

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, SEPTEMBER 5, 2012, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Commissioners Robert DelSarto, William Remkus, James Soukup, James Baker, William Buckley, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting April 4, 2012 (APPROVE)
- C. Minutes – Village Board Meeting April 9, April 23, May 14, May 29, June 11, June 25, July 9, July 23, August 13, 2012

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

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 12-02: Chick-fil-A 7101-7199 Kingery Highway, petition for a special use permit and other relief to allow for a restaurant with drive through.

PUBLIC HEARING/DISCUSSION – (SEE COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Remkus that based on the submitted petition and testimony presented, the special use for a drive-through Chick-fil-A restaurant to replace the sit-down restaurant previously approved in space G-2 meets the standards for a special use as outlined in the staff report prepared for the September 5, 2012 meeting; therefore I move that the Plan Commission recommend approval of PC 12-02 subject to the following conditions:

- 1. Semi or large-truck deliveries that must be made by backing from the main shopping center drive aisle down the east-west aisle in front of PNC bank to the Chick-fil-A dumpster area must occur and be completed prior to 6:00 A.M. and in no instance may be on site for longer than two hours.

2. Harlem Irving, as so applicant and property owner must complete and provide the Village with accurate revised plat of subdivision and PUD documents that reflect the minor changes required by the drive-through Chick-fil-A and the village identification sign at the northwest corner of the site, and the Village must approve and record in the DuPage County Recorder of Deeds such documents prior to the issuance of any building permits for Chick-fil-A.
3. Harlem Irving must complete signage and flag improvements prior to the issuance of any certificate of occupancy for Chick-fil-A.
4. Plans shall be revised as follows prior to the Village Board's consideration:
 - a. The "loading area" pavement immediately east of the dumpster must be improved with "heavy duty pavement" for a minimum east-west distance of 55'.
 - b. A "No Left Turn" sign is needed on the exit to the drive-through.
 - c. Handicapped Parking stalls must be striped yellow.
 - d. The sidewalk connecting the Plainfield Road sidewalk with the Chick-fil-A entrance shall either be increased in width to ten feet (10') or left at five feet (5') but modified in a manner that does not require hand rails per the Accessibility Code.
 - e. The square footage detail for the monument sign on the cover of the sign submittal and on the detail sheet must be revised to correctly read 49.86 square feet.
 - f. The applicant will work with staff to finalize the details of the drawings.
 - g. The applicant must revise the sign package to be consistent with the elevation package.
5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 12-03: Mathnasium, 6300 Kingery Highway, petition for a special use permit and other relief to allow for a school business.

PUBLIC HEARING/DISCUSSION – (SEE COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner Soukup, seconded by Commissioner Buckley that based on the submitted petition and testimony presented, the special use for an 1,800 square foot commercial school in space 18 in the Hinsdale Lake Commons shopping center meets the standards for a special use as outlined in the staff report prepared for the September 5, 2012 meeting; therefore I move that the Plan Commission recommend approval of PC 12-03 subject to the following conditions:

1. Up to two additional "Fire Lane/No Stopping, Waiting or Parking" signs shall be posted along the curb immediately in front of the Mathnasium Store in locations recommended by the Village of Willowbrook.
2. No building permits shall be issued for the proposed Mathnasium until the landscaping surrounding the two newly installed shopping center signs at the

main entrances have been planted in accordance with the approved landscape plan and approved by the Village of Willowbrook in writing.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATION

Building Inspector Roy Giuntoli mentioned there is a "Physician's Immediate Care" showing interest in moving into the old Blockbuster location.

Vice-Chairman Wagner said that he would like to return to having monthly Plan Commission meeting.

8. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner Soukup, 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,

November 7, 2012

Minutes transcribed by Joanne Prible.


Chairman

ORIGINAL

1 STATE OF ILLINOIS)
2 COUNTY OF DU PAGE) SS:

3 BEFORE THE PLAN COMMISSION
4 VILLAGE OF WILLOWBROOK, ILLINOIS

5 IN RE:)
6 ZONING HEARING CASE NO. 12-02)
and 12-03,)

7
8 REPORT OF PROCEEDINGS had at the Public
9 Hearing in the above-entitled cause before the Plan
10 Commission at the Village of Willowbrook Hall Board
11 Room, 7760 Quincy Street, Willowbrook, Illinois, on the
12 15th day of February, 2012, at 7:00 o'clock p.m.

13
14 PRESENT:

- 15 PLAN COMMISSION:
16 Mr. Daniel J. Kopp, Chairman
17 Mr. John Wagner, Vice-Chairman
18 Mr. James F. Baker
19 Mr. William Buckley
20 Mr. Robert C. Del Sarto
21 Mr. William Remkus
22 Mr. James Soukup
23
24 Ms. Jo Ellen Charlton, Village Planner
Mr. Roy Giuntoli, Building Inspector
Ms. Joanne Prible, Recording Secretary

24 REPORTED BY NICOLE M. BREYTSPRAAK, CSR, RPR, CBC, CRR.

1 (Whereupon the public meeting was
2 called to order at 7:02 p.m.)

3 CHAIRMAN KOPP: I call to order the regular
4 meeting of the Plan Commission of the Village of
5 Willowbrook and ask the Plan Commission secretary to
6 call the roll.

7 MS. PRIBLE: Commissioner Del Sarto.

8 MR. DEL SARTO: Present.

9 MS. PRIBLE: Commissioner Remkus.

10 MR. REMKUS: Here.

11 MS. PRIBLE: Commissioner Soukup.

12 MR. SOUKUP: Here.

13 MS. PRIBLE: Vice-Chairman Wagner.

14 MR. WAGNER: Here.

15 MS. PRIBLE: Commissioner Buckley.

16 MR. BUCKLEY: Here.

17 MS. PRIBLE: Commissioner Baker.

18 MR. BAKER: Here.

19 MS. PRIBLE: Chairman Kopp.

20 CHAIRMAN KOPP: Here.

21 MS. PRIBLE: Building Inspector, Roy Giuntoli.

22 MR. GIUNTOLI: Here.

23 MS. PRIBLE: Village Planner, Jo Ellen Charlton.

24 MS. CHARLTON: Here.

1 CHAIRMAN KOPP: The omnibus vote agenda has been
2 distributed.

3 Would anybody like anything removed from
4 the omnibus vote agenda?

5 If not, will someone make a motion to
6 pass the omnibus vote agenda.

7 MR. DEL SARTO: I'll make a motion to pass.

8 MR. SOUKUP: I'll second.

9 CHAIRMAN KOPP: All in favor say aye.

10 THE BOARD: Aye.

11 CHAIRMAN KOPP: All against say nay.

12 The motion has passed.

13 Next item, No. 4, Plan Commission
14 Consideration. This next item is Notice of Public
15 Hearing, Zoning Hearing Case No. 12-02.

