

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, AUGUST 1, 2018 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - May 16, 2018
4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 10,000 square foot daycare facility and 1,600 square foot retail user. Location: Vacant lot on 75th Street directly west of the Willow Commons Shopping Center / Ashton Place in Willowbrook, IL 60527
 - A. DISCUSSION/RECOMMENDATION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 16, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:15 p.m.

2. ROLL CALL

Those present at roll call were Chairman Kopp, Vice-Chairman Wagner, Commissioners Remkus, Soukup, Ruffalo, Kaucky, and Walec.

Absent: None.

Also present were Planning Consultant Natalie Zine, Executive Secretary Cindy Stuchl, and Recording Secretary Lisa Shemroske.

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, 2018

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-03: (Village of Willowbrook – Route 83 Corridor Plan Update). Petition for acceptance of the Route 83 Corridor Plan Update into the Village of Willowbrook. Notice published in the Sun Times on Tuesday, May 1, 2018.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

Planning Consultant Zine provided a summary of the process and procedures that occurred for the updating of the Village of Willowbrook's Route 83 Corridor Plan. The original plan had been created in 1991. The Village requested an update of the plan in anticipation of future widening of Route 83 by the Illinois Department of Transportation (IDOT).

Planning Consultant Zine advised that there is currently no plan to widen the Route 83 Corridor. This document will be used in the event that if IDOT does come forward with plans to expand Route 83, the Village is already prepared with its wishes and desires to become incorporated into their plans.

Planning Consultant Zine related that the vision statement states that the Route 83 Corridor will serve the region as a major, secondary, north-south roadway that accommodates heavy traffic flow and provides safe and efficient travel to the surrounding communities in Greater DuPage County region. The Corridor will promote a mix of residential neighborhoods, thriving commercial districts, and established institutions. Residents and visitors will enjoy regional connectivity with easy access and close proximity to Interstate I-55 and I-294, as well as opportunities for shopping, dining, and recreation along the corridor. Streetscaping, pedestrian improvements, and noise walls will foster a well-blended environment, benefitting both the residents and local businesses. Planning Consultant Zine stated that this vision statement was crafted directly from Steer Committee comments and stakeholder questionnaire responses.

Vice-Chairman Wagner questioned the difference between a principle arterial and a minor arterial street. Vice-Chairman Wagner stated that according to statistics provided in the Corridor Plan, 75th Street, west of Route 83, is labeled as a principle arterial street and has a traffic count of less than 14,000 cars. Whereas, Plainfield Road and 63rd Street have traffic counts that are higher and is labeled as a minor arterial street. Planning Consultant Zine advised that each classification describes how the roadway is suppose to operate and for what purpose. The classification is how IDOT identifies them for traffic capacity and general functions and may change in the future.

Commissioner Ruffalo questioned the safety concerns at the crossing of 67th Street. Planning Consultant Zine advised that there has been an upward trend in the number of traffic accidents at that location. Village Trustee Gayle Neal, who was also on the Steering Committee, related that vehicles are running the red light at that intersection all the time and also block the intersection when traffic is backed up on Route 83. Trustee Neal stated that this causes cross traffic the inability of exiting the office complex that is on the east side of Route 83.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup that based on the submitted plan and testimony provided, I move that the Plan Commission recommend to the Village Board acceptance of the "Route 83 Corridor Plan Update" document into the Village of Willowbrook.

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

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Chairman Kopp questioned if the Ice Arena and Pet Cemetery ordinances were approved by the Village Board. Planning Consultant Zine advised that they were approved at the May 14th Village Board meeting.

Planning Consultant Zine advised that there may be a Plan Commission meeting held on Wednesday, June 6th. No public hearing will be required. If the documents are ready, the meeting would be for a sketch plan review of the vacant lot next to Ashton Place. The proposed use is for a daycare center and an outlot for a possible drive through facility.

7. ADJOURNMENT

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Remkus, to adjourn the special meeting of the Plan Commission at the hour of 8:22 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

August 1, 2018

Chairman

Minutes transcribed by Executive Secretary Cindy Stuchl



Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date:	August 1 st , 2018		
Prepared By:	Natalie Zine, Village Planning Consultant		
Case Title:	CONCEPT REVIEW: "JAS Development" – Planned Unit Development for a daycare facility use and an outlot with a retail user.		
Applicant:	Fidelity Construction Co. Inc.		
Action Requested:	Conceptual review and feedback on Planned Unit Development approval of proposed 10,000 square foot daycare facility and 1,600 square foot fast food user.		
Location:	Vacant lot on 75 th Street directly west of the Willow Commons Shopping Center / Ashton Place in Willowbrook, IL 60527		
PINs:	09-27-402-002		
Existing Zoning:	B-2 Community Shopping		
Proposed Zoning:	B-2 Community Shopping with a Special Use for a PUD		
Existing Land Use:	Vacant, improved with a parking lot in rear.		
Property Size:	TBD (Previously 2.35 acres)		
Surrounding Land Use:		Use	Zoning
	North	Multi-Family District	R-5
	South	Multi-Family District	R-5
	East	Community Shopping	B-2
	West	Multi-Family District	R-5
Documents Attached:	Attachment 1: JAS (TLE) Development Site Plan Attachment 2: TLE Business Narrative Attachment 3: 1997 Water Management Study Attachment 4: Water Atlas Map Attachment 5: Plat of Easement Table 1: B-2 Zoning Bulk Regulations Table 2: Off-Street Loading and Parking Table 3: Comprehensive Plan Compliance		

Necessary Action by Plan Commission: *No vote is required.* The Plan Commission is asked to review and provide preliminary feedback to the applicant on the possible special use.



