

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, AUGUST 26, 2015, AT THE VILLAGE POLICE STATION BUILDING, 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 Remkus, 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: Commissioner Lacayo.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting July 1, 2015 (APPROVE)
- C. Minutes – Village Board Meeting June 22, 2015 and July 13, 2015

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

Chairman Kopp stated that the next two items on the agenda are Public Hearings for Zoning Hearing Cases 15-03 and 15-04. Because of representing the applicant in real estate matters, Chairman Kopp recused himself from Public Hearing 15-03 and 15-04. Vice-Chairman Wagner will preside over the Public Hearings.

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-03: (Sam Zagorac) Petition for text amendment to add Recreational Uses as a new special use in the M1 Zoning District.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky that based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented

on Page 1 of the Staff Report for PC Case Number 15-03 to add "Recreational Uses" as a special use in the M1 Zoning District.

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

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-04: (Sam Zagorac – 7850 Quincy) Petition for a special use approval of a Recreational Use in the M1 Zoning District.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Kauky, seconded by Commissioner Remkus that based on the submitted petition and testimony provided, 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 15-04 for the August 26, 2015 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a recreational use in the space at 7850 Quincy subject to the following conditions:

1. Signed and sealed engineering plans shall be submitted for review and approval showing the following improvements on the property prior to the issuance of any construction permits:
 - a. The removal of existing debris in the drainage swale on the west side of the building, and an evaluation of the area by the Village Engineer to ensure positive flow to the inlets.
 - b. Details and installation of protective bollards around the proposed south entrance door.
 - c. Restriping and signage details for the accessible parking spaces west of the new entrance door.
 - d. Removal of the dying ash tree on the south side of the south driveway entrance.
2. Site improvements from approved engineering plans must be completed prior to occupancy.
3. Garbage for this use may not be located anywhere outside the building enclosure at any time, except for the time when being serviced from the Quincy loading

dock area unless a code compliant masonry dumpster is constructed on site pursuant to a properly issued building permit.

4. Future modifications to any overhead doors shall be subject to review and approval by the Village Administrator of an elevation plan to ensure consistent horizontal lines are maintained between the upper panels and lower brick and that upper panels are a consistent color.

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

MOTION DECLARED CARRIED

Chairman Kopp continued the Plan Commission Meeting.

6. PLAN COMMISSION CONSIDERATION: Approval of a 2 lot Final Plat of Subdivision – 7523 Brookbank

The applicant is requesting approval of a Final Plat of Subdivision to subdivide the existing property into two buildable lots that comply within minimum lot requirements in the R-2 Zoning District.

Commissioner Kaucky expressed concern about the drainage on the lots and suggested the drainage go directly into the Brookbank ravine.

The applicant said he will bring the drainage suggestion to his engineer's attention.

Vice-Chairman Wagner asked that the applicant take note of the drainage, which is an issue in the neighborhood, and use the best judgement when clearing the lot of any existing trees.

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Remkus that the proposed Final Plat of Subdivision for 7523 Brookbank Subdivision meets the requirements of the Zoning Ordinance and Subdivision Regulations as reviewed and recommended by staff and the Village Engineer, therefore I move that the Plan Commission recommend to the Mayor and Village Board approval of said subdivision subject to the following conditions:

1. The final plat documents shall be revised prior to consideration by the Village Board as follows:
 - a. Five foot side yard and ten foot rear yard easements shall be added to both lots utilizing standard language supplied in the Engineer's Review letter dated August 17, 2015.

- b. The proposed PCBMP Exhibit should calculate total current impervious surfaces and indicate how that existing number will be applied to development on both lots.
2. The plat will not be recorded until all structural and impervious surfaces are removed pursuant to proper permits from the Village.

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

MOTION DECLARED CARRIED

7. PLAN COMMISSION CONCEPT PLAN REVIEW: Compass Soccer Arena and Event Center

Chairman Kopp introduced the concept plan review for Compass Soccer Arena and Event Center. No formal action was taken.

(A copy of the verbatim discussion is available on audio.)

8. VISITOR'S BUSINESS

None.

9. COMMUNICATION

None.