16 The purpose of this public hearing shall
17 be to consider a petition for a special use permit and
18 other relief as may be required to allow for a
19 Chick-fil-A restaurant with drive-thru. The petition
20 also includes modifications to the previously approved
21 building location and parking layout as well as
22 additional signage at the northwest corner of the
23 shopping center to be owned and maintained by the
24 Village of Willowbrook, both which constitute minor

1 amendments to the PUD plat, which must be approved by
2 the Village Board.

3 The applicant for this petition is
4 Jason Hill on behalf of Chick-fil-A, Atlanta, Georgia
5 and Willowbrook Town Center through its agent Harlem
6 Irving Companies of Norridge, Illinois.

7 The subject property is commonly known
8 as 7101 to 7199 Kingery Highway.

9 Notice of this public hearing was
10 published in the August 17, 2012, edition of the
11 *Suburban Life* Newspaper.

12 Would the applicant like to present this
13 case?

14 Everyone who speaks on this matter will
15 need to be sworn in.

16 (Persons sworn.)

17 **PRESENTATION**

18 **BY MR. JASON HILL**

19 (Previously sworn.)

20 Good evening, everyone. My name is
21 Jason Hill. I'm with Chick-fil-A. I work in the
22 corporate office in Atlanta, Georgia.

23 How many of you have heard of
24 Chick-fil-A?

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That's good.

For those of you that haven't, I'd like to tell you a little bit about our story. It starts about 91 years ago when our founder, Truett Cathy, was born about 50 miles east of Atlanta. He grew up during the Depression Era, and during that time, he took it upon himself to become somewhat of an entrepreneur by selling Coca-Colas and newspapers out of a wagon around his neighborhood to help earn extra money for the family.

As things progressed, they moved into some federal subsidized housing in Atlanta and his mom decided to start up a boarding house. In doing that, she was, obviously, cooking a lot of meals, and he was there with her the whole time learning how to prepare meals and become a good cook.

So he took that entrepreneurial expertise that he had as well as the cooking expertise and decided to start a restaurant with his brother in 1946 called the Dwarf Grill. It was in a southwestern suburb of Atlanta. From the beginning, his focus was always on customer service and doing the right thing for the customer; treating all of his customers with honor and dignity and respect.

1 In the early 1960s he started toying
2 around with the idea of how can I cook chicken faster
3 because at the time folks were frying chicken but it
4 took a long time to do that.

5 So if you all remember back in the day
6 when people actually got meals on an airplane, Delta
7 Airlines was providing boneless breast of chicken
8 sandwiches in their little trays, and the chicken
9 producer who was providing these had extra pieces of
10 chicken that were too large for the tray, so he
11 happened to be a friend of Truett and said, Can you do
12 something with these? And he said, Sure, I'll give it
13 a shot. He started messing around with different
14 formulas for spices and different ways to cook it, and
15 he ultimately decided on a secret -- family secret
16 recipe for spices and decided to pressure cook it using
17 purified peanut oil, and that, basically, kicked off
18 the Chick-fil-A franchise.

19 So in 1967 he opened his first
20 Chick-fil-A store in a mall, Greenbriar Mall, just
21 outside of Atlanta. It was very successful, and so he
22 continued to do mall stores and grew, you know, very
23 deliberately for the next 20 years or so until 1986
24 when he started to branch out and do the freestanding

1 units, which is similar to the project that we're
2 proposing for you tonight.

3 We've got about 1600 units throughout
4 the country. Like I said, from day one the focus has
5 always been on customer service, providing a great
6 meal; providing great hospitality and making sure
7 everybody that comes into contact with Chick-fil-A
8 walks away with a positive experience.

9 So the building that we're putting
10 before you tonight is a brand new prototype and
11 untested, so this will be one of the first prototypes
12 of its kind in the country. It's got a few different
13 operational components on the inside of the building
14 that make it special as well as its shape.

15 The operator model that we carry, we
16 always try to hire an operator who will live locally.
17 They may not necessarily live within Willowbrook, but
18 we always try to make sure that happens. These
19 operators are very much involved with the community, as
20 we try to give back as much as we possibly can.

21 So, with that, I'd like to turn it over
22 to Eric Uebelhor to answer any questions you may have
23 as it relates to the site itself, but I'm also here to
24 answer any questions that you may have as well.

1 Thank you very much.

2 PRESENTATION

3 BY MR. ERIC UEBELHOR

4 (Previously sworn.)

5 This is just a perspective view of the
6 building. So you've got the parking lot at the south
7 end. This is the main entrance up here in the front
8 left corner as you're facing the front of the building.
9 Plainfield Road is on the north side and on the back if
10 you're looking at the building. Here to the west or to
11 the left-hand side, it's where Route 83 is. To the
12 west of the building is the detention pond.

13 This is a west elevation view -- and I
14 think you've all got these in your packets -- but the
15 west elevation. Front entrance or main entry is there
16 on the front left side, and that is the portion that
17 faces the parking lot. Up here in the front right
18 corner is where the play area will be inside.

19 As you can see on the right on the
20 elevations, it kind of incorporates a lot of the stone
21 features that's already out there at the Willowbrook
22 Town Center. Here on the west side, same kind of
23 thing. A lot of enhanced architecture.

24 On the west side there's a walk up

1 pickup window for catering sales, which a lot of
2 Chick-fil-A's business is actually done for outside
3 catering. People get out and walk up there and not
4 have to wait in line inside.

5 North elevation facing Plainfield Road.
6 There's the drive-thru window kind of where the stone
7 features are. The drive-thru wraps around the building
8 on the north side, pick up, and exits to the west.

9 The east elevation faces the Buffalo
10 Wild Wings. There in the center is -- where the dark
11 area is shown is the service yard where they'll bring
12 trash out to the dumpster area and also accept their
13 deliveries.

14 This is just a floor plan. Shows the
15 main entry on the front left. There's also a secondary
16 entrance there on the front right side that goes out to
17 the outdoor seating area, which will be on the right
18 corner, which you'll see on the site plan.

19 Here's the proposed site plan. You can
20 see it sits south of Plainfield Road. That pad was
21 originally intended for a sitdown restaurant, and, as
22 you all know, there was a CVS that was trying to go
23 through but didn't go through. It fits pretty nicely
24 in there. The drive-thru wrapping around. They have a

1 lot of room for stacking. There's room for 19 or 20
2 cars.

3 Then down here, the small detail in the
4 center is back behind Buffalo Wild Wings where they're
5 adding additional parking, so even with the
6 reconfiguration of the parking lot -- right now it's a
7 two-way drive aisle and perpendicular parking in front
8 of the building. They changed that to be angle parking
9 and one-way to kind of help with the traffic
10 circulation out there.

11 With that and with some of the other
12 functions of the site there was a net loss in parking,
13 so in order to keep the parking out there adequate,
14 they striped out an open area behind Buffalo Wild Wings
15 and they're actually gaining three spaces. I think
16 that was one of the things that we worked on out there.

17 This is a landscape plan. Chick-fil-A's
18 landscaping is typically above and beyond most
19 municipal codes. They like to really enhance the
20 drive-thru area and just have it look visually nice for
21 everyone.

