

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 4, 2013, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Commissioners Soukup, Baker, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioners Remkus, Buckley and Lacayo.

Commissioner Lacayo entered the meeting at 7:10.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting October 2, 2013 (APPROVE)
- C. Minutes – Village Board Meeting October 14 and October 28, 2013

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

4. PLAN COMMISSION CONSIDERATION: Waiver of certain requirements of 9-10-5(B) and acceptance of an easement to satisfy off-street parking requirements for the Willow Commons Shopping Center.

(SEE COURT REPORTER MINUTES)

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Baker that based upon the request from the property owner, the Plan Commission recommends that the Village Board waive certain covenant requirements of Section 9-10-5(B) that require no further development on the lot, and accept provisions in the attached easement that define the use of the 129 existing parking spaces to meet the full parking requirements for the shopping center until such time as either party to the easement agreement exercises one of the triggers reducing the number of parking spaces.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Baker, Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: Commissioners Buckley and Remkus.

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 13-06: Special Use/Beyond the Stars Performing Arts Academy; Willow Commons Shopping Center, 305-341 75th Street

- A. PUBLIC HEARING
- B. DISCUSSION

(SEE COURT REPORTER MINUTES)

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup that based on the submitted petition and testimony presented, the special use for a 4,024 square foot commercial school in space 327 in the Willow Commons Shopping Center for Beyond the Stars Performing Arts Academy meets the standards for a special use as outlined in the staff report prepared for the December 4, 2013 Plan Commission meeting and deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 13-06 subject to the following conditions:

- 1. The special use granted herein only applies to the 4,024 square foot space in Space 327.
- 2. A "Fire Lane/No Waiting or Parking" sign shall be posted along the curb immediately in front of the Beyond the Stars school in a location recommended by the Village of Willowbrook.
- 3. The special use shall be null and void if construction of the proposed use is not commenced and a certificate of occupancy is not granted within eighteen (18) months of the date of any approval of the special use by the Village Board.

ROLL CALL: AYES: Commissioners Lacayo, Soukup, Baker, Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: Commissioners Buckley and Remkus.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS: (Comments are Limited to Three Minutes per Person)

None.

7. COMMUNICATIONS

The January Plan Commission meeting is scheduled for January 8, 2014.

8. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 8:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2013

Minutes transcribed by Joanne Prible.

Chairman