

A G E N D A

SPECIAL MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, AUGUST 26, 2015 AT 7:00 P.M. AT THE VILLAGE POLICE STATION BUILDING, 7760 QUINCY STREET, IN THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - Regular Meeting July 1, 2015 (APPROVE)
 - C. Minutes - Village Board Meeting June 22, 2015 and July 13, 2015
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-03: (Sam Zagorac) Petition for text amendment to add Recreational Uses as a new special use in the M1 Zoning District.
 - A. PUBLIC HEARING
 - B. DISCUSSION
5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-04: (Sam Zagorac - 7850 Quincy) Petition for a special use approval of a Recreational Use in the M1 Zoning District.
 - A. PUBLIC HEARING
 - B. DISCUSSION
6. PLAN COMMISSION CONSIDERATION: Approval of a 2 lot Final Plat of Subdivision - 7523 Brookbank
7. PLAN COMMISSION CONCEPT PLAN REVIEW: Compass Soccer Arena and Event Center
8. VISITOR'S BUSINESS
9. COMMUNICATIONS
10. ADJOURNMENT

Plan Commission Meeting Date: August 5, 2015

Prepared By: Jo Ellen Charlton, AICP, Planning Consultant

Case Number: 15-03

Case Title: Text Amending to add "Recreational Uses" as a new special use in the M1 Zoning District in Section 9-8-2(D) of the Zoning Ordinance

Applicant: Sam Zagorac

Action Requested by Applicant: Consideration and recommendation of the following text amendments:

Add the following use to Section 9-8-2(D) of the Zoning Ordinance in the appropriate alphabetical location.

"Recreational Uses"

Location: Existing properties zoned M-1 exist in an area generally south of 73rd Court, east of Route 83, west of Madison, and north of I-55.

Necessary Action By Plan Commission: Make a recommendation to the Mayor and Village Board regarding approval of the proposed text amendments.
A sample recommendation can be found on Page 2.

History and Discussion of the Request:

The Village has been occasionally approached by parties interested in opening various recreational uses within the area generally known as Willowbrook's business park area. This area is generally bound by Plainfield Road on the north, Route 83 on the west, Madison on the East, and I-55 on the south. Within that business park are three appropriate zoning districts for recreational uses including OR, LOR and M1, with "Recreational Uses" currently listed as special uses only in the OR and LOR districts, but not in the M1 District. As a special uses in the OR and LOR districts, the Village has an opportunity to evaluate whether a particular recreational use in a particular location or address can be accommodated with appropriate access and parking, and with limited interaction with heavier industrial users. It seems to follow that this evaluation could also be similarly made in the M1 district, as there may be appropriate locations that are zoned M1 for recreational uses. Achieving the addition of a recreational use in an M1 District requires a Text Amendment.

Not long ago, the Village rezoned property that was zoned M1 to OR to accommodate the Westmont Swim Club on a property on the west side of Quincy, between 75th and Midway Drive. And, while that action achieved the desired result for that user in a stand-alone building, it may not be an option in a multi-tenant building, where some existing uses might not be included in a "downzoning" from M1 to OR. After evaluating properties and their zoning in Willowbrook's business park area, a text amendment to add recreational uses as a special use in the M1 seems to make more sense than continually rezoning property, or potentially not being able to rezone a property because an existing use that is permitted in an M1 might not be allowed in and downzoned district.

This request originated from an individual wishing to open a softball/baseball "pitching" academy business in the area. The site at 7850 Quincy became a prime target because it offered the right size and layout, had plenty of available parking, and could be accessed by its patrons without having to share access or parking with heavier industrial users and their trucks.

Recommendation:

Staff supports the proposed text amendment. If the Plan Commission concurs, the following sample recommendation is offered for consideration:

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented on Page 1 of the Staff Report for PC Case Number 15-03 to add "Recreational Uses" as a special use in the M1 Zoning District.

Meeting Date: August 5, 2015

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Title: PC 15-04: 7850 Quincy, Willowbrook Baseball/Softball Facility

Petitioner: Sam Zagorac, 2929 Harvest Place, Darien, IL 60561

Action Requested by Applicant: Special Use approval for a Recreational Use in an M1 (subject to a Text Amendment pursuant to PC 15-03)

Location: West side of Quincy, between Midway and Joliet

Purpose: Accommodate a 60,000 square foot indoor softball/baseball training facility in an existing industrial building at 7850 Quincy.

Existing Zoning: M-1 Light Manufacturing

Proposed Zoning: M-1 with Special Use

Existing Land Use: Industrial building with multiple tenants accessing the northern third of the building. The southern 2/3rd of the building contains about 60,000 square foot space and is currently vacant.

Property Size: About 4 acres

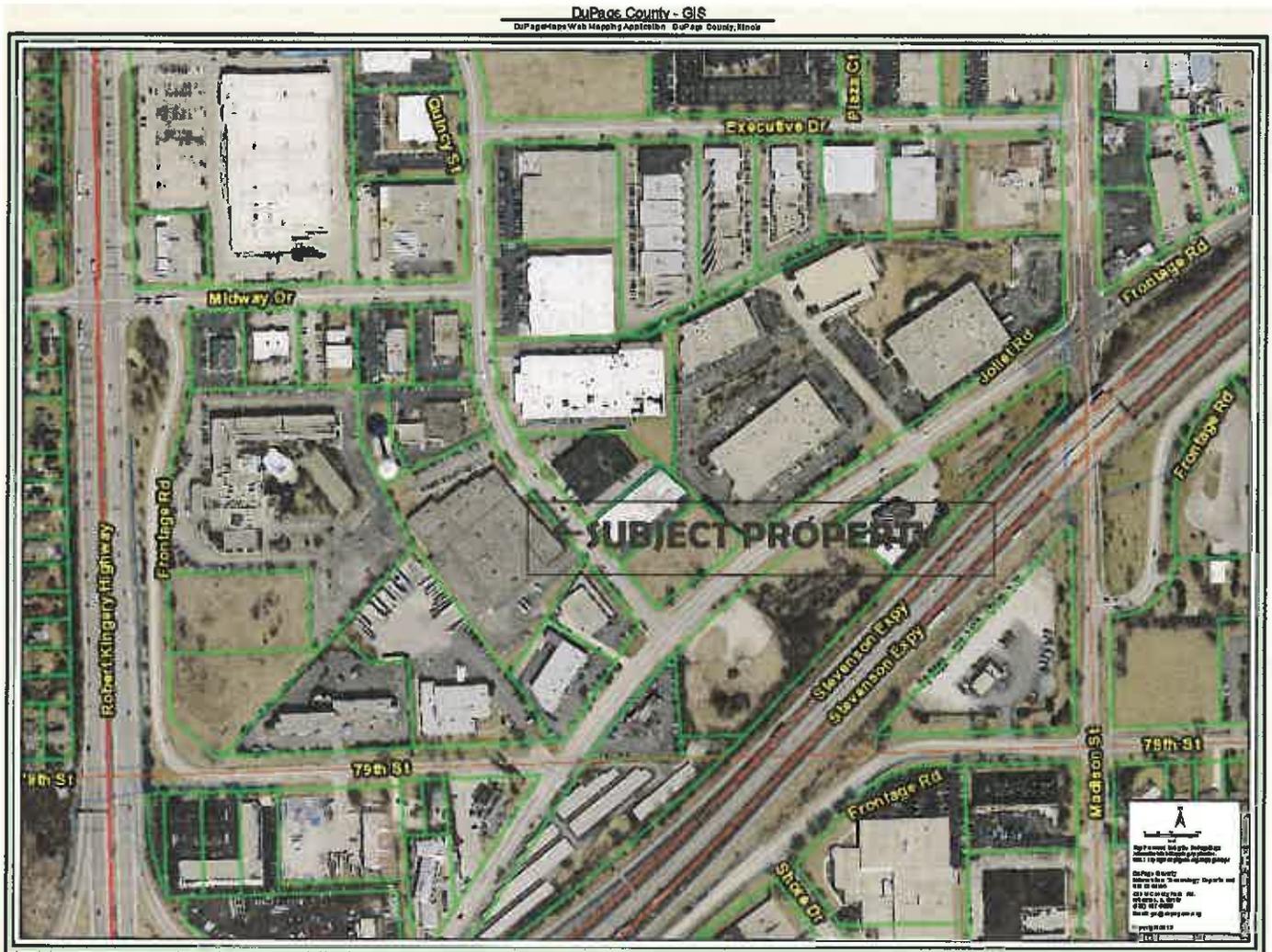
| | | |
|------------------------------|--|---------------|
| Surrounding Land Use: | <i>Use</i> | <i>Zoning</i> |
| | <i>North</i> Willowbrook Police Department | OR |
| | <i>South</i> 2 Industrial Properties | M-1 |
| | <i>East</i> 2 Industrial Properties | M-1 |
| | <i>West</i> Industrial Property and Hotel | M-1 and B-4 |

Documents Attached: Exhibit 1. Plat of Survey
Exhibit 2. Willowbrook Baseball/Softball December 2015 Packet
Exhibit 3. Standards for Special Use

Necessary Action by Plan Commission: Make a recommendation to Village Board. A sample motion is provided on Page 5 of this report.

Site Description:

The site is located on the west side of Quincy, between Midway and Joliet.



Development Proposal: The applicant, Sam Zagorac is currently the owner and lead instructor of Zagorac Baseball. He was a former collegiate player, and has devoted his professional life to working with both high school and professional organizations to improve players. He is an expert in the field of high-speed video analysis, has given more than 25,000 private lessons, and is a frequent speaker on the coaching clinic tour. He will be using this experience and his skills to own and operate a full-service baseball/softball facility for year-round indoor training in an existing building located at 7850 Quincy.

Staff Analysis:Use:

The property at 7850 Quincy is zoned M-1. A recreational use is not currently a listed permitted or special use in the M-1 zoning district, so this request includes a separate text amendment, which is the subject of PC 15-03, to add Recreational Uses as a special use in the M1 district. This separate case is also being considered at the same Zoning Board meeting on August 5, 2015. If the text amendment is recommended for approval, the Plan Commission can make a positive or negative recommendation on the special use based on its merits. If the text amendment associated with this case is not approved, the Plan Commission should make a recommendation to deny this case since the use is currently not listed as a special use.

Parking/Access and Circulation:

The proposed use will occupy approximately 60,000 square feet in roughly the southern two thirds of an existing building, with access to a 60 space parking lot dedicated only to this use. The northern third of the building accommodates multiple tenants, who share 42 parking spaces on the north side of the building, also accessed from Quincy. The plat of survey attached as Exhibit 1 shown the building and parking lots on the north and south sides.

Parking for a recreational use is based upon the number of students and employees, with 1 parking space required for every 3 students, and 1 parking space required for every 2 employees. Exhibit 2 includes two pages that show the proposed interior layout for the business. The applicant estimates that 4 students can be accommodated in each cage/tunnel, or 104 students in 26 tunnels. The one cage and the "pitching tunnels" on the east side of the building (at the bottom of the page) are for one on one training, so there will only be 1 student in each of the 5 cage/tunnel areas there, for a total of 109 students. The 13,000 square foot "sports performance" area at the west end of the space will ultimately accommodate up to 20 students, for a total of 129 students, requiring 43 parking spaces. Up to ten employees can be easily accommodated and require 5 more parking spaces, for a total of 48 parking spaces required. There are currently 60 spaces in the lot on the south side of the building, with room to stripe up to 12 additional parking spaces if needs increase. Parking appears to be abundant with room to grow.

Dumpster: The existing site does not provide an enclosed dumpster area for garbage. With little to no garbage expected to be generated for this use, the applicant is proposing to store garbage within the dedicated loading dock area, with direct access to Quincy, and to roll it out and back in on garbage day. Staff is recommending a condition that requires the continued management of garbage in this manner, unless an outdoor area pursuant to the Zoning Ordinance is later added to the site.

Building Entrance:

The applicant is proposing its main entrance into the facility from an existing doorway on the south elevation that will be modified with a new storefront door. This doorway is shown in the picture to the right. Note the grade leading to this door is at the same level of the grade for the parking lot and that the entrance shares the striped access aisle with the



PC 15-04:

7850 Quincy, Willowbrook Baseball/Softball Jo Ellen Charlton, Planning Consultant

adjoining accessible parking space, which is not allowed pursuant to State law. Staff originally asked that a raised curbed sidewalk area be added in this location to separate the entrance from the driving surface and provide a safer entrance area for young students to utilize. Given the elevation of the floor in this location, however, the grade cannot be raised with a sidewalk, so the applicant will be adding protective bollards around the area to make the area more secure from cars. This concept is shown on one of the pages in Exhibit 2. This will also require the restriping of the accessible parking spaces immediately west of this door, which is also shown in Exhibit 2.

Existing Loading Docks and Overhead Doors.

The existing building contains two loading docks at the west end, with overhead doors as shown in the picture to the right. For the time being, these doors will remain, however there are plans to replace the eastern most overhead door (on the right) with a storefront window. When this occurs, it is recommended that the window area be filled as necessary to create a consistent line with the lower edge of the vertical panel at the top of the building, and that a consistent color be utilized for that panel across that frontage.



Required Site Improvements:

As part of every special use, the Village evaluates sites to determine what, if any, site improvements are required to comply with the current ordinance. Generally, these improvements are “measured” to be reasonable given the extent of work required to accommodate the new use. Given that no parking lot expansion is required to serve the site, no upgrades to add curbs or improve the parking surface or striping is being recommended. The only landscape improvement to the site is a requirement to remove the dying ash tree at the entrance to the parking lot.

Drainage Swale Improvement:

An existing drainage swale on the west side of the building has become somewhat of a dumping ground and has been neglected. Staff is recommending that debris and the existing gravel be removed and that the area be re-graded and restored with sod to create positive drainage to inlets.

Signage:

No signage submittal was provided, so compliance with the existing code will be evaluated when requested by the applicant.

Special Use:

The Willowbrook Zoning Ordinance requires special uses to meet certain standards. These standards are enumerated in Exhibit ??, along with a discussion of how the project meets each standard.

Summary

Staff supports the repurposing of this building for a recreational use. The site meets the size and parking requirements for the proposed user and the use can be accommodated safely since the parking lot area will not be shared with other industrial users. An advantage to this use is it brings many families to the area, who can take advantage of nearby shopping and dining opportunities. in harmony with nearby industrial users.

