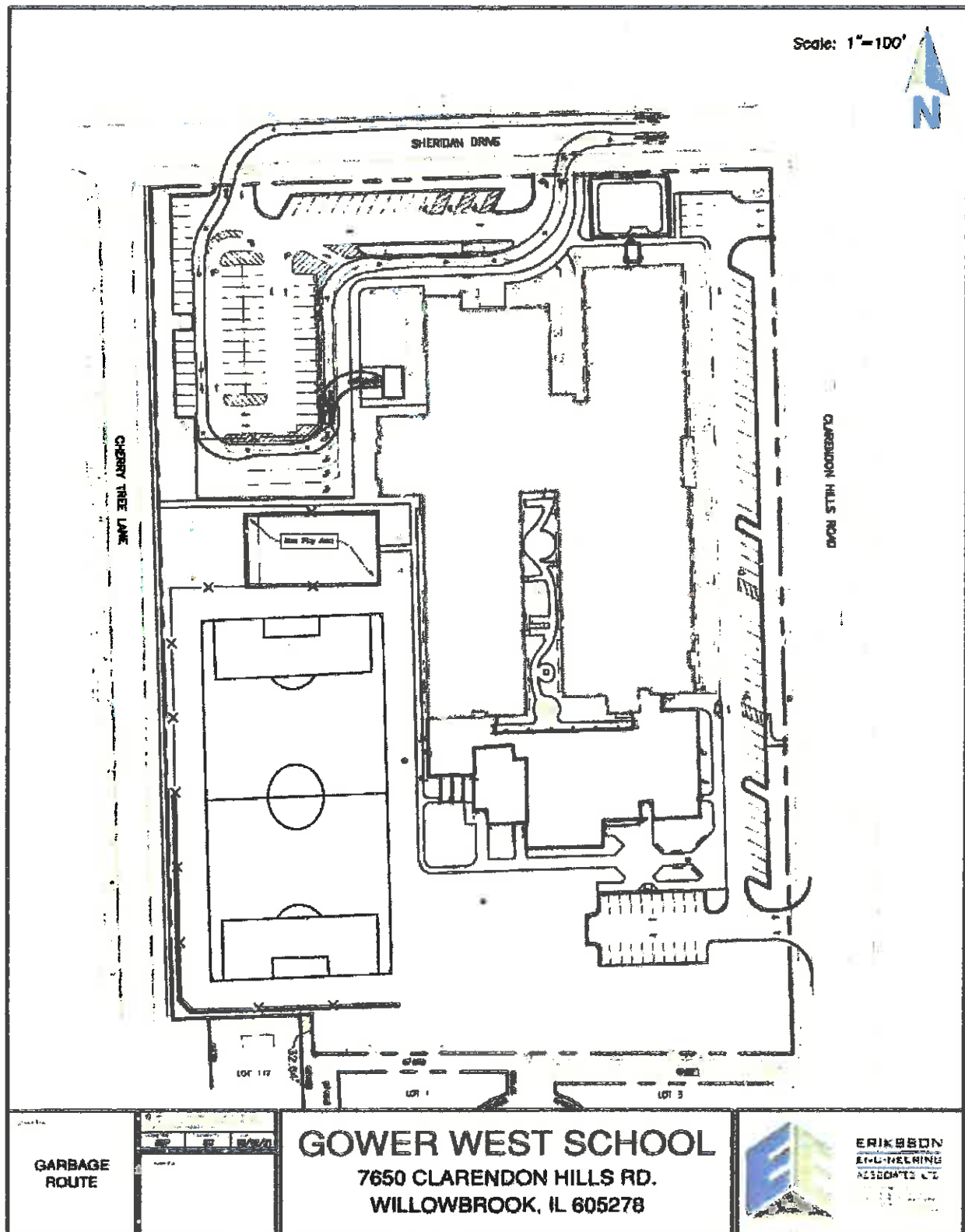
GOWER WEST SCHOOL

7660 CLARENDON HILLS RD.
WILLOWBROOK, IL 605278



ERIKSSON
ENGINEERING
ASSOCIATES, LLC

Scale: 1"=100'





Attachment 9
EEA Traffic Review Responses 07.30.21

Memorandum

TO: Carole Pugh
Green Associates

FROM: Stephen B. Corcoran, P.E., PTOE
Director of Traffic Engineering

DATE: July 30, 2021

RE: Gower West Elementary School
7660 Clarendon Hills Road
Willowbrook, Illinois

Eriksson Engineering Associates (EEA) reviewed the comments on the proposed site circulation and parking plans at Gower West Elementary School from the Village of Willowbrook's traffic consultant dated April 21, 2021. Their comments and the project team's responses are noted below:

1. A study should be provided that includes the impact of the proposed site modifications on traffic, parking and on-site circulation. Please see attached suggested scope of work. It should also address the items noted below. Note: This study could be an expansion of the Eriksson Engineering Associates (EEA) circulation and parking memorandum dated March 23, 2021, as this documentation includes some of the requested information. **Response: A revised memorandum has been prepared and submitted.**
2. It is unclear from the EEA circulation and parking memorandum if the student enrollment of 530 includes the early childhood center (EC) students. Similarly, does the identified 100 faculty/staff include the early childhood program staff/faculty? **Response: The school enrollment includes the EC students and staff.**
3. Are there any modifications proposed / classroom additions within the existing school building? **Response: The proposed modifications within the school are renovations of the existing classrooms and educational spaces. The number of classrooms and student population will remain the same.**
4. Although there may not be any near-term growth anticipated within the school district (no change in student/staff population with the addition), the proposed modifications should identify / consider the ultimate capacity (i.e., by increase in number of classrooms and/or increase in building square-footage) in the study. **Response: As noted in Comment #3, there will be no increase in the number of classrooms.**
5. Where do the EC drop-off and pick-up operations occur? Are there any modifications to these operations planned with the addition/site improvements? Will there be an increase in the number of EC students/staff with the planned school modifications? What is the current/proposed mode of transportation for the EC students? Are there designated parking spaces for EC student drop-off/pick-up? **Response:**
 - a. The EC loading currently occurs at the northeast corner of the building with the two small buses loading in the north side of the building and parents on the east side of the building in the east lot.
 - b. Yes, the EC loading is moving to the west side of the new EC playground along the north side of the building.
 - c. No increase anticipated in EC attendance.
 - d. EC students are primarily transported to and from school by their parents and two small school buses.
 - e. No designated parking for EC.

