

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, FEBRUARY 3, 2016, AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, 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 Lacayo, Remkus, Soukup, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. Absent: Commissioner Kaucky and Building Inspector Roy Giuntoli.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting January 13, 2016 (APPROVE)
- C. Minutes – Village Board Meetings January 11, 2016

MOTION: Made by Commissioner Soukup seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-01: (Karen Harper dba Holtz Educational Center – 800-900 S. 75th Street – Willowbrook Plaza/Wingren Plaza) consider a petition for a special use permit and other relief to allow a 7,216 square foot commercial school (Holtz Educational Center) to operate.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup that based on the submitted petition and testimony presented, the special use for a 7,216 square foot commercial school in space 7450 A in the Willowbrook Plaza Shopping Center for Holtz Education Center meets the standards for a special use as outlined in the staff report prepared for the February 3, 2016 Plan Commission meeting and deliberated

by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 16-01 subject to the following conditions:

1. The special use granted herein only applies to the 7,216 square foot space in Unit 7450 A.
2. The applicant shall provide turning templates should the need arise for a larger, traditional school bus.
3. The applicant shall provide the appropriate signage for the requested parking spaces adjacent to the front and East entrance of the building. Signage should be approved by the Village of Willowbrook and placed in a designated area prior to the issuance of a certificate of occupancy. See attached EXHIBIT 2: FIGURE 3.
4. The special use shall be null and void if construction of the proposed use is not commenced and a certificate of occupancy is not granted within eighteen (18) months of the date of any approval of the special use by the Village Board.

ROLL CALL: AYES: Commissioners Lacayo, Remkus, Soukup, Ruffolo, Vice-Chairman Wagner and Chairman Kopp; NAYS: None. ABSENT: Commissioner Kaucky.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Planner Jo Ellen Charlton shared an update of pending projects with the Commissioners.

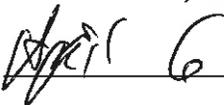
7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Remkus, to adjourn the regular meeting of the Plan Commission at the hour of 8:15 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

 _____, 2016

Minutes transcribed by Joanne Prible.


Chairman

Transcript of the Testimony of

Date: February 3, 2016

Case: PUBLIC HEARING 16-01



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VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NO. 16-01

REPORT OF PROCEEDINGS had at the
Public Hearing of the above-entitled case before
The Planning Commission at Hinsdale South High
School, 7401 Clarendon Hills Road, Darien,
Illinois, on the 3rd day of February, 2016, at the
hour of 7:02 p.m.

PRESENT:

Daniel J. Kopp, Chairman
John Wagner, Vice Chairman
Bernardo Lacayo
William Remkus
Gregory Ruffolo
James Soukup
Jo Ellen Charlton, Village Planner
Joanne Prible, Recording Secretary
Tiffany Kolodziej, Intern

1 (Hearing started at 7:02 p.m.)

2 MR. KOPP: Next item is Zoning

3 Hearing Case 16-01. This is a public hearing.

4 The purpose of this public hearing is to consider

5 a petition for a special use permit and other

6 relief as may be required to allow a 7,216 square

7 foot commercial school (Holtz Educational Center)

8 to operate in Unit No. 7450A in the Willowbrook

9 Plaza Shopping Center located at 876 75th Street,

10 Willowbrook, Illinois.

11 The applicant for this

12 petition is Karen Harper, doing business as Holtz

13 Educational Center from Woodridge, Illinois with

14 the permission of the property owner, Willowbrook

15 Plaza, LLC, Chicago, Illinois.

16 Notice of this public hearing

17 was published in the January 15, 2016, edition of

18 the Suburban Life Newspaper.

19 Is a representative from the

20 applicant present?

21 MS. HARPER: Yes.

22 MR. KOPP: If you would like to give

23 a presentation.

24 MS. HARPER: Yes.

1 MR. KOPP: And everyone that speaks
2 needs to be sworn in by the court reporter.

3 (Karen Harper, Melinda
4 Pieniazek, and Mary-Elizabeth
5 Glass were sworn.)