22 So those are really the only exhibits I
23 have up here.

24 From an infrastructure standpoint, all

1 of the utilities are there, everything is there for the
2 site. We think circulationwise we've got the best
3 option here.

4 Even before we went in, Jo Ellen had
5 given some tips that I think have all kind of been
6 incorporated here. They expect a lot of traffic, but
7 there's a lot of directional signage all shown in the
8 signage package that we think should, hopefully, have
9 this be a pretty efficient site.

10 Does anyone have any questions about
11 anything?

12 CHAIRMAN KOPP: Commissioners have any questions
13 about anything?

14 Actually, we'll -- if you're done making
15 your presentation, we'll ask staff to make their
16 presentation.

17 **PRESENTATION**

18 **BY MS. JO ELLEN CHARLTON**

19 Thank you.

20 First let me start by saying, and I
21 mentioned to a couple of people, this process has been
22 very enjoyable to go through with all of the
23 consultants and ownership and the shopping center as
24 well.

1 A lot of what we provided them initially
2 was adhered to and several changes were made before we
3 even finalized the petition for the application, so I
4 think we brought this plan a long way since the
5 beginning, and it's an example of how this should work,
6 so kudos to everyone and we really appreciate that.

7 I do want to point out that -- first of
8 all, could I ask for a motion to enter the staff report
9 into the official record?

10 CHAIRMAN KOPP: Someone make a motion.

11 MR. SOUKUP: So moved.

12 MR. REMKUS: Second.

13 CHAIRMAN KOPP: All in favor say aye.

14 THE BOARD: Aye.

15 CHAIRMAN KOPP: Nay.

16 MS. CHARLTON: Thank you.

17 **PRESENTATION**

18 **BY MS. JO ELLEN CHARLTON (continued)**

19 As noted in the staff report, there's
20 kind of three components to this request.

21 Chick-fil-A is requesting a special use
22 for their drive-thru specifically. As you might
23 remember, the PUD for the shopping center is also a
24 special use, and we are proposing -- they are proposing

1 what's known as a minor amendment to that special use.
2 That doesn't necessarily require Plan Commission
3 consideration or a vote, but I have included all of
4 that information because you kind of need to know it to
5 understand the whole project.

6 That minor amendment is required based
7 on the changes in the parking configuration and the
8 slight relocation from a 7,000 square foot building to
9 a 5,000 square foot building and the drive-thru itself.

10 One of the other aspects that's
11 considered a minor amendment because, again, we're
12 going to be getting a revised final plat, and as the
13 last development in this project, it's the last one
14 that we're going to see for this project. That minor
15 amendment was required by request of the Village who
16 had talked to Harlem Irving for some time about
17 creating a better identity sign at the northwest corner
18 of the intersection, and I'll talk about that a little
19 bit more when I go through the staff report, but,
20 again, that does require a minor amendment.

21 I do want to note, since this staff
22 report was prepared, the digital message board that I
23 referred to in the report has been pulled from the
24 application. Not because we still don't want it and

1 maybe we'll try to find a location for it near the
2 area, but there are leases within the existing shopping
3 center that prevent that type of sign, so it would have
4 been difficult to go back and renegotiate all those
5 leases at this point, so the Village has taken that
6 request out of the minor change, so you will not need
7 to further consider the digital message board.

8 I think generally he's gone through some
9 of the proposed layout and circulation. I do want to
10 point out, I believe it's on Page 5 of the application
11 or of the staff report, some of the circulation
12 patterns in the shopping center. This was probably the
13 only major item that we had concerns about after they
14 had done everything that we had asked to their best
15 ability.

16 Basically, what's happening for the
17 large delivery trucks, keep in mind they get a lot of
18 different types of deliveries, bread trucks come and
19 they're smaller, but their large store deliveries come
20 via semis. The proposed movement of that delivery will
21 come in at the far south end of the site, travel behind
22 all of the main line buildings, come pretty close to
23 the Plainfield Road entrance, stop, and then back down
24 the main aisle that runs right in front of PNC Bank.

1 That's, obviously, a concern if you have a lot of
2 traffic around.

3 Chick-fil-A's proposed store hours are
4 scheduled to begin at 6:00 a.m. There's only two other
5 stores in the mall that open at 6:00 or earlier, and
6 that's Panera Bread and Starbuck's. So one of the
7 conditions that staff was suggesting that we attach to
8 any approval would be that the delivery of that truck
9 only be allowed prior to 6:00 a.m. So, again, we feel
10 that that's adequately addressed that concern.

11 All of the other turning template
12 movements for deliveries and circulation, staff feels
13 pretty confident with.

14 We pretty adequately described the
15 parking situation. We are ending up with a net surplus
16 of three additional spaces, even though the smaller
17 store actually requires fewer parking spaces, so we
18 feel pretty good about that.

19 Stacking. He asked the question how
20 many people are familiar with Chick-fil-A. If you ever
21 experienced the grand opening of a Chick-fil-A, there's
22 a lot of interest that happens in the first few weeks
23 and drive-thru lines can be quite long. We did ask
24 them about that and what their experience has been

1 because we really wanted to know whether these 19
2 stacking spaces were going to be enough in the
3 long-term.

4 Basically, they did provide us with some
5 information, which is on Page 6, summarizing Page 6 of
6 the staff report that shows how their stacking stacks
7 up in two other sites in the DuPage County area, one is
8 at Fox Valley Mall and the other one is in Wheaton, and
9 both of those facilities opened in 2010.

10 The total weekday and weekend peek hours
11 in the drive-thru lanes never exceeds 14, so we feel
12 pretty confident once this is up and running that
13 they'll be able to accommodate it.

14 If they go beyond 19 in those initial
15 opening times, the stacking pattern would start to
16 stack back towards the main aisle in front of the main
17 line stores. They can accommodate an additional nine
18 to ten cars in that area. I think that's probably
19 enough. If they do need to do something in the
20 interim, they've indicated that they've had additional
21 people outside, much like Portillo's does, to handle
22 traffic a little better. We fully expect them to be
23 cooperative in that regard.

24 Signage wasn't really an issue.

1 Everything proposed on the site complies.

2 Engineering complies with our Village
3 engineer's report, as does landscaping.

4 The Village signage, I don't know, Rick,
5 if you want to make any additional comments on what's
6 been revised, but I will say at this point that we know
7 it won't look exactly like this, but we are going to be
8 finalizing that with them through the minor amendment
9 process with the Village Board, and they will
10 ultimately approve the final design of the sign. We do
11 know that it will not contain any digital message for
12 that.

13 Municipal or government signage is
14 exempt from the sign ordinance, which is why this makes
15 this a minor change and not a major change to the PUD.

16 On Pages 9 and 10 I have addressed the
17 standards for conditional use, and, basically, all of
18 the standards have been met provided that they adhere
19 with the conditions that are outlined on Pages 11 and
20 12 of the report, so if you choose to mirror the
21 recommendations provided by staff, you can use that
22 sample motion.

23 A couple of changes that we talked about
24 in Item 2 at the bottom of Page 11, we need to take out

1 the reference to "and message board sign" comment, and
2 then the rest of the conditions would be applicable.