6. Is staff parking assigned? The disconnect of the parking lots with a new EC playground has the potential to impact on-site circulation / additional traffic on the adjacent streets. **Response: Staff parking is not assigned and the disconnect between the east and north parking areas will simplify site circulation options, limit conflict points, and improve safety. EEA recommends that staff be prohibited from parking along Sheridan Drive.**
7. Have concern with the conversion of the northern access on Clarendon Hills Road from egress only to entrance only given its proximity to the Sheridan Drive intersection. Opportunities for redesigning the site and closure of the northern access on Clarendon Hills Road should be considered. **Response: The east parking lot will primarily be used by staff and school buses which for the most part have different arrival times than the general student population. This will minimize any conflicts with traffic turning onto Clarendon Hills Road from Sheridan Drive. It will be safer than the current conditions of the driveway and Sheridan Drive eastbound turning onto Clarendon Hills Road in close proximity.**
8. Have concern related to the functionality/usability of the four northern parking spaces (to the east of the proposed EC playground) accessed via the northern access on Clarendon Hills Road. **Response: This is staff parking which has a low turnover and entry/exit at non-peak times.**
9. On the proposed site circulation plan (Exhibit 3), the purpose of the channelizing island to the south of the Sheridan Drive west access is unclear, including the circulation pattern for how vehicles parked in the northernmost eight parking spaces are to egress the site (i.e., is it one-way southbound adjacent to the spaces and vehicles need to travel south to find a space to turnaround to exit to the right of the island?). Also, is the island to be painted or raised/mountable? **Response: The purpose of the island is to proactively direct parents to the student loading area. It will be painted.**
10. We concur with providing site modifications to improve site circulation, separate users and increase stacking (for buses and parent drop-off/pick-up) to minimize conflicts both on- and off-site. **Response: None required.**
11. A traffic management plan should be provided, indicating how the proposed afternoon student loading will be managed, i.e., number/placement of staff, will cones/bollards be used to manage/fill the multiple lanes, etc. to minimize the potential for conflicts. **Response: Please refer to revised traffic study for details.**
12. It is unclear from the documentation provided if a new, separate bus lane will be constructed to the west of the existing paved area. Without a separate bus lane, is access restricted / blocked for staff, emergency vehicles, etc. and for what duration? **Response: No separate bus lane is proposed and staff parking will be restricted during the afternoon dismissal until after the buses leave. The approximate duration is 15 to 20 minutes.**
13. Are the seven existing buses that serve the school full size buses? Are there any smaller school buses that serve the school? **Response: There are two small buses that serve the EEC program. Their arrival and departure are offset from the seven regular sized school buses.**
14. Are the school buses stored on site? If so, where and for what timeframe? **Response: School buses are not stored on-site.**
15. Are there any private (i.e., afterschool program/daycare) vans or buses that serve the school? If so, how many and where do they unload/load under existing and/or future conditions? **Response: None at this time.**
16. An exhibit should be provided that illustrates the proposed school bus stacking, ensuring adequate storage is provided on-site without impeding on- or off-site operations. **Response: Exhibit added in revised memorandum.**
17. Measures should be implemented / continued to reduce vehicular traffic (parent drop-off/pick-up), including providing bicycle parking on-site that is easily accessible and programs/education to encourage the use of school buses and non-auto modes (walking/biking) as primary means to access the school. **Response: Gower West Elementary is a district-wide school serving all the**

students from EC thru 4th Grade. Given the students age range, the majority of the students are beyond the reasonable distance for bicycle usage or walking to and from school. Field observations during good weather this spring showed students from the adjacent residential areas walking. Currently, school buses are used by 66% of the existing student population. EEA supports the encouragement of alternate transportation modes and increased bus usage. The expected reduction in vehicular traffic would be minimal.

18. School operations should be reviewed after the completion of the addition / site improvements to determine if changes and/or modifications are needed. **Response: The school district will review and modify arrival and dismissal procedures and make adjustments on a continuous basis.**



Attachment 10
BLA Traffic Response



Memo

Date: February 3, 2022

To: Eunice Im, AICP
Planning Consultant, Village of Willowbrook

From: Lynn M. Means, P.E., PTOE, RSP1
Senior Transportation Engineer, BLA, Inc.

Re: Gower West Elementary School
7650 Clarendon Hills Road
Willowbrook, Illinois

BLA, Inc. is in receipt of the following documentation for the referenced project:

- Gower West Elementary Traffic, Site Circulation and Parking Memorandum, prepared by Eriksson Engineering Associates (EEA), dated July 30, 2021.
- Disposition of Comments prepared by EEA, dated July 30, 2021.

We have reviewed the documentation provided and found it to adequately address our previous comments, questions and concerns with regards to traffic, parking and on-site circulation. We concur with the study's findings that the proposed site modifications will improve site circulation, separate users, increase off-street parking supply, as well as increase stacking (for both buses and parent drop-off/pick-up activities), minimizing conflicts both on- and off-site.

Please do not hesitate to contact BLA, Inc. at 630-438-6400 should you have any questions.



Attachment 11
Zoning and Subdivision Code Requirements and Departures 02.17.22

Chapter 1. General Provisions				
Item	Code Section or Ordinance	Code Requirement	Proposed	Departure
Number Of Buildings On Lots	9-3-3(A)	There shall be permitted only one principal building per lot.	One principle building	None
Division Of Lots	9-3-3(B)	No lot shall hereafter be divided into 2 or more lots unless all lots resulting from each such division shall conform with all the applicable bulk regulations of the zoning district in which such lots are located.	N/A	None
Multiple Uses On A Lot	9-3-3(C)	Where 2 or more permitted or special uses, each requiring a min. lot area, are provided on the same lot, the required lot area for such uses shall be the sum of the areas required for each use individually. 1 use = 1 acre	8.58 acres	None
Yards On A Lot	9-3-3(D)1	All required yards allocated to a structure shall be located on the same zoning lot as such structure.	Lot Consolidation will ensure that all yards allocated to a structure are located on the same zoning lot as such structure.	None
	9-3-3(D)2	No yards allocated to a structure or use existing on the effective date of this section shall be subsequently reduced or be further reduced below the yard requirement set forth in this title, except the yard adjoining a street may be reduced in depth or width in the event and to the extent that the right-of-way width of such street adjoining such yard is subsequently increased.	N/A	None
Landscape And Maintenance	9-3-3(E)	The owner of any lot located within the Village shall be responsible for the landscape and maintenance of such lot.	School District is responsible for landscape maintenance of their properties.	None
Minimum Lot Frontage	9-3-3(F)	In no case shall the front lot line be less than seventy five percent (75%) of the required lot width in the applicable district.	Required Lot Width in R1 District = 150' Front Lot Line is approx. 517.14'	None
Control Over Use	9-3-4	No building or tract of land shall be devoted to any use and no building or structure or part thereof shall be erected, raised, moved, reconstructed, extended, enlarged or altered, except in conformity with the regulations herein established and specified for the district in which it is located and after obtaining written permission from the Director of Municipal Services as provided herein. Except as may be otherwise provided, when a use is not specifically listed as a permitted, special or accessory use in any specific zoning district, such use shall be expressly prohibited.		