6 MS. HARPER: Good evening,
7 Mr. Chairperson and members of the Planning
8 Committee. I want to say thank you so much for
9 your time and just letting us come here and meet
10 all of you and have an interaction so that we can
11 see who we're looking to partner with in our next
12 adventure.

13 My name is Karen Harper. I'm
14 a board certified behavior analyst. I have a
15 master's degree in psychology. I'm also a
16 business owner. I've been a business owner since
17 2009. I started a company called ABA of Illinois.
18 It's a company that provides behavior analytic
19 services to adults and children throughout the
20 State of Illinois. So we go all the way down as
21 far as Jacksonville and Mount Vernon. We have a
22 clinic down in Mount Vernon. We also go as far as
23 all the way to the Wisconsin border. And,
24 actually, we crossed the Wisconsin border. So we

1 started another company called ABA Wisconsin, and
2 we currently have several staff there that see
3 many clients in that state. We go as far west,
4 cross over into Iowa. We have a company called
5 ABA of Iowa as well. And so we've crossed over
6 there, and we also had a staff person move to
7 Connecticut and wanted to keep their connection
8 with our team here. So she started ABA of
9 Connecticut. So we're kind of spread out.

10 We really do have a solid
11 presence, though, in the State of Illinois. And
12 we work very closely with the Department of Human
13 Services. We have about 1700 clients in the State
14 of Illinois. And that is huge. We've grown since
15 2009. We have over 50 staff in Illinois, and
16 we've been able to survive the budget strain, and
17 so we're very fortunate in that sense that we can
18 still provide our very valuable services.

19 Previous to that, I have some
20 experience as the director of children services at
21 Blue Cap in Blue Island. And while I was there as
22 a director of children's services, I oversaw the
23 birth to three early intervention program, a
24 daycare there, and school that served children 3

1 to 21. While I was there, we doubled in size, so
2 that was really fun and exciting, and I miss that,
3 and that's part of the reason why I'm so excited
4 about this adventure because I'll be able to get
5 back into that type of work.

6 So we're excited to talk about
7 our new adventure. It's opening a therapeutic day
8 school, and we're really confident that Holtz
9 Education Center will fill a need in the community
10 by providing educational services to children
11 diagnosed with autism and other related
12 developmental disabilities. Unfortunately in the
13 schools, not all the children there are able to be
14 successful. Typically, they have a diagnosis of
15 autism again; and so, you know, when they're
16 mainstreamed into the regular school districts,
17 they are having issues. And so at our school,
18 those children would be referred to us. And our
19 job and our goal would be to provide them with
20 services so that they can be mainstreamed back
21 into their home school district and return and be
22 successful. So our goal is to open this clinic
23 but be without a job for those kids eventually and
24 then help others as we move along. So that is our

1 goal.

2 I would like to introduce the
3 team that I have put together to kind of help me
4 along this journey. I'm super excited and really
5 proud to work with them. So the first person is
6 Melinda Pieniazek. She is a BCBA like myself.
7 She has a master's degree as well. She also has
8 several years of experience working in the
9 educational setting. She has been extremely
10 successful with starting up other schools and
11 going in and help turning things around in other
12 school settings, so she is a key player for me.

13 The other key person that I
14 have is Elizabeth Glass. Beth we call her. She
15 has a Ph.D. in special ed. She also has a
16 master's degree in curriculum and instruction, so
17 she brings a lot of talents to our team that we
18 should be able to provide really good services.
19 She's also worked with Illinois State Board of Ed,
20 and she has a lot of really good, strong
21 relationships there still that we're going to be
22 calling upon to help get this program going and do
23 a really good job.

24 The third person that we have,

1 our fourth person if I include myself, is Imran
2 Khan, who wasn't able to make it tonight. He is
3 actually my director of clinical services for ABA
4 of Illinois. But his strengths are coming in and
5 really make sure that staff have the training they
6 need to do a really good job; and, therefore, then
7 the students can be more successful. So we're
8 going to be pulling on some of his expertise.

9 So I'm just going to answer a
10 couple questions I'm guessing that you guys might
11 have for me. So I'm thinking you might be asking
12 me, you know, why do you want to open up a school.
13 I have my hands busy in a lot of other things. So
14 why a school?