If the Plan Commission wishes to support the project, staff recommends APPROVAL of the following sample motion:

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the standards for special use outlined in Exhibit 3 of the staff report prepared for PC 15-04 for the July 5, 2015 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a recreational use in the space at 7850 Quincy subject to the following conditions:

- 1. Signed and sealed engineering plans shall be submitted for review and approval showing the following improvements on the property prior to the issuance of any construction permits:**
 - a. The removal of existing debris and gravel in the drainage swale on the west side of the building, and the re-grading of the area to provide positive drainage to inlet structures and restoration of the area with sod.**
 - b. Details and installation of protective bollards around the proposed south entrance door.**
 - c. Restriping and signage details for the accessible parking spaces west of the new entrance door.**
 - d. Removal of the dying ash tree on the south side of the south driveway entrance.**
- 2. Site improvements from approved engineering plans must be completed prior to occupancy.**
- 3. Garbage for this use may not be located anywhere outside the building enclosure at any time, except for the time when being serviced from the Quincy loading dock area unless a code compliant masonry dumpster is constructed on site pursuant to a properly issued building permit.**
- 4. Future modifications to any overhead doors shall be subject to review and approval by the Village Administrator of an elevation plan to ensure consistent horizontal lines are maintained between the upper panels and lower brick and that upper panels are a consistent color.**

Exhibit 1
Plat of Survey

Exhibit 2

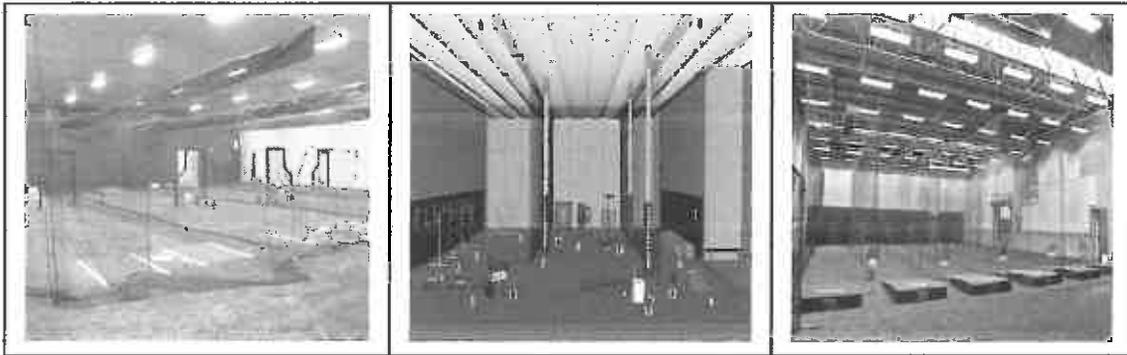
Willowbrook Baseball/Softball Document dated December 2015, Line Drive USA.

Exhibit 2

Willowbrook Baseball/Softball Document dated December 2015, Line Drive USA.

WILLOWBROOK BASEBALL/SOFTBALL

DECEMBER, 2015



LINE DRIVE USA

SAM ZAGORAC

Sam Zagorac is the owner and lead instructor of Zagorac Baseball. Sam is a former collegiate player who began his coaching career in 1996, spending the first 8 years working alongside and under the tutelage of John Mallee. John, who is the new hitting coach of the Chicago Cubs, is widely viewed as one of the top hitting instructors in the country. Along with spending years working under John, Sam has also had the opportunity to work minor league Spring Training camp with the Florida Marlins and has spent the 2011-2013 springs in Glendale instructing at White Sox Spring Training.

Prior to beginning his own academy, Sam worked in the Chicago White Sox organization for 5 years and became the head instructor at the Bulls/Sox Academy in 2011. In addition, to his time with the Chicago White Sox and John Mallee, Sam was an assistant coach at Mount Carmel High School for 10 years.

Sam, an expert in the field of high-speed video analysis, along with his strong reputation as a great communicator and having an incredible understanding of the swing, has led many professional players to him in the past several years as well. Sam's teaching style has resulted in many of his players moving on to the collegiate level and several reaching their dreams of signing a professional contract.

Sam has given more than 25,000 private lessons and employs video analysis with each hitter he works with. He is also a frequent speaker on the coaching clinic tour.

WILLOWBROOK BASEBALL/SOFTBALL FACILITY

BUSINESS PLAN

EXECUTIVE SUMMARY

The sports facility will be a full-service, baseball/softball facility that will provide the very best training environment to both the serious athlete and the amateur enthusiast. The complex will include open training team space for multiple teams, but also include a state-of-the-art sports performance training center, vision training office, and an academic center.

MISSION STATEMENT

Our goal is to provide the very best environment for people of all ages and skill level to train and compete, while having fun and providing them the very best services available. The facility will cater to the increasing need of individualized skills training on a year-round basis.

OBJECTIVES

The main objectives for the Willowbrook Sports Facility are as follow:

1. Organize and develop various programs and market them effectively to all ages and skill level.
2. Offer the community and all surrounding communities a first-class facility that provides the very best services and programs available in the market.
3. Develop relationships with the Willowbrook/Burr Ridge school board and surrounding communities to create and develop school related field trips, encouraging health and nutrition. We believe we can play a major role in developing youth fitness programs.
4. Sponsor and/or support local community events through the park districts and other community based groups.

KEYS TO SUCCESS

1. Marketing: We must make this facility a common name in the Willowbrook community along with the entire western suburbs, promoting our services to each of our market segments.
2. Atmosphere: We need to create an unmatched “cool and fun” atmosphere in the facility through the use of first class equipment, playing and training surfaces, colors and big screen TVs; creating an environment that people will want to become part of (create and retain membership) and frequent our facility often.
3. Professional Staff & Services: By providing the users of the facility with the very best and most qualified staff and services, we will show genuine concern for their individual needs and allow them to feel confident that we can meet all of their sport, fitness and health needs.
4. Options: We feel that creating a facility that offers a wide variety of programs creates an environment that leaves users never being bored.

COMPANY OVERVIEW – OWNERSHIP

The sports facility will be privately owned and be a for-profit entity. The ownership will create a Limited Liability Corporation under the State of Illinois.

SERVICES

The facilities open layout will allow us to easily customize the arrangement of options for different events. We will aggressively pursue local business, regional and state level athletic competitions, along with serving the needs within the community in which we are based.

Professional Services

Academic Advisors
Sports Performance
College Recruitment

Sports Related Services

Baseball/Softball
Little Tyke Sports
Youth Flag Football

MARKET ANALYSIS SUMMARY

The market area is large and will continue to grow, especially in the areas of travel baseball/softball, and we feel that our facility will cater to the needs of these growing sports. Parents are looking to give their children an advantage over other children in organized sports activities. Group coaching is simply not enough to give children the proper skills required to play at an above average level. Private coaches and skill trainers are typically booked by eager parents looking for one-on-one training for their child. This facility will cater to the increasing need for this type of individualized skills training on a year-round basis.

Target Market Segments include:

1. Youth Sports Teams and Clubs
2. Individual Skill Training
3. Mom's and Tot's
4. Sports Performance
5. School Programs
6. Academic Programming

Marketing Strategy Summary

The marketing strategy for the Complex would be broken into two segments:

Peak Time: October thru Aril
Non-Peak Time: May thru September

PEAK TIME PLAN

Identification Strategy

The peak time will be the Complex's main source of revenue and a majority of the marketing strategy will be spent establishing relationships and programs based around the needs of the surrounding communities programs, travel programs and school districts. The following ten neighborhood associations have been identified as our major target group:

- | | |
|-----------------------------|---------------|
| 1) Willowbrook | 2) Burr Ridge |
| 3) Hinsdale | 4) LaGrange |
| 5) Clarendon Hills/Westmont | 6) Darien |
| 7) Elmhurst | 8) Lisle |
| 9) Willow Springs | 10) Woodridge |

We believe the youth associations will be a great source of numbers, meaning players to participate in our programs; however, the travel programs of all sports will be a major source of income driven programs. The travel “business” has grown into a massive, all-year-round business where cost is becoming somewhat less important. These groups will pay a premium for high-quality practice space and professional instruction, two things in which the Complex will provide.

The second part of the peak time strategy plan will be to partner with the local park districts and surrounding school districts. We believe that becoming a partner with the park district and school districts will allow us to offer development programs for both the very young and their parents. Implementing programs for adults during the day time hours is an important piece of the plan and working with the park district is of great importance. School district programs will be based on promoting health and fitness.

Implementation Strategy

The implementation of the marketing strategy has begun as we have started the identification process. The overall goal will be to contact each of the respective youth associations and travel associations in our market areas well in advance of the facility’s completion. Meetings with professional grade drawings illustrating the interior along with documents that describe the programs and pricing will be presented. It will be important to be price competitive and be able to offer group discounts to those organizations willing to partner with the facility. We believe that through early to late summer communication along with a strong, professional marketing strategy, we can gain a significant amount of team bookings prior to the facility’s completion.

NON-PEAK TIME PLAN

Identification Strategy

The identification strategy for the non-peak time use of the facility will include and not be limited to, pursuing other athletic needs for an indoor facility during summer months. This process will take some time and will require some “outside the box” thinking, but as presented in the overall projections of the facility, we did not include much business during the non-peak time. We believe strongly that once we have established our peak-time business, the potential of non-peak time can be seriously pursued.

We do feel that it will be very important to include the Village of Willowbrook in the non-peak time and should offer them the opportunity to use the facility at no cost to run a couple of programs they may feel are important. The relationship with the Village is very important and one we need to establish and nurture.

Implementation Strategy

The implementation of the non-peak time marketing strategy will begin as soon as we have completed the identification process. The goal will be to offer the facility and its flexibility to hold a number of different events, while pricing the facility at a very competitive rate. Events and programs held in the facility during non-peak time is a major value to the business bottom line. As stated before, our analysis and projections include very little from non-peak time events.

MANAGEMENT SUMMARY

The management team for the pre-development and development stages of the facility consists of the following:

Development Team

| | |
|----------------------------------|--------------------------------|
| <i>Executive Director</i> | Sam Zagorac |
| <i>Project Attorney</i> | Daniel Kopp |
| <i>Real Estate Agent/Advisor</i> | Bryan Barus and Steve Chrastka |

CONSTRUCTION SCHEDULE – (Estimate)

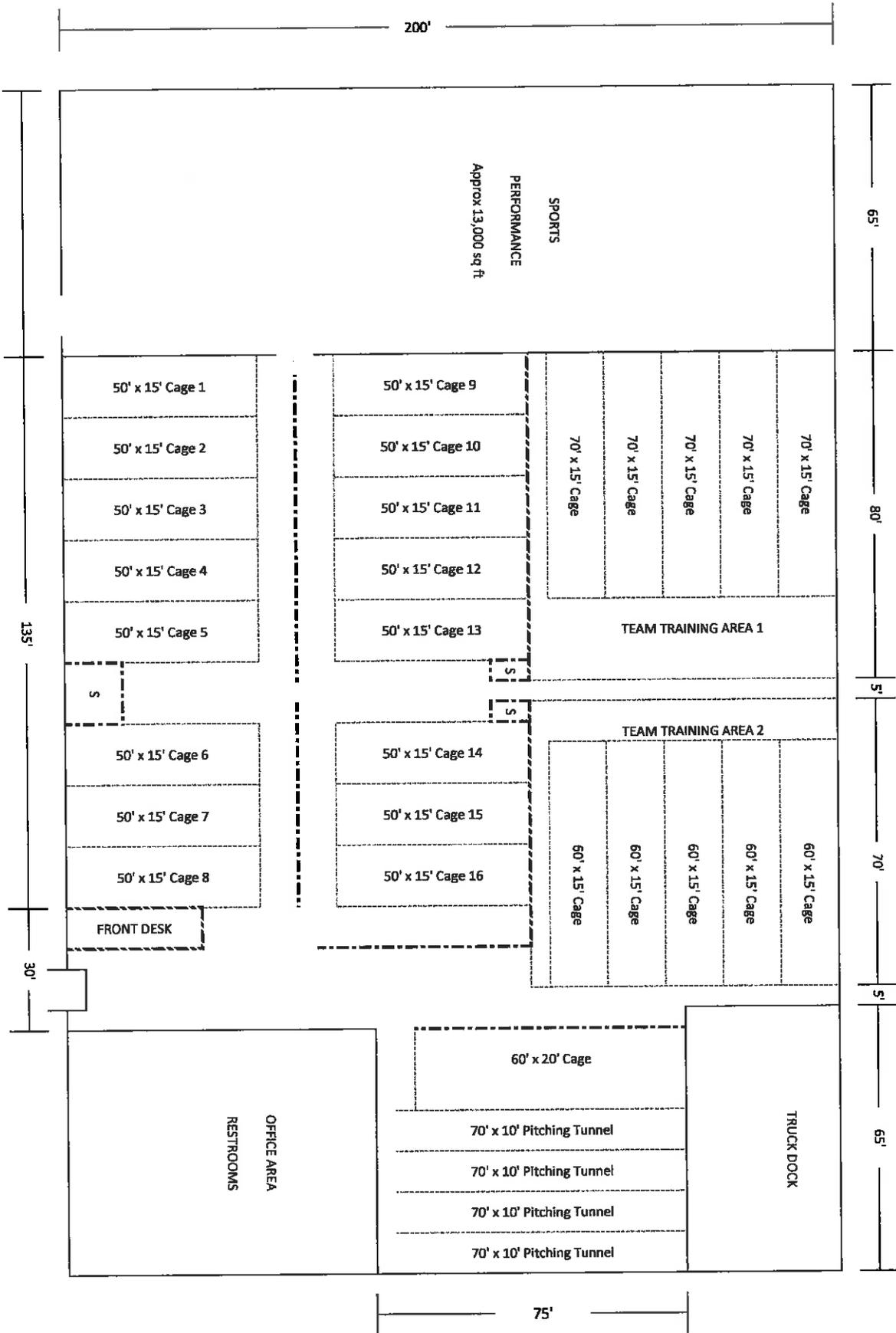
Pre-Development (April - July)