3 The only other question I have, I know
4 given the elevations that were shown in the
5 presentation, we did have some proposed changes, which
6 are itemized on the very last page, and it's Item F
7 through I. The applicant did not make any suggestions
8 about those requested changes, so I'm assuming they're
9 acceptable. If they're not, we need to ask them to
10 respond to those concerns.

11 So if there's any other questions, I'd
12 be happy to answer them at this point.

13 That concludes the staff report.

14 CHAIRMAN KOPP: I was curious about the esthetic
15 changes as --

16 MR. UEBELHOR: To the elevations?

17 CHAIRMAN KOPP: Yeah.

18 MR. UEBELHOR: I haven't actually spoken with the
19 architect about this, but, I mean, I don't see anything
20 in here that looks like a big problem.

21 MR. HILL: Suffice it to say, we'll work with
22 Jo Ellen continually to get a building that works with
23 both us and the Village. I can't say with 100 percent
24 certainty that we will do everything as identified in

1 the bullet items, but we will definitely work with you
2 to come to an agreement that works for both of us.

3 MR. WAGNER: I have an additional question
4 concerning elevations. I have two sets of colored
5 drawings, one by Chipman Design and one set by
6 Anchor Sign, and they seem to differ in quite a few
7 ways.

8 Which ones are we supposed to be looking
9 at?

10 MR. UEBELHOR: The one by Anchor Sign, you know,
11 kind of spell more of the actual dimensions of the
12 letters. The elevations themselves had modified even
13 after the submittal, just some conversations between
14 Jo Ellen and the architect.

15 The -- one of the things I noticed, the
16 green walls that they proposed show up green on the
17 signs package, but -- I'm not exactly sure how it
18 works, but I know it's kind of plants growing along the
19 wall, so the wall itself is not painted green. It's
20 just that at times when the plants are in bloom, it
21 will be more live looking.

22 The signage package is more for showing
23 the directional signage as well.

24 We will get these final updated

1 elevations into the signage package, but as far as
2 uniform -- as far as uniformity of matching what's out
3 at the center, these are the ones to look at. The
4 Anchor Sign gives the actual construction for those.

5 MR. WAGNER: An additional question.

6 On the east elevation on the Chipman
7 Design, there's a horizontal line running through the
8 brick above the door. Is that a projection shown with
9 a shadow or what is that?

10 MR. UEBELHOR: It's a small canopy awning
11 overhang. Just a dark bronze pre-finished metal
12 canopy.

13 MR. WAGNER: The only other comment I have is -- I
14 think it's a great looking building and I think you've
15 done a nice design.

16 The only concern I have is the elevation
17 facing Plainfield Road sort of looks like the back of a
18 building. The other three sides seem to have some
19 character to them, and the north elevation -- am I
20 correct, that's Plainfield Road?

21 MR. UEBELHOR: Correct.

22 MR. WAGNER: -- sort of seems lacking.

23 I guess, in my opinion, with something
24 over those windows, like the awning on the front of the

1 building, just to give it more character. It looks
2 like a brick wall on the back of a building.

3 I mean, that's an important frontage on
4 Plainfield Road as far as a lot of people driving by, I
5 would think they would want to make it look just a bit
6 nicer.

7 MR. HILL: I understand your concern with that.
8 Part of that has to do with the fact that the way that
9 this building laid out on this particular site, this so
10 happens to be the drive-thru side, which we generally
11 try not to face toward the public right-of-way, and the
12 kitchen in the back here leads itself to less character
13 just from the start.

14 What I can do is talk to our designers
15 as we're going through the iterations with
16 Jo Ellen with the finalizing the elevations and see if
17 there's something else we can do to give it more punch.

18 MR. WAGNER: It looks great with the stone
19 elevation there probably where the pickup window is,
20 I'm guessing, but the left half of that is a little
21 plain for a street frontage, I think.

22 CHAIRMAN KOPP: You have identified there was
23 going to be a lot of landscaping on this side?

24 MR. UEBELHOR: There's a green wall -- there's

1 foundation plantings to the left of the drive-thru
2 window.

3 They can't extend these completely down
4 as windows because that's where the offices are and
5 just for security reasons. You wouldn't be looking at
6 anything inside anyway. What these portions below the
7 windows, that's where the green walls are. It's not
8 like ivy that grows up, but that sort of thing where
9 when it blooms, there might be some flowers on there.

10 I know I had sent some information, but
11 I'll get with our landscape architect and try to get a
12 little more detail on how those are exactly -- but
13 there will be shrubs below along the lighter colored
14 brick pattern on the model.

15 MR. HILL: There will be a substantial amount of
16 landscaping on the opposite side of the drive-thru as
17 well, so you'll have that row of landscaping on the far
18 north end and you'll have the foundation plantings up
19 against the building to soften it up.

20 MR. WAGNER: I was thinking that maybe the awning
21 on the front of the elevation or possibly this little
22 eave that you described on the east elevation, just
23 might break up that wall a little bit and make it look
24 a little nicer on the Plainfield frontage.

1 Just a suggestion.

2 MR. HILL: We'll do what we can. Thank you.

3 MR. WAGNER: The only other question I have is you
4 mentioned that this is a flagship, that it's a great
5 deal of change.

6 Can you describe to us the difference
7 between what you normally have maybe and this?

8 MR. HILL: Sure.

9 Essentially our stores are typically
10 elongated in nature. This is more of a square
11 building. It's actually called a square prototype.

12 Probably the biggest change to it,
13 operationally inside it has a few tweaks to help us out
14 with, you know, queue lines and providing a better
15 experience with the customer as far as personal service
16 and things like that.

17 The biggest thing relates to the overall
18 look and feel of the building. As Jo Ellen can attest,
19 we started out with a lot of natural wood-type features
20 on it. It's called what we call our Heritage Package.
21 It incorporates a lot of natural features on the
22 building, like the wood and the green wall, and then
23 inside it's got things like a Coca-Cola -- just
24 incorporates a lot of different architectural unique

1 features that are a throwback to, you know, older
2 times.

3 MR. WAGNER: Thank you.

4 MR. BUCKLEY: I have a question.

5 Is there any restriction on the size of
6 the semis because they've got to back in, I guess.

7 MR. UEBELHOR: Yes. They never have the full 67
8 total foot trucks.

9 MR. BUCKLEY: They will be mostly local
10 deliveries, won't they?

11 MR. UEBELHOR: Mostly. I talked with the Aurora
12 operator, and he said about three times a week is when
13 they get their main food items, which is -- that's the
14 larger truck, and I have the dimensions shown on this
15 exhibit. You're only going to see that truck about
16 three days a week, and the other seven days --

17 MR. BUCKLEY: That's restricted to early morning
18 hours anyhow, isn't it?

19 MR. UEBELHOR: Right.

20 The other ones are the smaller bread
21 trucks.

22 MR. BUCKLEY: I was thinking of a 60-foot semi
23 truck. It would have to be a pretty good driver to
24 back them up.

1 MR. UEBELHOR: They should be, you know, limited
2 to the 50-footer a few times a week.

3 MR. HILL: That's right.

4 CHAIRMAN KOPP: Jo Ellen, can we make a motion?
5 Do we need to have those last four things?

6 MS. CHARLTON: There's a couple of changes that
7 you might want to consider based on the discussion that
8 I heard.

9 If you're willing to let us work that
10 out before this goes to the Council, as we have been
11 working out, based on your comments, you can replace
12 those four with language that suggests that they be
13 worked out to the satisfaction of staff prior to going
14 to the Council. That's one possibility.