15 One of the reasons, main
16 reasons, is families are always requesting that we
17 offer evidence-based practices in the educational
18 setting. And I'll get a lot of phone calls
19 saying, "Karen, can't you just open up a school?
20 My son or daughter is not doing well, but they do
21 well when they're working with you guys. Can't
22 you open up a school?" And I've always had all
23 these reasons why I couldn't. And recently, a
24 parent asked me, and I was like, "Uh, I don't have

1 a good reason." So I guess that's a good time to
2 start one.

3 So the other reason that we
4 were looking at doing this and excited is that a
5 lot of school personnel need help in keeping up
6 with the increased number of those that are
7 diagnosed with autism. There is continuously that
8 percentage is increasing. So the schools I feel
9 like are kind of getting choked with a lot of
10 children who have special needs that they're not
11 specifically trained to help support in their
12 environments that they have, and I think it is
13 just getting worse. Our state budgets and
14 everything, those numbers are really becoming
15 quite skewed.

16 So another question I think
17 you might want to ask me is like well where did
18 you look or why are you choosing this area. So
19 there's some important things that we looked at in
20 selecting the location. One was that we wanted to
21 make sure that we had a welcoming community, and
22 that's really important for us that we're not
23 going out into the community and trying to take
24 some of the skills that we're teaching the kids

1 and taking them out into the community so they can
2 apply those skills, and we're not going to be
3 shunned or looked at or treated in an adverse way.
4 So I go to King Car Wash all the time, and I've
5 been going there for many years. I've lived in
6 the Downers Grove area for over 24 years, so my
7 son went to Downers South. I know that's not
8 Hinsdale but -- so I'm really enmeshed in this
9 community, and I know a lot of people here, and
10 it's just very friendly. Like I said, I go to the
11 car wash all the time. I never knew that was you
12 all's mayor. And so he would always come out and
13 say, "How are you? How is everything going? Are
14 the services good?" And he's just very friendly.
15 So I thought, you know what, a community that is
16 going to elect that type of person as their mayor
17 probably is that way in their heart anyway, so it
18 really kind of made me feel like welcome already
19 just finding that out. I was so excited. I
20 called them the next day and I said guess who the
21 mayor is? And that was really exciting.

22 Also, looking at a location,
23 we want to make sure it's accessible to families.
24 We're probably going to get children that are

1 referred from other communities coming in. So we
2 want to make sure it was easy accessible for those
3 families to get directions and, you know, right
4 off Kingery and 55, you're right off of 88. 294
5 is not far. So it's really accessible.

6 The last thing we wanted to
7 look at, and this is not the fun part, was
8 parking. You know, trying to find a location that
9 was easily accessible, that we could be emersed in
10 a community, and be a part of the community, and
11 yet make sure there was parking. So we really
12 took a look at that. This location, I think, is
13 perfect. We are able to designate some of those
14 parking areas right out front for pickup and
15 drop-off. And although the length of time that
16 it's going to take to pick up and drop off the
17 students is not long, we still needed to have a
18 designated area just to make sure that it's safe.
19 So this location really is perfect for us.

20 So in reviewing our options,
21 we really want to be here in Willowbrook for the
22 families, the school personnel, and most of all
23 the students who need our support. So I know you
24 guys all received detailed plan information that

1 included a forecast for our growth, so I just want
2 to open it up now to see if you guys have any
3 questions. I know that's really brief but I'm not
4 a big talker so...

5 MR. KOPP: No. And it was a very --
6 you did answer some of my questions. But it was a
7 nice report so we get a lot of information.

8 MS. HARPER: Thank you.

9 MR. KOPP: Do you already -- and this
10 is -- I'm just curious, do you have contracts with
11 school districts already? How does that work?

12 MS. HARPER: We do not currently have
13 contracts with the school districts. So what we
14 would want to do -- let me back up. ABA of
15 Illinois does go out into some schools and work
16 with some families and work with some school
17 districts. We don't have a contract necessarily
18 with the school district. We do some consulting,
19 though, with the families who bring us into the
20 schools, but Holtz would get their referrals from
21 school districts who refer the children that
22 aren't as successful in their schools and they
23 don't have the resources to support them in their
24 educational endeavors, so they would refer to us.