INTRODUCTION

The development plan described in this report is intended to follow a resubdivision of the Willow Commons Shopping Center parcel (PIN 09-27-402-008) and the adjacent vacant parcel to the west (PIN 09-27-402-002) into three new lots. The purpose of this subdivision is to deed over a portion of the vacant property (improved with a parking lot) to the Willow Commons so that the shopping center can be in legal compliance with the Village Code, and the remaining two lots can be developed as a Planned Unit Development (PUD) independent of the shopping center.

The resubdivision will be presented to the Plan Commission at an upcoming meeting along with the complete application for the PUD. Today's objective is to review and provide preliminary feedback to the applicant on the possible Planned Unit Development and special uses.

HISTORY/BACKGROUND

Rezoning of Subject Property

Steve Hynek opened the Ashton Place banquet facility in 1989. However, shortly after opening the facility, there was insufficient parking throughout the Willows Commons Shopping Center and this negatively impacted the rest of the tenants in the center. To settle the issue, Mr. Hynek agreed to construct additional parking on the south end of the adjacent vacant lot he owned, the subject property, for overflow parking.

The subject lot was then rezoned from R-3 Single Family to B-2 Community Shopping in 1989 via Ordinance 89-O-22 to develop the parking facility that would provide additional parking for the banquet hall.

The parking lot was constructed in 1989 or 1990 with 129 spaces. Ashton Place/shopping center only needed 63 parking spaces to conform to the parking code of 1989. The request did not require any zoning relief as the parking plan conformed with the bulk requirements of the B-2 zoning district and the parking standards at that time.

Parking Easement Agreement & Subdivision

Sometime before 2012, Steve Hynek sold the Ashton Place Banquet Center, and in 2012, the Village worked with both Steve Hynek and the owner of the shopping center, Len Blackman, to work out an easement agreement that would ensure the continued availability of the parking for the shopping center.

The parking easement was intended to precede a plat of subdivision, which the two parties had been working on. While the pending subdivision of the subject parcel is referenced in the easement agreement, the subdivision had been delayed by cost and coordination issues between the parties. The easement agreement is complex. It references both the "Existing Parking" Lot and a "Modified Lot," which would result based on defined "trigger" points in the future. The "Modified Lot" would be located at the south end of the lot and contain 38 parking spaces. So when a developer wants to develop the lot, the shopping center would be able to use 38 spaces on that lot. The reduction to 38 spaces (instead of 129 spaces) relies on the Village's approval of "shared parking," which would allow for a 10 percent reduction in parking.

In 2013, a request for a waiver from 9-10-5(B) to allow off-site parking was requested as part of a Special Use request. The request was made because the shopping center owner wished to execute a lease with a tenant that required a special use (for Beyond the Stars Performing Arts). Technically, since the off-site parking on the subject lot was never authorized pursuant to the current Zoning Ordinance, the shopping center did not have adequate on-site parking to meet the parking requirements, which would have been grounds for denial of the special use.

According to Section 9-10-5(B), a covenant for parking must indicate that nothing else will be allowed on the subject lot. This was not an issue when the property owners executed the 2012 parking easement agreement and intended for the lot to be subdivided to create 2 lots. One lot would be for the continued use of parking that could be encumbered by the covenant required by the Zoning Ordinance; and the second lot would be vacant and marketed as a buildable lot, and not be subject to the restrictive parking



covenants. The subdivision was still delayed in 2013, and the owner of the subject lot, Steve Hynek, did not want to encumber the whole property as required by the Zoning Ordinance (because he could not build anything else on the lot); so a waiver from this section of the code was granted.

This waiver was granted through Ordinance 14-O-03. However, Section Three of that Ordinance states notable conditions that the existing 129 space parking lot shall not be modified until:

1. Owner has secured approval of a parking reduction (per Section 9-10-5(H));
2. The owner has recorded a plat of subdivision that consolidates a portion of the subject property with the Shopping Center property; and,
3. The owner has secured and has been issued a building permit from the Village of Willowbrook and complies with all local, county, state and federal ordinances, regulations and codes.

None of the above conditions have been completed yet, however the applicant is pursuing the subdivision of the subject lot at this time in order to facilitate the development of this project. According to the conditions of Ordinance 14-O-03, subdivision must occur so that the shopping center can be in conformance with the Village Code.

DEVELOPMENT PROCESS & NEXT STEPS

This project will require two (2) planning review applications, to be reviewed as separate but concurrent projects. First, we need to subdivide the properties so that the new lots are created and proper ownership is established. Then we will review and process the planned unit development.

1. Applicant submits complete application packets for both the 1) Resubdivision, and 2) Planned Unit Development as separate but concurrent projects.
2. Staff and consultants review the submitted documents and send out comments to applicant.
3. Applicant resubmits revised documents.
4. Projects go to Plan Commission for public hearing and then to Village Board.



DEVELOPMENT PROPOSAL

Zoning Request & Location

Applicant is requesting approval of a Planned Unit Development on a portion of the vacant lot located west of the Willow Commons Shopping Center for a Fast Food use with a drive-thru and a Daycare Facility. The subject property is bordered by the shopping center, Willowbrook Apartment Homes and the Darien Sports Complex, and various condominium homes. The property is zoned B-2 Community Shopping and is adjacent to B-2 Community Shopping to the east, and R-5 Multifamily Residential to the north, west, and south. The subject property is located in the Palatial Hills Unit 1 Subdivision but will be included in the Willow Commons Resubdivision.

