

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JUNE 8, 2016, AT THE VILLAGE OF WILLOWBROOK VILLAGE HALL LOBBY, 835 MIDWAY DRIVE, WILLOWBROOK, 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, Kaucky, Ruffolo, and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Planner Anna Franco, Building Inspector Roy Giuntoli and Administrative Intern Tiffany Kolodziej.

Absent: Commissioners Remkus, Soukup and 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 – Regular Meeting May 4, 2016 and (May 18, 2016 minutes will be forwarded to the July 20, 2016 Special Meeting)

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-08:(Morgan Harbour Construction, LLC 7510 S. Madison Street, Willowbrook, Illinois) Petition requesting approval of a variation from section 9-10-5G to reduce the required pavement setback from the west and south property lines from ten feet (10') to 4.57 and 5.24' respectively; and a variation from 9-10-5G3 to not require an intermediate landscape island in the north parking row, and other relief as may be required to allow a building alteration to an existing principal structure to reduce the size of the building and increase parking in an M-1 Zoning District.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes

MOTION: Made by Commissioner Kaucky seconded by Commissioner Ruffolo that based on the submitted petition and testimony provided, the variance for building alterations and site improvements at 7510 S. Madison Street meets the standards for a variance as outlined in this staff report dated June 8th for the June 8, 2016 Plan Commission meeting and deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 16-08 subject to the following conditions:

1. Site improvements shall be in compliance with the planning document associated with case 16-08.
2. The variance granted only applies to Lot 3, in the Resubdivision of Lots 1 & 2 in Willowbrook Executive Plaza.
3. The variance shall be null and void if construction of the proposed use is not commenced and a certificate of occupancy is not granted within twelve (12) months of the date of any approval of the variance by the Village Board.

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

MOTION DECLARED CARRIED

5. **PLAN COMMISSION CONSIDERATION:** Zoning Hearing Case 16-07: (Willowbrook 2012, LLC 15 W. 580 N. Frontage Road, Suite 1, Burr Ridge IL) continued from the May 18, 2016 Special Meeting of the Plan Commission.

A. Note: This case is being re-noticed for a new public hearing that will be held at a future Plan Commission meeting because the address for the location of the May 18, 2016 hearing was shown incorrectly on the public notice sign located on the property. There will be no further action or decisions made on this project until the new hearing date is set.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

None.

8. ADJOURNMENT

MOTION: Made by Commissioner Kaucky, seconded by Commissioner Lacayo, to adjourn the regular meeting of the Plan Commission at the hour of 7:40 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

July 20, 2016

Minutes transcribed by Joanne Prible.

William Remkus
Chairman

TESTIMONY OF

Date: June 8, 2016

Case: VILLAGE OF WILLOWBROOK PLANNING MEETING

16-08



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VILLAGE OF WILLOWBROOK
PUBLIC HEARING
ZONING HEARING CASE NO. 16-08

REPORT OF PROCEEDINGS had at the
Public Hearing of the above-entitled cases before
The Planning Commission at Village of Willowbrook,
Village Hall Lobby, 835 Midway Drive, Willowbrook,
Illinois, on the 8th day of June, 2016, at the
hour of 7:03 p.m.

PRESENT:

Daniel J. Kopp, Chairman
Leonard Kaucky
Gregory Ruffolo
Bernardo Lacayo
Anna Franco, Planning Consultant
Jo Ellen Charlton, Planning Consultant
Roy Giuntoli, Building Inspector
Tiffany Kolodziej, Intern/Recording
Secretary

1 MR. KOPP: Next item on the agenda is
2 Zoning Hearing Case No. 16-08. The purpose of
3 this public hearing is to consider a petition
4 requesting approval of the variation from Section
5 9-10-5(G) to reduce the required pavement setback
6 from the west and south property lines from 10
7 feet to 4.57 and 5.24 feet respectively, and a
8 variation from 9-10-5(G)3 to not require an
9 intermediate landscape island in the north parking
10 row and other such relief as may be required to
11 allow a building alteration to an existing
12 principal structure to reduce the size of the
13 building and increase parking in an M-1 Zoning
14 District on property legally described -- or on
15 property with an address of 7510 South Madison
16 Street, Willowbrook, Illinois.

17 The applicant for this
18 petition is Morgan/Harbour Construction, LLC.
19 Notice of this public hearing was published in the
20 May 20, 2016, edition of The Suburban Life
21 Newspaper.

22 Is there a representative from
23 the applicant present who would like to speak?
24 Anyone who is going to speak on your behalf will

1 need to be sworn in by the court reporter.