15 The other two additional 5 and 6 that I
16 might ask that you consider is we ask them to revise
17 the sign package to be consistent with the elevation
18 package based on your comment or to just certify on the
19 sign drawings that the elevations -- the actual
20 elevation details need to be referred to in the
21 elevation drawings. Then, I guess, kind of related to
22 the earlier elevation comments is if you want any other
23 specific changes to the Plainfield Road elevation.

24 Those are the comments that I heard so

1 far.

2 CHAIRMAN KOPP: I personally would not get into
3 the specifics.

4 MR. WAGNER: I would agree.

5 MS. CHARLTON: We're happy to work with them.

6 CHAIRMAN KOPP: Is there anyone in the audience
7 that would like to speak to this matter now?

8 Are you done, Jo Ellen?

9 MS. CHARLTON: I am.

10 CHAIRMAN KOPP: Any final questions?

11 Applicants, do you have any final
12 statements or statements?

13 MR. DEL SARTO: Have any of the existing tenants
14 have any objection to this?

15 MS. CHARLTON: Maybe Rick can answer that
16 questions.

17 (Mr. Rick Fuller previously sworn.)

18 MR. FULLER: What was that question?

19 MS. CHARLTON: Any tenants that voiced any support
20 or concerns?

21 CHAIRMAN KOPP: Can you please give your name for
22 the record.

23 MR. FULLER: Rick Fuller, president of the Harlem
24 Irving Companies.

1 The use is consistent with what we had
2 anticipated. We, obviously, anticipated an 8,000
3 square foot restaurant and because we put the Buffalo
4 Wild Wings in line, the sizing of the 5,000 square foot
5 Chick-fil-A is appropriate and within keeping of all
6 the leases of the shopping center.

7 MR. DEL SARTO: Thank you.

8 CHAIRMAN KOPP: All right. We're done.

9 I will declare the public hearing of
10 Zoning Hearing Case 12-02 closed.

11 We'll have our discussion.

12 I'm certainly in favor of this and ready
13 to approve this tonight based on the motion that was in
14 the package. Does anyone have any objection to that?

15 Will someone make a motion that based on
16 the submitted petition and testimony presented, the
17 special use for a drive-thru Chick-fil-A restaurant to
18 replace the sitdown restaurant previously approved in
19 space G-2 meets the standards for a special use as
20 outlined in the staff report prepared for the
21 September 5, 2012, meeting; therefore, I move that the
22 Plan Commission recommend approval of PC 12-02 subject
23 to the following conditions.

24 1. Semi or large truck deliveries must

1 be made by backing from the main shopping center drive
2 aisle down the east-west aisle in front of PNC Bank to
3 the Chick-fil-A dumpster area must occur and be
4 completed prior to 6:00 a.m., and in no instance may be
5 on site for longer than two hours.

6 2. Harlem Irving as co-applicant and
7 property owner must complete and provide the Village
8 with an accurate revised plat of subdivision and PUD
9 documents that reflect the minor changes required by
10 the drive-thru Chick-fil-A and the Village
11 identification and sign at the northwest corner of the
12 site, and the Village must approve and record in the
13 DuPage County Recorder of Deeds such documents prior to
14 the issuance of any building permits for Chick-fil-A.

15 3. Harlem Irving must complete signage
16 and flag improvements prior to the issuance of any
17 certificate of occupancy for Chick-fil-A.

18 4. Plans shall be revised as follows
19 prior to the Village Board's consideration:

20 a. The loading area pavement
21 immediately east of the dumpster must be an improved
22 with heavy duty pavement for a minimum east-west
23 distance of 55 feet.

24 b. A "No Left Turn" sign is needed

1 on the exit to drive-thru.

2 c. Handicapped parking stalls must
3 be striped yellow.

4 d. The sidewalk connecting the
5 Plainfield Road sidewalk with the Chick-fil-A entrance
6 shall either be increased in width to ten feet or left
7 at five feet but modified in a manner that does not
8 require handrails per the Accessibility Code.

9 e. The square footage detail for
10 the monument sign on the cover of the sign submittal
11 and on the detail sheet must be revised to correctly
12 read 49.86 square feet.

13 f. The applicant will work with
14 staff to finalize the details of the drawings.

15 g. The applicant must revise the
16 sign package to be consistent with the elevations
17 package.

18 MR. DEL SARTO: I'll make that motion.

19 MR. REMKUS: I'll second.

20 CHAIRMAN KOPP: Ask the Village secretary to call
21 the vote.

22 MS. PRIBLE: Commissioner Del Sarto.

23 MR. DEL SARTO: Yes.

24 MS. PRIBLE: Commissioner Remkus.

1 MR. REMKUS: Yes.

2 MS. PRIBLE: Commissioner Soukup.

3 MR. SOUKUP: Yes.

4 MS. PRIBLE: Vice-Chairman Wagner.

5 MR. WAGNER: Yes.

6 MS. PRIBLE: Commissioner Buckley.

7 MR. BUCKLEY: Yes.

8 MS. PRIBLE: Commissioner Baker.

9 MR. BAKER: Yes.

10 MS. PRIBLE: Chairman Kopp.

11 CHAIRMAN KOPP: Yes.

12 Thank you.

13 MR. HILL: Thank you.

14 CHAIRMAN KOPP: Next item on the agenda is Zoning
15 Hearing -- public hearing for Zoning Hearing Case
16 12-03.

17 The purpose of this public hearing shall
18 be to consider a petition for a special use permit and
19 other relief as may be required to allow an 1800 square
20 foot commercial school business, Mathnasium, to operate
21 in tenant space 18 in the Hinsdale Lake Commons
22 Shopping Center.

23 The applicant for this petition is Omar
24 Ali for Mathnasium of Glen Ellyn, Illinois.

1 The property is commonly known as
2 Hinsdale Lake Commons, Space 18, 6300 Robert Kingery
3 Highway in Willowbrook, Illinois.

4 Notice of this public hearing was
5 published in the August 17, 2012, edition of the
6 *Suburban Life* Newspaper.

7 Is there someone from the applicant
8 present?

9 Please stand and be sworn.

10 (Ms. Nadia Hitchens sworn.)

11 **PRESENTATION**

12 **BY MS. NADIA HITCHENS**

13 Omar could not be here tonight, but I am
14 his business partner. We own the Glen Ellyn location
15 50/50 and the proposed location, so sorry for that
16 little change, but it should be the same thing.