1 MR. KOPP: I forget the numbers but
2 it was a pretty impressive ramp up. I think you
3 started with nine students and then, I forget --

4 MS. HARPER: Yeah. I think we ended
5 up with 30 some after three years. Is that
6 correct?

7 MS. GLASS: I think it might be 27,
8 if I'm not mistaken.

9 MS. HARPER: 27. Sorry. Thank you.

10 MR. KOPP: And so you're -- is that
11 just because you're waiting for your reputation to
12 get known and then figure it will grow, or is that
13 intentional on your part to kind of get --

14 MS. HARPER: We have -- I have a
15 really good reputation with ABA of Illinois.
16 We're very well-known. We very rarely market for
17 people wanting our services. We get calls all the
18 time, "Hey, can you come help us?" So we, in
19 turn, with that reputation have gotten a lot of
20 calls from parents. As a matter of fact, there's
21 like four parents out in Aurora that have
22 contacted me and said, "When you get that school
23 open, we want to come tour it. We want to talk to
24 our districts about sending our children over to

1 you." So we're already getting these kinds of
2 calls. Melinda used to work at a clinic, right,
3 that they're always talking about we wish we had a
4 good school we could refer our families to.
5 Because they're talking about they can't find
6 schools that are conducive to their children's
7 needs and learning environment. So I think it's
8 going to grow very quickly.

9 MS. GLASS: And if I can add just a
10 little bit, Melinda and I both actually have some
11 very strong partnerships with school districts in
12 and around the area. We used to be part of a
13 therapeutic day school for students with autism.
14 And so the placement coordinators at those schools
15 know us very well. We've been to a couple of
16 conferences. We're going to be having other
17 conferences that we're attending to help get the
18 word out. We're going to be actively recruiting
19 and having meetings at different schools to tell
20 them about us that we're coming. We want to make
21 sure we have sustained growth over time. We don't
22 want too many students at once because we don't --
23 we want to make sure that we give every student
24 the appropriate services that they need. And

1 sometimes if you take too many children in at one
2 time starting, a little bit of chaos can ensue.
3 And so, you know, we have planned growth. Now,
4 that's not to say we might not have 10 or 11 kids
5 the first year. We might have eight. It will
6 just depend on the students that we currently
7 have. But in our previous location, we had a
8 waiting list of students. And the way that we
9 worked that waiting list was based on the openings
10 we had for age level, level of need, level of
11 support that a student would require to be
12 successful. And so a lot of the factors kind of
13 tailor in to that. But based on our previous
14 experiences and we know how most schools start
15 looking to place student at certain times of the
16 year. That's how we built our projections.

17 MR. KOPP: Okay. Anybody else have
18 any questions? All right. I mean, if you have
19 anything further to say, that's fine but I can --

20 MS. HARPER: I don't have anything
21 further to say. Just thank you. We just
22 appreciate the time and having us come in, and
23 it's nice instead of just submitting an
24 application and getting an answer, it's nice to

1 come in and meet people. So thank you.

2 And we did have a couple
3 questions. Is that for now or later?

4 MR. GLASS: Later.

5 MR. KOPP: So the next step is the
6 staff will give a presentation to us. And I think
7 it was explained to you, Tiffany, our intern, is
8 actually going to give this presentation. It may
9 seem like she's practicing on you, but you're
10 getting full attention.

11 MS. HARPER: She's good. She's good.

12 MS. GLASS: Both Jo Ellen and Tiffany
13 were wonderful to work through the process.

14 MR. KOPP: So, Tiffany, do you want
15 to give your staff report.

16 MS. KOLODZIEJ: Thank you for giving
17 me the opportunity. As we all know, it's my first
18 time. Thank you for your patience. Also, a
19 special thank you to Joanne and Jo Ellen for
20 helping me with this process.

21 Anyways, on the topic at hand.
22 Based on the information given in Exhibit 1,
23 Figures 1 through 4, this was produced by the
24 applicant. There are some highlights I would like

1 to address.

2 For Holtz Educational Center,
3 it is a commercial school. It is for profit. It
4 is for students diagnosed with autism and other
5 related disorders, and it also is going to serve
6 students ages 3 to 14.