Exhibit 1: Location Map (Vacant Lot on 75th Street, Willowbrook, IL 60527)



Exhibit 2: View of Subject Property from 75th Street



Exhibit 3: Zoning Map (B-2 Community Shopping)



Business Narrative(s)

The Learning Experience

The Learning Experience (TLE) is not just a daycare facility but also a complete child development center committed to quality care and intellectual child development education of children. The Learning Experience is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Please see Attachment 2 "TLE Business Narrative".



Hours of Operation:

- 6:30am-6:30pm (12 hours per day)
- Occasional activities on nights & weekends (Open Houses, parties, etc.)

Daycare Capacity

- 180-185 children

Number of Employees

- Approximately 24 staff at any one time
- 30% Are part time

Retail User

The outlot, or Lot 1, will be a retail/fast food use, tenant to be determined. Possible users include Dunkin Donuts, Jersey Mikes, etc. Applicant has verified that the building's tenant will not be a bank or financial institution.

Overview of Zoning Requests

To establish the daycare and fast food restaurant on the subject property, the applicant is requesting the following:

- Relief from misc. landscaping requirements
- Use waiver for the daycare center
- Special use for the drive-thru

LOT 1 (retail user)

- Minimum lot area – 31,085 SF (Variance of 12,475 SF)
- Minimum lot dept – 129 ft. (Variance of 71 ft.)
- Minimum rear yard setback – 20 ft. (Variance of 20 ft.)
- Special setback on 75th Street – 69 ft. (Variance of 31 ft.)
- Parking setback to residential – 22 ft. (Variance of 18 ft.)
- Minimum interior side parking setback – 0 ft. (Variance of 10 ft.)

LOT 2 (daycare facility)

- Minimum interior side yard setback – 13 ft. (Variance of 17 ft.)
- Parking setback to residential – approx. 35 ft. (Variance of 5 ft.)
- Minimum interior side parking setback – 0 ft. (Variance of 10 ft.)
- Minimum front yard parking setback – 2 ft. 11 in. (Variance of 13 ft. 1 in.)

STAFF ANALYSIS

Appropriateness of Use

The subject property is zoned B-2 Community Shopping and is adjacent to B-2 zoning to the east and multifamily to the north, west, and south. Although the B-2 Community Shopping District is typically geared more towards retail uses and the new daycare use will not generate sales tax revenue for the Village, the fast food establishment will help offset that loss. Staff believes these combined uses are highly appropriate for the area and will benefit the community overall.

The proposed uses will occupy a key vacancy along 75th Street and are appropriately scaled to fit comfortably into the community and residential/commercial surroundings. A daycare facility is a



compatible and complementary use across from the Darien Park District and Hinsdale High School, as well as the surrounding residential areas. In addition, it will bring additional foot traffic and consumers to the adjacent shopping center and surrounding area. The restaurant will also provide a new place for the Village and Willowbrook residents to enjoy food/beverages.

Comprehensive Plan

The Village Comprehensive Land Use Plan shows the subject property designated as Community Commercial. The daycare and fast food restaurant appear to be compatible uses in the area based on current zoning and surrounding uses.

The Comprehensive Plan "Future Land Use Map" designates the subject property and the Willow Commons Shopping Center as "Community Commercial," which aligns with the current B-2 "Community Shopping" zoning designation for these properties. The daycare facility would fall under a special use in the B-2 zoning district and therefore aligns with the planned use for the property.

Please see Table 3 "Comprehensive Plan Compliance".

Bulk Regulations & Standards

The property is zoned B-2 Community Shopping. A detailed discussion of important bulk exceptions and variations is provided below and summarized in Tables 1 and 2 attached.

Lot Dimensions:

Lot 1 is not in compliance with the minimum lot area or depth in the B-2 Zoning District and will require a variance for an area of 31,085 square feet and a depth of 71 feet. Lot 1 is in compliance with the B-2 Zoning District minimum lot width.

Lot 2 is in general compliance with the minimum lot area, length, width and depth in the B-2 Zoning District although it should be noted that the lot width is reduced down to approximately 14 ft. towards the south of the property.

Setbacks:

The required and proposed minimum setbacks are shown in Table 1 attached. The applicant is requesting a rear yard setback variance on Lot 1 as well as the special 100' setback on 75th Street. On Lot 2 the applicant will need a setback variance for the minimum interior side yard.

Foundation Setbacks:

A final landscape plan has not yet been submitted however it's likely that the applicant will need a variance for the 7 ft. minimum foundation landscaped area for buildings due to the size and nature of each use.

Building Height:

The maximum height of a building in the B-2 Zoning District is 30'. The proposed building height for both buildings will not exceed 30'.

Density and Coverage:

The maximum lot coverage (building coverage) in the B-2 Zoning District is 50%. The proposed retail use has an estimated building footprint of approximately 1,600 square feet; so, on a 31,085 SF lot, the building coverage is approximately 5%, and is well below the maximum 50% threshold. As a one-story building, the floor area ratio (FAR) is therefore also 5% which is well below the maximum 30% threshold.

The proposed daycare center has an estimated building footprint of approximately 10,012 square feet; so on a 53,487 SF lot, the building coverage is approximately 18.7%, also well below the maximum.



Additionally, as a one-story building, the floor area ratio (FAR) is therefore also 18.7% which is below the maximum 30% threshold.

Pavement Setbacks:

Pavement setbacks are regulated in the Parking Section of the Zoning Ordinance. The applicant is requesting two variances on both Lot 1 and Lot 2 for the parking setback to residential lots and the minimum interior side yard parking setback. Lot 2 will also need a variance for the front yard parking setback.

Transition Yard:

The required transition yard between a property in the B-2 zoning district and any property in a residential zoning district is 100' per Section 9-6B-3(E) of the Village Zoning Ordinance. The sketch plan is in compliance with the 100' transition yard setback.