10. ADJOURNMENT

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 9:15 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2015

Transcript of the Testimony of

Date: August 31, 2015

Case: PUBLIC HEARING 15-03



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VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NUMBER 15-03

ORIGINAL

REPORT OF PROCEEDINGS had at the Public Hearing of the above-entitled case before The Planning Commission at the Village Hall of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois on the 26th day of August, 2015, at the hour of 7:00 p.m.

PRESENT:

Daniel J. Kopp,
John Wagner,
Leonard Kaucky,
Bernardo Lacayo,
William Remkus,
Gregory Ruffolo,
James Soukup,
Roy Giuntoli, Building Inspector,
Jo Ellen Charlton, Village Planner,
Joanne Prible, Recording Secretary.

1 CHAIRMAN KOPP: The next two items on the agenda
2 are public hearings for Zoning Hearing cases 15-03 and
3 15-04. Because I represent the applicant in real
4 estate matters, I'm going to recuse myself from this,
5 from these next two matters, and Vice Chairman Wagner
6 is going to preside over these public hearings.

7 (At which time Chairman Kopp
8 stepped away.)

9 VICE CHAIRMAN WAGNER: Thank you. I would call
10 to order the public hearing for case 15-03 of the
11 Village of Willowbrook.

12 The purpose of the public hearing
13 shall be to consider a petition to text amendment to
14 add recreational uses as a new special use in the M1
15 zoning district in Section 9-8-2(D) of the zoning
16 ordinance, and the applicant for this petition is Sam
17 Zagorac at 2929 Harvest Place in Darien, Illinois.

18 And Jo Ellen, would you like to
19 present staff information for this public hearing?

20 MS. CHARLTON: I will. Thank you. As you
21 stated this is a recommendation for a text amendment to
22 add recreational uses in the M1 zoning classification
23 and I'm going to direct your attention to the zoning
24 map for Willowbrook and just very generally the M1

1 zoning district as most of you know is the property
2 that lies east of Route 83 north of I-55 west of
3 Madison and south of Plainfield. We obviously have
4 some yellow and brown uses in there which are
5 commercial and residential uses but by and far most of
6 the uses that are in the purples and pinks and this
7 color right here at the bottom represents our M1
8 district.

9 One of the things that's important to
10 note for recreational uses in the other LOR and O
11 district is that recreational uses are already listed
12 as special uses in those districts. They're not listed
13 in M1 districts but because all of those zones are so
14 closely related to each other in that one general area,
15 it makes sense to treat recreational uses in the M1
16 similar to the way we treat them in the LOR and the O
17 district.

18 Some of you may remember not too long
19 ago approving a rezoning for the Westmont Swim Club and
20 in that case they were previously zoned M1 and they
21 actually rezoned. That was their petition at that time
22 to be able to accomplish their recreational use in that
23 facility for their swim club. That worked in their
24 case because they were a single occupant building.

1 In some other cases such as the one
2 that the applicant for this and the next petition came
3 forward we're proposing to reuse a building that had
4 multiple uses in it and in those cases it would be
5 risky for an owner to rezone a property if that zone
6 meant that they might lose an occupant from the
7 existing tenant list. So after further evaluating it
8 it made sense for us just to add this text amendment.
9 We can look at the special conditions that go along
10 with the special use to see whether an individual
11 property is appropriate for that use and that would be
12 part of the special use process. So we forwarded that
13 to you for your consideration.

14 Staff does recommend approval of the
15 text amendment which is separate from the actual
16 request for the special use which we'll do as part of
17 the next case. If the plan commission concurs, there
18 is a sample recommendation provided for you on Page 2
19 of the staff report.

20 VICE CHAIRMAN WAGNER: Thank you. Is there a
21 representative here this evening for Mr. Zagorac?

22 MR. ZAGORAC: Yes, I am Mr. Zagorac.

23 VICE CHAIRMAN WAGNER: Would you please be sworn
24 by the court reporter, please?

1 MR. ZAGORAC: Where do I need to go?

2 MS. CHARLTON: Right here.

3 (Witness duly sworn.)