7 Concerning operation hours, it
8 will be instituted through the normal academic
9 calendar year. I'm sure they can give more
10 specifics later. The hours of operation are 9:00
11 a.m. to 3:00 p.m., Monday through Friday. The
12 location you can see on Page 2 of your staff
13 report is at the Wingren/Willowbrook Plaza. I
14 might be using these two terms interchangeably.
15 It is at the northeast corner of 83 and 75th.
16 This particular plaza has two different parking
17 lots. On the west parking lot, it is fairly large
18 in comparison to the east parking lot, which is
19 actually smaller. We will be focusing on the
20 eastern parking lot on 75th and Quincy. In
21 Exhibit 2, Figure 1, it's outlined in blue, Holtz
22 Educational Center. It is one of four units on
23 the eastern parking lot alongside Quincy and 75th
24 Street. It is Unit 7450A. It's approximately

1 7200 square feet and it was originally zoned as
2 office space. Again, the vacancy in this area,
3 the eastern portion of Willowbrook Plaza, has four
4 tenant spaces, and one is currently occupied.
5 That is FedEx. FedEx has two entrances, one on
6 the Quincy Street entrance and one on 83. I
7 believe FedEx that entrance is only for employees,
8 but I'm not exactly entirely sure. On the last
9 page of your staff report, you'll see a picture
10 that proves parking at any given time throughout
11 the day. When I gave those onsite parking, none
12 of those cars have moved. So that is something
13 that you have to keep in consideration. These
14 eight spots are occupied.

15 On that note, my main concerns
16 about this development, one is the parking, and
17 two is the transportation, both the type and the
18 maneuvering through the actual lot. So for
19 parking, if you look at Exhibit 2, Figure 3, the
20 applicant produced a layout for us. It's an
21 onsite -- they actually said that it was 44
22 spaces. But onsite actual review suggests that
23 it's actually 41 spaces. That can be seen in
24 Exhibit 2, Figure 4. It deviates a little bit,

1 but it's not entirely. There was a new handicap
2 spot. There was a previously handicap spot that
3 had striped. And then there was also a missing
4 parking spot that is outlined in solid red. So if
5 you look at Exhibit 2, Figure 4, this is something
6 that the Plan Commission must consider. This is
7 kind of a side note, again, with the parking
8 spaces, the eight parking spots that are currently
9 occupied. So when we look at Willowbrook's zoning
10 ordinance, the original zoning that this lot was
11 specified for, it's an office space. That means
12 that it needs one parking spot for every 225
13 square feet of space. The lot that we're looking
14 at, that's Lot 7450A is 7,216 square feet. This
15 requires 32 spaces if this lot were to be remained
16 as office space. However, with this particular
17 use, we're looking at a commercial school. So the
18 new zoning would be one parking space for every
19 two employees, and one parking space for every
20 three students.

21 If you look at Exhibit 1,
22 Figure 5, you see employment projections and also
23 on Page 3 of your staff report. This can show
24 essentially based on what they presented us today,

1 these numbers can deviate from what they
2 presented. So this is definitely something that
3 we need to keep into consideration. In terms of
4 the Village ordinance with the three-year
5 projections, we would require 27 parking spaces.
6 Again, if it was originally an office space, it
7 would be 32 spaces. But with the new
8 requirements, even after the three-year
9 projections, it would turn to 27 parking spaces.
10 So that's under what its original zoning is. And
11 also if you look at Exhibit 2, Figure 3, the
12 applicant is requesting six reserved parking
13 spaces directly in front of the main entrance of
14 Holtz Educational Center. This would be under a
15 condition of approval, the applicant must provide
16 signage to mark that these six spots are going to
17 be reserved. They are supposed to be reserved
18 from the hours of 8:40 a.m. to 9:00 a.m. and then
19 2:30 p.m. until 3:00 p.m. This is only temporary
20 just so that students can arrive and then actually
21 leave the facility. Otherwise, it's my
22 understanding that the parking spot will be a
23 normal parking spot outside of that time frame.
24 And these will be reserved specifically for

1 private transportation; therefore, any sort of
2 school district transportation like a school bus
3 would not be allowed in this section.