Parking, Access & Circulation

Access & Circulation

The proposed development will be accessible by an existing eastbound right-in-right out only access along 75th Street to the shopping center property. Since there is no median break at this section of 75th Street, those traveling westbound will need to access the site via Clarendon Hills Road.

Proposed Parking

The applicant's site plan proposes a total of sixty-four (64) parking spaces, four (4) of which are accessible spaces. Sufficient parking is provided for both the daycare center and the fast food drive-thru.

Applicant will be required to submit a traffic and parking impact analysis and a traffic control plan with the formal submittal.

Parking Requirements				
Type	Code	Plan	Required	Proposed
LOT 1 Restaurant	1 parking space for each 100 square feet of floor area	1,524	15	18
LOT 2 Daycare Center	1 parking space for each 7 children, in accordance with designed seating capacity	185	26	46
	plus 1 parking space for each 2 employees	24	12	
Total parking spaces:			54	64
Total ADA compliant spaces:			(3)	(4)

Trash Enclosure & Signage

To comply with the current zoning ordinance, the applicant is required to install a trash enclosure for the dumpster on the property, per Section 9-12-11(A)1 of the Village's code. The refuse disposal shall be screened on a minimum of 3 sides by a solid masonry wall or equivalent material to a height of not less than 6' and no greater than 7' in height. Signage details have not yet been provided by the applicant. Signage shall comply with the Village Code.



OTHER CONSIDERATIONS

Stormwater Management

The existing site consists of an asphalt parking lot with curb and storm sewer. The remainder of the lot is grass and trees. The property is listed in flood zone X and there is no apparent flooding or wetlands onsite. The Village of Willowbrook follows the DuPage County Countywide Stormwater and Floodplain Ordinance with some local amendments. As a general rule, detention is required if there are 25,000 SF or more of "Net New Impervious Area" and Best Management Practices (BMPs or water quantity and quality measures) are required for 2500 SF of net new impervious area. This sketch plan has not yet been reviewed by the Village engineer. The formal review will include a complete engineering review.

Utilities

The sanitary sewer is located within the south right of way of 75th Street, just to the north of the north property line. The watermain is located within an easement along the west and south property lines. The site is currently served by storm sewer and is connected to the sewer main along the west property line. ComED is located overhead along the north property line.

1997 Water Management Study & Watermain Improvement

There is a watermain around the south side of the shopping center, with stubs at both the east and west end of the center. In 1997, Frank Novotny and Associates, Inc. prepared an updated Water Management Study for the Village. That report identifies a number of watermain loops which should be completed in order to maintain adequate fire flow and system water pressure. The study identifies the main across the frontage of this shopping center as one of the loops to be completed and further states that it should be completed with the building of the vacant parcel west of the shopping center. The applicable pages of the study are attached as well as a water atlas of the subject area.

The Village is open to installation of a portion of the watermain. The Village believes that installation of a distance equal to the linear length of their property's frontage, a distance of 240', which is about 1/3 of the total length of watermain improvement, is more than fair considering that 1997 Water Study specifically states that "The developers of the vacant commercially zoned area west of the Willow Commons Shopping Center should be responsible for the costs associated with this extension."

Driveway Easement Vacation

The property current contains a 12' drive easement along the south and west property lines that was recorded in 1965. Please see Attachment 5 "Plat of Survey" for illustrated detail of the drive easement. Both the applicant and Village Staff have investigated the original intent for the drive easement, but have not identified its original purpose, except that it might have been planned as an alley to serve those properties from the rear. If the applicant is to proceed for Special Use approval, this drive easement must be vacated.

Tri-State Fire District

The Tri-State Fire District has not yet provided preliminary comments to the applicant. However, the following requirements will apply:

1. The proposed building(s) must be fire sprinkled and fully fire alarmed.
2. All turn radii must comply with Tri-State's emergency vehicles.
3. Future site plans must include the location of proposed fire hydrants.

There are existing fire hydrants along the west property line, but the southernmost hydrant would not be accessible by any Tri-State vehicle. The fire hydrants should be located within 50' of the building's proposed sprinkler room. The sprinkler room has not yet been located on the conceptual plans and should be noted on future architectural plans. Please note, that a fire hydrant may not be located closer than 15' to a parking spaces per State code section 625 ILCS 5/11-1303.

Going forward, Village staff will expect assurances that the building will be sprinkled, plans will be submitted showing the revised locations of the proposed fire hydrant, and fire truck turning radius exhibits will be submitted for all of Tri-State's vehicles.



Applicable Findings

Section 9-14-5.2 of the Willowbrook Zoning Ordinance establishes 7 standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. The applicant must meet all standards and draft responses to these standards if they wish to proceed with a petition for special use approval.

Additionally, the Plan Commission and Village Board shall not recommend or grant variations from the regulations of the Village's Zoning Ordinance unless affirmative findings of fact are made as to all of the standards set forth in Section 9-14-4.5 of the Willowbrook Zoning Ordinance. The applicant is also applying for a Planned Unit Development, and therefore the applicant must also draft responses to each of the Standards for Planned Unit Developments.

Plan Commission Feedback

The applicant is requesting information feedback from the Plan Commission about the use and concept plan. They understand that it is informal, and that the Plan Commission's future decisions could be impacted from later testimony that may be provided at a public hearing should the applicant choose to move forward. The intent is to determine if there are major roadblocks to the plan before they invest in a formal application. A summary of the discussion is to be forwarded to the Village Board via the Plan Commission minutes. No formal action in support of or in opposition to the proposed sketch plan will be taken at this stage.