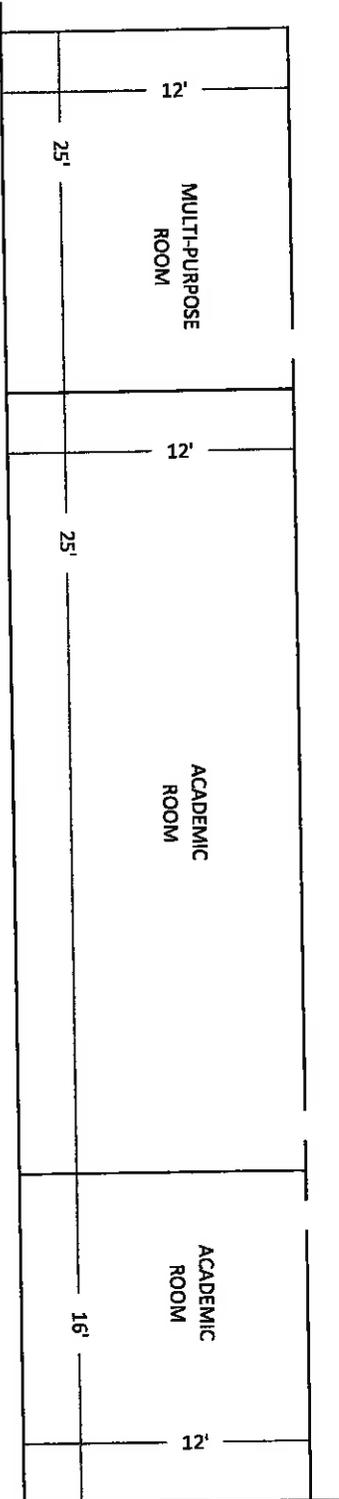
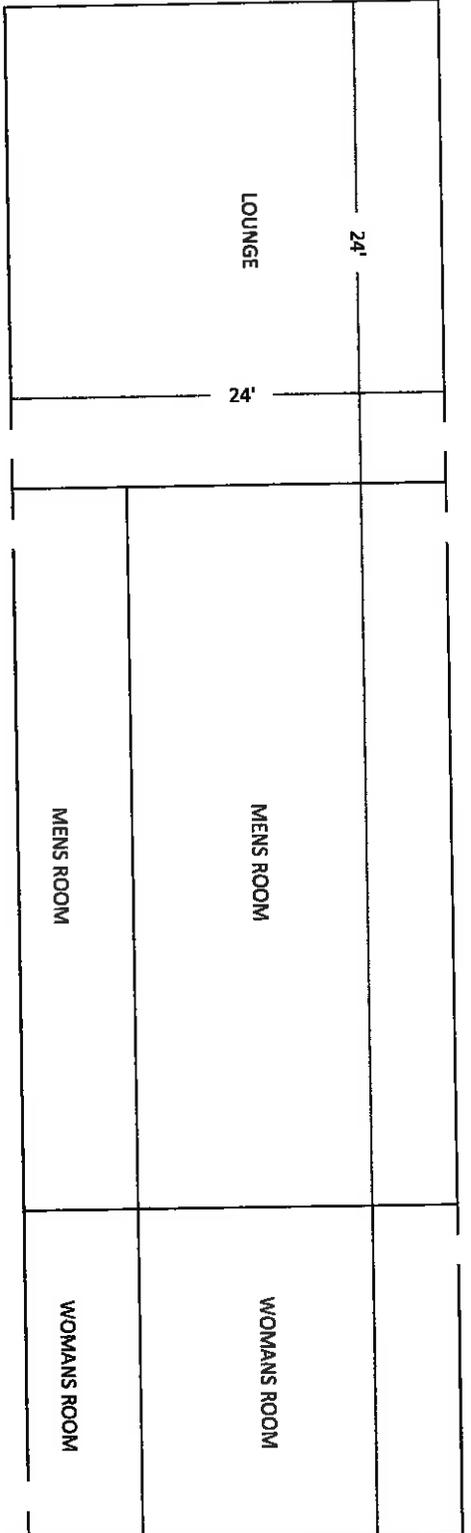
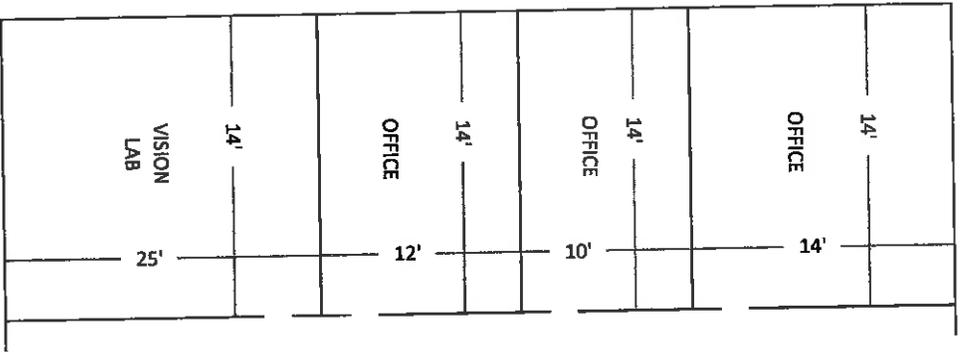
- Design
- Cost Estimating
- Operational Pro-Forma
- Site Assessment
 - o Zoning - Restrictions
- Site Control and Cost
 - o Lease - Long Term

Development – Construction (June - September)

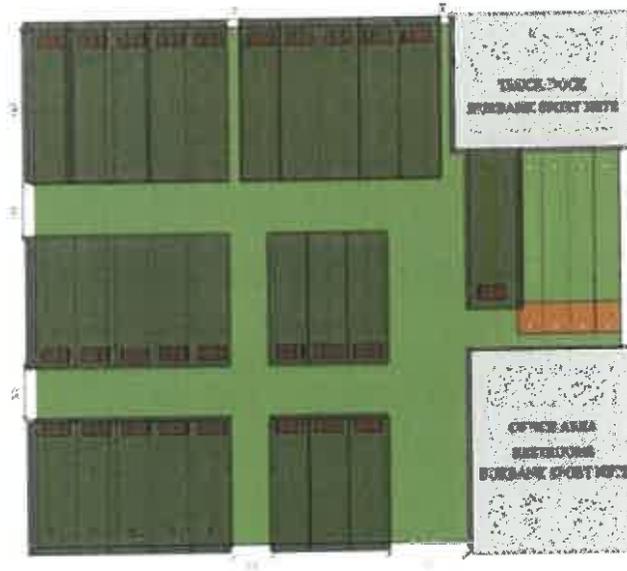
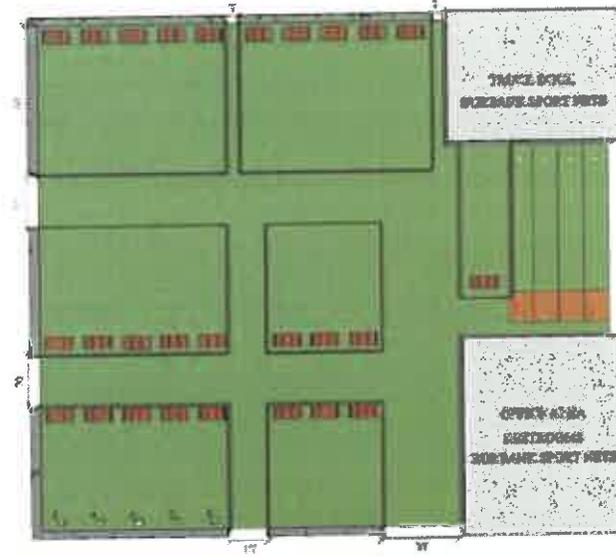
- Begin Construction - September, 2015
- Complete Construction - November, 2015
- Grand Opening – December 1, 2015

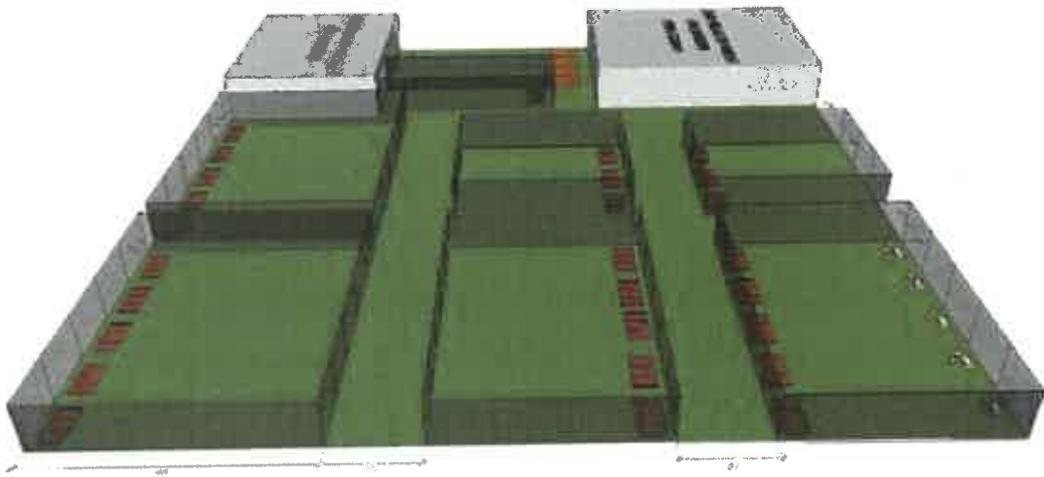
MILLOWBROOK BASEBALL/SOFTBALL FACILITY



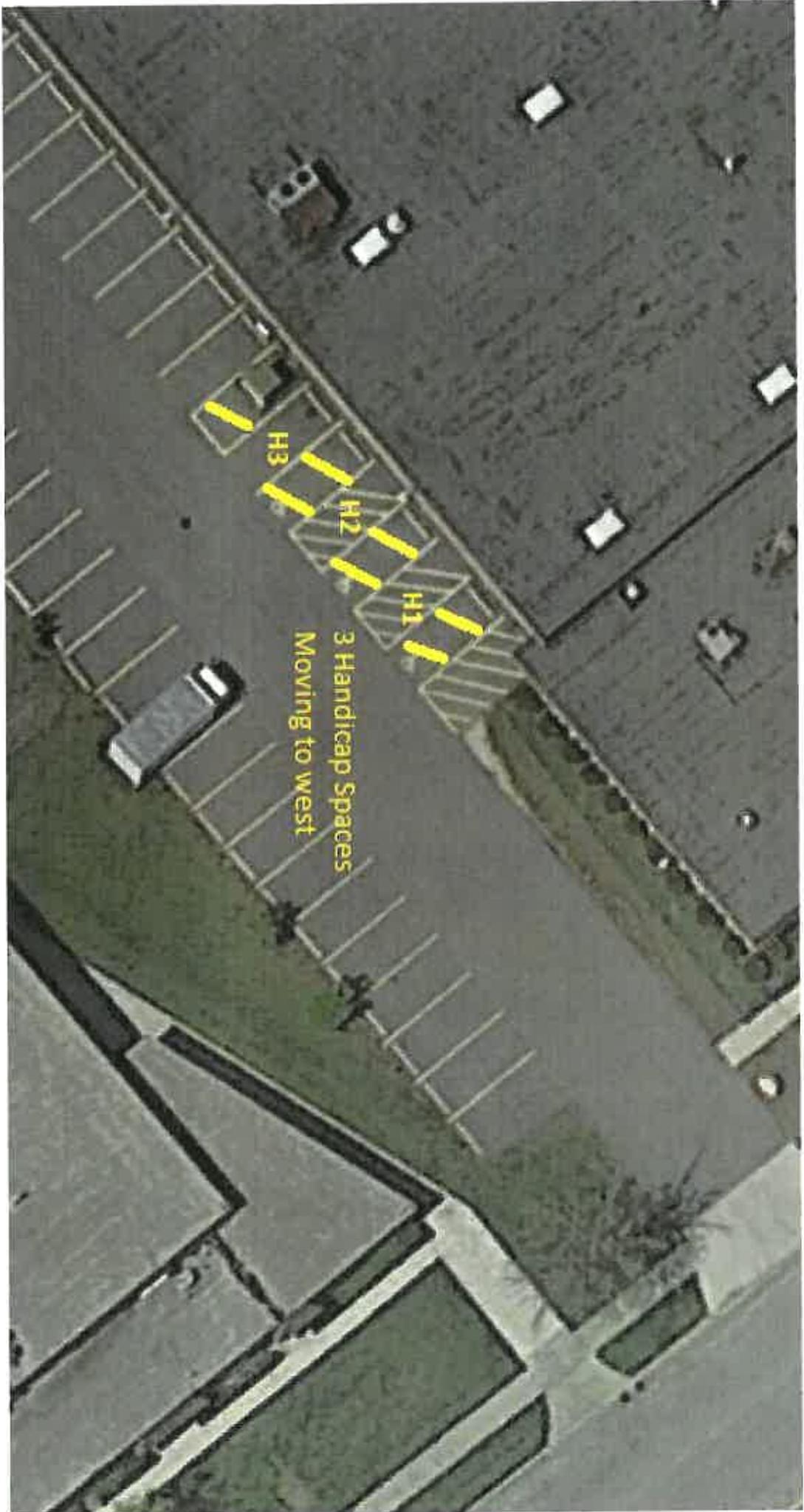


INTERIOR DRAWINGS/LAYOUT









3 Handicap Spaces
Moving to west

H3

H2

H1

Exhibit 3
Standards for Special Use

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

Applicant: It will not.

Staff: The proposed use as a recreational use catering mostly to children will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The use has access to a parking lot with 60 spaces that is adequate to accommodate the number of students and employees projected on the site, with room to restripe and add up to twelve additional parking spaces if needed. Additionally, no other industrial uses access this parking for the building, so there will be no conflicts between children and trucks. Protective bollards are also being added to separate the parking surface from the proposed entrance to the facility on the south side of the building.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

Applicant: It will not.

Staff: The proposed improvements will not impair the use or enjoyment of nearby properties nor diminish property values.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

Applicant: It will not.

Staff: There are no vacant properties in the immediate vicinity, so the proposed improvements will not have an impact on future development.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

Applicant: They are:

Staff: Adequate utilities and roads serve the property. Minor modifications to a drainage swale, parking lot striping for accessible parking spaces, and the removal of a partially dead tree are required and made as conditions of approval.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

Applicant: They will.

Staff: Access to and the amount of existing parking available to serve the proposed use are available and will not cause traffic congestion in the public street.

(F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Applicant: It will be.

Staff: The proposed special use complies with all other applicable regulations subject to compliance with the conditions in the sample motion provided on page ?????????? of this report.

(G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site.

Applicant: They have not and there has not been a previous denial.

Staff: A special use has not been requested on this site in the last year.

VILLAGE OF WILLOWBROOK

STAFF REPORT TO THE PLAN COMMISSION

Meeting Date: August 26, 2015
Prepared By: Jo Ellen Charlton, Planning Consultant
Case Title: Final Plat of 7523 Brookbank Subdivision
Petitioner: Cole Court LLC.
John Barcelona, President
485 S. Frontage Road – Suite 100
Burr Ridge, IL 60527
Action Requested by Applicant: Approval of a 2 lot Final Plat of Subdivision

Location: 7523 Brookbank
PINs: 09-26-301-043 and 09-26-301-044

Property Size: .64 acres or 27,973 square feet

Existing Zoning/Use: R-2 /Single-Family Residential

Proposed Zoning/Use: R-2 /Single-Family Residential

| Surrounding Land Use: | <i>Use</i> | <i>Zoning</i> |
|------------------------------|---------------------------|---------------|
| <i>North</i> | Single-Family Residential | R-2 |
| <i>South</i> | Single-Family Residential | R-2 |
| <i>East</i> | Single-Family Residential | R-1 |
| <i>West</i> | Single-Family Residential | R-2 |

Documents Attached:

1. Final Plat of Subdivision of 7523 Brookbank Subdivision, prepared by Haeger Engineering, dated August 4, 2015, consisting of 1 sheet.
2. Existing Conditions and Demolition Plan and Proposed PCBMP Exhibit, prepared by Haeger Engineering, dated August 4, 2015, consisting of 1 sheet
3. Boundary and Topographic Survey, prepared by Haeger Engineering, dated August 3, 2015, consisting of 1 sheet.

Necessary Action By Plan Commission: Make a recommendation to the President and Village Board regarding Plat approval.
Staff's recommendation can be found on page 3.

Site Description:

The existing 27,973 square foot site consists of parts of two underlying previously subdivided lots containing one home. The property being subdivided measures approximately 150'x186.5'.

Development Proposal:

The applicant is requesting approval of a Final Plat of Subdivision to subdivide the existing property into two buildable lots that comply within minimum lot requirements in the R-2 Zoning District.