Municipal Exemption	9-3-5	Municipal services of the Village shall be exempt from the provisions of this title providing, however, that a public hearing shall be held prior to the construction of any building if such proposed building does not comply with the district's regulations.		
Special Uses	9-3-6	To provide for the location of certain uses hereinafter specified which are deemed desirable for the public welfare within a given district or districts, but which might have an adverse effect upon nearby properties, or upon the character and future development of the district in which they are located, a classification of special uses is hereby established. Procedures for special uses are set forth elsewhere in this title.		
Clarendon Hills Road Setback	9-3-7(B)1	70'	74'-11" to existing building; Same for addition	None
Yards, General	9-3-8(A)	All new structures shall conform to the bulk regulations established herein for the district in which each structure is located. Further, no existing structure shall be enlarged, reconstructed, structurally altered, converted or relocated in such a manner as to conflict or to further conflict with the bulk regulations of this title for the district in which such structure is located.		
	9-3-8(B)	The min. yard space required for one structure shall not again be considered as yard space for another adjoining structure.		
	9-3-8(C)	Except as may be otherwise permitted under this title, no lot shall be subdivided, reduced in area or otherwise modified or used so that such lot shall not at all times comply with each and every requirement of this title or any other applicable provision of this Code.		
	9-3-8(D)	The maintenance of yards, open space, min. lot area and other bulk regulations legally required for a structure shall be a continuing obligation of the property owner as long as the structure is in existence. Further, no required yards, open space, min. lot areas or other bulk regulations allocated for any structure shall, by virtue of a change in ownership or for any other reason, be used to satisfy yard, open space, min. lot area or other bulk regulations for any other structure.		
Floodplain Regulations	9-3-9(A)	Floodplain Area: Is known as the special flood hazard area which includes those lands within the jurisdiction of the Village that are subject to inundation by the base flood. The special flood hazard areas of the Village are generally identified as such on the flood insurance rate map of the Village prepared by the Federal Emergency Management Agency, dated September 30, 1983, or as may be subsequently updated from time to time. The special flood hazard areas of those parts of unincorporated DuPage County that are within the extraterritorial jurisdiction of the Village or that may be annexed into the Village are generally identified as such on the flood insurance rate map prepared for DuPage County by the Federal Emergency Management Agency, dated December 4, 1985, or as may be subsequently updated from time to time.		
	9-3-9(B)	Floodway: That portion of the special flood hazard area required to store and convey the base flood. The floodway for the special flood hazard areas of 63rd Street Ditch and East Branch Sawmill Creek is delineated on the flood boundary and floodway map prepared by the Federal Emergency Management Agency, dated September 30, 1983, or as may be subsequently updated from time to time. The floodway for each of the remaining special flood hazard areas of the Village shall be according to the best data available to the Illinois State Water Survey Floodplain Information Repository.		
Trailers, Boats and Other Unlicensable Vehicles	9-3-10	See Code Section.	N/A	None
Public Service and Utility Uses	9-3-11	See Code Section.	N/A	None
Previously Platted Lots	9-3-12	See Code Section.	N/A	None

Public Sanitary Sewer and Public Water Service	9-3-13	All uses in the Village are required to be serviced with public sanitary sewer service and public water supply, excepting Municipal uses, and parks, and single-family detached residences in the R-1 Residential District.	Serviced with public sanitary and sewer and water supply. See 67-O-02.	None
Model Home Regulations	9-3-14	See Code Section.	N/A	None
Antennas And Towers For Personal Wireless Services	9-3-15	See Code Section.	N/A	None
Aboveground Service Facilities	9-3-16	See Code Section.	N/A	None
CHAPTER 20 R-1 RESIDENTIAL DISTRICT				
Special Uses	9-5A-2	Churches, convents, rectories, parsonages and schools (elementary, junior high and high schools), provided that such uses may only be permitted along the following roadways: Madison Street, Clarendon Hills Road, Route 83, 63rd Street, 75th Street or Plainfield Road.	Elementary School on Clarendon Hills Road	None
Minimum Lot Area	9-5A-3(A)6	Elementary 5 acres plus 1 acre per 100 students Designed enrollment capacity 530 students = 10.3 acres	8.58 acres	Yes, variation requested
Minimum Lot Width	9-5A-3(B)4	150'	517.14'	None
Minimum Lot Depth	9-5A-3(C)	150'	730'	None
Minimum Front Yard (Sheridan Drive)	9-5A-3(D)1	60'	> 60'	None
Minimum Interior Side Yard	9-5A-3(D)2	Greater of 15' or 10% of Lot Width	N/A	None
Minimum Exterior Side Yard (Clarendon Hills Road & Cherry Tree Lane)	9-5A-3(D)3	50'	> 50'	None
Minimum Rear Side Yard	9-5A-3(D)4	50'	> 50'	None
Minimum Average Setback	9-5A-3(D)5	Average setback does not apply since residential lots to the south are all rear yards.	N/A	None
Maximum Lot Coverage	9-5A-3(E)	30%	26.93%	None
Maximum Height	9-5A-3(F)	The lesser of 35' or 2 stories.	33' at Gym Fascia	None
Maximum FAR	9-5A-3(G)	0.30	0.24	None

Minimum Habitable Floor Area	9-5A-3(H)	N/A – The school is not a single family detached dwelling unit.		
Chapter 10 Off-Street Parking Section 9-10-5				
Existing Parking Facilities	9-10-5(A)	Accessory off street parking facilities located on the same lot as the structure or use served shall not be reduced below the requirements for off street parking set forth in this chapter	Lot Consolidation will ensure off street parking is located on the same lot as the structure.	None
Location	9-10-5(B)	See Code.	N/A	None
Size	9-10-5(C)	A required off-street parking space shall have a width and length, exclusive of access drives, aisles, ramps and maneuvering space, in accordance with standards set forth in this chapter. Enclosed parking spaces shall have a vertical clearance of at least 7'.	All dimensions confirmed: Space width parallel to aisle = 10.4" Space depth to wall = 17.2 (per note #2 below the module table in the zoning ordinance, 1'9" may be deducted from dimension for overhang if curb is provided)	None
Access	9-10-5(D)	Access: Each required off-street parking space shall open directly upon an aisle or driveway of a width and design in accordance with the standards set forth in this chapter. All off-street parking facilities shall be provided with appropriate means of vehicular access to a street or alley. The location and design of the intersection of a parking area access driveway and the street or alley shall be in accordance with regulations set forth in this chapter.	Width of aisles and driveways are acceptable	None
Use	9-10-5(E)	Accessory off-street parking facilities, as necessary to uses listed herein, shall be solely for the parking of automobiles of patrons, occupants or employees. When bus transportation is provided for patrons, occupants or employees of a specific establishment, additional open or enclosed off-street parking spaces for buses to be parked on the premises shall be provided.	Additional off-street parking spaces for buses will not be provided.	None
Computation	9-10-5(F)	See Code.	N/A	None
Parking Area Setbacks	9-10-5(G)	Off-street parking spaces, access drives or aisles (including any and all impervious surfaces), open	More than 40' (rear/south lot line)	None

