

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JANUARY 13, 2016, AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:15 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Soukup, Kaucky, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli, Secretary Joanne Prible and Administrative Intern Tiffany Kolodziej. Absent: Commissioners Remkus and Ruffolo.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting December 2, 2015 (APPROVE)

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-07: (David Froberg – Willowbrook Square Management Co. – 6262 S. Route 83) Amendment to PUD to reduce the “dwell time” on approved digital sign for each message from 20 seconds to 8 seconds.

- A. PUBLIC HEARING
- B. DISCUSSION

See Court Reporter Minutes

MOTION: Made by Commissioner Kaucky, seconded by Vice-Chairman Wagner that based on the submitted petition and testimony presented, I move that the Plan Commission accept and forward the findings of fact reviewed and discussed as part of PC 15-07 to the Village Board and recommend that the Village Board approve an amendment to the previously approved Planned Unit Development for the subject property to allow for a reduction in the dwell time for the digital sign from 20 seconds to 8 seconds.

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

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 15-08: (The Willows PUD – Pete’s Fresh Market) Petition requesting a special use for a Planned Unit Development (PUD) that allows the reuse of part of the existing vacated K-Mart building as a multi-tenant building and construction of a new multi-tenant commercial building, including on-site improvements and offsite improvements to both Plainfield Road and Route 83.

- A. PUBLIC HEARING
- B. DISCUSSION

MOTION: Made by Commissioner Lacayo, seconded by Commissioner Soukup that based on the submitted petition, the testimony provided by the applicant, and the staff report prepared for PC 15-08 at the January 13, 2016 Plan Commission meeting, I move that the Plan Commission recommend and forward to the Village Board the findings of fact presented and discussed by the Plan Commission at the January 13th meeting, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 15-08, including the “proposed exceptions” outlined in the staff report.
2. Special uses for one 70,435 square foot grocery store (26,935 for storage), and four separate restaurant uses not exceeding 11,479 square feet.
3. Approval of the Preliminary and Final Plat of Subdivision and PUD Plats for “The Willows Subdivision”, except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the January 13, 2016 meeting, and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Evidence of written authorization from the property owner to the north shall be provided prior to being forwarded to the Village Board for final consideration.
3. Written authorization from IDOT and DuPage County that approvals will be granted pending receipt of plans that conform to certain requirements.
4. Conformance to the statements, requirements and operational conditions listed in the staff report for the January 13, 2016 meeting.

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

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

The next Plan Commission meeting is February 3, 2016.

9. ADJOURNMENT

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 10:00 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

February 3, 2016

Minutes transcribed by Joanne Prible.


Chairman