

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 16, 2014, 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, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioners Lacayo and Remkus.

Commissioner Lacayo entered the meeting at 7:05.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting May 7, 2014 (APPROVE)
- C. Minutes – Village Board Meeting April 28, May 12, May 27 and June 9, 2014

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

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-06 - 6300 Kingery Highway, "Oishi Sushi": Petition for a Special Use permit and other relief as may be required to allow a 1,890 square foot restaurant to operate in Hinsdale Lake Commons Shopping Center.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Soukup based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use outlined in Exhibit 3 of the staff report prepared for PC 14-06 for the July 16, 2014 Plan Commission meeting, and that the Plan Commission recommend to the Village Board approval of a special use for a restaurant subject to the following condition:

1. The special use for a restaurant shall only apply to the 1900 square feet in tenant space number 2.

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

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-07 - 6258 Kingery Highway, "Little Sunshine Playhouse": Petition to amend a special use for a PUD and other variations and relief as may be required to allow the construction of a new 9,267 square foot daycare facility and site improvements.
  - A. PUBLIC HEARING
  - B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and PUD and the findings outlined in Exhibits 4, 5, and 6 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use authorizing a major change to an existing PUD and granting preliminary and final plat and plan approval for Lot 2, including all identified or incorporated exceptions included in the plans subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-07 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.
2. Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-07 for the July 16, 2014 Plan Commission meeting except for comment 4 of the site plan comments and comment 6 of the landscape plan comments.

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

MOTION DECLARED CARRIED

6. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-08 - 301 W. 75th Street, "Chishack": Petition for a special use permit for a restaurant and drive through and approval of variations to allow a 1,187 square foot restaurant.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Ruffolo, seconded by Vice-Chairman Wagner based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 3 and 4 respectively of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a drive through restaurant; a variation from 9-12-2 to allow a refuse enclosure less than 10' from property line; a variation from 9-10-5G to allow a western interior parking setback of 2' and eastern interior parking setback of 2'7" when 10' is required; and a variation from 9-10-5G to allow a northern front parking setback of 9'10" when 15' is required subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibit 1 of the staff report prepared for PC 14-08 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village Engineer. Approved signage is limited to the 105.27 square feet of signage including one monument sign and one wall sign on each of the north, east and west frontages will be permitted.
2. The Landscape Plan shall be revised, resubmitted and approved by the Village in compliance with Village Codes prior to installation of landscape materials
3. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Exhibit 2 of the staff report prepared for PC 14-08 for the July 16, 2014 Plan Commission meeting.

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

MOTION DECLARED CARRIED

7. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-09 - 7580 Quincy Street "Westmont Swim Club": Petition for a rezoning from M1 to OR, a special use permit for a recreational use and a variation to allow a swim club.
  - A. PUBLIC HEARING
  - B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Ruffolo, seconded by Commissioner Kaucky based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the standards for special use and variations outlined in Exhibits 4 and 5 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a rezoning from M-1 to OR, granting of a special use for a recreational use; a variation from Section 9-10-4 to not provide 1 loading space; a variation from 9-10-5(L) 1 to allow parallel parking; and a variation from 9-14-2.23(B)3(d) to provide no foundation landscaping along the newly paved areas along the west and south sides of the building; subject to the following conditions:

1. Improvements shall be in substantial compliance with all plans described in Exhibits 1 of the staff report prepared for PC 14-09 except as may be modified to comply with Village Codes or in response to compliance with conditions recommended by the Plan Commission and as approved by the Village Engineer.
2. Plans shall be revised prior to being considered by the Village Board in compliance with the engineering and planning comments outlined in Exhibits 2 and 3 respectively of the staff report prepared for PC 14-09 for the July 16, 2014 Plan Commission meeting.
3. The facility will not be used for swim meets.
4. We ask the Village to consider placing "No Parking" signs on Quincy Avenue adjacent to this property and the property to the north.

DISCUSSION ON MOTION: Planner Charlton asked whether any modifications would be made to the dumpster requirement outlined in Exhibit 3.

AMENDMENT TO MOTION: Made by Commissioner Kaucky, seconded by Vice-Chairman Wagner to add a condition 5 to the original motion that the requirement for an exterior dumpster will be eliminated.

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

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

MOTION DECLARED CARRIED

8. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 14-10: Petition for text amendments to the Title 9 of the Village Code (Zoning Ordinance) defining and regulating Medical Marijuana Facilities in the Village of Willowbrook.

- A. PUBLIC HEARING
- B. DISCUSSION

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Lacayo, to continue the discussion to the August 6, 2014 regular Plan Commission meeting.

MOTION DECLARED CARRIED

9. VISITOR'S BUSINESS

None.

10. COMMUNICATIONS

None.

11. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Lacayo, to adjourn the regular meeting of the Plan Commission at the hour of 9:45 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

August 6, 2014

Minutes transcribed by Joanne Prible.

  
Chairman