17 I just wanted to tell you a little bit
18 about our business, just so that you can familiarize
19 yourself with the way that we would operate.

20 We're called Mathnasium, and we are a
21 math tutoring center. We provide math help only. We
22 believe, you know, if we stick to one subject and do it
23 well, we can serve students in the best capacity we
24 know how.

1 The name Mathnasium is a play on
2 gymnasium because we like to tell the kids that just as
3 you work out your body, you also want to work out your
4 math muscles and work out your mind. It kind of brings
5 a fun atmosphere to an otherwise maybe fear-inspiring
6 subject.

7 We are a franchise, and there are
8 approximately 300 centers in the United States right
9 now.

10 The first center was opened in about
11 2005, so it's a relatively young business, but it's
12 been growing pretty fast throughout the United States
13 in the last couple of years.

14 Our first location is in Glen Ellyn,
15 Illinois, and it was opened last year, October 2011, so
16 it's coming up on its one-year anniversary, and we're
17 really excited to expand into a different area. A lot
18 of our parents drive all the way from Hinsdale,
19 Willowbrook, Elmhurst, so we thought this would be a
20 great time to open a second location so we can serve
21 that community as well.

22 The business model usually focuses on
23 serving a community. Most of our students come from
24 the local community. We work very closely with the

1 schools in that community.

2 For example, in Glen Ellyn we work with
3 all of the elementary schools in District 41 and 89.
4 We'll host math fairs. We've given out a number of
5 scholarships to the different schools for children that
6 may not be able to afford to come to the center. We
7 support the PTAs. We basically do what we can to make
8 sure that the schools know that we're there as a
9 support to them, even if it's teacher training, tips,
10 anything like that.

11 The way a typical day works at our
12 center is an enrolled student has a membership and we
13 encourage them to come at least twice a week, though
14 they can come unlimited times, but most parents with
15 activities nowadays limit to about two times a week.
16 We have enough space for 20 students at a time, though
17 usually it's about 16. We have a very open floor plan
18 with different pods, so there will be one instructor to
19 about four or five kids, and the way we describe it is
20 individualized tutoring in a group setting.

21 We will usually have about four or five
22 instructors. I myself am the owner and center
23 director, and I'll have four instructors under me plus
24 the maximum 20 kids, so that's about 25 people in the

1 center at once.

2 We really try to focus on not only the
3 curriculum the school is teaching but build number
4 sense. We believe that number sense is the ability to
5 think mathematically, to be able to solve a problem;
6 not, you know, just an algorithm but take a problem and
7 solve it and apply it to real life. We find that the
8 kids really enjoy it, and that's always a great sign
9 for us when the kids come running in.

10 Speaking of running in, I guess our
11 special use has to do with the fact that there is a
12 fire lane or a fire zone in front of the center and
13 there's a worry that parents will be tempted to pull
14 up, drop off their kids, and leave.

15 Each session lasts anywhere from an hour
16 to an hour and a half. The high schoolers stay an hour
17 and a half; the elementary and middle schoolers stay
18 one hour.

19 What we've done in the other location is
20 at the time of enrollment we do go over certain rules.
21 We have a sheet that we have both parents fill out that
22 basically states that no child can leave the center
23 without a parent coming in and escorting them out.

24 Even though I have an office in the

1 back, I keep my desk up front so I see everyone that
2 comes in; everyone that leaves, you know, just to talk
3 to parents and also to keep an eye on things.

4 We do have that form, and we would plan
5 to also have that form at this center, and we would
6 probably put more of a stress on the fact that this
7 just cannot happen at all.

8 We don't have a problem in Glen Ellyn.
9 Usually the parents park and come in. We really
10 encourage them to come in and speak to us every
11 session. They'll take a look at each child's binder to
12 see what they did that day. We have a parent waiting
13 area, so they can sit and wait for their child to
14 finish a session if they're about five or ten minutes
15 early.

16 In general, the parents come in, say
17 hello, you know, wait for their child to pick up their
18 backpack and leave, so they're usually not in the
19 center for more than maximum three to five minutes.

20 So that is the plan for this center
21 also, to really stress that not only just for this
22 issue but just for safety and welfare of the kids, we
23 don't like anyone to leave the center. Even if they
24 were allowed to pull up, I wouldn't feel comfortable

1 anyone leaving without a parent escorting them.

2 I realize there's also a back entrance
3 that has access that parents could pull up to. I don't
4 see a need for that unless there was an emergency -- we
5 do have one little girl that comes in a wheelchair and
6 that's the only, I guess, scenario that I can think of
7 that it might be a little harder for her to come out of
8 her van maybe in the winter months. For that parent, I
9 would say come to the back door to make sure that we're
10 not violating any rules.

11 My other suggestion, which is also in
12 the staff report is to put up more signage that says,
13 No Stopping, No Standing, No Parking, just so the
14 parents will be very aware that that is not something
15 that's allowed or condoned. So with those measures in
16 place, I don't foresee a problem.

17 It is a policy that we've had at our
18 other centers that we continue to -- that we plan to
19 continue with this one, but I would see how it would be
20 something that might seem like an issue or a concern
21 for all of you.

22 So I can take some questions. I'm
23 better at answering questions than talking.

24 MR. BUCKLEY: I think you answered my question.

1 The question was the back entrance.

2 That's kind of a large area. It's
3 not -- it's fairly well lit up at night, but you say
4 that the child cannot leave without the parent?

5 MS. HITCHENS: Yeah.

6 MR. BUCKLEY: That was my question: Is it going
7 to be safe for the kid to be running out the back door,
8 but you answered that.

9 MR. BAKER: We're 26th in the world as far as math
10 achievement is concerned. Who does the curriculum for
11 that?

12 MS. HITCHENS: Our curriculum is done by an
13 individual named Larry Martinek. He's based out of
14 California, and in that area, he's very well known as
15 the math wizard.

16 He's worked with public schools and
17 private schools. His curriculum is just amazing
18 because what he does is he allows the instructor --
19 when the instructors are trained in the Mathnasium
20 method, they can teach to one of the five learning
21 styles.

22 You know, some kids come in there and
23 they say, We're really bad at math. A little girl came
24 up to me, I don't know fractions, I hate math, I don't

1 want to be here. It wasn't that she didn't understand
2 it; it wasn't presented to her in a way she understood
3 it. We found she's a visual learner. If you show her
4 something in a picture form really slowly, then
5 something clicks.

6 So we tell the parents that -- you know,
7 unfortunately the classroom teachers, they have a lot
8 on their shoulders, they'll have anywhere from 20 to 30
9 kids in the classroom. They can't sit down and say,
10 What's your learning style, let's sit and talk
11 one-on-one.

12 For the kids that need extra help -- and
13 we do get a lot of kids that are enrichment students.
14 They are in love with math and they are not getting
15 enough at school so about one-third of our students are
16 enrichment students. They have an opportunity to sit
17 one-on-one and really understand the material.

18 What we find is that when they
19 understand something that they thought before was
20 completely incomprehensible, it really raises their
21 confidence. I tell the parents, that's half the battle
22 right there. If they think they can do it, and they
23 sit down willingly and they're happy to come into the
24 center, then, you know, it's more likely that they'll

1 achieve better results.