4 Which leads me into my second
5 concern about this development, which is
6 transportation. Students since they are ages 3 to
7 14, it is presumed that they will be arriving in
8 private transportation. So they would all -- or
9 they could also be arriving in a school district
10 approved vehicle or school bus. It is my
11 understanding that they will not use any
12 traditional length school bus. It will be
13 approximately 15 feet in length and any larger
14 requires a turning template to ensure that a bus
15 can maneuver into this parking lot. A condition
16 of approval that if in the future they do request
17 the service of a larger school bus, they would
18 need to provide turning templates to the Village
19 of Willowbrook to prove that vehicle can actually
20 maneuver through the lot. Otherwise, concerns
21 about this parking for these transportation
22 vehicles, it is assumed that a lot of these
23 drivers actually park in the parking lot waiting
24 for the school times for school to open or close

1 so that they can pick up students. This might be
2 a concern along Quincy. It might be a concern
3 around 75th Street. It also might be a concern in
4 the western parking lot if a vehicle of this
5 nature would loiter in the parking lot. So it
6 would consume spaces that shouldn't be consumed,
7 so on and so forth. So this is another area of
8 consideration. Otherwise, again, my concerns are
9 the parking and the transportation.

10 So unless Jo Ellen has
11 something she would like to cover I can answer any
12 of your questions.

13 MS. CHARLTON: I think the
14 only clarification I would like to make, Tiffany,
15 you mentioned the original zoning. The zoning
16 hasn't changed on this property. I think you were
17 referring to the use of the property. When this
18 building was constructed, because there's the
19 commercial side facing Route 83 and this side,
20 facing Quincy, which is more of an industrial and
21 office street, I think the original intent for the
22 use of these spaces was designated as office uses,
23 which are permitted uses in the commercial zone
24 that it exists in. So I just wanted to make that

1 one clarification.

2 MR. KOPP: All right. Anybody have
3 any questions for Tiffany?

4 MR. REMKUS: Now, these space -- that
5 space there has never ever been rented; right? In
6 all the years that center has been there, has
7 there ever been anything in there?

8 MS. KOLODZIEJ: I'm not entirely
9 sure.

10 MS. CHARLTON: I don't know.

11 MR. REMKUS: It always looked empty.
12 I just wondered. It was a curious question that I
13 had, had that space ever been.

14 MS. KOLODZIEJ: I am familiar with
15 the area. I don't believe to my knowledge I have
16 seen those occupied, but please don't quote me on
17 that. I also just discovered there was an eastern
18 parking lot. I am more used to seeing the western
19 parking lot. That is actually something I would
20 also like to mention. These are specifically
21 designed for retail, I believe. It's kind of not
22 advantageous for a retail facility to open up in
23 that area since it doesn't have exposure to Route
24 83. So noting that, it would actually probably be

1 advantageous for Willowbrook to have a commercial
2 school in that location.

3 MR. WAGNER: There is a small -- I'm
4 referring to Exhibit 2, Figure 1. There seems to
5 be a small space on the southeast corner of that
6 building that's not included in this. Is that a
7 separate office or something that will use
8 parking?

9 MS. KOLODZIEJ: That is a separate
10 tenant space at that location. There are only
11 four. It would use parking. I do not know the
12 numbers, but it would be smaller than what Holtz
13 would require.

14 MR. RUFFOLO: Is that tenant space
15 occupied currently?

16 MS. KOLODZIEJ: No. The only
17 occupancy on that parking lot is the FedEx
18 building. The other three are vacant.

19 MR. WAGNER: Is there a -- it would
20 appear to me that visiting the FedEx store on
21 several occasions, the westerly parking lot is
22 virtually maybe a third full that I've ever seen.
23 It would seem to me that if there was any need for
24 additional staff parking, maybe they could park

1 closer to 83, and the 44 spaces on the other side
2 would be for visiting people. But it doesn't
3 sound like there would be that many people there
4 anyway.

5 MS. KOLODZIEJ: Yes. When I spoke
6 with the applicants in person, they did mention
7 that that they could park there if it so required.
8 However, I do not believe there is a pedestrian
9 walkway linking the two to my knowledge. That
10 might be also of consideration.