		<p>to the sky, may be located in required interior side yards and rear yards, to within 40' of the nearest lot line.</p> <p>Open to the sky off- street parking spaces, access drives or aisles (including any and all impervious surfaces), may be located in required exterior side and front yards in only non-residential districts to within 15' of the nearest lot line</p> <p>Staff interpretation: Parking is not permitted in exterior and front yards in residential districts.</p>		
			<p>The existing parking at the North front parking lot is currently 8.5' from the property at Meridian Drive to less of 15'. The East side along Chocomaun Hill varies between 15' and 16'3".</p>	Yes, variation requested
Non-residential Districts, Front Yards And Exterior Side Yards	9-10-5(G)1	<p>Permanent peripheral screening at least 4' high shall be constructed and maintained in front yard and exterior side yard areas adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees or a combination of both.</p>	Project is located in residential district.	N/A
Non-residential Districts, Interior Side And Rear Yards	9-10-5(G)2	<p>Permanent peripheral screening at least 5' high shall be constructed and maintained in interior side and rear yards adjacent to parking areas. This screening shall consist of a planted earth berm, densely planted evergreen shrubs or trees, or a combination of both. In interior side and rear yards, the screening shall be so located and constructed as not to interfere or conflict with the use of any utility easement or utility installations existing or planned to be installed in these easement areas</p>	Project is located in residential district.	N/A
Non-residential Districts, Interior Parking Lot Landscaping	9-10-5(G)3	<p>Landscaped areas shall occupy not less than 10% of the remaining site area excluding areas occupied by buildings or other structures, the required front yard and all street rights-of- way.</p> <p>End parking islands of a min. 9' width shall be</p>	Project is located in residential district.	N/A

		provided at each aisle end of all parking bays. Intermediate islands of a min. 6' width shall be provided between every 20 parking spaces. Each island shall be effectively landscaped with appropriately sized plantings at a min. ratio of 1 shade tree and 9 dwarf variety shrubs per island and/or 50 LF of parking area. Shade tree distribution shall provide a min. of 1 tree in the area occupied by each 20 parking spaces.		
Detailed Landscaping Plans	9-10-5(G)4(a)	Landscape center islands between each 3 bays of parking are required unless not feasible, in which case a perimeter landscape setback of a min. 20' shall be provided.	N/A	None
	9-10-5(G)4(b)	Parking areas which are wider than one bay of double parking may be landscaped with shade trees planted in permanent individual planter areas at a min. ratio of 1 per 20 cars. A variety of trees may be used provided that they are not on the prohibited plant list of the Village and further provided that they do not bear fruit. Ground cover plants, gravel, mulch or grass shall be installed on the ground.	N/A – parking areas are not wider than one bay of parking.	None
Collective Provisions	9-10-5(H)	See Code.	N/A	None
Design and Maintenance, Open and Enclosed Spaces	9-10-5(I)1	See Code.	All off-street parking spaces are open to sky and clearly, located on the same lot, and will be clearly designated with striping outlining each parking space and the direction of traffic in access aisles.	None
Design and Maintenance, Surfacing	9-10-5(I)2	See Code.	Compliance for all-weather, hard surface pavement with specific standards and specification listed in code are stated in plans.	None
Screening And Landscaping	9-10-5(I)3	All open off-street parking areas having more than 4 parking spaces shall be effectively screened along each side which faces a lot	Police Department and School District expressed concerns on betime and would like unobstructed views on three sides facing residential	Yes, variation requested

		in a residential district, or is directly across any street, except Illinois Route 83 (Kingery Highway), from such residential district by decorative masonry walls of not less than 5' nor more than 6' in height or by densely planted tree or shrub hedges, not less than 5' in height at time of installation.	(Clarendon Hills Road, Cherry Tree Lane and Sheridan Drive) for safety reasons. No complaints have been made regarding headlights into residences.	
Lighting	9-10-5(I)4	See Code	Does not meet the minimum output on all areas of the lot.	Yes, variation requested
Repair and Service	9-10-5(I)5	See Code.	N/A	None
Maintenance Requirements	9-10-5(I)6	See Code.	N/A – owner and/or occupant is not business, commercial, office, research, industrial or multiple-family uses of 4 dwelling units or greater	None
Employee Parking	9-10-5(J)	Parking spaces required on an employee basis shall be based on the max. # of employees on duty or residing, or both, on the premises at any one time, including shift changes.	See 9-10-5(K).	None
Required Spaces	9-10-5(K)	Elementary School: 1 parking space for each faculty member plus 1 for each other full time employee = 103 FTE Theaters, auditoriums and other places of public assembly accessory to schools and other institutional establishments: 1 parking space for each 3 seats, in accordance with designed seating capacity.	98 staff plus District office staff of 5 - 103	None
Minimum Standards For Parking Spaces, Aisles And Parking Bays, Minimum Parking Space And Aisle Dimensions	9-10-5(L)1	See Code.	In compliance	None
Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential uses, One Way Driveway	9-10-5(L)2(a)2(a)	Not less than 14' wide or more than 24' wide	Approximately thirty-two feet (32') for the northernmost driveways on Sheridan Drive, to approximately thirty feet (30') for the easternmost driveway on Clarendon Hills Rd.	Yes, variation requested

Access Driveway From Streets To Off-Street Parking And Loading Spaces, Nonresidential uses, Undivided two-way driveway	9-10-5(L)2(a)2(b)	Not less than 24' wide or more than 38' wide	35', 31', and 25'	None
Radius Connecting Street Pavement Edge And Driveway Edge, Nonresidential uses, Two-way driveways	9-10-5(L)2(b)2(a)	Not less than 25' for all other driveways	25 feet radius per Civil plans C-111W	None
Radius Connecting Street Pavement Edge And Driveway Edge, Nonresidential uses, One-way driveways:	9-10-5(L)2(b)2(b)	Not less than 25' for the inside radius and not less than 5' for the outside radius for all other driveways.	See above.	None
Angle At Intersection Of A Driveway And Street	9-10-5(L)2(c)	The acute angle formed at the intersection of a driveway and street pavement edges shall not be less than 60°.	90°	None
Driveway Location On Lots For All Uses Other Than Single-Family Residential (Measured From The Center Of The Driveway To The Nearest Lot Line At The Adjoining Street Line)	9-10-5(L)2(d)	Not less than 70'. Notwithstanding anything contained herein to the contrary, shared access drives serving more than one lot may be located upon the intervening common lot line	N/A – This is a Single-Family Residential Lot	None
Spacing Between Separate Driveway Entrances On All Lots Other Than In Single-Family Attached Districts (Measured Center To Center At The Lot Line Adjoining A Street)	9-10-5(L)2(e)	Not less than 400'.	N/A – This is a Single-Family Residential Lot	None
On Corner Lots For All Uses; Spacing Between Driveway Entrance And Right-Of-Way Of An Adjacent Intersecting Street (Measured From The Nearest Edge Of The Driveway Pavement At Its Intersection With The Street Pavement To The Nearest Right-Of-Way Line, Extended, Of An Adjacent Intersecting Street)	9-10-5(L)2(f)	Outside the functional area of the intersection, or 500', whichever is less.	Approx. 39.5 feet from Sheridan Drive & Cherry Tree Lane intersection to driveway Approx. 45.5 feet from Sheridan Drive & Clarendon Hills Rd.	Yes, variation requested
Access Driveways From Arterial Streets For All Uses Other Than Single-Family Residential	9-10-5(L)2(g)	All driveways providing direct access to an arterial street shall include a concrete median to define the separation between the ingress and egress lanes and shall have a driveway storage area (measured from the property line into	No concrete median and driveway storage provided	Yes, variation requested