2 So we've seen great results so far and
3 we're hoping it continues that way.

4 MR. WAGNER: I'm sorry. I read this and I see it
5 described where it is, but it's not clicking.

6 Is this where the old Ace Hardware was?

7 MR. REMKUS: Where they did Toy Express. Used to
8 be a fireplace --

9 MS. CHARLTON: Down at the south end right on the
10 bend.

11 MR. WAGNER: Thank you.

12 MR. GIUNTOLI: Near the Hallmark store.

13 MR. BUCKLEY: I drove by that place the other
14 night and not any store knew where the heck Position 18
15 was. The addresses all say 7, 8, 9. No one seemed to
16 help, so I called the Village and they told me where it
17 was at.

18 MS. CHARLTON: Good.

19 MS. HITCHENS: The other thing, if I can just
20 mention, the parents -- we really keep the parents in
21 mind when choosing a location, and Hinsdale Lake
22 Commons, that's exactly where they want to be. They
23 want to be able to park their cars or leave, get
24 dinner, go to the dentist, the businesses that are in

1 that area right now are perfect for, you know, I need
2 to kill an hour and do something productive.

3 We always try to look for a place that
4 has a grocery store nearby or a bank or something that
5 the parents can get errands done while they're waiting
6 for their child to finish up the math session.

7 MR. BAKER: I'm concerned about your instructors.
8 Are they certified by the State?

9 MS. HITCHENS: We usually -- this is -- our
10 requirement for instructors are that you must be really
11 good at math, you must love math, and you must have a
12 passion for working with children. If you can show us
13 those three things, then I might hire you because I'm
14 very picky. We really want people that connect with
15 the kids.

16 In our other center and a lot of centers
17 in the Illinois area, we find that math majors,
18 graduate math students, and engineering students have
19 the best opportunity because it is part-time, we're
20 only open from 4:00 to 8:00 Monday through Thursday,
21 and then we have Sunday hours also. So we want people
22 that will stay for a while. They're always looking for
23 part-time work and they enjoy it and they're there
24 because they want to teach the kids, not for the pay,

1 which is not anything to write home about.

2 They're not certified, but we do train
3 them in what we call Mathnasium University. It's a
4 series of courses that they can do online.

5 Right now, our lead instructor in
6 Glen Ellyn is a retired teacher, so we do have a good
7 mix of teachers, students, and other people who are
8 interested in the field but not certified per se.

9 CHAIRMAN KOPP: Any other questions?

10 MR. DEL SARTO: There was a comment about the rear
11 door. You're right, it's kind of a dark industrial
12 area back there. Do you have any plans to kind of
13 brighten it up with a canopy or some sort of lighting
14 or striping or something because to me it looks like an
15 industrial door where the garbage comes out.

16 MS. HITCHENS: I think it would be a good idea, if
17 it's within the rules, to maybe put another sign in the
18 back. I don't know if we're allowed to put a lighted
19 sign. Probably not.

20 Something. Any type of lighting so it's
21 visually more accessible to parents.

22 But, once again, I wouldn't encourage
23 them to come to the back door. I think it's a
24 little -- I would give that option, but I'd like to

1 stick to the plan how it is. I don't feel like it's
2 too much to ask a parent to come in and get a second or
3 a third grader, you know, because I would say that half
4 of our students are second through fifth graders and I
5 don't want them in the back alley and I don't want them
6 walking out the center. Most parents, these days, are
7 pretty good, you know, with realizing that they need to
8 come in and grab them and leave.

9 So I wouldn't -- we could light that up.
10 Whatever the standards are, we could, you know, talk to
11 Jo Ellen and talk about that in case it does need to be
12 used, but that's definitely something that we would be
13 open to.

14 MR. REMKUS: One comment that I would have is that
15 store has been empty for quite a few years. I think
16 this is probably a good fit for right there, but I
17 think we have to also think these are retail centers
18 that we have and as we see in the center across the
19 street, we start to be getting more and more the retail
20 spaces filled up with uses that don't create any retail
21 sales.

22 MR. BUCKLEY: That's right.

23 MR. REMKUS: At what point do we say how much are
24 we going to have non-retail sales in a center?

1 CHAIRMAN KOPP: That's a concern. I did like the
2 fact that, we talked about previously, though, these
3 little stores in the corner were very difficult because
4 they don't have signage or visibility.

5 MR. REMKUS: That's why I think that's a good fit
6 where it's at. I'm not picking on them.

7 I'm bringing up the point that as we see
8 down at the other end, you have the dialysis center and
9 other things like that. Spaces start getting eaten up
10 by things that don't create any tax base for us, and
11 that's what we look for in a lot of these spaces.

12 MR. WAGNER: I share your concern, and I think we
13 discussed this, and I don't remember the specific case,
14 but I think it was across the street when there was a
15 teaching center went in there --

16 MR. REMKUS: The high school one.

17 MR. WAGNER: -- brought up that same thing as to
18 the loss of sales tax base, but I just don't know how
19 we pick and choose that.

20 MR. REMKUS: Right.

21 MR. WAGNER: Right.

22 MR. REMKUS: I'm putting this more out to staff as
23 do we have some guidelines at what point do we say we
24 get to a center, we're only going to allow only so much

1 non-retail.

2 MS. CHARLTON: Would you like me to respond to
3 that?

4 CHAIRMAN KOPP: Sure.

5 MS. CHARLTON: The best way to respond to that is
6 through text amendments to the Zoning Code. Keep in
7 mind that a special use is really a permitted use. You
8 go through a process and determine whether there are
9 specific standards related to the property and the
10 development.

11 So if we want to protect certain retail
12 zoning districts from non-retail uses, that would
13 require a text amendment. If we did the text
14 amendment, it wouldn't have the effect of requiring
15 existing users to move, they get to stay, but you can
16 prevent new ones from coming in.

17 That's a discussion that we need to have
18 through a Zoning Ordinance text amendment. I will put
19 that on our list.

20 MR. REMKUS: I don't have a problem with the
21 business going right where it's going. I think it's
22 perfect where it is.

23 Where the Blockbuster was, I think we
24 need retail centers along that end. I don't know if

1 there's a way to do that.

2 MR. DEL SARTO: In the operation of your academy,
3 do you anticipate selling curriculum, books, or
4 notebooks and stuff? Is there a retail?

5 MS. HITCHENS: We do have some small items for
6 sale. Our franchiser makes a Mathnasium chess set. We
7 have math games that the kids play because we don't
8 want them to do worksheets all day, we want them to use
9 different parts of their mind to learn.

10 We have different logic based and math
11 based games. Some just may be piece the fractions and
12 things like that. A lot of parents do ask, Can we
13 purchase these? You know, we've sold the Mathnasium
14 chess set.