4 SAM ZAGORAC,

5 having been first duly sworn, by the Notary, testified
6 as follows:

7 VICE CHAIRMAN WAGNER: Thank you. Would you
8 like to give us some information on this?

9 MR. ZAGORAC: Sure. I approached the village
10 originally about three months ago on a separate
11 property, a different property at which point there
12 were some issues that Jo Ellen had said was not going
13 to work and we searched for other buildings. We found
14 this one on Quincy.

15 What our project entails it's we are
16 using approximately 59,000 square feet of the
17 industrial building that is there. It's a two phase
18 project. The first phase is the baseball/softball
19 instruction side. That will also include an office
20 area that has an academic center for tutoring ACT and
21 SAT prep as well as sports division center for
22 cognitive skills. The baseball side is about
23 45,000 square feet. Of that approximately 16 will be
24 permanent cages and then two open field areas for the

1 -- for our teams both baseball and softball to use.
2 The remaining part of that which is approximately
3 15,000 square feet or so will be used for Sports
4 Performance Group, that is also a partner of ours.
5 They will not be starting until July of 2016 just
6 because of what type of equipment and construction with
7 regards to what they got to bring in flooring and
8 lighting and so on and so forth. They weren't ready to
9 make that jump at this point.

10 The need for a facility like this is
11 great. I have been in this business for 20 years.
12 This is all I do. I worked on both the amateur and
13 professional side. For those of you who are Sox fans,
14 that's who I worked for for six years. I am a die-hard
15 Cub fan, though. So in terms of the need for a
16 facility like this here it's very important. Obviously
17 I think locational wise it fits very well with being
18 right off of a main interchange of 55 and 83 and now
19 with the pool and the swim club down the street sort of
20 fits the area as well.

21 If there is any questions that I can
22 answer, I'd be more than happy to do that.

23 VICE CHAIRMAN WAGNER: Thank you. Is there
24 anyone else from the audience that would have anything

1 to say on this subject? Does the plan commission have
2 any questions? Okay. With that, thank you and we will
3 close this public hearing.

4 Before we do that, I have a
5 recommendation that we can make for the board and that
6 would be that make a recommendation that's based on the
7 submitted petition and testimony presented I would move
8 that plan commission recommend to the village board
9 approval of the text amendment presented on page one of
10 the staff report for PC Case 15-03 to add recreational
11 uses as special use in the M1 zoning district. Will
12 someone make a motion to accommodate that?

13 COMMISSIONER REMKUS: So moved.

14 VICE CHAIRMAN WAGNER: And is there a second?

15 COMMISSIONER RUFFOLO: Second.

16 VICE CHAIRMAN WAGNER: Thank you. And will you
17 call the roll, please?

18 MS. PRIBLE: Commissioner Remkus.

19 COMMISSIONER REMKUS: Yes.

20 MS. PRIBLE: Commissioner Soukup.

21 COMMISSIONER SOUKUP: Yes.

22 MS. PRIBLE: Vice Chairman Wager.

23 VICE CHAIRMAN WAGNER: Yes.

24 MS. PRIBLE: Commissioner Kaucky.

1 COMMISSIONER KAUCKY: Yes.

2 MS. PRIBLE: Commissioner Ruffolo.

3 COMMISSIONER RUFFOLO: Yes.

4 VICE CHAIRMAN WAGER: And so public hearing
5 15-03 is closed.

6 (Hearing adjourned at 7:15 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, KIMBERLEE A. ELLIOTT, being first duly sworn on oath says that she is a court reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

Kimberlee A. Elliott



Notary Public, Kane County, IL
CSR # 084-003093

Transcript of the Testimony of

Date: August 31, 2015

Case: PUBLIC HEARING 15-04



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VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NUMBER 15-04

ORIGINAL

REPORT OF PROCEEDINGS had at the Public Hearing of the above-entitled case before The Planning Commission at the Village Hall of Willowbrook, 7760 Quincy Street, Willowbrook, Illinois on the 26th day of August, 2015, at the hour of 7:16 p.m.

PRESENT:

John Wagner,

Leonard Kaucky,

Bernardo Lacayo,

William Remkus,

Gregory Ruffolo,

James Soukup,

Roy Giuntoli, Building Inspector,

Jo Ellen Charlton, Village Planner,

Joanne Prible, Recording Secretary.