Pursuant to the Subdivision Regulations, the proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration.

Staff Analysis:

Appropriateness of Use:

Single-family detached homes are permitted uses in the R-2 district. The bulk regulations for the R-2 district are provided in the chart below. Both proposed lots meet these minimum requirements.

| R-2 Regulations |
|---|
| Minimum Lot Area = 13,000 square feet |
| Lot Width = 75' (Measured at the front setback line) |
| Lot Depth = 150' |
| Front Yard Setback = 40' (The permitted setback based on averages is 30.26') |
| Interior Side Yard Setback = 10% width or 8.5' (Whichever is greater) |
| Rear Yard Setback = 30' |

Title Report:

Page 6 of the title report (Item 20) indicates that a 5' easement affects the north 5' of Lot 5, although it is not shown on the Plat of Survey. The easement shall be identified and likely vacated as part of this subdivision.

Existing Trees:

The site contains a number of existing trees, some of which may be beneficial to preserve upon redevelopment...particularly those along the perimeters. Several newer pine trees, in particular, exist near the south property line, that may have been planted by the owner to the south. If practical, there would be benefits to preserving these and possibly additional perimeter trees. Therefore, staff recommends a condition on the approval that requires Village approval of any trees within ten feet of any lot line, with said approval not be unreasonably withheld if the tree interferes with development.

Subdivision Improvements:

Consistent with the development patterns for new development to the north, no subdivision improvements (curb, cutter, storm sewer) will be required with development on these lots. Parkway trees, however, will be required, and must be included as part of the approval of any new structures on the lots in compliance with Village Codes.

Easements:

Section 10-4-2(c) of the Village Code includes side and rear yard easement requirements for both interior and perimeter lots within a subdivision. Pursuant to the Village Engineer's (attached), five foot side yard easements and ten foot rear yard easements are supported and must be added to a revised plat prior to being considered by the Village Board. Required easement language is included with the engineer's report and should be added to the proposed plat.

Proposed PCBMPs:

The provision of final engineering on a subdivision this small that does not include public improvements is difficult until the actual house permit is submitted. According to the Village Engineer's report (attached), the information included in the plan is sufficient except that the plan should identify the existing impervious cover for each lot and an indication of how that will be applied to development on each lot.

Existing Improvements to be Demolished prior to Plat Recording:

Because the existing home straddles a proposed new lot line, a condition is recommended that requires demolition of all improvements, including the house, the driveway, fences, and any septic or well facilities on the property pursuant to proper permits.

Staff Recommendation:

Staff recommends approval of the proposed subdivision. If the Plan Commission concurs, the following sample motion is provided:

The proposed Final Plat of Subdivision for 7523 Brookbank Subdivision meets the requirements of the Zoning Ordinance and Subdivision Regulations as reviewed and recommended by staff and the Village Engineer, therefore I move that the Plan Commission recommend to the Mayor and Village Board approval of said subdivision subject to the following conditions:

- 1. The final plat documents shall be revised prior to consideration by the Village Board as follows:
 - a. Five foot side yard and ten foot rear yard easements shall be added to both lots utilizing standard language supplied in the Engineer's Review letter dated August 17, 2015.*
 - b. The proposed PCBMP Exhibit should calculate total current impervious surfaces and indicate how that existing number will be applied to development on both lots.**
- 2. Existing trees within ten feet (10') of any lot line shall not be removed unless approved by the Village as part of any construction permit, with said approval not be unreasonably withheld if the tree preservation interferes with engineering requirements.*
- 3. The plat will not be recorded until all structural and impervious surfaces are removed pursuant to proper permits from the Village.*



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

August 17, 2015

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: JoEllen Charlton

Subject: 7523 Brookbank Subdivision
(CBBEL Project No. 90-144H171)

Dear JoEllen:

As requested on August 10, 2015, we have reviewed the Plat of Subdivision and supporting documents for the aforementioned property prepared by Haeger Engineering and dated August 4, 2015. The following comments shall be addressed prior to final approval:

Plat of Subdivision

1. Easements must be provided as detailed in Section 10-4-2(c) of Village Code. This includes the following:
 - a. *Twenty foot rear yard easement.
 - b. *Ten foot side yard easement for north side of Lot 1 and south side of Lot 2.
 - c. Five foot side yard easement for south side of Lot 1 and north side of Lot 2.

* *The code allows for five foot side yard and ten foot rear yard easements if certain conditions are met, and we would support these reduced easements.*
2. The Village format of easement provisions shall be used (copy attached).

Existing Conditions and PCBMP Exhibit

1. The proposed PCBMPs shown are presumed to be conceptual as the final design cannot be completed until a specific site plan is developed for each lot. It would be prudent, though, to identify the existing impervious cover for each lot and an indication of how that will be applied to the proposed lot development (e.g. all existing impervious surface to first lot developed, split evenly of both lot, or based on the lot on which it is situated).

General Comments

1. Because the existing house straddles the proposed lot line, a condition of approval should be that the house and driveway will be demolished before the Village will record the plat.

2. It is presumed that there will not be any subdivision improvements, and that any improvements will be constructed with each lot.

If you have any questions please feel free to contact me.

Sincerely,



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

Attachment

cc: Tim Halik
Roy Giuntoli

UTILITY EASEMENT PROVISIONS

PERPETUAL EASEMENTS FOR PROVIDING UTILITY SERVICES TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT AND OTHER PROPERTY ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK, TO THOSE COMPANIES OPERATING, FROM TIME TO TIME, UNDER FRANCHISE OR LICENSE FROM THE VILLAGE OF WILLOWBROOK, AND TO UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, THE HINSDALE SANITARY DISTRICT, THE COUNTY OF DUPAGE DEPARTMENT OF ENVIRONMENTAL CONCERNS, AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES ON THIS PLAT AND INDICATED AS PUBLIC UTILITY EASEMENT AND/OR PUBLIC UTILITY AND DRAINAGE EASEMENT. FOR THE PURPOSES OF THIS PLAT PROVIDING UTILITY SERVICES SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY AND TELECOMMUNICATIONS AND CABLE TELEVISION SERVICES, SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE, INCLUDING ANY AND ALL APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL REQUIRED SERVICE CONNECTIONS ON EACH LOT TO SERVE IMPROVEMENTS THEREON, OR IN ADJACENT LOTS, THE RIGHT, BUT NOT THE OBLIGATION, TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SUCH EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR THE EXERCISE OF GRANTEE'S OTHER RIGHTS PROVIDED HEREIN. EASEMENTS FOR STORM WATER DRAINAGE, DETENTION AND/OR RETENTION PURPOSES ARE GRANTED UNDER A SEPARATE PROVISION OF THIS PLAT, AND FACILITIES FOR SAID PURPOSES, AND APPURTENANCES THERETO, SHALL BE CONTROLLED BY SAID PROVISION.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY

AND

AMERITECH, GRANTEES,

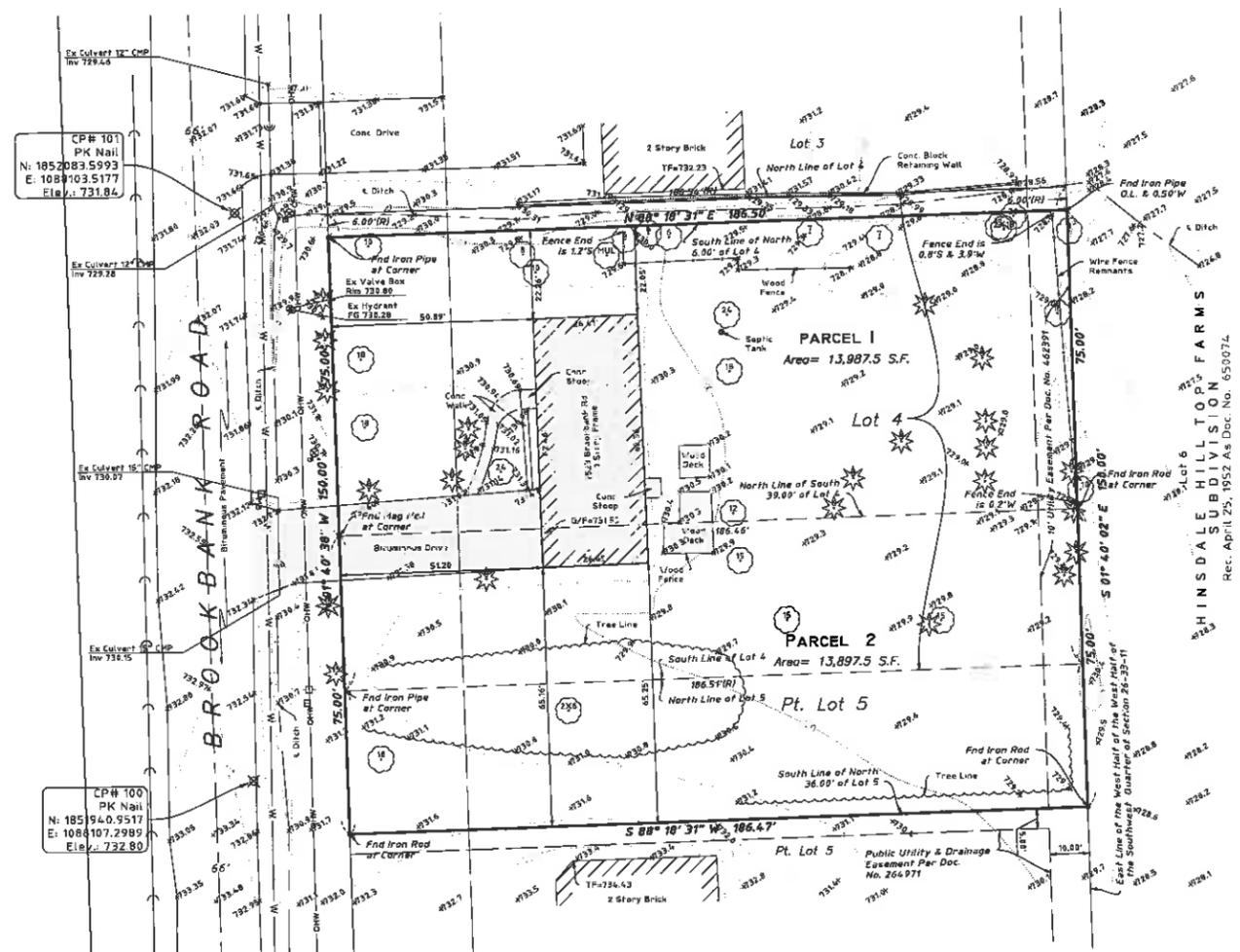
THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

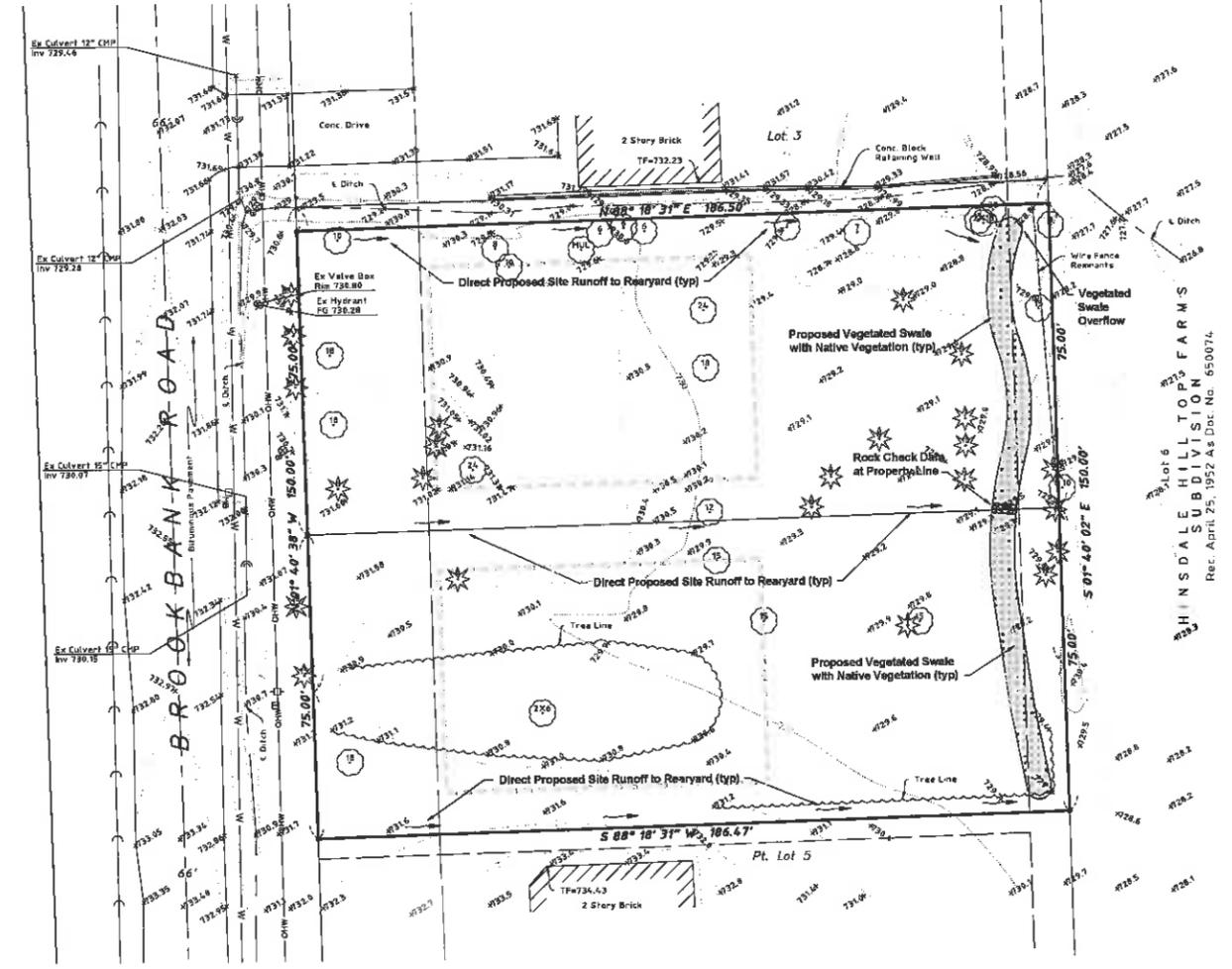
THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS
NORTHERN ILLINOIS GAS COMPANY

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, ALLEYS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDINGS OR OTHER STRUCTURES SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, ALLEYS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.