		the site) of not less than one hundred feet (100')		
Certain Vehicles Not Permitted Outside Of An Enclosed Garage	9-10-5(M)	No partially dismantled, junked, or abandoned motor vehicle shall be permitted to be exposed outside of an enclosed garage in any district.	N/A	None
Spaces For The Physically Handicapped	9-10-5(N)	5 HC Spaces required based on 101-150 total off-street parking spaces provided.	5 HC spaces provided	None
Parking Of Certain Vehicles Prohibited	9-10-5(O)	See Code.	No overnight bus parking	None
Chapter 11 Signs				
Prohibited Signs	9-11-4	See Code.	N/A	None
Temporary Signs	9-11-5	See Code.	N/A	None
Exemptions	9-11-6	See Code.		None
Construction, Maintenance	9-11-7	See Code.		None
Unsafe or Unlawful Signs	9-11-8	See Code.		None
General Provisions	9-11-9	See Code.		None
Awnings, Canopies And Marquees	9-11-10	See Code.	N/A	None
Location: Residential Districts	9-11-11(A)	Permitted signs may be located anywhere on the property, but not closer than 5' to any lot line. The location of signs on lots or parcels within residential districts devoted to nonresidential uses shall conform to the standards set forth in subsection (C) of this section.	See 9-11-12(C)	None
Sign Surface Area, Number, Sign Types And Height Limitations: R-1, R-1A, R-2, R-3, R-4 And R-5 Residential Districts	9-11-12(A)	See Code.	See 9-11-12(C)	None
L-O-P Limited Office Professional District, O-R Office And Research District, L-O-R Limited Office And Research District, M-1 Light Manufacturing District And Nonresidential Uses In Residential Districts	9-11-12(C)	See Code.	Sign area:	None
Sign Illumination Standards	9-11-13:	See Code.	N/A, no new signs proposed	None
Required Landscaping	9-11-14	See Code.	N/A, no new signs proposed	None

Nonconforming Signs	9-11-15	See Code.	N/A, no new signs proposed	None
Signs Regulated Under The Highway Advertising Control Act Of 1971	9-11-16	See Code.	N/A	None
Notes: Only traffic signals provided. "Do not enter" sign seems to be located on the wrong direction. No signage on addition of school.				
Chapter 12 Accessory Uses and Home Occupations				
Purpose	9-12-1(A)	See Code.		None
Standards	9-12-1(B)	See Code.		None
Permitted Accessory Buildings, Structures and Uses	9-12-2	Children's recreational equipment/playhouses are permitted within the interior side, rear and court yards, per bulk standards listed under 9-12-4. Refuse bins (max. size the greater of 125 sq. ft. or 1% lot area).	Children's recreational equipment currently proposed within the front yard.	Yes, variation requested.
Prohibited Uses	9-12-3	See Code.	N/A	None
Bulk Regulations	9-12-4(A)	When an accessory use building is structurally attached to the principal building, it is subject to and must conform to all regulations of this title applicable to the principal building.	N/A	None
Bulk Regulations	9-12-4(B)	No detached accessory building shall be located closer to a principal building than 10'. Further, a detached accessory building shall be located at least 5' from any interior side lot line and at least 10' from the rear lot line.	N/A	None
Height	9-12-4(C)	All detached accessory structures shall not exceed 15' in height except: See Code.	13'-6"	None
Appurtenant Structures	9-12-4(D)1(e)	Children's recreational equipment may be located anywhere except in a required front yard.	Located in front yard.	Yes, variation requested.
Obstructions	9-12-4(D)1(f)	On corner lots, no obstructions of any kind, including vegetation higher than 18" above curb level or edge of pavement, if there is no curb, shall be located in any portion of a yard situated within 15' of the lot corner formed by the	No development near corner	None

		intersection of the 2 street ROW lines.		
Fences and Walls	9-12-4(D)2(b)	Fences not greater than five feet (5') in height may be located anywhere on a lot, except in a required front or exterior side yard.	Five foot high fence proposed around childhood playground in front and side yards.	Yes, requesting variation to allow five foot fence around childhood playground in front and side yard.
Fences and Walls	9-12-4(D)2(j)	Notwithstanding the provisions contained in subsections (D)2(a) through (D)2(d) of this section, a fence not greater than 6' in height and at least 80% open may be located anywhere on a lot whereupon the principal use is institutional, provided that such fence shall utilize a decorative design, such as wrought iron.	Requesting chain link fence	Yes, variation requested.
Refuse Disposal Areas and Recycling Containers - Location And Screening of Refuse Disposal Areas	9-12-11(A)	See Code.	7 feet tall trash enclosure	None
<p style="text-align: center;">Village of Bedford Hills Zoning Certificates and Occupancy Certificates</p>				
Zoning Certificates And Occupancy Certificates: Issuance Of Permits	9-14-2(A)	No person shall construct, alter, remodel, move or reconstruct any building or structure, nor shall they improve any land preliminary to any use of such land without there first having been obtained a zoning certificate from the Zoning Officer of the Village. No building permit pertaining to the above mentioned activities shall be issued or obtained unless and until a zoning certificate shall have first been obtained. Any building permit or zoning certificate issued in conflict with the provisions of this title shall be null and void.		
Zoning Certificates And Occupancy Certificates: Application For Zoning Certificate	9-14-2(B)	See Code.	N/A	None
Zoning Certificates And Occupancy Certificates: Application For Zoning Certificate For Industrial Use	9-14-2(C)	See Code.	N/A	None
Required Landscaping: Requirement of Plan	9-14-2(D)1	See Code.	N/A	None
Standards for Required Landscaping	9-14-2(D)2	See Code.	Please refer to landscaping plans.	None
Issuance Of Zoning Certificate	9-14-2(E)	See Code.	N/A	None
Period of Validity	9-14-2(F)	See Code.	N/A	None
Occupancy Permits	9-14-2(G)	See Code.	N/A	None
Application For Occupancy Permit	9-14-2(H)	See Code.	N/A	None