15 Our tag line is, Warning: Your child
16 may become crazy about math. So we have that on the
17 T-shirts and sometimes the parents will purchase
18 additional T-shirts. We give one with each enrollment.
19 We have a math dictionary. There are a lot of -- we
20 wouldn't sell the curriculum, the curriculum isn't even
21 allowed to leave the building. We don't give homework
22 or anything because it is proprietary, but we do
23 have -- we do recommend certain tools, you know,
24 certain manipulative or things like that.

1 I think it's something that corporate
2 has been -- I've noticed has been coming out with more
3 things. There's a Mathnasium airplane folding kit that
4 has physics and dynamics and everything in there with
5 it. Usually we put that in the prize cabinet and
6 things like that. Every now and then a parent will
7 say, Can we purchase that? Can we get a sweatshirt?
8 We usually sell it pretty much at cost, maybe a little
9 bit above to help them out.

10 I don't know if that's something that
11 will be in the future encouraged.

12 CHAIRMAN KOPP: Jo Ellen, would you like to make
13 your staff report?

14 MS. CHARLTON: Just a couple of additional points
15 I'd like to make.

16 **PRESENTATION**

17 **BY MS. JO ELLEN CHARLTON**

18 We did verify the location within the
19 shopping center.

20 With regard to the parents dropping the
21 students off, I'm not as concerned that they won't get
22 out of their cars and go in. My main concern is that
23 they'll stop their car along the curb in front of the
24 store and get out of the car and walk their kids in

1 because the parking field in front of Charter Fitness
2 does get filled quite frequently and it's kind of the
3 same peak hour time. I appreciate the fact that
4 they're willing to educate their parents, but I still
5 think the temptation to do that is going to be great,
6 and that's why we asked and they've agreed to the
7 additional signage.

8 If need be, we'll suggest that our
9 police force go through there. It may require us to
10 execute a parking enforcement agreement. We can look
11 into that, if necessary. We can be gradual with the
12 approval and address those down the road if it becomes
13 a problem.

14 Parking is fine in the center for this
15 particular use. The standards are outlined on Page 4
16 of the staff report, and, again, I think we agree that
17 they meet all of the standards subject to the
18 conditions that we've outlined.

19 One of the conditions that's discussed
20 in Item F talks about landscaping around the new pylon
21 signs that were erected by the shopping center
22 ownership recently. They had an approved plan. The
23 landscaping that's out there currently I don't think
24 complies with the approved plan. Roy has been out

1 there. This is a special use, so we can attach
2 conditions to both the applicant and the property
3 owner, and it's our suggestion that they not be given
4 any type of building permits to proceed until such time
5 that they rectify the existing deficiency in their
6 landscaping. That condition is also outlined in the
7 proposed recommendation, which is on Page 5 of the
8 staff report.

9 Based on your discussion, I don't think
10 we need to do anything to the rear of the store.
11 Again, that might be just another progression item,
12 but -- that we could address at a future date if it
13 needs to be, but I think we're going to focus on the
14 front of the building and if they have special needs
15 with wheelchairs, obviously, that would be an
16 exception, but we could work with them in the future if
17 we need to.

18 MR. WAGNER: Is at least the name of the business
19 on the back door? It's not like Suite A?

20 MR. DEL SARTO: Nothing on the back.

21 MS. CHARLTON: We have no rear entry signage
22 provisions in our sign code.

23 MR. WAGNER: Wouldn't it make sense to simply
24 allow them with a white sticky label just on the door,

1 so at least --

2 MR. GIUNTOLI: I don't think anyone would tell
3 them they couldn't do that.

4 MR. WAGNER: I think that would be a good idea.

5 CHAIRMAN KOPP: Any other questions?

6 Is there anyone in the audience that
7 would like to speak to this matter?

8 All right. Someone make a motion to
9 include the staff report in our record.

10 MR. WAGNER: I'll make that motion.

11 MR. BUCKLEY: I'll second it.

12 CHAIRMAN KOPP: All in favor say aye.

13 THE BOARD: Aye.

14 CHAIRMAN KOPP: Nay.

15 There's none.

16 I will now close the Public Hearing
17 No. 12-03.

18 Will someone make a motion that based on
19 the submitted petition and testimony presented, the
20 special use for an 1800 square foot commercial school
21 in Space 18 in the Hinsdale Lake Commons shopping
22 center meets the standards for special use as outlined
23 in the staff report prepared for the September 5, 2012,
24 meeting; therefore, I move that the Plan Commission

1 recommend approval of PC 12-03 subject to the following
2 conditions:

3 1. Up to two additional "Fire Lane/No
4 Stopping, Waiting, or Parking" signs shall be posted
5 along the curb immediately in front of the Mathnasium
6 Store in location recommended by the Village of
7 Willowbrook.

8 2. No building permits shall be issued
9 for the proposed Mathnasium until the landscaping
10 surrounding the two newly installed shopping center
11 signs at the main entrances have been planted in
12 accordance with the approved landscaping plan and
13 approved by the Village of Willowbrook in writing.

14 MR. BUCKLEY: So move.

15 MR. REMKUS: Second.

16 CHAIRMAN KOPP: I'll ask the Plan Commission
17 secretary to call the vote.

18 MS. PRIBLE: Commissioner Del Sarto.

19 MR. DEL SARTO: Yes.

20 MS. PRIBLE: Commissioner Remkus.

21 MR. REMKUS: Yes.

22 MS. PRIBLE: Commissioner Soukup.

23 MR. SOUKUP: Yes.

24 MS. PRIBLE: Vice-Chairman Wagner.

1 MR. WAGNER: Yes.

2 MS. PRIBLE: Commissioner Buckley.

3 MR. BUCKLEY: Yes.

4 MS. PRIBLE: Commissioner Baker.

5 MR. BAKER: Yes.

6 MS. PRIBLE: Chairman Kopp.

7 CHAIRMAN KOPP: Yes.

8 All right.

9 (Whereupon the public meeting was
10 adjourned at 8:04 p.m.)

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

4 I, NICOLE M. BREYTSPPRAAK, a Certified
5 Shorthand Reporter within and for the State of
6 Illinois, do hereby certify:

7 That previous to the commencement of the
8 examination of the witness, the witness was duly sworn
9 to testify the whole truth concerning the matters
10 herein;

11 That the foregoing deposition was reported
12 stenographically by me, was thereafter reduced to a
13 printed transcript by me, and constitutes a true record
14 of the testimony given and the proceedings had;

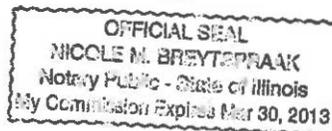
15 That the said deposition was taken before me
16 at the time and place specified;

17 That the reading and signing by the witness
18 of the deposition transcript was agreed upon as stated
19 herein;

20 That I am not a relative or employee or
21 attorney or counsel, nor a relative or employee of such
22 attorney or counsel for any of the parties hereto, nor
23 interested directly or indirectly in the outcome of
24 this action.

IN WITNESS WHEREOF, I do hereunto set my hand
at Aurora, Illinois, this 24th day of September, 2012.

Nicole M. Breytspraak
Certified Shorthand Reporter
State of Illinois



CSR License No. 084-003835.