11 MR. WAGNER: There appears to be a
12 sidewalk in looking at an aerial map of it. So
13 there seems to be a sidewalk there, so I wouldn't
14 think that there would be too much problem
15 traversing that area. And then it seems like
16 there is a lot of shoulder area or space out on
17 the east side of Quincy. I would think that if
18 there was a lingering school bus that maybe they
19 could get direction from the owners of this
20 business that if they're going to hang out or wait
21 for someone that maybe they could wait out in the
22 right-of-way instead of the parking lot. I would
23 think that would be useful.

24 MS. CHARLTON: I do know that the

1 Village has concerns about trucks that park along
2 Quincy because we get so many people that stage
3 along Quincy waiting for their time to unload into
4 the various businesses all the way from there all
5 the way down to Joliet. So much of that part of
6 the street has been signed for no parking for that
7 reason. I don't know if that's the case there.

8 Did you guys --

9 MR. WAGNER: Even north of 75th
10 Street?

11 MR. REMKUS: I don't think it is. I
12 don't see a sign there.

13 MS. CHARLTON: I know it is south of
14 there. I'm not sure if it is right there. That
15 is where they actually do it. And I think for
16 those industrial buildings across the street, I
17 think that does happen already.

18 MR. WAGNER: Well, isn't that -- the
19 lot is vacant across the street; is it not?

20 MS. CHARLTON: The ones to that
21 business that's to the north there?

22 MR. WAGNER: Yes.

23 MS. CHARLTON: Has a lot of trucks
24 that queue along that section of Quincy.

1 MR. REMKUS: I don't think that would
2 be an issue at any time.

3 MR. LACAYO: Jo Ellen, the swim club
4 is in the afternoon. The other baseball place is
5 in the afternoon. This school is 9:00 to 3:00.
6 So I think from a traffic standpoint we are
7 covered from a traffic flow. Because there is
8 going to be a lot of students being dropped off on
9 that street in the near future.

10 MS. CHARLTON: Right.

11 MR. LACAYO: I think we are okay
12 because it is a 9:00-to-3:00 event.

13 MR. KOPP: All right. Any other
14 questions? I don't have any.

15 Do you folks have any final
16 questions? Because the way this works, then I
17 will close the public hearing if you don't and
18 then we will discuss it.

19 MS. GLASS: Okay. One thing I did
20 want to mention is that Melinda and I have had
21 experiences before with very similar pickup and
22 drop-off. And typically, what we do just to help
23 with the situation, especially with drivers as
24 they come through, we hand out parking plans and

1 parking drop-off and unloading plans to all of the
2 transportation drivers. Now, we give them to
3 dispatch as well because sometimes they come in
4 taxis or Septran or something like that, or you
5 might get a different driver. But we actually go
6 through and we'll have people standing there
7 directing the flow of traffic especially. That we
8 usually only have to do it for a week, but we can
9 do that as much as needed. Sometimes people might
10 need a reminder, so we will go back out. It
11 doesn't matter rain or shine, put on our galoshes,
12 we'll be out there to help support the flow of
13 traffic. Also, from our previous experiences, it
14 usually takes maybe about a minute to two minutes
15 to unload a student from the vehicle and transport
16 and escort the student into the building.
17 Typically, the way that works is we have all of
18 our staff members ready and waiting. They have
19 their assignment sheets. They go out. They help
20 the student. They escort them right back in.
21 It's a pretty quick process. On occasion, you
22 might have a student who is a little reticent to
23 enter. Other times you have students who are so
24 eager, you have to actually have them slow down a

1 little bit to walk into the building. But it is a
2 pretty seamless process. I can't think of any
3 challenges that we've really had before that took
4 us much longer. This is a much smaller school.
5 Whereas our previous school had 30 students to
6 begin with and we grew to almost 50, so I really
7 don't anticipate there being many issues that way.
8 And usually we have very good relationships with
9 our transportation because we help our students in
10 their drives, and we support those drivers. So,
11 you know, if we ask them to do something for us,
12 they're usually very willing to work with us. So
13 we haven't had issues with that.