Application For Occupancy Permits for Industrial Uses	9-14-2(I)	See Code.	N/A	None
Issuance of Occupancy Permit	9-14-2(J)	See Code.	N/A	None
Escrow Deposits	9-14-2(K)	See Code.	N/A	None
Chapter 16 Nonconforming Buildings, Structures and Uses				
Purpose	9-16-0	See Code.	N/A	None
Authority To Continue Nonconforming Buildings, Structures And Uses	9-16-1	See Code.	N/A	None
Repairs And Alterations	9-16-2	See Code.	N/A	None
Additions And Enlargements	9-16-3(A)	A nonconforming building or structure, all or substantially all of which is designed or intended for a use not permitted in the district in which it is located, shall not be added to or enlarged in any manner unless such nonconforming building or structure and use thereof is made to conform to all the regulations of the district in which it is located.	SUP and variations will be requested to bring building into conformance with all regulations of the R-1 zoning district.	None
	9-16-3(B)	A nonconforming building or structure which is nonconforming only as to bulk, may be added to or enlarged, provided such additions or enlargement conforms to all regulations of the district in which it is located.		
Moving	9-16-4	No building or structure shall be moved in whole or in part to any other location, unless every portion of such building or structure, and the use thereof, are made to conform to all regulations of the district in which the moved building is located.	N/A	None
Restoration Of Damaged Nonconforming Buildings Or Structures	9-16-5	See Code.	N/A	None
Discontinuance Of Use Of Nonconforming Building Or Structure	9-16-6	See Code.	N/A	None
Change Of Use In Nonconforming Building Or Structure	9-16-7	See Code.	N/A	None

Elimination Of Nonconforming Buildings, Structures And Uses	9-16-8	See Code.	N/A	None
Nonconforming Use Of Conforming Buildings Or Structures	9-16-9	See Code.	N/A	None
Nonconforming Use Of Land	9-16-10	See Code.	N/A	None
Article 10 - Subdivisions, Replatements Chapter 1 Subdivisions, Replatements				
Preliminary Plat	10-3-4	See Code.	The School District is requesting a waiver from the requirements to provide the Preliminary Plat of Subdivision.	Yes, variation requested
Final Plat	10-3-5	See Code.	Applicant is required to file for Final Plat.	None
Chapter 2 Streets, Walkways				
Streets	10-4-1	See Code.	N/A No new streets are proposed.	None
Blocks, Sizes	10-4-2(A)1	Max. length for blocks shall not exceed 1,400' in length, except where in the opinion of the Plan Commission conditions may justify a greater distance.	N/A Applicable to larger subdivisions of land that create streets and multiple lots that constitute a block or blocks.	None
	10-4-2(A)2	Widths of blocks shall be determined by the condition of the layout and shall be suited to the intended layout.		None
Blocks, Public Walkways	10-4-2(B)1	Location of public walkways or crosswalks may be required by the Plan Commission to obtain satisfactory pedestrian access to private and public facilities such as, but not limited to, schools and parks, and where blocks exceed 900' in length.	<p>Sidewalks are already provided along Clarendon Hills Rd and Sheridan Dr.</p> <p>Crosswalks are provided at intersections of Clarendon Hills Rd/Midway Dr and Sheridan Dr/Clarendon Hills Rd.</p> <p>Length of school property does not exceed 900' in length.</p>	None
	10-4-2(B)2	Easements for public walkways shall be at least 12' in width. Pavement shall be designed and constructed in conformance with standard specifications adopted, from time to time, by resolution of the Board of Trustees. Typical cross sections of this easement shall be provided.	N/A Applicable to larger subdivisions of land that create streets and multiple lots that constitute a block or blocks.	None
Easements	10-4-2(C)1	Utility easements along right-of-way lines shall be provided as required in	N/A	None

		section 10-4-1 of this chapter.		
	10-4-2(C)2	See Code.	N/A	None
	10-4-2(C)3	See Code.	N/A	None
Lots, Sizes and Shapes	10-4-3(A)	See Code.	N/A	None
Lots, Arrangement	10-4-3(B)	See Code.	N/A	None
Natural Environmental Features	10-4-4	See Code.	There is a small wetland on site. The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page Countywide Stormwater and Floodplain Ordinance.	None
Chapter 7 Improvements				
Public Improvements	10-7-1	This chapter sets forth the minimum acceptable standard of improvements for all subdivisions, resubdivisions and planned unit developments regulated hereunder. The required level of improvement shall apply to all improvements whether public or private and shall, to the extent legally permissible, apply to previously approved subdivisions, resubdivisions and planned unit developments, where no final engineer approval has heretofore been granted. All those improvements for which standards are not specifically set forth shall have said standards set by resolution or published rules of the Village Board. All improvements shall meet the standards set forth in the Village's Public Improvements Specification Manual or other resolution or published rules of the Village Board.		
Chapter 8 Streets				
Streets: General Requirements	10-7-2(A)	Clarendon Hills Road is a Minor Arterials with a Required Pavement Width of 40'. Sheridan Dr and Cherry Tree Ln are Residential Local Streets with Required Pavement Widths of 40'.	Existing pavement widths: Clarendon Hills Rd: ~30' Sheridan Dr: ~30' Cherry Tree Ln: ~27'	Yes, but this is an existing condition
Curbs and Gutters	10-7-2(C)	All streets are to be designed and constructed with curbs and gutters in accordance with standard specification adopted, from time to time, by resolution of the Board of Trustees	Requesting waiver along Clarendon Hills Road	Yes, variation requested
Street Pavements	10-7-2(D)	All streets pavements shall be designed and constructed in accordance with standard specifications adopted from time to time, by resolution of the Board of Trustees.	N/A	None
Unpaved Areas	10-7-2(E)	All unpaved areas within dedicated rights-of- way shall be graded and sodded in accordance with standard specifications adopted,	N/A	None

		from time to time, by resolution of the President and Board of Trustees		
ARTICLE 10				
CHAPTER 10-7				
Requirements for Underground Wiring	10-7-3(A)	See Code.	Please refer to engineer's review letter	None
Storm Drainage System And Other Drainage Improvements	10-7-3(B)	See Code.	Please refer to engineer's review letter	None
Public Water Supply And Distribution Systems And Sanitary Sewerage Systems	10-7-3(C)	See Code.	Please refer to engineer's review letter	None
Private Water Supply And Private Sanitary Sewerage Systems	10-7-3(D)	See Code.	Please refer to engineer's review letter	None
CHAPTER 10-8				
Other Improvements				
Sidewalks	10-7-4(A)	In all subdivisions created after the effective date of this section, sidewalks shall be provided on the sides of all street rights-of-way adjacent to and contained within the subdivision being developed. See Code for further information.	No sidewalks on Cherry Tree Lane. A 5' sidewalk is proposed on Cherry Tree Lane.	None
Public Walkways	10-7-4(B)	See Code.	N/A	None
Plantings	10-7-4(C)	All unpaved areas within the street right-of-way shall be seeded or sodded. Before the release of the twelve (12) month maintenance bond can be recommended by the Village Engineer, all unpaved areas between the edge of the road pavement and the right-of-way line must support an adequate mat of grass. Provision shall be made to assure growth of all landscaping. Street trees shall be planted on both sides of each proposed street except where there are existing trees present and preserved. Street trees newly planted shall be no further apart than fifty feet (50') or one tree per inside lot and two (2) trees on corner lots, whichever is greater. The types of trees shall be limited to those varieties as approved by the Plan Commission. Newly	No street trees are planned.	Yes; variation requested