1 VICE CHAIRMAN WAGNER: And then we have Public
2 Hearing 15-04 which is related. For the purpose of
3 this public hearing 15-04 shall be to consider a
4 petition for special use approval for a recreational
5 use in an M1 zoning district at 7850 Quincy in the
6 southern 65,000 square feet of the building located on
7 the property legally described as follows: The common
8 address of course is 7850 Quincy.

9 Is the same representative Mr. Zagorac
10 here?

11 MR. ZAGORAC: Yes.

12 VICE CHAIRMAN WAGNER: Jo Ellen, would you like
13 to start us out with the staff information?

14 MS. CHARLTON: As we stated in the last case
15 this is a related case. The last was a text amendment
16 now with your recommendation to add special use in the
17 M1 zoning. This is actually for consideration of the
18 special use. It was noticed as a special use.
19 Everyone within 250 feet received notice of the public
20 hearing.

21 And as Sam stated in his prior
22 testimony which kind of relates more to this case we
23 did work with him on a previous location on Madison
24 Street and in that petition it was also I think zoned

1 M1 and we had similar issues with multiple tenants in
2 that building but in this case the parking that he
3 would have shared with an adjoining tenant would have
4 had semis and other truck and manufacturer related
5 traffic in conjunction with parents and kids getting
6 dropped off for this type of an activity so we did
7 direct him away from that and he was able to work with
8 some folks in town and found a more appropriate
9 location.

10 The location is in fact just south of
11 the police station here on Quincy Avenue that way --
12 pointed that way. And he is proposing to be in about
13 60,000 square feet of the south two-thirds of that
14 building so he has the entire south part of that
15 building with access to the parking lot on the south
16 side of the building so we don't have the same issues
17 that we have with the building over on Madison Street.

18 As a special use we also look to
19 verify that adequate parking is available and within
20 that south parking lot I believe he has 60 spaces and
21 we then took a look at the interior layout proposed
22 within his structure.

23 His structure proposed batting cages
24 and pitching areas which we assigned student and

1 employee count to and when all is said and done we came
2 up with a parking calculation of 48 parking spaces
3 required while 60 spaces are being provided. Within
4 that 60 spaces if he grows or some of his uses go
5 beyond some of the previously anticipated occupancy
6 levels he has room to add even 12 more parking spaces
7 by some restriping activities that he could do on his
8 lot so we are very comfortable with the use that it
9 fits the parking.

10 Some of the other site considerations
11 that we looked at most of which we do in all other
12 cases the site does not currently provide an enclosed
13 dumpster on the site but he does have the ability
14 through some of the use of the existing overhead doors
15 for loading dock which he obviously doesn't need a
16 loading dock for his use he can accommodate the
17 dumpsters within those areas and roll them out during
18 the times that the garbage needs to be picked up.

19 A couple of the other things I wanted
20 to point out on the bottom of page three of the staff
21 report shows part of the south elevation of the
22 building where the primary entrance is proposed to be
23 located and that shows the existing condition. They
24 will be putting a new store front type door in that

1 location but we wanted to make sure that it was better
2 separated from the parking surface so that when kids
3 are getting dropped off there was some safety for
4 children. It also kind of requires that they relocate
5 or shift their existing parking spaces which are
6 striped right in front of that door further to the west
7 so those site improvements will be required as a
8 recommendation or a condition of approval for his use.

9 On page four of the staff report there
10 is another image that shows two existing overhead doors
11 that are also located on the south elevation of the
12 building. The door on the right is the door that
13 ultimately will be replaced by a window. Our
14 recommendation because that door kind of extends above
15 the parapet there that some modifications be made to
16 continue that band across the top kind of the window
17 will be a little bit smaller in there so those type of
18 improvements can be made as part of that building
19 permit.

20 Also looking at the site there is a
21 swale and I didn't give you a picture of it but on the
22 west side of the building there is a narrow strip of
23 property that was originally grassed and sodded and
24 provides drainage for that area. Since that time for

1 reasons probably beyond the property owner it appears
2 that the parking lot to the west may have been grading
3 or scraping gravel, you know, it's kind of filled in
4 with some debris and gravel so we are asking them to
5 reestablish that, clean that up a little bit as part of
6 this conditional use.