TABLE 1: B-2 ZONING BULK REGULATIONS & SETBACKS

Item	Code Section	Code Requirement	Lot 1 (Fast Food Outlot)		Lot 2 (TLE Daycare)	
			Proposed	Variance	Proposed	Variance
Minimum Lot Area	9-6B-3(A)	1 acre (43,560 SF)	31,085 SF	12,475 SF	53,487 SF	none
Minimum Lot Width	9-6B-3©	150'	240'	none	240' (gets down to 14' at south end)	none
Minimum Lot Depth	9-6B-3(D)	200'	129'	71'	205'	none
Minimum Front Yard Setback	9-6B-3(E)1	60'	69'	none	60+'	none
Minimum Interior Side Yard Setback	9-6B-3(E)2	30'	87'	none	13'	17'
Minimum Exterior Side Yard Setback	9-6B-3(E)3	60'	N/A	N/A	N/A	N/A
Minimum Rear Yard Setback	9-6B-3(E)4	40'	20'	20'	49'	none
Minimum Transition Yard	9-6B-3(E)5	100' and 6' earth berm	100'	none	100+'	none
Maximum Lot Coverage	9-8-3(F)	50%	Not to exceed 15,542.5 SF (1,600 SF = 5%)		18.72%	none
Maximum Height	9-8-3(G)	30'	Not to exceed 30'		Not to exceed 30'	
Maximum Floor Area Ratio	9-8-3(H)	30%	Not to exceed 9,325.5 SF		18.72%	none
Special Setback 75th Street W. of Route 83	9-3-7(A)	100'	69'	31'	N/A	N/A
Parking Setback to Residential Lot	9-10-5G	40'	22'	18'	Approx. 35'	5'
Minimum Parking Interior Side & Rear Yard Setback	9-10-5G	10'	0'	10'	0'	10'
Minimum Parking Exterior Side & Front Yard Setback	9-10-5G	15'	16'	none	2' 11"	13' 1"

TABLE 2: OFF-STREET PARKING & LOADING

Item	Code Section	Code Requirement	Lot 1 (Fast Food Bldg.)		Lot 2 (Daycare)	
			Proposed	Variance	Proposed	Variance
Loading Berth Location	9-10-4A	100' from an adjoining residential district boundary	N/A	N/A	N/A	N/A
Loading Berth Screening	9-10-4A	Wall of an architectural design 6' to 8' in height OR a densely planted evergreen tree or shrub hedge maintained to not less than 6' in height. (see code)	N/A	N/A	N/A	N/A
Minimum Loading Berth Size	9-10-4B	12' width, 55' length	N/A	N/A	N/A	N/A
Minimum Loading Berth Clearance	9-10-4B	14'	N/A	N/A	N/A	N/A
Minimum Required Berths	9-10-4H	0-5,000 SF - 0 5,001-50,000 SF - 1	0	none	0	1
Parking Location	9-10-5B	On principal lot	Yes	none	Yes	none
Parking Setback to Residential Lot	9-10-5G	40'	22'	18'	approx. 35'	5'
Minimum Parking Interior Side & Rear Yard Setback	9-10-5G	10'	0'	10'	0'	10'
Minimum Parking Exterior Side & Front Yard Setback	9-10-5G	15'	16'	none	2' 11"	13' 4"
Minimum End Parking Islands	9-10-5G3	9' width	9'	none	9'	none
Minimum Intermediate Parking Islands	9-10-5G3	6', Every 20 spaces	N/A	N/A	N/A	N/A
Minimum Dividing Parking Islands	9-10-5G3	10', every 3 bays				
Minimum 90 Degree Space Width	9-10-5L1	9'	9'	none	9'	none
Minimum 90 Degree Space Width (accessible)	9-10-5L1	16'	18'	none	18'	none
Minimum 90 Degree Space Depth	9-10-5L1	18'	18'	none	18'	none
Minimum 90 Degree Aisle Width	9-10-5L1	24'	26'	none	24'	none
Minimum Width of Driveway	9-10-5L2A	24'	N/A	N/A	N/A	N/A
Minimum Radius Connecting Street Pavement Edge & Driveway Edge	9-10-5L2B	25'	N/A	N/A	N/A	N/A
Minimum Angle at Intersection of Driveway & Street	9-10-5L2C	60 degrees	N/A	N/A	N/A	N/A
Parking Required (Restaurant and Daycare)	9-10-5K	54 total spaces req.	64	none		
Accessible spaces required	9-10-5N	3 spaces	4	none		