		planted street trees shall not be less than 3" in caliper, measured 1' from the ground. The species of trees so planted shall be alternated so that trees of the same species shall not be planted consecutively. The planting schedule and sequence shall be subject to the approval of the Plan Commission. The planting of the following species of trees shall be prohibited: See Code.		
Street Lighting	10-7-4(D)	The subdivider shall provide street lighting in all subdivisions which shall be designed and constructed in accordance with standard specifications adopted, from time to time, by resolution by the Board of Trustees	Clarendon Hills Road is designated as a rural cross section intended to be improved to urban standard, but street lights may not make sense here since CHRD does not have consistent street lights.	Yes, variation requested
Street Signs	10-7-4(E)	See Code.	N/A	None
Commercial, Industrial, Office Research And Multi-Family And Parking And Lighting	10-7-4(F)	See Code.	N/A	None
Acceptance of Public Improvements	10-7-5	Upon completion of any public improvements in any area or phase of development, and further, upon the submission to the Village of a certification from the engineering firm employed by the subdivider affirming that said public improvements or portions or segments thereof have been completed in conformance with this Code and all engineering plans and specifications submitted pursuant thereto, the Village shall within 20 days after written notice from the subdivider either: a) accept said improvement, or, b) designate in writing to the subdivider all alterations which shall be required to obtain final acceptance of said public improvements, specifically citing the sections of the appropriate Code or the standard specifications adopted pursuant thereto relied upon by the Village in declining acceptance. After acceptance of any public improvement by the Village, any letter of credit, cash deposit, completion bond or other guaranty required by this Code securing the construction of said public improvement shall be remitted or released to the subdivider in accordance with the terms of the subdivision improvement agreement. Upon completion and acceptance by the Village, owners shall convey and transfer said public improvements or any part thereof so accepted to the Village by appropriate bills of sale or other documents.		

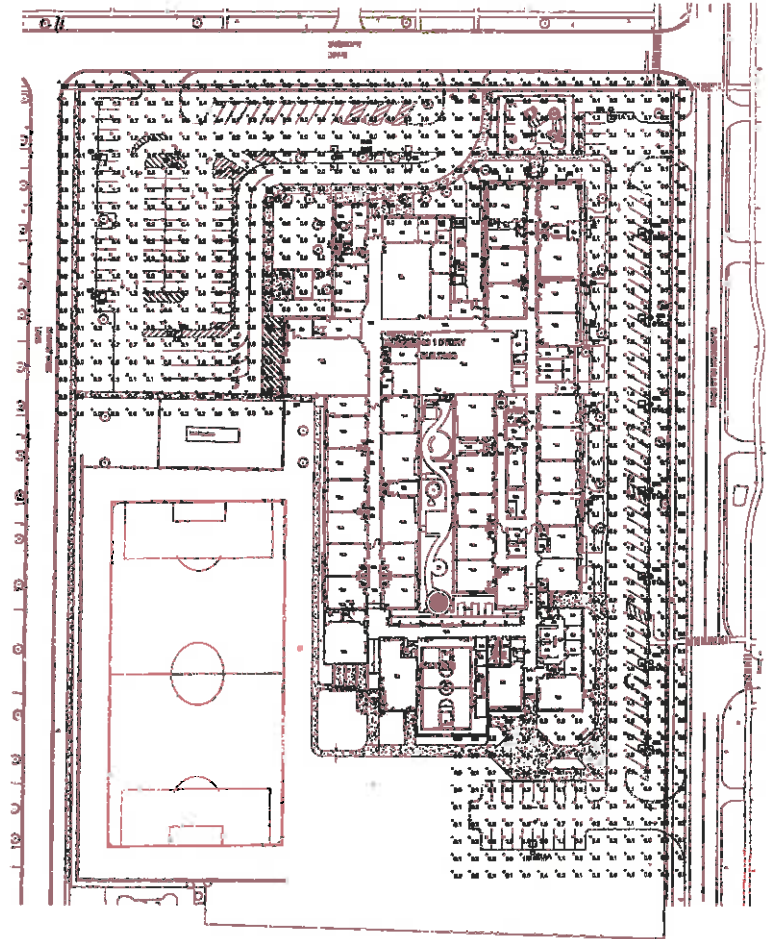


Attachment 12
Photometric Plan dated 03.09.22

No.	Lot	Area	Volume	Per. Area	Per. Volume
1	100	100.00	100.00	100.00	100.00
2	100	100.00	100.00	100.00	100.00
3	100	100.00	100.00	100.00	100.00
4	100	100.00	100.00	100.00	100.00
5	100	100.00	100.00	100.00	100.00
6	100	100.00	100.00	100.00	100.00
7	100	100.00	100.00	100.00	100.00
8	100	100.00	100.00	100.00	100.00
9	100	100.00	100.00	100.00	100.00
10	100	100.00	100.00	100.00	100.00

Area	Volume	Per. Area	Per. Volume
100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00
100.00	100.00	100.00	100.00

No.	Lot	Area	Volume	Per. Area	Per. Volume
1	100	100.00	100.00	100.00	100.00
2	100	100.00	100.00	100.00	100.00
3	100	100.00	100.00	100.00	100.00
4	100	100.00	100.00	100.00	100.00
5	100	100.00	100.00	100.00	100.00
6	100	100.00	100.00	100.00	100.00
7	100	100.00	100.00	100.00	100.00
8	100	100.00	100.00	100.00	100.00
9	100	100.00	100.00	100.00	100.00
10	100	100.00	100.00	100.00	100.00



① SITE PLAN - ELECTRICAL
1"=40'-0"



Attachment 13
Landscaping Plans 07.30.21







Attachment 14
Stormwater Comments from Christopher B. Burke



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 800 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

March 3, 2022

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Michael Krol

Subject: Gower West School -- Stormwater Review
(CBBEL Project No. 900144.H226)

Dear Mike:

As requested, we have reviewed the following documents associated with this project on behalf of the Village of Willowbrook:

- Proposed Engineering Plans prepared by Eriksson Engineering Associates, LTD., bearing a revision date of January 3, 2022
- DuPage County Stormwater Management Report prepared by Eriksson Engineering Associates, LTD., and dated January 12, 2022

We have also received, but not reviewed the following documents:

