

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 3, 2013, 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 William Remkus, James Soukup, James Baker, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton and Building Official Roy Giuntoli. ABSENT: Commissioner William Buckley.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting February 6, 2013 (APPROVE)
- C. Minutes – Village Board Meeting February 11, February 25 and March 11, 2013

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

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 13-02: Petition for a special use permit and other relief as may be required to allow a 1,640 square foot commercial school (Top Driver) to operator in Unit 13 in the Willow Commons Shopping Center.

PUBLIC HEARING/DISCUSSION – (SEE COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner Remkus, seconded by Commissioner Wagner that based on the submitted petition and testimony presented, the special use for a 1,640 square foot driver education school, for automobiles with a “B” plate or below, in space 313 in the Willow Commons shopping center meets the standards for a special use as outlines in the staff report prepared for the April 3, 2013 Plan Commission meeting and deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 13-02 subject to the following conditions:

- 1. The special use granted herein only applies to the 1,640 square feet associated with tenant space 313.

2. Up to two additional "Fire Lane/No Waiting or Parking" signs shall be posted along the curb immediately in front of the premises in locations recommended by the Village of Willowbrook.
3. A maximum of two (2) commercial vehicles are permitted in connection with this use, and must be parked in two (2) of the nine (9) parking spaces closest to the rear door of tenant space 313.
4. The special use shall be null and void if construction of the proposed use is not commenced and a certificate of occupancy is not granted within eighteen (18) months of the date of any approval by the Village Board.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Baker, Vice Chairman Wagner and Chairman Kopp

5. VISITOR'S BUSINESS

None.

6. COMMUNICATION

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 8:02 p.m.

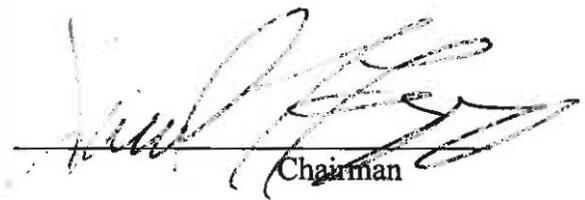
UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

5-1, 2013

Minutes transcribed by Joanne Prible.


Chairman