

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, FEBRUARY 5, 2014, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Buckley, Vice-Chairman Wagner and Chairman Kopp. Also present were Mayor Frank Trilla, Village Administrator Tim Halik, Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioners Baker and Lacayo.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting December 4, 2013 (APPROVE)
- C. Minutes – Village Board Meeting December 16, 2013 and January 13, 2014

MOTION: Made by Commissioner Remkus seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION CONSIDERATION: Concept review of proposed PUD (625 Joliet). Develop a multi-use indoor soccer facility/convention space with restaurant and banquet space, a cigar lounge, and Turkish bath spa facility.

Chairman Kopp: This is an informal meeting where the Plan Commission will give feedback on the proposed project.

Ron Vary, the architect for the project, introduced the general concept: The proposed facility is 48,000. The contents of which will house 2 indoor soccer fields, a first floor restaurant and bar, a second floor sports bar. The lower level has a world class spa comparable to what you would see at Kohler Spa in Woodridge. In addition to the soccer fields there are plans to hold concerts between 12 and 18 annually as well as small conventions.

Chairman Kopp: I think it is a great idea; to take an unused part of the village and create something that is exciting will bring people to the village. The concern is all the variations and parking and making everything fit on the site appropriately. I would not be in favor of the billboards.

Ron Vary: There was considerable thought to the parking issue and that there is ample opportunity to approach adjacent business owners to lease spaces from them after their business hours. In addition, Compass is not very far away. It is within a two minute ride and there are five acres to park as many cars as can fit via a valet/shuttle bus system. The plan is to have a valet service transporting vehicles back and forth to these lots. Regarding the billboards, they were initially modeled after the fashion outlet mall in Rosemont.

Chairman Kopp: Will the state allow any billboards?

Ron Vary: There are billboards within viewable distance of the intersection.

Commissioner Remkus: I am concerned that it is a tight lot and the accessibility for the fire department needs to be addressed.

Ron Vary: The stage has been removed from the equation. The stage now will be aluminum and taken down and reconstructed on a need be basis. This pushes the building back giving a fire truck the ability to navigate around the entire building.

Commissioner Remkus: It seems like a small lot to put that building on. There is no drawing or examples of how the process of transporting people back and forth will work.

Ron Vary: The reason is only time and money. We wanted to spend just enough to get here and we are looking forward to the positive feedback and suggestions from the Plan Commission.

Chairman Kopp: One of the concerns the Village staff has is with the large number of variations.

Vice-Chairman Wagner: There have been projects in the past that present material on this property. The last project talked about using the vacant parcel across the street for a parking garage. That would be something that could be pursued. The other concern is stormwater. Stormwater is expensive to put underground. You have to address that to meet the requirements of the county and the village. One thing that the village does not like to see is detention in the parking lot. That is an issue that needs to be resolved before we can look much more into the site plan because the water has to go somewhere.

Ron Vary: Stormwater control is going to be handled through a combination of ideas. At the roof level, by installing a choker system that will add cost to the structure of the roof, by using pervious pavers and through the triangle portion that is left on the side of the property, the balance of that will be devoted to stormwater.

Vice-Chairman Wagner: Those are good ideas and we can work with that. I would like to see you pursue some additional parking across the street.

Ron Vary: We will try to do that.

Chairman Kopp: What would the parking requirement be for those soccer fields?

Ron Vary: There is generally a maximum of ten people per team. So forty people among the two fields (adults and kids).

Chairman Kopp: My experience is twenty kids per team and none of the kids drive and most parents drive themselves so you should figure at least 40 cars per field.

Ron Vary: I am very anxious to get the site plan prepared and there is so much parking around here that this will alleviate everyone's concerns at the next meeting.

Chairman Kopp: Directly across the street is a school that will not be available to park because they have weekend classes.

Ron Vary: On the weekends for concerts the businesses will not be open. Hundreds of spaces will become available to use.

Vice-Chairman Wagner: Cross-usage parking is a great idea but not sure if there was ever off-site parking on a project in the village.

Ron Vary: That would probably be written into a PUD.

Chairman Kopp: This is a great idea and we would definitely be in favor of this type of facility.

A construction representative for Ron Vary commented on the size of the building: The building looks very big the footprint is only 25,000 square feet. This meeting shed some light on the requirements. We will not ask for any variances that will affect the fire department at all.