- Variation Request by Green Associates dated August 27, 2021
- Village of Willowbrook Plan Review Application received September 15, 2021
- Lumark Parking Lot Luminaire Cut Sheets and Shop Drawings received September 15, 2021
- Photometric Plan prepared by Force Partners and dated August 25, 2021
- Architectural Plan Sheets prepared by Green Associates, bearing an issue date of January 3, 2022
- Landscape Plan prepared by Eriksson Engineering Associates, LTD., bearing an issue date of July 30, 2021
- Plat of Subdivision prepared by TFW Surveying & Mapping, Inc. and dated May 24, 2021
- Topographic Survey prepared by TFW Surveying & Mapping, Inc., bearing a revision date of March 9, 2021
- Traffic Study Memorandum prepared by Eriksson Engineering Associates, LTD., and dated July 30, 2021
- Engineers Opinion of Probable Costs prepared by Eriksson Engineering Associates, LTD., and dated January 3, 2022
- Lighting cut sheets from Lumark
- Letter prepared by Green Associates, bearing a date of January 3, 2022

Please note that our review is limited to stormwater related items only and we understand that a general civil engineering review is being conducted by others. The following items are noted as part of our review:

1. Stormwater detention is being provided in an underground vault (StormTrap). Stormwater detention is provided for the new improvements plus compensation for an existing detention which is being eliminated with the new development.
2. Post Construction Best Management Practices are being provided for the new impervious area within the voids of the stone below the underground storage. The purpose of the PCBMPs is to reduce pollutants and reduce runoff volume.
3. There is a small wetland on site (less than 0.1 acre). The US Army Corps of Engineers has provided a letter of no jurisdiction, and no mitigation is required under the Du Page County Countywide Stormwater and Floodplain Ordinance. The wetlands aspect of the project were reviewed by our Environmental Resources staff.
4. A Stormwater Development Security is not required for units of government.

Please feel free to contact me at (847) 823-0500 should you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel L. Lynch", with a stylized flourish at the end.

Daniel L. Lynch, PE CFM
Head, Municipal Engineering Department



Attachment 15
Fire Review Letters

FOUNDED IN 1946



TRI-STATE
FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

March 4, 2022

Green Associates Architecture, Inc.

Attn: Carole Pugh

1437 Harmony Court

Itasca, IL 60143

847-317-0852

cdpugh@greenassociates.com

sim@interwestgrp.com

planner@willowbrook.il.us

RE: Gower School District 62
7700 Clarendon Hills Road
Willowbrook, IL 60527

To whom it may concern,

We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comment regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,

Lawrence P. Link

Director

Bureau of Fire Prevention

lawrence.link@tristateil.com

630-654-6284

FOUNDED IN 1946



TRI-STATE
FIRE PROTECTION DISTRICT

236 SUNRISE AVENUE • WILLOWBROOK, ILLINOIS 60527 • (630) 323-6445

March 4, 2022

Green Associates Architecture, Inc.

Attn: Carole Pugh

1437 Harmony Court

Itasca, IL 60143

847-317-0852

cdpugh@greenassociates.com

cim@interwestgrp.com

planner@willowbrook.il.us

RE: Gower West School

7650 Clarendon Hills Road

Willowbrook, IL 60527

We have received a copy of the architectural plans for the above listed project. We have completed a courtesy review and have no comment regarding applicable standards relative to fire prevention and life safety. When the project is complete, we would like to complete a walk through life safety courtesy inspection.

The Bureau of Fire Prevention has been asked to review the plans, specifications or other documents submitted to see if compliance has been made with the Fire Prevention Codes and Ordinances of the Tri-State Fire Protection District. Errors or omissions by representatives of the Bureau of Fire Prevention do not constitute permission to cancel, set aside or waive any provision of any applicable Code or Ordinance of the Tri-State Fire Prevention District. Approvals by the Bureau of Fire Prevention will be in writing only.

Sincerely,

Lawrence P. Link

Director

Bureau of Fire Prevention

lawrencelink@tristatefd.com

630-654-6284



Attachment 16
Public Hearing Notice

**NOTICE OF PUBLIC HEARING
ZONING HEARING CASE NO. 22-02**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, shall conduct a public hearing at a meeting of the Plan Commission on the 6th of April, 2022 at the hour of 7:00 P.M. in the Willowbrook Police Department Training Room, 7760 S. Quincy Street, Willowbrook, IL 60527.

The Governor of the State of Illinois has declared a Gubernatorial Disaster Proclamation in response to the COVID-19 outbreak and all of the Village of Willowbrook is covered by the disaster area. In light of the ongoing COVID-19 outbreak, the Mayor of the Village of Willowbrook has determined that an in person meeting for the April 6, 2022, Plan Commission meeting may not be practical or prudent in light of the disaster.

All of the Members of the Plan Commission participating in the April 6, 2022 Plan Commission meeting, wherever their physical location, shall be verified and determined that they can hear one another and can hear all discussion and testimony during the meeting.

Signed: Frank A. Trilla, Mayor of the Village of Willowbrook
Dated: March 16, 2022

The Village will be providing an option to attend the April 6, 2022 Plan Commission meeting virtually. To join the Zoom Meeting, use the link below:

<https://us06web.zoom.us/j/89097975937?pwd=dDdXQnFXeGNubFRkZy9hTDQrcWlXdz09>

Meeting ID: 890 9797 5937

Passcode: 694214

The purpose of this public hearing shall be to consider a petition for a special use permit and other relief, exceptions, and variations as may be required to allow a 19,000 square foot, one-story addition to the existing Gower West Elementary School building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements generally located at the southwest corner of Clarendon Hills Road and Sheridan Drive and legally described as follows:

PARCEL 1. LOT 34 IN PALATIAL HILLS UNIT #2, SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN. VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, IL.

PARCEL 2. THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SAID SECTION 27: THENCE WESTERLY ALONG THE NORTH LINE OF THE LOT 1 OF SAID ANDERMAN'S SUBDIVISION. THENCE NORTHERLY PARALLEL TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27 TO THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1. THENCE EASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF SHERIDAN ROAD AS PLATTED AND RECORDED IN PALATIAL HILLS UNIT #1 TO THE EAST LINE OF

THE SOUTHEAST QUARTER OF SAID SECTION 27. THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF ANDERMAN'S SUBDIVISION, THE PLACE OF BEGINNING EXCEPT THE EAST 33 FEET THEREOF DEDICATED FOR HIGHWAY. IN DUPAGE COUNTY, IL.

PINs: 09-27-409-016 and 09-27-409-001

ADDRESS: 7650 Clarendon Hills Road, Willowbrook, Illinois.

The applicant for this petition is Gower School District 62, with permission from the property owner Gower School District, 7700 Clarendon Hills Road, Willowbrook, Illinois 60527.

Copies of the application and related documentation are on file in the office of the Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Brian Pabst, ADA Compliance Officer, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2261, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. This hearing may be recessed to another date if not concluded on the evening scheduled.

Brian Pabst, Village Administrator
(630)-920-2261

Published in the March 21, 2022 edition of the Chicago *Sun-Times*.