14 The other thing I did want to
15 mention also is we are going to be a year-round
16 school. Our students do need extended school year
17 services during the summer. And so, for example,
18 whereas most students may be off in July, our
19 students will be attending school. They might
20 have slightly shorter hours, but they will be
21 there for the majority of the school year.

22 MR. KOPP: Okay.

23 MS. GLASS: I think you guys also
24 covered this as well; but when we were discussing

1 the second entrance, there is a walkway for
2 employees that we could enter and exit into our
3 location on the west side. So if we were at year
4 three and it did seem like we were taxing the
5 parking spaces there, it would not be an issue for
6 us to have and ask our employees, including
7 ourselves, to go and park there and walk in.

8 MR. KOPP: Okay. All right.

9 Anything else? If not, I will close the public
10 hearing portion of this meeting. And then we
11 discuss it in public but not as part of the public
12 hearing.

13 Personally, this is great. I
14 mean, I would be very proud to have something like
15 this in my town. Just, I don't know, it warms my
16 heart what you folks are doing. And, frankly,
17 it's great for the Village because you're taking a
18 space that's definitely been underutilized and
19 you're putting people in it. And you're bringing
20 people from outside Willowbrook into Willowbrook,
21 so they'll go to restaurants. They'll shop. So
22 to me this is just a slam dunk. I don't know if
23 anybody else has anything.

24 MR. WAGNER: I would agree.

1 MR. REMKUS: Yes.

2 MR. SOUKUP: Agree.

3 MR. KOPP: All right. Will one of
4 the Commissioners make a motion that based on the
5 submitted petition and testimony presented, the
6 special use for a 7,216 square foot commercial
7 school in space 7450A in the Willowbrook Plaza
8 Shopping Center for Holtz Education Center meets
9 the standards for a special use as outlined in the
10 staff report prepared for the February 3, 2016,
11 Plan Commission meeting and deliberated by the
12 Plan Commission; therefore, I move that the Plan
13 Commission recommended approval of PC 16-01
14 subject to the following conditions:

15 1. The special use granted
16 herein only applies to the 7,216 A square foot
17 space in Unit 7450A.

18 2. The applicant shall
19 provide turning templates should the need arise
20 for a larger traditional school bus.

21 3. The applicant shall
22 provide the appropriate signage for the requested
23 parking spaces adjacent to the property on the
24 east entrance of the building. Signage should be

1 approved by the Village of Willowbrook and placed
2 in a designated area prior to the issuance of a
3 certificate of occupancy. See attached Exhibit 2,
4 Figure 3 from the staff report.

5 4. The special use shall be
6 null and void if construction of the proposed use
7 is not commenced and a certificate of occupancy is
8 not granted within 18 months of the date of any
9 approval of the special use by the Village Board.

10 MR. REMKUS: So moved.

11 MR. LACAYO: Second.

12 MR. SOUKUP: Second.

13 MR. KOPP: Ask the Plan Commission
14 secretary to call the rolls.

15 MS. PRIBLE: Commission Lacayo.

16 MR. LACAYO: Yes.

17 MS. PRIBLE: Commissioner Remkus.

18 MR. REMKUS: Yes.

19 MS. PRIBLE: Commissioner Soukup.

20 MR. SOUKUP: Yes.

21 MS. PRIBLE: Vice Chairman Wagner.

22 MR. WAGNER: Yes.

23 MS. PRIBLE: Commissioner Ruffolo.

24 MR. RUFFOLO: Yes.

1 MS. PRIBLE: Chairman Kopp.

2 MR. KOPP: Yes. All right.

3 MR. WAGNER: Congratulations.

4 MR. KOPP: First step.

5 (Which were all the
6 proceedings had in the
7 above-entitled cause.)

8 (Public hearing ended at
9 7:35 p.m.)

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I, MARY WOOLSEY, C.S.R., do hereby
certify that I am a court reporter doing business
in the City of Chicago; that I reported in
shorthand the hearing on February 3, 2016; and
that the foregoing is a true and correct
transcript of my shorthand notes so taken as
aforesaid.

Certified Shorthand Reporter

Illinois C.S.R. License No. 084-002894

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2 COUNTY OF COOK }

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14 _____
15 Certified Shorthand Reporter

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