7 No signage information was submitted
8 with this petition. It's been represented that they
9 intend to comply with the requirements of the code and
10 finally I just wanted to point out that as a special
11 use there are certain standards that are required to be
12 met. I did outline those standards and the applicant's
13 response in Exhibit 3 and staff feels that with all of
14 the testimony that I've given and the improvements that
15 they proposed to make that the special use would meet
16 those standards.

17 A sample motion if the plan commission
18 concurs is provided for you on page five of the staff
19 report and includes some of the conditions that were
20 discussed and any of the other conditions of approval.
21 If there is any questions, I'd be happy to answer them
22 at this point.

23 MR. GEDVILAS: I do have an objection. My name
24 is Brian Gedvilas, director of leasing for the company

1 that owns the building, I'm sorry.

2 VICE CHAIRMAN WAGNER: Would you be sworn first
3 for me?

4 (Witness duly sworn.)

5 BRIAN GEDVILAS,
6 having been first duly sworn, by the Notary, testified
7 as follows:

8 MR. GEDVILAS: Brian Gedvilas, G-e, D, as in
9 David, V, as in Victor, i-l-a-s. I'm the director of
10 leasing for Value Industrial Partners, the owner of the
11 building.

12 We do have one objection with one of
13 the recommendations regarding the drainage swale. We
14 object that it is not functioning as it was designed.
15 I've been working on the building for about nine and a
16 half years. My company has owned the building for
17 about ten and a half years. The drainage swale as it
18 is now has been that way since we owned the building.
19 The gravel that is back there is not debris from the
20 adjacent parking lot. It's stones that are about the
21 size of a fist. There is an adjacent parking lot.
22 Some debris has come back such as there is a couple
23 parking stops and there are some weeds that need to be
24 taken care of.

1 We, for as long as I worked on the
2 building and I talked to my partners for as long as we
3 have owned the building, we have never once had a
4 problem with drainage back there or accumulation of
5 water or anything that would affect the building.

6 Furthermore, the drainage swale is at
7 the back of the building not really visible, certainly
8 not visible from the street and generally not visible
9 to the public, most likely not visible to people
10 visiting the business. The adjacent property is a
11 parking lot right now primarily I believe being used by
12 semi parking.

13 So for as long as we know there has
14 never been grass back there and as building owners we
15 own four million square feet, we're pretty accustomed
16 to dealing with such issues. Professionally we do not
17 believe there is a need to do anything with that
18 drainage swale except for maybe a little bit of clean
19 up of debris and weed control.

20 VICE CHAIRMAN WAGNER: Okay. Thank you. Any
21 other testimony, Mr. Zagorac, you would like to enter
22 on this particular public hearing?

23 MR. ZAGORAC: No. In regards to the swale, I
24 agree with Brian. It's hard to see, you know, the

1 weeds and things like that. I think it was built and
2 it's functional for what it is. You can see the drain
3 that's there so I would support his claim.

4 COMMISSIONER REMKUS: Does he need to be resworn
5 for this public hearing?

6 VICE CHAIRMAN WAGNER: I'm sorry, would you be
7 sworn again for this public hearing?

8 (Witness duly sworn.)

9 SAM ZAGORAC,
10 having been first duly sworn, by the Notary, testified
11 as follows:

12 VICE CHAIRMAN WAGNER: Thank you.

13 MR. ZAGORAC: Do I have to restate that
14 then?

15 VICE CHAIRMAN WAGNER: I think we can accept it.

16 MR. ZAGORAC: Okay.

17 VICE CHAIRMAN WAGNER: Is there any other
18 comment from the audience? Does the plan commission
19 have any questions or comments?

20 COMMISSIONER REMKUS: I have one question. Roy,
21 have you looked back there at that swale there and is
22 that --

23 MR. GIUNTOLI: No, I have not.

24 COMMISSIONER REMKUS: Did not look at that. I

1 mean it sounds acceptable to me if it's always been
2 gravel and that if there is nothing impeding any
3 drainage or anything and willing to, you know, clean it
4 up, get the weeds in the parking lot.

5 MR. GIUNTOLI: Had I known there was opposition,
6 I probably would have gone and looked at it but I'm
7 sorry I didn't know there was any.