Chairman Kopp: The commission thinks that this is a good idea but we need to see the final layout of the building in context of the building and the setbacks.

Ron Vary: We will get to work on this.

Planner Charlton: The biggest question is the off-site parking. The proposal is that most of the parking requirement is off site. The hotels were mentioned as being a participant during conventions or concerts and that is different from the normal everyday use. In most cases people want to see off-site parking in close proximity.

Chairman Kopp: Except for special occasions it needs to be walkable. You cannot count on shuttles to bring people back and forth in this suburban community. People will be parking in the neighboring spots.

Ron Vary: That happens in every stadium in this country and our staff would definitely enforce the parking rules. But it is something that every business deals with.

Chairman Kopp: Not the businesses that have adequate fields of parking. I am in favor of this project but if large numbers of people are going to park a half mile away, that is a problem.

Ron Vary: We are looking at Compass as the safety net for the parking issue. Most of the parking lots are definitely closer than a half mile away.

Chairman Kopp: Assuming the concert would be the densest use, what is the legal capacity to the building for a concert. How many people can be in there for a concert?

Ron Vary: It depends on how the floor is set up at night.

Chairman Kopp: I am interested in the fire code. How many are allowed in there.

Ron Vary: There could be several occupancy cards issued based on the set up for the evening.

Village Administrator Halik: Perhaps Vice-Chairman Wagner's suggestion of buying the lot across the street should be investigated.

Vice-Chairman Wagner: Double the size of the building and buy the lot across the street and put a big parking garage up.

Ron Vary: Thank you for your time.

5. PLAN COMMISSION CONSIDERATION: Concept review of proposed PUD (6258 Kingery Highway). Develop an up-scale childcare/preschool facility in a 1 story 8,465 square foot building, with two outdoor playgrounds.

Preston Amos with The Ferris Group the developer of 6258 Kingery: This is a high-end daycare/preschool facility. They accommodate kids from 6 weeks of age to 5 years old. The concept is to be modeled after in-home care facility and home like concept. This facility has two outdoor playgrounds and the purpose of that is to accommodate infants through toddlers in one playground and two plus age category in the other playground. The playground is made up of a synthetic turf material which is easier to maintain. There is also a large treehouse which is a trademark concept of the corporation. The site plan is conceptual and is modeled after the original restaurant use which is why the building is rotated slightly. There is an existing drive which is an entry way that is actually the original Hinsbrook Bank drive. The ordinance requires 1 parking space for every 7 students plus one space for every 2 employees. The site requires 27 parking spaces while 48 are provided.

Preston Amos: I read through the staff report and would like to answer any questions the Commission has.

Chairman Kopp: It is a great use and it is a nice looking building.

Preston Amos: It is a high end construction.

Commissioner Remkus: It is a great fit for the lot. It is something that is not going to be intrusive to the condo owners.

Preston Amos: The hours are 6 am to 6 pm. The peak periods are before work and afternoon to evening.

Vice-Chairman Wagner: It is a great fit. There was another child care facility that had trouble with the garbage access. You might consider addressing that in your project.

Preston Amos: In discussions with the engineer it is likely that they will eliminate the 10 parking spaces on the north and locate the trash there. The frequency of pick up is based on the volume and the size of the actual dumpster.

Planner Charlton: For the next application provide a description of things that get delivered and how they are delivered.

Village Administrator Halik: Meet with the fire department for questions regarding the building sprinkler system.

Preston Amos: Thank you for your time.

6. PLAN COMMISSION DISCUSSION: Zoning Ordinance update.

Planner Charlton said we will be updating the zoning ordinance over the next few months. We need about five meetings to get through everything to the point where there will be a public hearing and then take the updates to the Village Board for adoption.

7. VISITOR'S BUSINESS:

None.

8. COMMUNICATIONS:

Village Administrator Halik said Whole Foods is moving into the Dominick's location. There is a coffee shop from Hinsdale interested in the Caribou location. The Fresh Market is scheduled to open early 2015. Chick-Fil-A will open next Thursday.

Planner Charlton said the case coming up for next month's meeting is in response to some of the new gun laws passed by the state of Illinois.

9. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner, to adjourn the regular meeting of the Plan Commission at the hour of 8:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2014

Minutes transcribed by Joanne Prible.

Chairman