EXISTING CONDITIONS & DEMOLITION PLAN



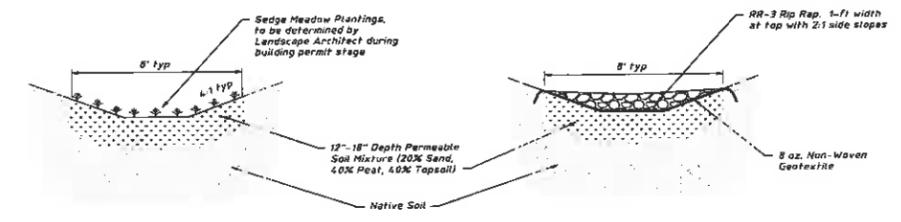
PROPOSED PCBMP EXHIBIT

- LEGEND**
- Storm Sewer
 - Fire Hydrant
 - Valve Box
 - B-Box
 - Fence
 - Pipe Bollard
 - Overhead Utility Line
 - Utility Pole
 - Telephone Pedestal
 - Mailbox
 - Retaining Wall
 - Pavement Elevation
 - Sidewalk Elevation
 - Ground Elevation
 - Contour Line
 - Deciduous Tree
 - Coniferous Tree
 - Brushline
 - Recorded On Line

Benchmark
Site Benchmark
CP # 100 (See Survey)
Description: PK Nail
Elevation: 732.60 NAVD 88 (Geoid 12A)

PARCEL 1:
LOT 4 (EXCEPT THE NORTH 6 FEET THEREOF AND EXCEPT THE SOUTH 39 FEET THEREOF) IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 482391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 39 FEET OF LOT 4 AND THE NORTH 39 FEET OF LOT 5 IN CLARENDON GARDENS BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 482391, IN DUPAGE COUNTY, ILLINOIS.



VEGETATED SWALE

ROCK CHECK DAM

Vegetated Swale to be sized to provide storage for 1.25-inch rainfall for every square foot of proposed impervious area within the lot.

HAEGER ENGINEERING
consulting engineers • land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 815-394-6600 Fax: 815-394-6608
Illinois Professional Design Firm License No. 184-003129
www.haegerengineering.com

EXISTING CONDITIONS &
PCBMP EXHIBIT
7523 BROOKBANK
RESUBDIVISION
WILLOWBROOK, IL

Project Manager: M.L.A.
Engineer: M.L.A.
Date: 8-4-2015
Project No.: 15-109
Sheet: 1

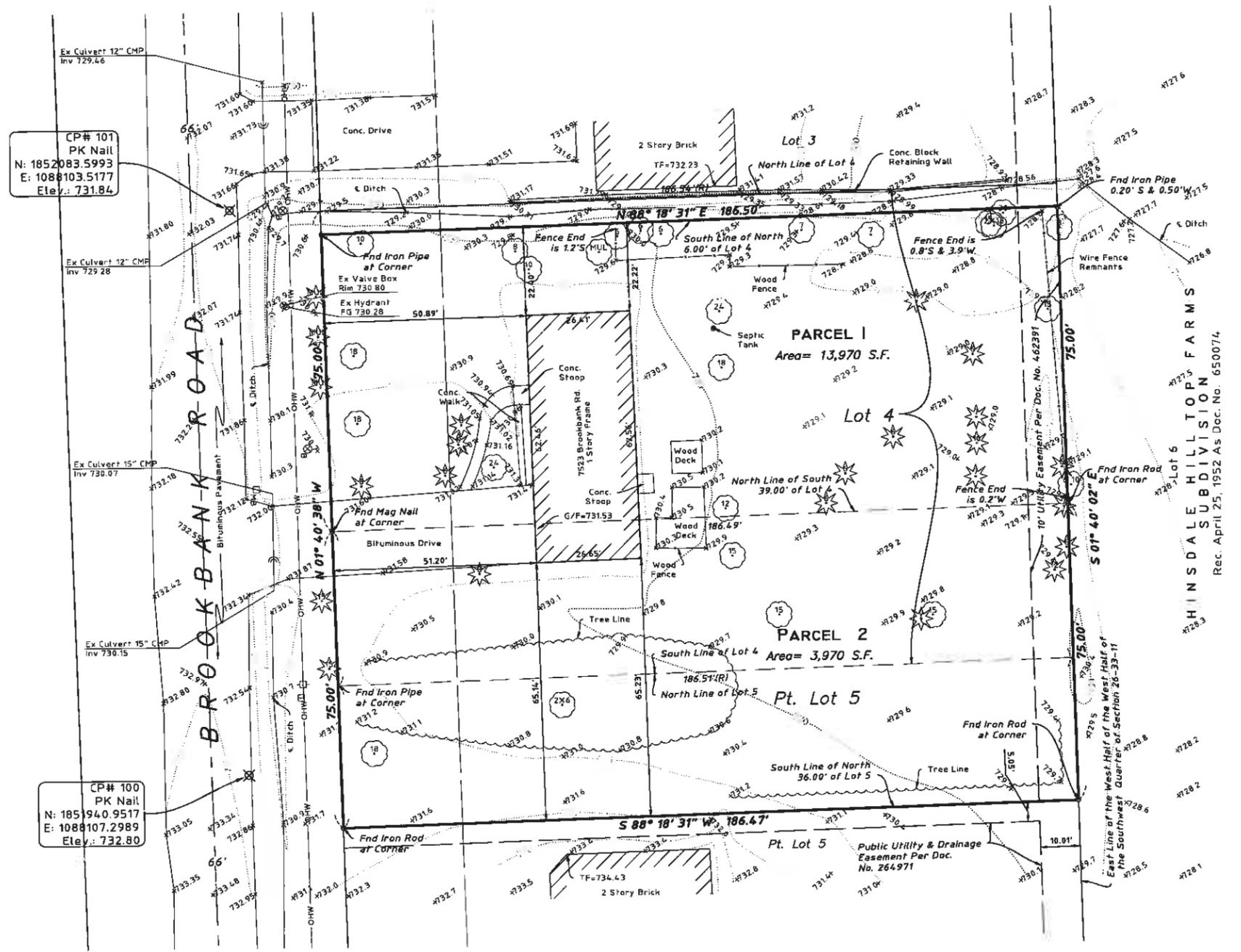
LEGAL DESCRIPTION

PARCEL 1:

LOT 4 (EXCEPT THE NORTH 6 FEET THEREOF AND EXCEPT THE SOUTH 39 FEET THEREOF) IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 39 FEET OF LOT 4 AND THE NORTH 36 FEET OF LOT 5 IN CLARENDON GARDENS BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.



CP# 101
PK Nail
N: 1852083.5993
E: 1088103.5177
Elev.: 731.84

CP# 100
PK Nail
N: 1851940.9517
E: 1088107.2989
Elev.: 732.80

LEGEND

| | |
|--|-----------------------|
| | Storm Sewer |
| | Fire Hydrant |
| | Valve Box |
| | B-Box |
| | Fence |
| | Pipe Bollard |
| | Overhead Utility Line |
| | Utility Pole |
| | Telephone Pedestal |
| | Mailbox |
| | Retaining Wall |
| | Pavement Elevation |
| | Sidewalk Elevation |
| | Ground Elevation |
| | Contour Line |
| | Deciduous Tree |
| | Coniferous Tree |
| | Brushline |
| | Recorded On Line |

Benchmark

Site Benchmark
CP # 100 (See Survey)
Description: PK Nail
Elevation: 732.80 NAVD 88 (Geoid 12A)

Surveyor's Notes:

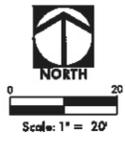
- Field work was completed on August 1, 2015.
- The Horizontal coordinates and basis of bearing shown hereon are assumed.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).



State of Illinois)
County of Cook) SS:
This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.
Schaumburg, Illinois August 3, 2015
By: Illinois Professional Land Surveyor No. 3695

Ordered By: Chestnut Homes
Order No.: 15-109

EXPIRES 11-30-16



HAEGER ENGINEERING
consulting engineers land surveyors
1304 N. Plum Grove Road, Schaumburg, IL 60173 • Tel: 847.294.6600 Fax: 847.294.4666
Illinois Professional Design Firm License No. 184-001152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY
7523 BROOKBANK ROAD
WILLOWBROOK, ILLINOIS

Project Manager: MLA
Engineer: JWG
Date: 8-3-2015
Project No.: 15109
Sheet: 1/1

Meeting Date: August 26, 2015
Previous Concept Plan Review: February 5, 2014

Prepared By: Jo Ellen Charlton, Planning Consultant

Case Title: 2nd PUD Concept Plan Review Compass Arena and Event Center

Petitioner: Compass

Action Requested by Applicant: Concept Review of proposed PUD by Plan Commission

Location: South side of Frontage Road between Del Rhea's Chicken Basket and 7-11

Purpose: Develop a multi-use indoor soccer facility, with restaurant and banquet space, golf simulators, and Turkish bath spa facility.

Existing Zoning: B-3 General Business

Existing Land Use: Vacant Property

Property Size: 3.657 Acres

Surrounding Land Use:

| | <i>Use</i> | <i>Zoning</i> |
|--------------|---------------------------|------------------------|
| <i>North</i> | Vacant Lot | M-1 |
| <i>South</i> | I-55 Expressway | I-55 Expressway |
| <i>East</i> | 7-11 | B-2 Community Shopping |
| <i>West</i> | Del Rhea's Chicken Basket | B-3 General Business |

Documents Attached:

1. Exhibit 1. Concept Plans Submitted by Applicant (8 Pages)
2. Exhibit 2. Parking Analysis Comparison

Necessary Action by Plan Commission: For Sketch Plan Reviews, the Zoning Ordinance allows the Plan Commission to review the plan and informally discuss the merits and/or problems of the proposed development. A summary of the discussion is to be forwarded to the Village Board via minutes. No formal action is to be taken.

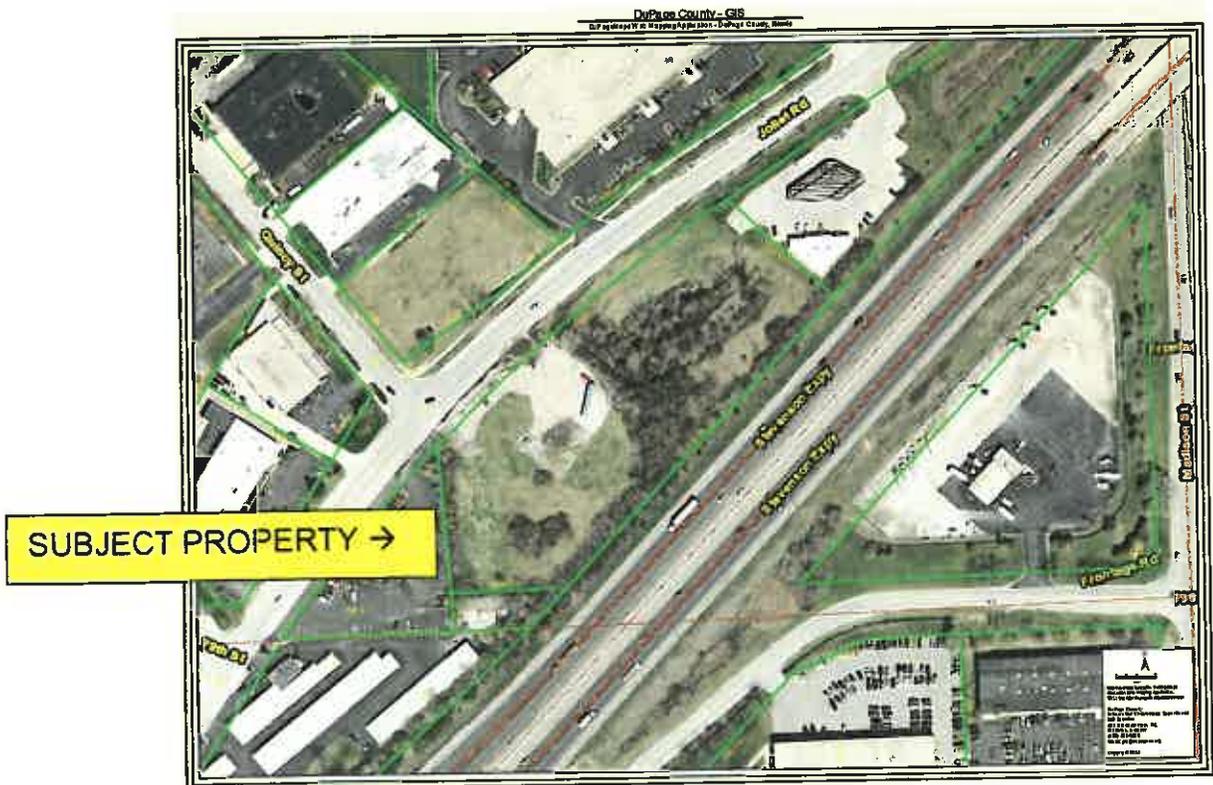
Request:

The Zoning Ordinance allows land owners and potential developers an opportunity to submit a “sketch plan” in order to obtain the views of the appropriate village officials for the purpose of providing preliminary feedback to an applicant about a possible PUD project they are considering. The applicant’s submittal materials are attached as Exhibit 1 and consist of 8 sheets including 1 elevation, a site plan, a basement plan, 2 partial first floor plans, a mezzanine plan, a second floor plan and a third floor plan. As you may recall, the Plan Commission already afforded this applicant the benefit of a Sketch Plan review in January of 2014.

While there have been some improvements to the site plan over the original submittal reviewed by the Plan Commission last year to address parking lot setbacks, there is no consensus between the developer and staff with regard to signage, and as to whether the proposed project is adequately parked. These topics have been the source of discussions most of this year, until about May, when the developer hired new co-counsel. Staff received the documents in Exhibit 1 via e-mail beginning August 4, with a request for another sketch plan review before the Plan Commission. Given that the only plans that were received were not to scale and that the plans were not fully dimensioned, a full review of the project for compliance with standard bulk regulations is not included in this report. Instead, the focus of this report is on signage and parking, neither of which staff supports in the current proposal and what staff believes to be the applicant’s main interest in discussing with the Plan Commission.

Site Description:

The development site is currently vacant. It is located on the south side of Frontage Road at the south end of Quincy Drive, between Del Rhea’s Chicken Basket and the 7-11. The site consists of 3.657 acres. It is a shallow site with around 200 feet of depth, with over 500 feet of frontage along Frontage Road. The site’s southern boundary is the I-55 expressway.



Development Proposal: The developer wishes to construct a multi-use facility consisting of a high ceiling (no height provided) approximately 25,000 square feet facility to accommodate two “mini” indoor soccer fields. The original proposal included plans to utilize the soccer fields for conventions and/or exhibition space, but given the even larger parking demand for that use, the developer has dropped those plans. Staff has informed the applicant that if the project moves forward, recommendations will be made that will require covenants prohibiting convention uses and other uses for the building not specifically authorized in the PUD without requesting and receiving approval of a major amendment to the PUD. The following additional uses are proposed in addition to the soccer fieldhouse:

Basement: 7,157 square foot turkish bath and spa facility (Permitted in B-3)

1st Floor: 8,824 square foot Restaurant/Bar (Special Use in B-3)

2nd Floor: 6,416 square foot Bar/Lounge, Party Room and Golf Simulators (Special Use in B-3)

3rd Floor: 4,955 square feet of office, “storage” and “utility” space. This was the space that was previously designated for additional bar and party space, including a cigar lounge. This floor had been removed from the plans to better address parking until this most recent submittal.