8 MS. CHARLTON: Yes. Just to add to that again I
9 didn't know there was opposition to that either
10 otherwise we would have had our village engineer --

11 MR. GIUNTOLI: That's exactly.

12 MS. CHARLTON: (Continuing) -- take a look at
13 it. Typically in any drainage swale situation
14 currently according to DuPage County Ordinances they do
15 look for vegetation in those swales to clean and
16 provide a little bit of absorption and to clear some of
17 the debris that enters into the storm sewers so you're
18 not getting dust and gravel and debris going into your
19 storm sewers which requires more maintenance on behalf
20 of the village.

21 So when we first talked about this
22 with the village engineer he said yes, it would be
23 better as that. It's probably how it was designed. I
24 did not go back and try to figure out, you know, what

1 the original building permit did because I didn't think
2 it was something that would be objected to.

3 COMMISSIONER REMKUS: Some swales are better off
4 with gravel in them to keep them from washing out so.

5 MS. CHARLTON: This is pretty flat.

6 COMMISSIONER REMKUS: That's why, yeah, you
7 don't know how it comes off of that parking lot next to
8 it. You know I didn't pay much attention to that so I
9 don't know either.

10 MR. GIUNTOLI: Exactly.

11 COMMISSIONER REMKUS: You know I mean it's not
12 -- I don't think it's objectionable the way it is right
13 now.

14 VICE CHAIRMAN WAGNER: Jo Ellen, is this a --
15 it's been discussed and called a drainage swale. Is
16 this for retention or is this just an area that is
17 diverting water to the drain through this stone area?

18 MS. CHARLTON: Again, this building is pretty
19 old by comparison to some of the things that happen
20 today so I don't know what the requirements were when
21 it was constructed or what the original intent was.

22 We looked at it. It didn't seem to be
23 consistent with the way we handled drainage swales that
24 look that way today and so that recommendation was made

1 and it is what's called a best management practice
2 practice to vegetate those swales so that's why the
3 recommendation was done.

4 I could get further information from
5 our engineer if you wish but I don't think anybody
6 wants to delay the project to do that so I --

7 VICE CHAIRMAN WAGNER: I don't think we need to
8 delay the project. I think that we need to just maybe
9 work with the owners of the building to -- If this is a
10 situation that was built years ago and is working and
11 maybe just needs a bit of a clean up or weeds and so on
12 and so forth maybe that can be worked out with staff
13 rather than delaying this for further information.

14 MS. CHARLTON: We can, whatever recommendation
15 you make, we can accommodate.

16 COMMISSIONER RUFFOLO: With the village engineer
17 if he wants to take a look at it and certify that it's
18 functioning correctly, let them take that
19 interpretation and move on.

20 COMMISSIONER KAUCKY: That's how I feel. If
21 it's functioning as long as the engineer said it's
22 working fine then it's good enough.

23 MS. CHARLTON: One of the things the village
24 engineer may, you know, and I'm just guessing at this

1 point^ tip because again we didn't have the benefit of
2 trying to discuss this with him when you don't have
3 vegetation there, the risk is that it silts in and --

4 MR. GIUNTOLI: Erodes.

5 MS. CHARLTON: Yes, it erodes and silts into the
6 storm sewer and makes it necessary to flush them out.
7 Whether that's a public or a private, you know, if
8 that's in an easement I don't know if that's our
9 responsibility or the owner's. A lot of times the
10 engineer in that case would recommend that he video
11 tape the storm sewer to see if there is any --

12 MR. GIUNTOLI: TV.

13 MS. CHARLTON: Or yes, televise the storm sewer
14 to see if there is any sedimentation that's occurring
15 as a result of that and maybe flush it out. I don't
16 know what he is going to recommend. If you want us to
17 ask him to take a look at it, pop a manhole, you know,
18 see what we can see, we can certainly do that as well.