TABLE 3: COMPREHENSIVE PLAN REVIEW

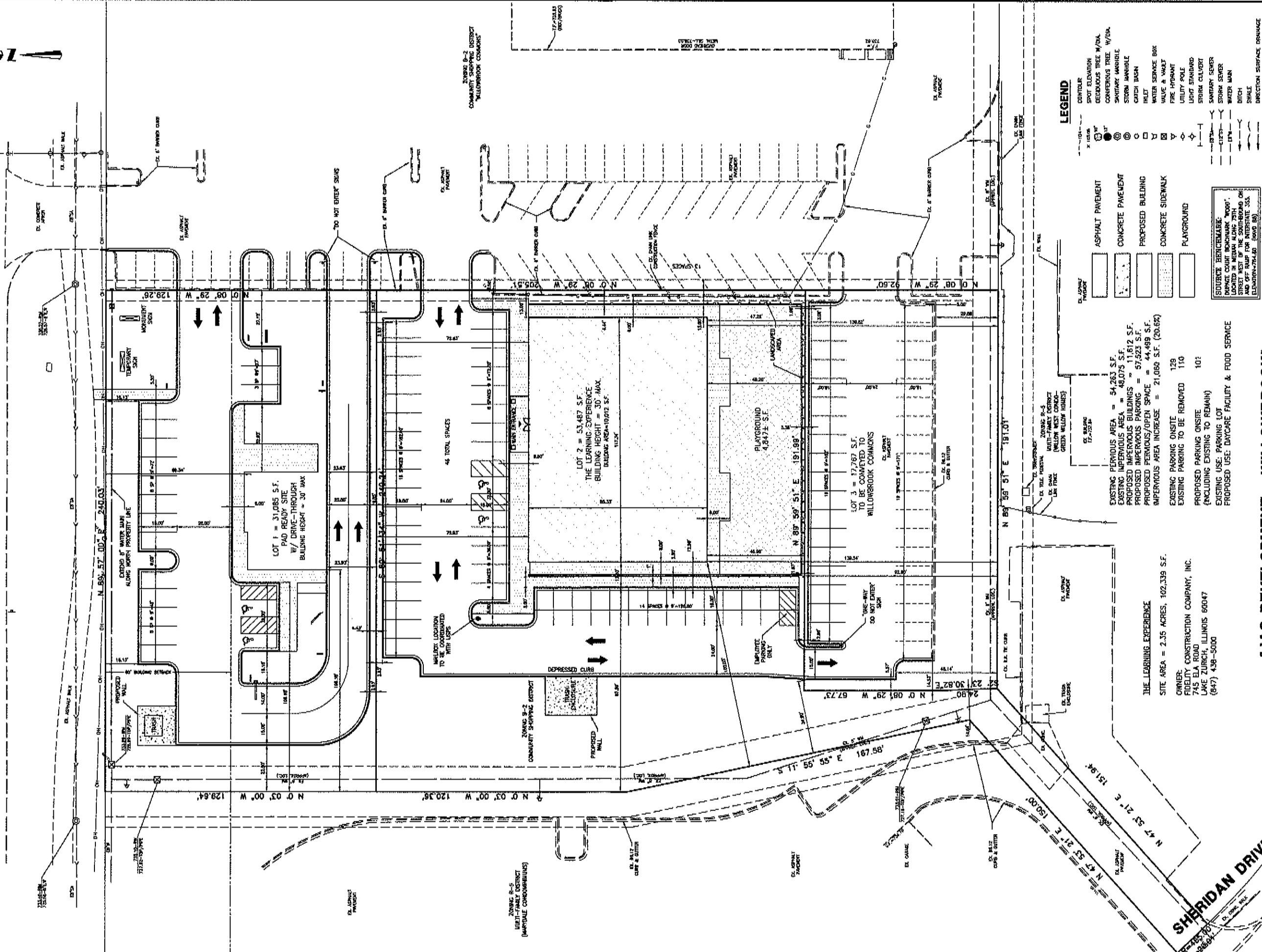
Plan Section	Plan Text	Relation to Midwest Badminton
Land Use Map	The "Future Land Use Map" designates this property as "Community Commercial".	The outlot use will be a commercial use (retail or food).
Commercial Development & Design Goals	Maintain and expand the variety of retail and commercial services offered within the Village.	The retail use should provide variety to the existing retail centers in Willowbrook. A coffee shop drive-thru would be ideal.
Commercial Development & Design Goals	Promote new regional-oriented commercial development in selected areas.	The Learning Experience daycare is a regional facility.
Commercial Development & Design Goals	Provide for convenient access to and adequate parking within all shopping areas.	The site plan provides adequate parking for both use and will add off-site parking for the Willow Commons Shopping Center.
Commercial Development & Design Goals	Reinforce and improve aesthetic and operation conditions in existing commercial areas.	The Planned Unit Development will improve a currently vacant property.
Commercial Development & Design Goals	Encourage coordinated and shared access wherever possible.	The development will be sharing the existing curb cuts on 75th Street and Clarendon Hills Road with the Willow Commons Shopping Center.
Commercial Development & Design Goals	Utilize fiscal impact analysis for new major commercial developments to ensure existing community services and facilities will not be negatively impacted by the manner in which the new development is undertaken.	Staff has not requested a fiscal impact analysis however the outlot is expected to generate sales tax revenue for the Village.
Commercial Design Policies	Parking lots serving adjacent properties should be interconnected to minimize the need to use arterial streets or frontage roads to drive between properties.	The site plan proposes two drive aisles to connect their parking area with the shopping center parking area.
Commercial Design Policies	Office and commercial areas should not be allowed to adversely impact adjacent residential areas. Screening and buffering should be provided, including landscaped setbacks, earth berms and open spaces areas. Commercial operations, including traffic and parking, should not be allowed to affect neighborhood quality. Noise, safety, and overall maintenance of commercial properties should also be carefully controlled.	The petitioner will be required to provide substantial landscaping along the west property line, a small berm if possible, and a screening fence.
Commercial Design Policies	Fences and barriers should be of high quality, durable finish-grade materials.	Staff would like to see the petitioner add a fence along the west and south property lines to their site plan.
Housing and Residential Areas Goals	Protect residential areas from encroachment by land use which are incompatible or which may create adverse impacts.	The daycare facility is a compatible commercial use with the neighboring condominiums, and a community retail or food tenant in the outlot is also compatible.
Residential Policies	Where possible, medium-density residential development should be promoted in locations between office/commercial areas and single family neighborhoods, as a transitional use between land-use areas. Abrupt changes in density should be avoided.	The condominiums to the west and south of the subject property are considered medium to high density residential.
Residential Policies	Landscaping, berming, walls, and other buffering techniques should be used to screen residential areas from adjacent non-residential uses.	These techniques will be utilized by the petitioner.