Note: Square footages are as reported in submittal and have not been verified.

Staff Analysis:

Signs:

By ordinance, a commercial property with this much square footage is allowed 1.25 square feet of signage for every linear foot of business site frontage or up to a maximum of 450 square feet for wall signage. Up to four (4) wall signs are possible, which would allow for one wall sign on each frontage; or the developer could choose to distribute them as desired, with no more than three (3) signs on any one wall. Additionally, this site qualifies for a monument sign not to exceed 12’ in height and 45 square feet per side.

Included in the application was a rough elevation drawing that I believe is a view of the building from the northeast, looking southwest...or what you might see if you were heading south on I-55. Note that the three (3) signs that show “Welcome to Willowbrook” are each intended to be 2-sided, projecting, v-shaped digital signs, for a total of 6 individual sign faces, plus the Compass wall sign. Per staff’s follow up request for dimensions, the applicant confirmed via a written e-mail that the two similar signs on the south elevation (which parallels I-55) are 18’x22’ or 396 square feet, or 1,584 square feet for the four (4) sign faces. The Compass wall sign is reported to be 12’ x 51’ or 612. The east elevation digital sign is apparently slightly smaller at 17’x20’, or 340 square feet or 680 for its two (2) sign faces. Total square footage on these south and east elevations is 2,876 square feet, or over 600 percent larger than allowed by ordinance. Additionally, previous plans showed additional wall signs on other elevations, although they were not provided with this submittal.

The Plan Commission previously advised the applicant there would be no support for these digital signs along the expressway. Furthermore, staff has confirmed with the Illinois Department of Transportation that these types of signs are no longer permitted given the corridor’s designation as

a "scenic byway". Even if the state did permit it, the Village has never authorized this type of signage, and in a fairly recent Village Board action, actually denied a similar request.

Staff encourages the Plan Commission to reiterate its previous direction to the applicant that digital displays of any kind will not be permitted as wall signs on any of the building elevations. Instead, the applicant should be advised to provide elevation drawings to scale, showing all proposed wall signs, and include dimensions. If the Compass wall sign on the southern elevation is indeed 12' as indicated in the subsequent e-mail, the height of the building in that area is over 72' tall, which would be the tallest commercial building in town...although I'm guessing the building isn't really intended to be that tall and that either the scaling is off in the elevation drawing or the sign dimensions provided in the e-mail are wrong. Staff has advised the applicant that as a PUD, reasonable exceptions to allow for more square footage might be considered for wall signage that incorporates good design and "fits" with the overall product. The provision of these requested scaled and dimensioned elevation drawings will help staff and the Plan Commission evaluate such a request.

With regard to digital signage, if any, staff encourages it be incorporated into its monument sign along Joliet if it complies with ordinance height and area requirements. This would be similar to what was recently approved for the shopping center on 63rd Street and would incorporate similar timing and lighting restrictions. As long as the Chicken Basket is there with its sign that has historical Route 66 significance, staff believes it is important to evaluate Compass's sign as it relates to Chicken Basket.

To summarize staff's signage recommendation:

1. No digital, projecting, or otherwise unpermitted wall signs on any of the elevations.
2. Maximum of 4 wall signs, to be distributed as desired to a maximum of 450 square footage. Reasonable relief to be considered only upon submittal of "to scale" elevations showing proposed signs and including all dimensions.
3. Monument sign to be a maximum of 12' in height and 45 square feet per side and constructed with a base that emulates construction materials on the building.

Parking:

The difficulty in coming to an agreement with regard to parking stems from the Zoning Ordinance's definition of parking for recreational facilities. Instead of a requirement that is based solely on square footage or some other indisputable number, parking for recreational facilities is based on "designed use capacity." As this term is undefined in the Zoning Ordinance, it is generally established by the Village by virtue of the requirements that determine capacity in the Building Code...ie the design load. Even the applicant accepts this given their reference to the Village's adopted building code in their parking calculations. Specifically, the applicant points to the following exception in the building code:

Exception: Where approved by the building official, the actual number of occupants for whom each occupied space, floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load."

This exception is identified in the applicant's justification for their assignment of a total of only 48 people in the soccer field house, thereby generating a very low parking requirement of only 16

parking spaces for over 25,000 square feet of space. While it may be the applicant's belief and intent to market these fields for use only by adults who play on teams with 6 players and there are no coaches, referees or linesmen, staff has repeatedly advised them that this number will not be accepted as the "design occupant load." In fact, staff has recently confirmed with the Village's "building official", that he would not "approve" this calculation as required in the exception language provided above.

On the opposite end of the spectrum, the building code determines the occupant load of a recreational use by dividing the gross square footage of the use by 50. Given the square footages provided, an occupant load of 530 is determined by the building code for the soccer field house, requiring 177 parking spaces. In discussion with the applicant, even staff has agreed this number is extreme and recommended they propose an alternate utilizing parking and traffic consultants. The applicant responded with removing the third floor and having several such reports drafted and submitted to staff for review, however, none of them to date have been completed without errors or unanswered questions. Staff has continued to advise the applicant that they have not met the challenge of proving that the square footages and mix of uses cannot be served by the 178 parking spaces currently configured on their lot, and that they either need to eliminate more uses and their associated square footages or construct vertical parking in the form of a parking deck. Instead of responding to that recommendation, they submitted a plan that added the third floor again with a request for another concept plan review by the Plan Commission.

It is important to note that the soccer fields aren't the only uses in this building that are based on occupancy. The spa on the entire lower level is also based on occupancy. The applicant provided occupancy numbers of 60 patrons and 3 employees, while the building code would suggest a design load of 143 total occupants. The lower occupancy generates a parking requirement of 20 spaces, while the higher occupancy generates a parking requirement of 48 spaces. Another factor to consider is that there are 92 individual lockers in the facility, suggesting an occupancy of between the two other numbers. The spa contains amenities that include saunas, baths and massage therapy that could likely be operated independently from other uses in the building; but it is also reasonable that the area might be shared by some of the soccer players, so staff has been less picky about that number, although requests for justification of the shared use have been requested but not adequately addressed in their analyses.

Another use that depends on occupant load is the golf simulators. The concept plan shows a total of 9 simulators distributed on both the mezzanine and the 2nd floor comprising 3,759 square feet. The applicant assigns 4 people to each machine for a total of 20 occupants or 7 parking spaces. By contrast, if those simulators prove to be unsuccessful and the space is converted to more restaurant space, the parking requirement would increase by about 30 parking spaces, because restaurants require one space for every 100 square feet (3,759 divided by 100).

Over time, staff has suggested the applicant propose more reasonable occupant loads for the field house in its analysis. Staff suspects this has never been done because even the most conservative "reasonable" estimates generate more parking that can be supported on their site for most everything above the first floor. For example, the most conservative occupancy that might be considered is based on a standard of 37 people per team (15 players, 2 coaches and 20 spectators (1.25 spectators/player). With four teams possible on the field, there would be 148 people, plus another 6 for referees and linesmen on the two fields, would yield 154 people, requiring 51 parking spaces. Even that number could be considered low given the occupancy in the field house (and the parking lot) could double during the overlap times, when the "next to play" teams are arriving and waiting for their time. Some may also argue that the spectator number should be higher, especially

when younger ages are involved. Higher occupancies can also be expected if the fields were used for practices and/or clinics, which can generate higher numbers in the field house similar to the image shown below. This image was taken from a local indoor sports facility and represents how easy it is for over 40 children to occupy just part of 1 field.



This analysis has been further represented in the table attached as Exhibit 2. In this exhibit, 3 tables are compared. The first table presents the parking calculation as presented by the applicant and is entitled “Low Extreme”. The second table presents the parking calculation that results from using the Building Code for all “design occupancy” uses in the facility, and is entitled “High Extreme”. The last table incorporates the most conservative of compromise positions discussed above and applies it only to the soccer field. The last column in that table shows the impact on overall parking, and that a parking deficit occurs before all the uses on the second floor have been added (where the negative numbers begin). The point of this last table is not to show what will ultimately be accepted by the Village for field house occupancies. Instead, the point is to show that even with the most conservative of “reasonable” numbers on just one of the uses (the fields), required parking exceeds available parking before all the uses on the second floor are included. Add to that conservative number even the slightest adjustment to account for any number of other “reasonable” assumptions that could be made such as higher spectator numbers, or accounting for the overlapping trips that will occur when players for the next time slot are arriving while current players are still on the field...and any uses on the second floor become too much for 178 surface parking spaces to support.

Summary and Recommendation

Staff is not opposed to this use. To the contrary, there are many positive benefits that could result for the Village with this project if built and managed responsibly. This facility, as currently designed, does not have enough parking. Without fully analyzing bulk requirements, it's a safe

assumption that they've maxed surface parking at 178 parking spaces. The alternatives to gain support are simple:

1. Provide a sign package for staff review that is complete and to scale that does not include digital wall signs. Reasonable digital signage may be considered on the monument sign if it is otherwise constructed pursuant to code and sensitive to its relationship with the Chicken Basket sign.
2. Eliminate uses and their associated square footages until parking can be accommodated at grade (may exclude everything above the first floor);

OR

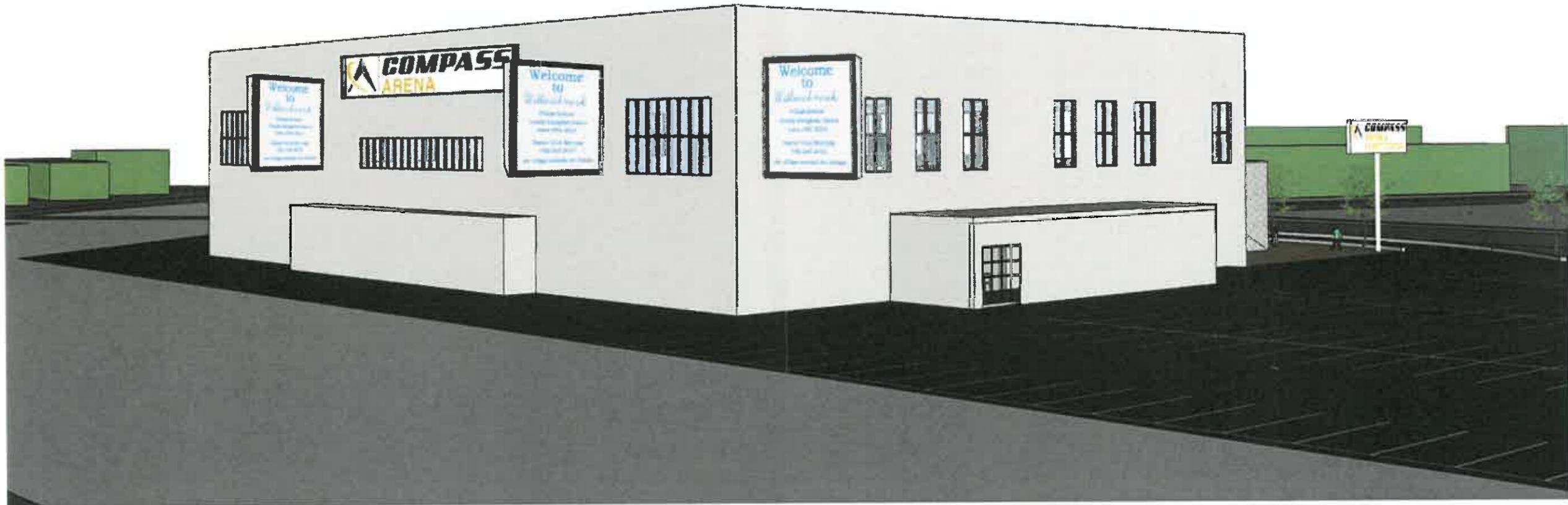
Build vertical parking to accommodate the uses desired, and submit a complete application package based around those scenarios.

Why is it so important that accurate occupancies and parking numbers be reasonably assigned? Why can't we just accept the numbers provided by the applicant, especially since they are telling us they will not be targeting to youth teams or groups that want to field larger teams? While the applicant may have every intention now of pursuing a marketing plan that attempts to limit occupancy, and even if the Village places covenants that restrict and regulate occupancy numbers, consider what happens if and when that plan no longer works for them financially. In that case, they may choose or need to push or exceed the limits of their approval in order to survive. They would invite teams that have more players, invite youth groups to use the facilities for tournaments, or host the types of soccer development workshops and clinics that typically accommodate more people on a field than normal game play. While these scenarios would all help their bottom line, they would also likely generate a parking demand that could not be accommodated on their site. Without adequate parking on the site, patrons would spill onto neighboring properties and/or utilize roadways for illegal parking, which all requires Village resources to police, ticket, fine, go to court, etc. Then, because their business is threatened, they would likely next ask the Village to remove the covenants that restrict their uses so they don't have to close and leave the Village with an ugly vacant building. In summary, it becomes the Village's problem to "fix" or suffer consequences since it may be more undesirable to have a large vacant building than to tolerate some other less than acceptable alternative. Instead, staff encourages decisions that don't allow the Village to find itself in that situation in the first place.

If the Plan Commission agrees with staff's position, it is recommended that the Plan Commission direct the applicant to consider the alternatives expressed above and complete the requirements of an application for formal public hearing and consideration by the Village.

