

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, AUGUST 6, 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 Lacayo, Remkus, Soukup, Kaucky, Ruffolo, and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton and Secretary Joanne Prible. ABSENT: Vice-Chairman Wagner.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting July 16, 2014 (APPROVE)
- C. Minutes – Village Board Meeting June 23, 2014

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

4. PLAN COMMISSION DISCUSSION: Zoning Hearing Case 14-11: Petition for approval of a Planned Unit Development, including all variations and relief as may be required to permit the construction of a building and related site improvements.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the standards for special use and the standards and findings for a Planned Unit Development outlined in Exhibits 3 and 4 respectively of the staff report prepared for PC 14-11 for the August 6, 2014 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a Planned Unit Development and approval of a preliminary and final plat of PUD for Willowbrook Corporate Center, 700 Willowbrook Center Parkway, 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 14-11 except as may be modified in response to compliance with conditions recommended by the Village Engineer, Village Planner, and the Plan Commission, other than offsite snow removal requirements, to be finally approved by the Village Engineer.
2. Plans shall be revised, resubmitted and approved prior to being considered by the Village Board in compliance with planning comments outlined in Exhibit 2 of the staff report prepared for PC 14-11 for the August 6, 2014 Plan Commission meeting, other than offsite snow removal, and any engineering comments yet to be provided.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Ruffolo and Chairman Kopp; NAYS: Commissioner Lacayo. ABSENT: Vice-Chairman Wagner.

MOTION DECLARED CARRIED

5. PLAN COMMISSION DISCUSSION: 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

See Court Reporter Minutes.

MOTION: Made by Commissioner Lacayo, seconded by Commissioner Kaucky based on the submitted petition and testimony presented, I move that the Plan Commission recommend approval of text amendments presented on Page 1 of the Staff Report for PC Case Number 14-11 that add definitions for Medical Cannabis Cultivation Center and Medical Cannabis Dispensary, and provides amendments that regulate said uses in the OR, LOR, and M-1 Zoning Districts as "SPECIAL" uses.

ROLL CALL: AYES: Commissioners Lacayo, Kaucky, and Ruffolo, NAYS: Commissioners Remkus, Soukup and Chairman Kopp. ABSENT: Vice-Chairman Wagner.

MOTION DID NOT CARRY

6. VISITOR'S BUSINESS

None.

7. COMMUNICATION

None.

8. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Lacayo, to adjourn the regular meeting of the Plan Commission at the hour of 9:10 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

November 5, 2014

Minutes transcribed by Joanne Prible.

David [Signature]
Chairman