2 (Whereupon George Olmos and
3 Grant Brandenburg were sworn
4 in.)

5 MR. KOPP: Go ahead. And thank you
6 for our casual setting -- for putting up with our
7 casual setting.

8 MR. OLMOS: So thank you for having
9 us today and being willing to listen to our
10 proposal. We're excited about this, and we wanted
11 to talk a little bit about this building that
12 we're going to do some renovations to.

13 MR. BRANDENBURG: My name is Grant
14 Brandenburg. I am the architect of the project.
15 Basically, an introduction to the building. It's
16 approximately 19,000 square feet after the
17 deduction of one building bay. Basically, the
18 variances that we're requesting are in order to
19 increase the parking per the requirements or as
20 much as possible. So I think we added 14 more
21 parking stalls, and due to the site constraints,
22 which is why we're less than 10 feet on the two
23 sides.

24 The rendering on the right

1 shows you the proposed improvements to the
2 building. The bottom picture is the existing
3 building as it is now, predominantly brick with
4 some small punch opening windows on the frontage.
5 In the proposed building or the proposed rendering
6 on the top, we're adding an entry canopy element
7 to address the entrance of the building and some
8 signage for the tenant, and we added some more
9 punch openings for the office area on the side
10 with larger glass openings to get some more
11 lighting.

12 MR. OLMOS: My name is George Olmos.
13 I'm actually CFO, and I'm one of the partners of
14 Morgan/Harbour Construction Company. For those of
15 you who don't know us, we're a local general
16 contracting company. We are currently based out
17 of Woodridge. We have been in business for 16
18 years. Currently, we have several offices, but
19 this would be the relocation of our Woodridge
20 office. It would mainly staff project managers
21 and administrative. On a daily basis, we
22 anticipate 20 to 25 people there. We think that
23 the 34 parking spaces that we're proposing is more
24 than sufficient to cover that. The warehouse area

1 is kind of big for us, but we will use it for
2 files, some materials and whatnot. We don't
3 really have any equipment. We want to basically
4 use this as our headquarters or office area.
5 Meetings, we don't have a ton of them in our
6 office just because nowadays more of our clients
7 like to do it on site, but we do have visitors
8 that include our subcontractors coming by to pick
9 up checks, submit lien waivers, fee applications,
10 et cetera. We feel this is a very nice
11 improvement to an existing building that's been
12 solid through its tenure but needs a little
13 refresh.

14 We're doing some facade work,
15 improving the elevation by adding some glass. We
16 are doing quite a bit of landscaping to the
17 existing perimeter of the building. We are
18 flipping the parking spaces away from the building
19 to kind of help the look of the building. We are
20 going to be replacing the roof, redoing the
21 parking lot, adding the 14 parking spaces. So
22 quite a bit of improvements that we think will
23 help both the community and the building's look
24 for the community and for ourselves.

1 We're very interested and
2 proud to be building something that we can be in
3 for a long period of time, and we'd be very
4 gracious to be part of your guys' community.

5 MR. KOPP: Okay. Do any of the
6 Commissioners have any questions of the applicant?

7 MR. LACAYO: No.

8 MR. KOPP: All right. If not, then,
9 Anna, would you like to give your report.

10 MS. FRANCO: Yes. So just to give
11 some context to the site, the property is located
12 on the west side of Madison Street and is bordered
13 by Tameling Landscaping Supply to the north,
14 Hygieneering to the west, and to note that is
15 right abutting the property that's mainly foliage
16 and grassland there, and Marquardt Printing
17 Company to the south. The site is a little under
18 an acre at .8 acres and currently contains an
19 existing building used for office and
20 manufacturing use. It has an existing loading
21 area that is accessible off Madison and a parking
22 lot to the north of the building with 22 existing
23 parking spaces that is also accessible off Madison
24 Street. As the applicant has said, they wish to

1 relocate their headquarters to this location. So
2 the applicant wishes to modify the existing
3 building as they said to allow for the additional
4 parking in the rear of the site plus a dumpster
5 enclosure also at the rear of the site.

6 The building alterations.
7 Currently the existing building does not conform
8 to the M-1 zoning district front and interior side
9 yard setbacks. So they would be instead of
10 requiring a variance to reduce the front and
11 interior side yard setbacks, staff is recommending
12 a variation to instead authorize an alteration to
13 the nonconforming building. This would -- so this
14 instead of requiring rear yard setbacks, or excuse
15 me, front yard interior and side yard setback,
16 this would allow -- this would disallow any future
17 application -- any application for the property to
18 adhere to nonconforming setback for front and
19 interior side and would only isolate that variance
20 with this property.