Exhibit 1

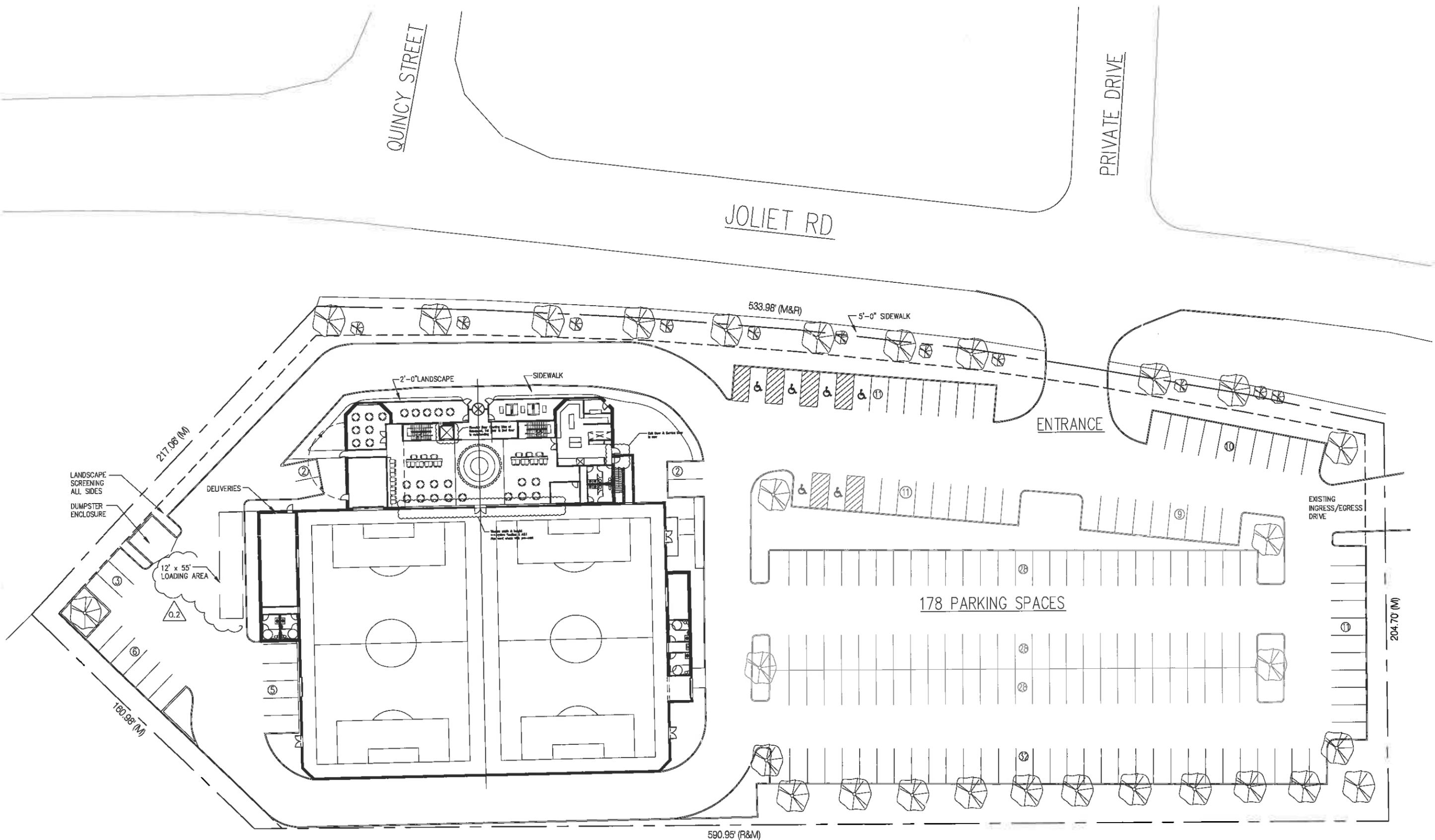
Exhibit 2



QUINCY STREET

PRIVATE DRIVE

JOLIET RD



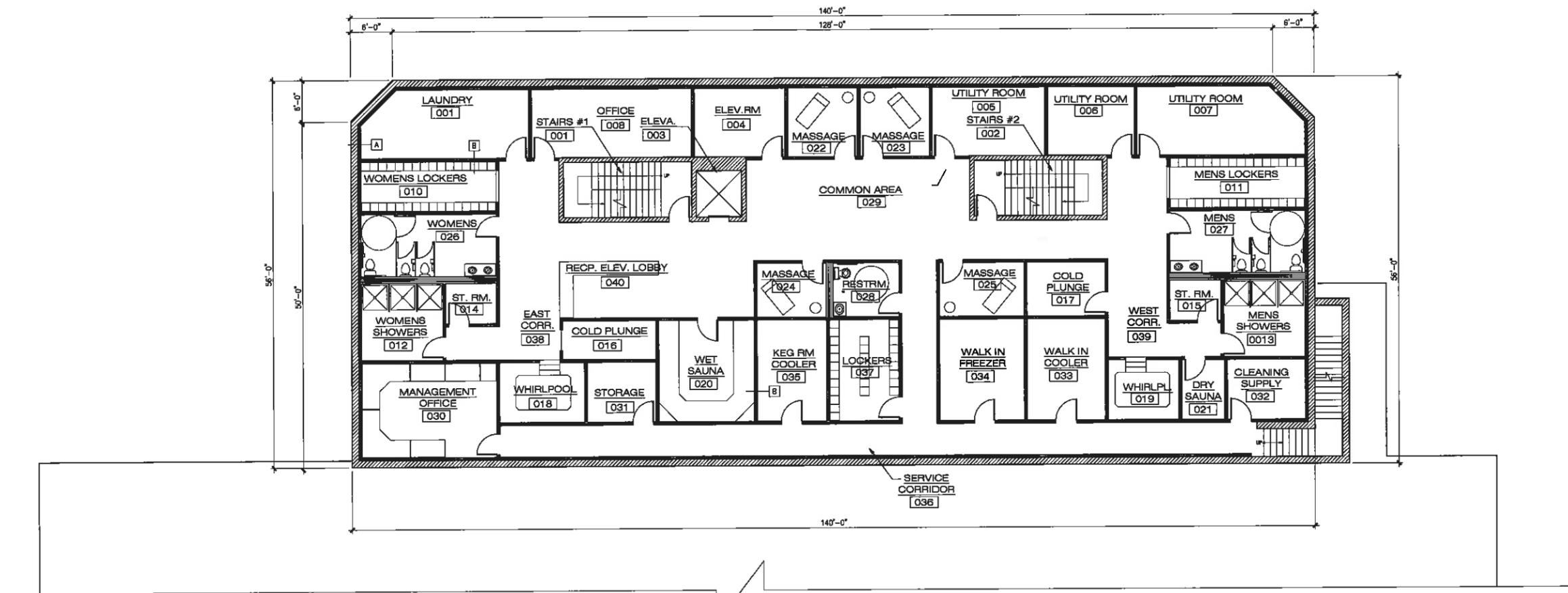
ARCHITECTURAL SITE PLAN

1"=30'



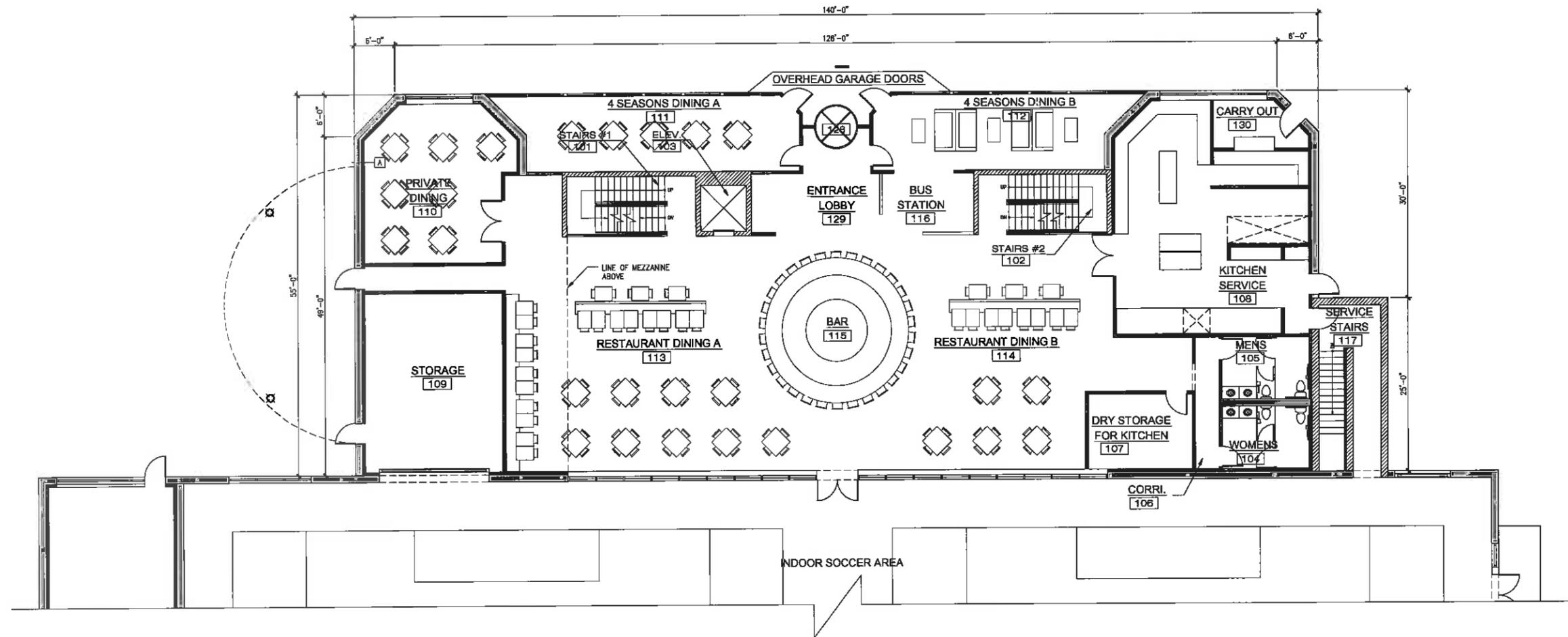
LANDSCAPE NOTE: LANDSCAPING SHOWN IS REPRESENTATIONAL ONLY. SEE LANDSCAPE PLAN FOR ACCURATE LANDSCAPE DESIGN.

INTERSTATE-55



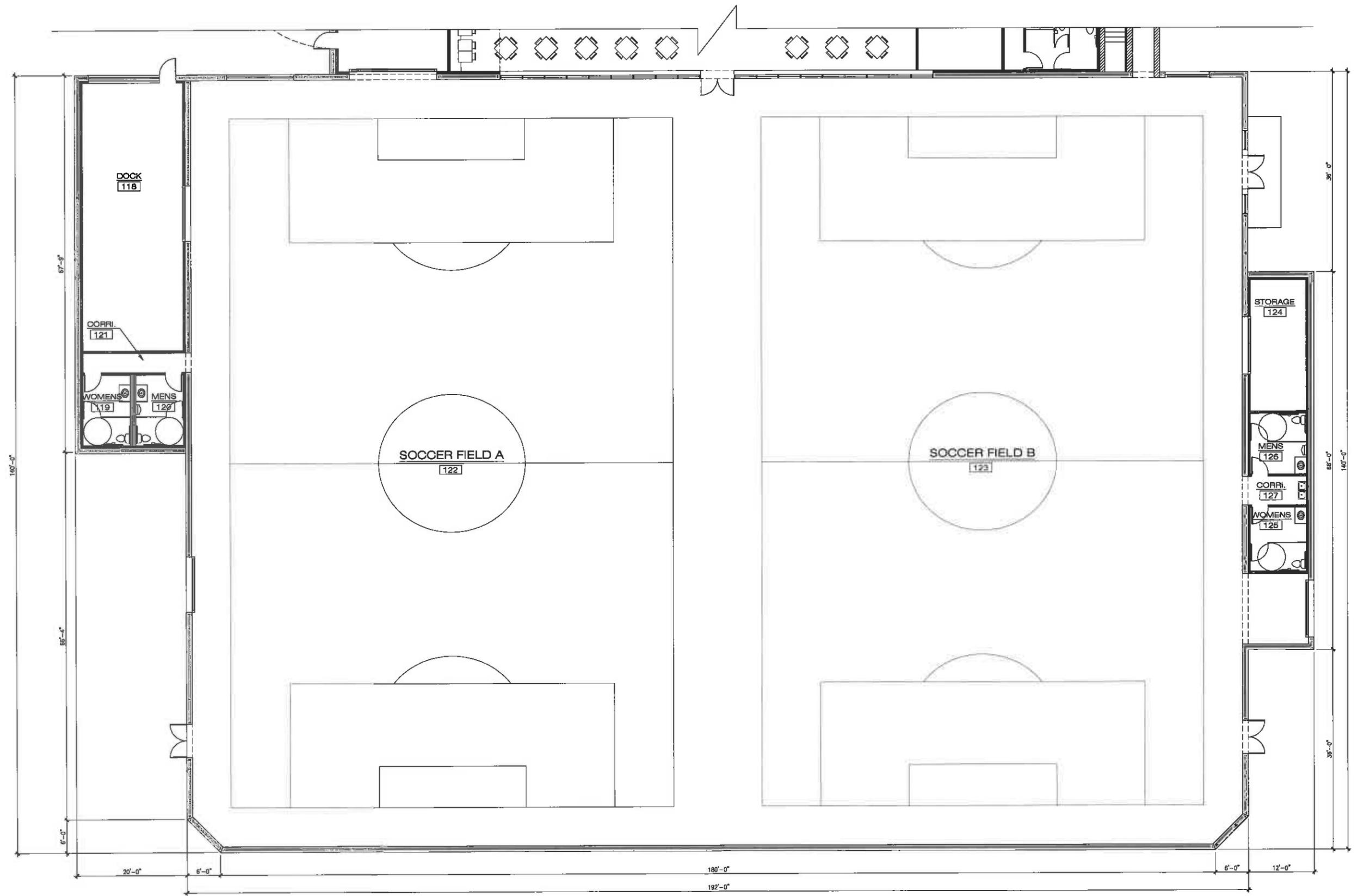
BASEMENT PLAN
 1/8" = 1'-0"





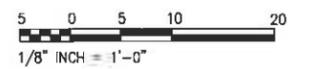
PARTIAL FIRST FLOOR RESTAURANT PLAN 

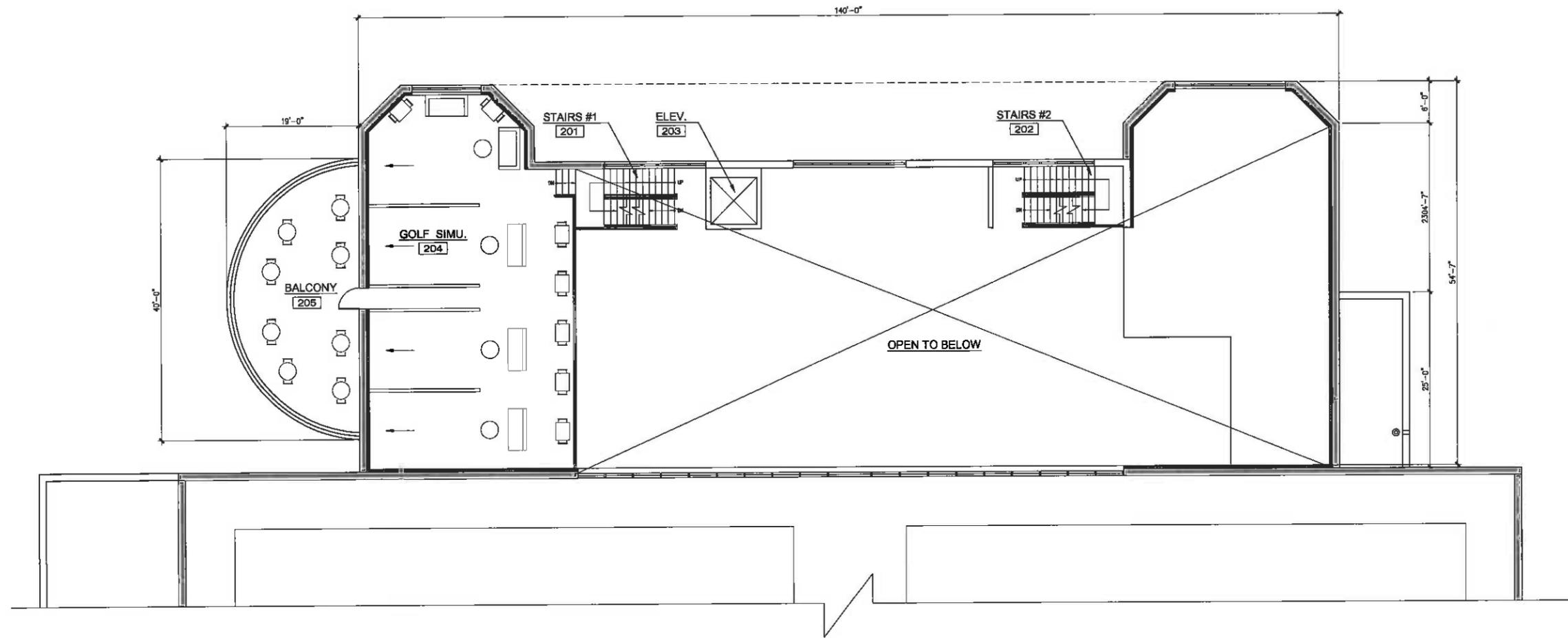
1/8" = 1'-0"