19 COMMISSIONER REMKUS: Well, I think the whole
20 thing is if it's functioning properly and it has
21 functioned and it hasn't caused any problems, you know,
22 I don't see the need for us to make a change to it, you
23 know, unless it's creating a hazard. I just don't --
24 it doesn't seem like it. I mean it was designed under

1 the guidelines of what it was back then and I mean it's
2 worked. You haven't had any issues with it having
3 to --

4 MR. GEDVILAS: Not that I'm aware of.

5 COMMISSIONER REMKUS: Put down any more gravel
6 or do anything?

7 MR. GEDVILAS: No. I discussed with the
8 property manager, discussed with my partner who has
9 owned the building for 10 plus years in terms of
10 drainage no issues.

11 COMMISSIONER REMKUS: Nothing has washed out or
12 anything like that that you know of?

13 MR. GEDVILAS: Not that we know of. I had the
14 property manager check our files for any work orders.

15 COMMISSIONER REMKUS: All right.

16 VICE CHAIRMAN WAGNER: I'm just trying to look
17 at the proposed motion here to modify it slightly to
18 accommodate what the plan commission has discussed.

19 Jo Ellen, is there a way we can modify
20 Paragraph A of the proposed motion to possibly remove
21 any existing debris and check the sewer to see that it
22 is functioning?

23 MS. CHARLTON: I would say evaluate the
24 elevations to insure positive flow and evaluate the

1 condition of the sewer per the recommendation of the
2 village engineer, something to that effect.

3 VICE CHAIRMAN WAGNER: Okay. I think we can, I
4 have a rather lengthy but proposed motion so I'll read
5 through that. Based on the submitted petition and
6 testimony provided, I move that the plan commission
7 approve and adopt the standards for special use
8 outlined in Exhibit 3 of the staff report prepared for
9 the Plan Commission 15-04 for the July 5th -- I'm
10 sorry, that would be the August 26th plan commission
11 meeting and that the plan commission recommend to the
12 village board approval of the special use for a
13 recreational use in the space at 7850 Quincy subject to
14 the following conditions:

15 One, signed and sealed engineering
16 plan shall be submitted for review of the approval
17 showing the following improvements to the property
18 prior to issuance of the construction permit:

19 (A) That the removal of debris and
20 evaluate the drainage area for
21 positive flow by the village engineer
22 for the swale on the west side of the
23 building and re -- and provide
24 positive drainage to the existing

1 inlet structures.

2 (B) Details and installation of
3 positive bollards -- excuse me,
4 protective bollards around the
5 proposed south entrance door.

6 (C) Restriping and signage details for
7 the accessible parking spaces west of
8 the new entrance door.

9 (D) Removal of the dying Ash tree on
10 the south side of the south driveway
11 entrance.

12 Two, site improvements from approved
13 engineering plans must be completed prior to occupancy.

14 Three, garbage for this use may not be
15 located anywhere outside the building enclosure at any
16 time except for the time when being serviced from the
17 Quincy loading dock area unless a code compliant
18 masonry dumpster is constructed on the site pursuant to
19 properly issued building permits; and

20 Four, future modifications to any
21 overhead door shall be subject to review and approval
22 by the village administrator for an elevation plan to
23 insure consistent horizontal lines are maintained
24 between the upper panels and the lower brick and that

1 the upper panels are consistent color.

2 Would someone make that motion?

3 COMMISSIONER KAUCKY: So moved.

4 VICE CHAIRMAN WAGNER: Second?

5 COMMISSIONER REMKUS: Second.

6 VICE CHAIRMAN WAGNER: Joanne, would you call

7 the roll?

8 MS. PRIBLE: Commissioner Remkus.

9 COMMISSIONER REMKUS: Yes.

10 MS. PRIBLE: Commissioner Soukup.

11 COMMISSIONER SOUKUP: Yes.

12 MS. PRIBLE: Vice Chairman Wager.

13 VICE CHAIRMAN WAGNER: Yes.

14 MS. PRIBLE: Commissioner Kaucky.

15 COMMISSIONER KAUCKY: Yes.

16 MS. PRIBLE: Commissioner Ruffolo.

17 COMMISSIONER RUFFOLO: Yes.

18 VICE CHAIRMAN WAGNER: And with that Public

19 Hearing 15-04 is closed.

20 (Hearing adjourned at 7:36 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, KIMBERLEE A. ELLIOTT, being first duly sworn on oath says that she is a court reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

Kimberlee A. Elliott



Notary Public, Kane County, IL
CSR # 084-003093