21 The applicant is also
22 requesting a variance to pavement setbacks, one
23 from the -- for the interior side yard from
24 Tameling Landscaping Supply to the north. The

1 current zoning ordinance requires a minimum of 10
2 feet. They are requesting 4.97 feet. In the
3 rear, they are requesting a rear yard setback from
4 Hygieneering. The current code also requires a
5 10-foot minimum setback. This would -- they are
6 requesting a variance for 4.5 feet. This is all
7 outlined in Table 2 of the staff report.

8 To allow for parking in the
9 rear, the applicant is also requesting a variance
10 from 7 feet to zero feet for foundation
11 landscaping. Due to the limited space in the
12 back, that is why they are requesting that
13 variance there. Currently, as I said before,
14 there's 22 existing parking spaces on the site.
15 The applicant proposes to add 14 more stalls to
16 give a total of 34 parking spaces on the site. So
17 according to the current code, 47 parking spaces,
18 if you break it down by use, is required; and this
19 is outlined in Table 3 of the staff report.
20 However, you know, the applicant has mentioned
21 that there will be about 25 employees for the
22 site, and this parking is sufficient for that use.
23 Also the parking is -- while the parking is not
24 going to be brought up to conforming standards, it

1 is more so than in its existing condition.

2 For landscaping on the site,
3 the applicant is requesting a variance to decrease
4 the height of the peripheral planting. They're
5 requesting this variance -- they have landscaping
6 there already, but they're requesting a variance
7 because that 5-foot planting height would probably
8 not be possible with the reduced width of the
9 pavement setback there. Also, additionally, staff
10 does support this variance because as mentioned
11 previously, the Hygieneering site, there is some
12 foliage in the grasslands and nothing too extreme
13 from the current use.

14 The applicant is also,
15 important to note, that they're extending storm
16 sewer to service the building rear parking lot.

17 The applicant has gone over
18 the facade improvements for the site, and they're
19 mainly to the front entrance and to exterior
20 window treatments. Also provided on the board
21 exhibit that the applicant has set up and also on
22 Attachment 5, you can see details for the sign
23 that they have on the front of the building. That
24 is the MHC sign for Morgan/Harbour Construction.

1 Staff has reviewed the sign. It is in conformance
2 with Village standards. I also want to note that
3 the sign will be illuminated via halo
4 illumination, and an example of halo illumination
5 is exhibited in Exhibit 2 in the staff report.
6 You can see here that this is Crate & Barrel in
7 Geneva Commons, and it is illuminated by halo
8 illumination.

9 The photometrics for the site,
10 the Village engineer has completed a review of the
11 photometric plans and it is in compliance with the
12 code.

13 For wetland/stormwater
14 management, there is no stormwater management
15 proposed for this site. That is because the
16 applicant has provided evidence requested by the
17 Village engineer that the subject property and
18 proposed disturbances are below the threshold to
19 trigger a stormwater permit per the requirements
20 of the DuPage County Stormwater Ordinance because
21 there's no floodplain or wetlands on the site, it
22 does not add more 2,500 square feet or more of net
23 new impervious area, and does not include 5,000
24 square feet or more of land disturbing activities.

1 Per Title 9, Section 14-4.5 of
2 the Village code, the applicant must meet the
3 seven standards for variations that are listed in
4 the Code, and they are listed on Page 7 of the
5 staff report.

6 So overall, staff supports the
7 relief to allow the proposed building alterations
8 and site improvements. The site meets the
9 intended use for the M-1 District and will allow
10 the Village to have a headquarters for a local
11 Chicago business in their village.

12 So, finally, I would like to
13 direct the Plan Commission's attention to the
14 motion on page -- the sample motion on Page 8 if
15 they do intend to vote a favorable recommendation
16 for our case 16-08 Morgan/Harbour.

17 MR. KOPP: Okay. Thank you very
18 much. Again, any Commissioners have any questions
19 of the staff or the applicant?

20 MR. LACAYO: I have a quick question.
21 Page 2, what are ADA improvements? ADA.

22 MS. FRANCO: That's accessible
23 design. So that means people with disabilities in
24 wheelchairs will be able to access the site.

1 MR. LACAYO: That's what I thought.
2 And the second thing is why was it not currently
3 in compliance? Is it an older building? Was it
4 rezoned?

5 MS. FRANCO: Yes. So the building is
6 currently a nonconforming building per
7 preannexation. So they are for, you know, for the
8 sections of the property that are being -- that
9 are being altered, we are requiring that it meets
10 the code. But for the existing building, we are
11 requiring alterations to -- let's see. We are
12 recommending a variance to authorize an alteration
13 to a nonconforming building, and that's per
14 Section Title 9, Section 16-2 of the Village code.