LEGAL DESCRIPTION
LOT 2 IN PALATKA HILLS, UNIT NO. 1, A SUBDIVISION IN THE SOUTHEAST
QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE
EIGHTH PRINCIPAL MERIDIAN, DECATUR COUNTY, ILLINOIS, ACCORDING
TO THE PLAT THEREOF RECORDED AUGUST 16, 1983 AS DOCUMENT
RB5-50778, IN DECATUR COUNTY, ILLINOIS.

ZONE R-5
(MULTI-FAMILY DISTRICT
(WILLOWBROOK PARKING))

75TH STREET

STREET



- LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE PAVEMENT
 - PROPOSED BUILDING
 - CONCRETE SIDEWALK
 - PLAYGROUND
 - CONTROL
 - SPOT ELEVATION
 - DECIDUOUS TREE W/DIA.
 - CONIFEROUS TREE W/DIA.
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - INLET
 - WATER SERVICE BOX
 - VALVE & WALK
 - FIRE HYDRANT
 - UTILITY POLE
 - LIGHT STANDARD
 - STORM CULVERT
 - SANITARY SEWER
 - STORM SEWER
 - WATER MAIN
 - DITCH
 - SWALE
 - DIRECTION SURFACE DRAINAGE
 - FENCE
- SOURCE: BENCHMARK "WOOD"**
ELEVATION 774.80 (MAY 83)
DIPPER COURT BENCHMARK "WOOD"
ELEVATION 774.80 (MAY 83)
AND SET RAIL FOR INTERSTATE 55

EXISTING PERVIOUS AREA = 94,263 S.F.
EXISTING IMPERVIOUS AREA = 48,075 S.F.
PROPOSED IMPERVIOUS BUILDINGS = 11,612 S.F.
PROPOSED IMPERVIOUS PARKING = 57,523 S.F.
PROPOSED PERVIOUS/OPEN SPACE = 44,499 S.F.
IMPERVIOUS AREA INCREASE = 21,060 S.F. (20.6%)

EXISTING PARKING ON SITE 129
EXISTING PARKING TO BE REMOVED 110
PROPOSED PARKING ON SITE 101
(INCLUDING EXISTING TO REMAIN)
EXISTING USE: PARKING LOT
PROPOSED USE: DAYCARE FACILITY & FOOD SERVICE

THE LEARNING EXPERIENCE
SITE AREA = 2.35 ACRES, 102,339 S.F.
OWNER:
FIDELITY CONSTRUCTION COMPANY, INC.
745 ELA ROAD
LAKE ZURICH, ILLINOIS 60047
(847) 438-5000

JAS DEVELOPMENT - WILLOWBROOK

GREENGARD, INC.
Engineers & Surveyors
111 Barclay Blvd., Suite 310, Lincolnshire, Illinois 60069-3615
PHONE 847-644-3443
FAX 847-644-3447
E-MAIL: info@greengard.com
LL REGISTRATION NO. 181-000005

DATE	BY	FOR	REVIEW
7-26-18	MT	PER VILLAGE	REVIEW
7-26-18	MT	PER VILLAGE	REVIEW
7-26-18	MT	PER VILLAGE	REVIEW
7-26-18	MT	PER VILLAGE	REVIEW

75TH STREET - WILLOWBROOK, ILLINOIS
PRELIMINARY SITE PLAN 8

Operational Description

The following is information regarding The Learning Experience® and our operations. If you have any questions, please contact us.

The Learning Experience has child development centers throughout the United States. Our secure centers offer premier child care to children ages six weeks to five years: infants, toddlers, twaddlers, preppers, preschoolers, pre-K, kindergarten and after school care for children up to eight years of age at most of our centers.

The Learning Experience is not just a daycare facility but also a complete child development center. We welcome you to visit any one of our dynamic and fun environments to see for yourself why The Learning Experience is different and how committed we are to quality care and intellectual child development education of our children.

You want the best for you children and so do we! Our Charlie Choo Choo® Enrichment Programs: Marvelous Math®, Start to Art®, Suddenly Science®, Movin' n Groovin'®, Dancing Feet®, Music 4 Me® and Talent Sprouts® introduces children to the performing arts through a variety of activities involving all aspects of performance.

The Learning Experience believes that each child deserves to grow and learn at his or her own pace. Our diverse curriculum includes: L.E.A.P® 1, L.E.A.P® 2, Little Learners™ and Fun with Phonics®. Our responsibility is to establish a strong foundation for your child in a fun and exciting environment.

The Learning Experience is one of the most comprehensive franchise business opportunities in child care today. It is one of the few childcare operators in the country where management has direct hands on experience with the day to day operations of the business. Following is some specific information regarding our Operations:

Hours of Operation

- 6:30am-6:30pm (12 hours per day)
- Occasional activities on nights & weekends (Open Houses, parties, etc.)

Size of the building

- 10,000 square ft. building

Size of playground

- 5,000 square ft. typical
- Larger playgrounds are required in certain states, i.e. (8,000 square feet in AZ and 14,000 square feet in CA)

learn. play. grow.