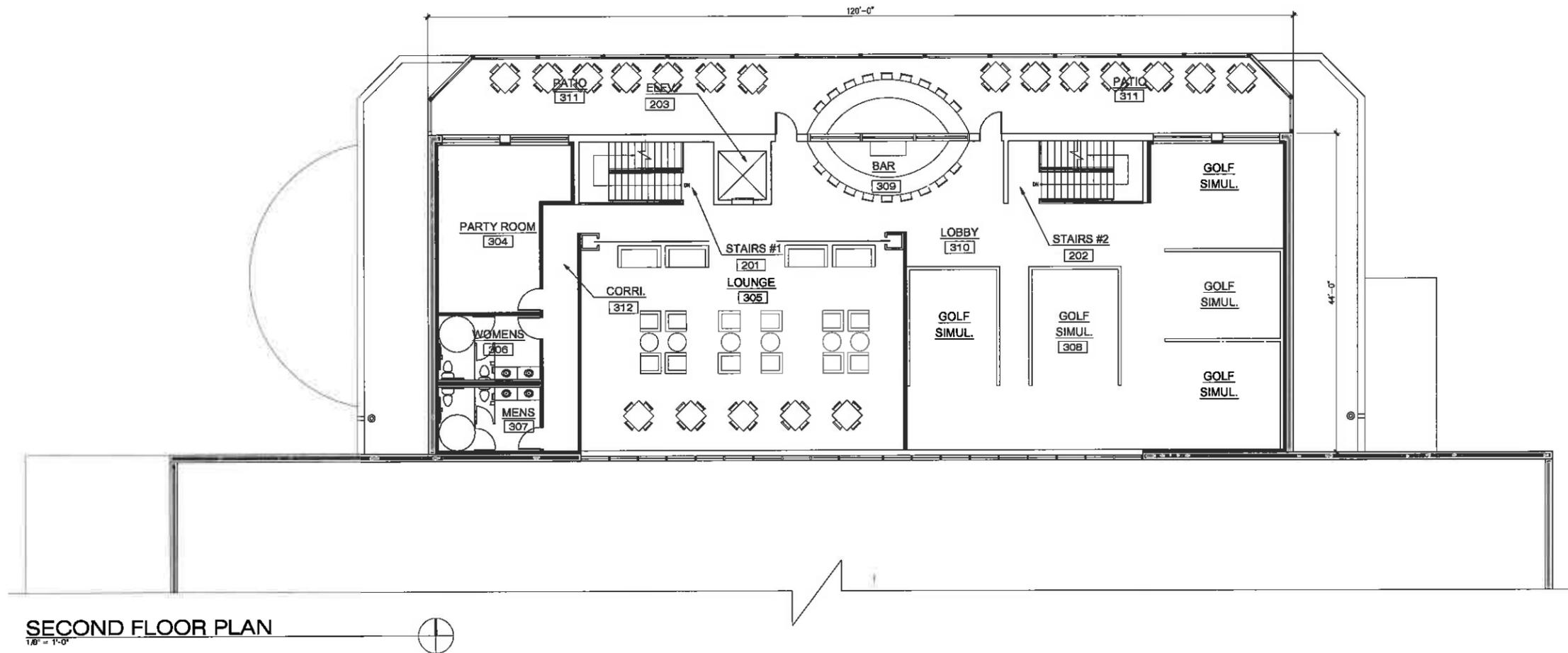
PARTIAL FIRST FLOOR RESTAURANT PLAN

1/8" = 1'-0"

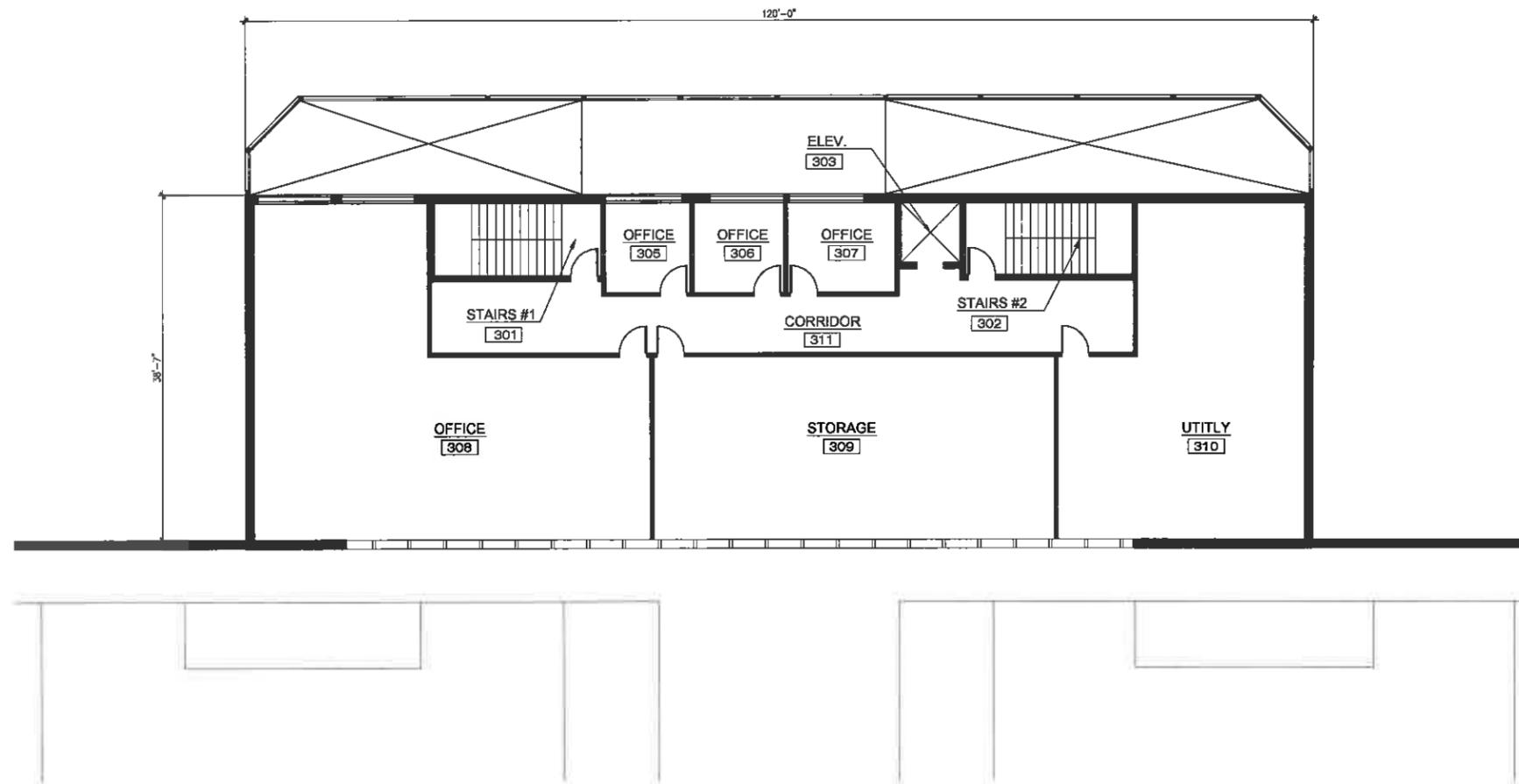




FIRST FLOOR MEZZANINE PLAN
 1/8" = 1'-0" 



SECOND FLOOR PLAN
1/8" = 1'-0"



THIRD FLOOR PLAN
1/8" = 1'-0"



Exhibit 2

EXHIBIT 2

| APPLICANT'S CALCULATIONS (Low Extreme) | | | | "DESIGN CAPACITY CALCULATIONS (High Extreme) Using Building Code of 50 Gross to Determine "Design Occupancy" | | | | | "DESIGN CAPACITY CALCULATIONS (Applying "Reasonable" Occupancy to Fields Only) | | | | | | | |
|--|---|-----------------------|--------------|---|-------|-----------------------|-----------------------|-----------|--|-----------------------|-------|-----------------------|-----------------------|-----------|------------------|--------------------------------|
| APPLICANTS CALCULATIONS | | | | | | | | | | | | | | | | |
| SPACE | SF | CALCULATION | REQ'D SPACES | SPACE | SF | CALCULATION | Design Capacity | Occupants | Required Parking | SPACE | SF | CALCULATION | Design Capacity | Occupants | Required Parking | Exceeds Available Parking by.. |
| Basement | | | | Basement | | | | | Basement | | | | | | | |
| Spa | 7157 | See Footnote (a) | 20 | Spa | 7157 | 1/3 "Design Capacity" | 50 gross sf/occupant | 143.14 | 47.71 | Spa | 7157 | 1/3 "Design Capacity" | 50 gross sf/occupant | | 20.00 | 158.00 |
| Employees | | - See Footnote (a) | 1 | Employees | | | | | | Employees | | | | | 1.00 | |
| First Floor | | | | First Floor | | | | | First Floor | | | | | | | |
| Bar/Restaurant | 4010 | 1 space/100 sf | 40.1 | Bar/Restaurant | 4010 | 1 space/100 sf | | | 40.10 | Bar/Restaurant | 4010 | 1 space/100 sf | | | 40.10 | 117.90 |
| Kitchen/Carry Out | 1040 | 1 space/100 sf | 10.4 | Kitchen/Carry Out | 1040 | 1 space/100 sf | | | 10.40 | Kitchen/Carry Out | 1040 | 1 space/100 sf | | | 10.40 | 107.50 |
| Storage | 770 | | NA | Storage | 770 | | 300/gross sf/occupant | 2.57 | 0.86 | Storage | 770 | | 300/gross sf/occupant | | | |
| Private Dining | 525 | 1 space/100 sf | 5.25 | Private Dining | 525 | 1 space/100 sf | | | 5.25 | Private Dining | 525 | 1 space/100 sf | | | 5.25 | 102.25 |
| 4 Seasons Dining | 774 | 1 space/100 sf | 7.74 | 4 Seasons Dining | 774 | 1 space/100 sf | | | 7.74 | 4 Seasons Dining | 774 | 1 space/100 sf | | | 7.74 | 94.51 |
| Mezzanine | 1505 | 1 space/100 sf (b) | 5.3 | Mezzanine | 1505 | 1 space/100 sf (b) | | | 30.10 | Mezzanine | 1505 | 1 space/100 sf (b) | | | 5.30 | 89.21 |
| Soccer Field | 23824 | 1 space/3 persons (c) | 8 | Soccer Field | 23824 | 1 space/3 persons (c) | 50 gross sf/occupant | 476.48 | 158.83 | Soccer Field | 23824 | 1 space/3 persons (c) | 50 gross sf/occupant | 154 | 51.33 | 37.88 |
| Soccer Seating | 2480 | 1 space/3 seats (c) | 8 | Soccer Seating | 2480 | 1 space/3 seats (c) | | 49.60 | 16.53 | Soccer Seating | 2480 | 1 space/3 seats (c) | | | | |
| Soccer Storage | 1386 | | NA | Soccer Storage | 1386 | | 300 gross | 4.62 | 1.54 | Soccer Storage | 1386 | | 300 gross | | | |
| Second Floor | | | | Second Floor | | | | | Second Floor | | | | | | | |
| Bar and Lounge | 2446 | 1 space/100 sf | 24.46 | Bar and Lounge | 2446 | 1 space/100 sf | | | 24.46 | Bar and Lounge | 2446 | 1 space/100 sf | | | 24.46 | 13.42 |
| Party Room | 433 | 1 space/100 sf | 4.33 | Party Room | 433 | 1 space/100 sf | | | 4.33 | Party Room | 433 | 1 space/100 sf | | | 4.33 | 9.09 |
| Golf Simulators | 2254 | 1 space/3 persons (e) | 6.66 | Golf Simulators | 2254 | 1 space/3 persons (e) | | | 45.08 | Golf Simulators | 2254 | 1 space/3 persons (e) | | | 6.66 | 2.43 |
| Patio | 1283 | 1 space/100 sf | 12.83 | Patio | 1283 | 1 space/100 sf | | | 12.83 | Patio | 1283 | 1 space/100 sf | | | 12.83 | -10.40 |
| Third Floor | | | | Third Floor | | | | | Third Floor | | | | | | | |
| Office/Corridor | 2320 | 1 space/225 sf | 10.31 | Office/Corridor | 2320 | 1 space/225 sf | | | 10.31 | Office/Corridor | 2320 | 1 space/225 sf | | | 10.31 | -20.71 |
| Storage | 1285 | 1 space/250 sf | 5.14 | Storage | 1285 | 1 space/250 sf | | | 5.14 | Storage | 1285 | 1 space/250 sf | | | 5.14 | -25.85 |
| Utility | 1350 | 1 space/250 sf | 5.4 | Utility | 1350 | 1 space/250 sf | | | 5.40 | Utility | 1350 | 1 space/250 sf | | | 5.40 | -31.25 |
| TOTAL SPACES REQUIRED | | | 174.92 | TOTAL SPACES REQUIRED | | | | | 426.61 | TOTAL SPACES REQUIRED | | | | | 210.25 | |
| TOTAL SPACES PROVIDED | | | 178 | TOTAL SPACES PROVIDED | | | | | 178.00 | TOTAL SPACES PROVIDED | | | | | 178.00 | |
| Surplus/Deficit | | | 3.08 | | | | | | -248.61 | | | | | | -32.25 | |
| Footnotes | | | | | | | | | | | | | | | | |
| a | Occupancy based on fixed and posted occupancy of 60 patrons and 3 employees per IBC 2009 Section 1004.1.1 Exception: Where approved by the Building Official, actual number of occupants for whom each occupied space, floor or building is designed, although less than those determine by calculation, shall be permitted to be used in the determination fo the design occupancy load. | | | | | | | | | | | | | | | |
| b | occupancy based on 4 golf simulators with 4 users each creating an occupancy of 16 patrons | | | | | | | | | | | | | | | |
| c | occupancy based on 12 players per field creating an occupancy of 24 patrons | | | | | | | | | | | | | | | |
| d | occupancy based on 12 viewers for each field creating an occupancy of 24 patrons | | | | | | | | | | | | | | | |
| e | occupancy based on 5 golf simulators with 4 users each creating an occupancy of 20 patrons | | | | | | | | | | | | | | | |