15 MR. LACAYO: Thank you.

16 MR. KOPP: All right. Are there any
17 members of the audience that wanted to speak to
18 this matter or to give testimony or ask any
19 questions?

20 All right. If not, I don't
21 know if you wanted any closing remarks. You don't
22 have to, but you always get to speak last as the
23 applicant if you want to.

24 MR. OLMOS: Thank you for hearing us

1 today. And, you know, we really appreciate it.
2 We would be proud to be a part of your guys'
3 community. We have done a lot of projects here
4 locally, and we feel this is a great community.
5 It's great for our employees to be close to home,
6 and we would love to be a part of it.

7 MR. KOPP: All right. I'm going to
8 close this public hearing and then we have our
9 discussion and vote.

10 Yeah. This seems like a great
11 project. You're improving the building, making
12 that area look better. You're adding more
13 parking, which is never an issue we deal with in
14 this Village; and you're bringing jobs here, and
15 you guys will go to restaurants and you will
16 patronize businesses, all more taxes. I'm
17 certainly in favor of this project.

18 If anybody else wanted to
19 speak.

20 MR. RUFFOLO: I would second your
21 comments, Chairman Kopp. It is a nice rendition,
22 and it would be a positive attribute to the
23 center.

24 MR. LACAYO: I am kind of curious.

1 Who owns the west -- the property on the west? Is
2 that the Village or is that private?

3 MS. FRANCO: That's Hygieneering,
4 which is --

5 MS. CHARLTON: Off of Executive
6 Drive, that cul-de-sac, the building to the north
7 of it, the cul-de-sac has a little extra space.

8 MR. LACAYO: So it's just trees?

9 MS. CHARLTON: Yeah.

10 MR. LACAYO: Cool. Okay. Thanks.

11 MR. GIUNTOLI: For the record, I've
12 worked with Morgan/Harbour in town, and they've
13 always done excellent work.

14 MR. OLMOS: Thank you.

15 MR. GIUNTOLI: For the record.

16 MR. KOPP: Will someone make a
17 motion -- the Commissioners make a motion that
18 based on the submitted petition and testimony
19 provided, the variance for building alterations
20 and site improvements at 7510 South Madison Street
21 meets the standards for a variance as outlined in
22 the staff report dated June 8 for the June 8,
23 2016, Plan Commission meeting and deliberated by
24 the Plan Commission; therefore, I move that the

1 Plan Commission recommend approval of PC 16-08
2 subject to the following conditions:

3 1) Site improvements shall be
4 in compliance with the planning document
5 associated with Case 16-08.

6 2) The variance granted only
7 applies to Lot 3 in the resubdivision of Lots 1
8 and 2 in Willowbrook Executive Plaza.

9 3) The variance shall be null
10 and void if construction of the proposed use is
11 not commenced and a certificate of occupancy is
12 not granted within 12 months of the date of any
13 approval of the variance by the Village Board.

14 Will someone make that motion.

15 MR. KAUCKY: So moved.

16 MR. RUFFOLO: Second.

17 MR. KOPP: Ask the Plan Commission
18 secretary to call the vote.

19 MS. KOLODZIEJ: Mr. Lacayo.

20 MR. LACAYO: Yes.

21 MS. KOLODZIEJ: Mr. Kaucky.

22 MR. KAUCKY: Yes.

23 MS. KOLODZIEJ: Mr. Ruffolo.

24 MR. RUFFOLO: Yes.

1 MS. KOLODZIEJ: Chairman Kopp.

2 MR. KOPP: Yes.

3 All right. Thank you. You're
4 welcome to stay, but you don't have to.

5

6 (Which were all the
7 proceedings had in the
8 above-entitled cause.)

9

10 (Proceedings ended at
11 7:38 p.m.)

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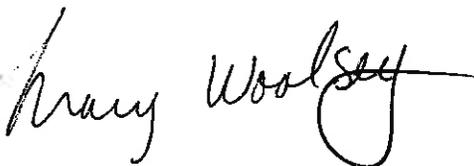
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1 STATE OF ILLINOIS)
2 COUNTY OF COOK)

3
4 I, MARY WOOLSEY, C.S.R., do hereby
5 certify that I am a court reporter doing business
6 in the City of Chicago; that I reported in
7 shorthand the testimony given at the
8 above-entitled hearing on June 8, 2016; and that
9 the foregoing is a true and correct transcript of
10 my shorthand notes so taken as aforesaid.

11
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13 

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