Overall average enrollment

- 80% Occupancy

Capacity of the center

- 180-185 children (varies per county and state licensing)

Children Diapered/Potty Trained

- Average center: 40 children diapered, 38 children potty training, 105 children non-diapered

Part time children attendance

- Typical center has 25% part-time students

Part time schedules

- Schedules vary (am students to pm students)

Families with siblings

- Approximately 20% have one or more siblings attending

Absenteeism rate

- Approximately 8% - 12%, per day

Number of employees

- Approximately 24 staff at any one time
- 30% Are part time

Number of parking spots

- 40 parking spots

Traffic

- Each parent parks their vehicle in The Learning Experience parking area and brings their child into the center. Their child is checked in at the reception counter. Subsequently, the parent then brings their child to their designated classroom. The reverse of this occurs at pick up.
- During drop off (average 5 minutes) generally between 6:30 am to 9:30 am
- During pick up (average 8 minutes) generally between 4:00 pm to 6:30 pm

Traffic during drop off (average 5 minutes):

- 6:30am-7:00am (11 children)
- 7:00am-7:30am (28 children)
- 7:30am-8:00am (43 children)
- 8:00am-8:30am (43 children)
- 8:30am-9:00am (29 children)
- 9:00am-9:30am (29 children)

Calculations based on a center with the capacity of 183

Traffic during pick up (average 8 minutes):

- 3:30pm-4:00pm (11 children)
- 4:00pm-4:30pm (28 children)
- 4:30pm-5:00pm (43 children)
- 5:00pm-5:30pm (43 children)
- 5:30pm-6:00pm (29 children)
- 6:00pm-6:30pm (29 children)

Calculations based on a center with the capacity of 183

Drop-off and pick-up policies:

From the moment your child arrives until he or she is picked up at the end of the day, your child's safety is our foremost concern. No child shall ever be left unsupervised. Our center is equipped with an intercom/telephone in each classroom for emergency use. Procedures for arrivals and departures are designed to ensure the safety and well-being of everyone at the center. Your cooperation in complying with the following procedures is appreciated:

- ☐ Parents are to use only the front door for entering and exiting.
- ☐ Never hold the door open for anyone. Each authorized individual receives a key fob that he/she must use to obtain entry into the building.

Children must be walked into the building by a parent or authorized guardian and placed with their assigned center *staff member*. Never leave a child outside the building to walk in alone or allow him or her to walk in accompanied solely by another child.

□ Parents must complete the electronic sign-in and sign-out process as well as the manual sign-in sheet on a daily basis and any applicable forms requested by the center (e.g., medication, Communication Form). All completed forms must be placed in the Lucite bins provided in the reception area.

□ When picking up your child, be certain that a The Learning Experience staff member(s) in charge of your child's care acknowledges that your child is leaving the building, and remember to electronically and manually sign out. *A manual sign in/out is a state requirement.*

Safety and Security

The Learning Experience has instituted security systems as an effective means of protecting our children. This may include:

- Gates and fences surrounding the property with alarms on gates.
- Special locks at entrance with limited access.
- Cameras throughout the center for the purpose of monitoring a secure environment and for observation by both administration and parents.
- Windows on the doors allow parents the opportunity to view the child's activities without disturbing the integrity of the classroom environment.

Release of Children

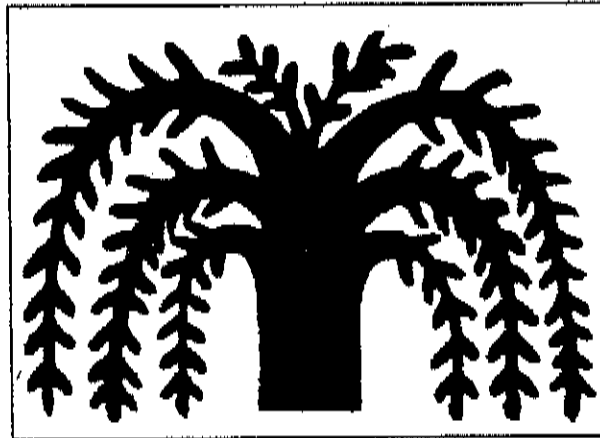
Security fobs are issued to each authorized person who will be routinely dropping off and picking up your child. Please do not give or exchange your fob with anyone since each fob has its own PIN number, identifying you in the computer system. It is imperative for security purposes that the center is aware of each person coming or going.

On any occasion when a person without a security fob or pass must pick up your child, the person's name must be in your file. He or she will be asked for a photo identification, which will be photocopied and placed in your child's file for future reference. A child will not be permitted to leave with any person other than those designated in writing by the parent. Always remember your password. You may be asked to provide the password when phone authorization is required. If there are any changes to those authorized to pick up your child or if you will be carpooling with other parents, please advise us in writing. Parking is permitted in The Learning Experience designated parking spots only.

Playground

Children of all ages are encouraged to participate daily in at least two occasions of age appropriate outdoor time, weather permitting for a minimum of 30 minutes per increment. The children are always supervised during outdoor play.

**VILLAGE OF WILLOWBROOK
DU PAGE COUNTY**



**WATER MANAGEMENT
STUDY UPDATE
1997**

FRANK NOVOTNY AND ASSOCIATES, INC.

RECEIVED

NOV 14 1997

Christopher M. Burke Engineering, Ltd.

An Estimate of cost for the above described work and a time schedule would be:

<u>2000 - 2005</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
8" Water Main Extension	\$ 60,000	\$ 10,000

The above construction costs would be provided by the Village and portions recovered through tap on fees from the residential development in the area.

3. The 12" water main along the south side of 75th St. between Clarendon Hills Rd. and Tennessee Dr. should be looped.

<u>2000 - 2010</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
12" Water Main Extension	\$ 80,000	\$ 12,000

The developers of the vacant commercially zoned area west of the Willow Commons Shopping Center should be responsible for the costs associated with this extension.

4. The final area to be addressed is the future annexation of the land south of 79th Street. When this area comes into the Village, a 12" water main will need to be extended from the east frontage road across Rt. 83 to the intersection of Eleanor Place and 79th Street. This main would then become the major feeder into this area and eventually loop back to Clarendon Hills Road and 79th Street.

<u>2000 - 2020</u>	<u>CONSTRUCTION COST</u>	<u>ENG. COSTS</u>
12" Water Main Extension	\$ 250,000	\$ 22,500

The above construction costs should be factored into the development of the water distribution system for this area.