

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 6, 2009, 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 7:30 p.m.

2. ROLL CALL

Those present at roll call were Commissioners James Baker, Robert DelSarto, Joseph Heery, William Remkus, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Administrator Phil Modaff, Planner Sara Hage and Secretary Joanne Prible. ABSENT: Commissioner James Soukup.

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 3, 2008 (APPROVE)
- c. Minutes – Village Board Meetings – October 27, November 10, November 24, November 24 (workshop) and December 15, 2008, January 12, January 12 (workshop), January 26, February 9, February 9 (workshop), February 23, March 9, March 23, and April 13, 2009 (RECEIVE)

MOTION: Made by Commissioner Heery, seconded by Commissioner DelSarto, to approve the Omnibus Vote Agenda.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 09-01: Sunrise Assisted Living Expansion, Rezoning, Special Use Permit and Preliminary PUD – 6300 and 6318 Clarendon Hills Road

Public Hearing

Chairman Kopp opened the Public Hearing for Zoning Hearing case 09-01, convened for the purpose of considering rezoning, the issuance of Special Use Permits for an assisted living facility and a planned unit development, preliminary planned unit development plat approval and the issuance of certain variations for the properties which have a combined area of approximately 4.9 acres and which are located at 6300 and 6318 Clarendon Hills Road in Willowbrook. The applicant is Sunrise Development, Inc. The applicant is seeking rezoning of the parcel at 6318 Clarendon Hills Road from the R-1 district to the R-5 residential district; Special Use Permits for an assisted living facility and Planned Unit Development for the parcel at 6318 Clarendon Hills Road; Preliminary Planned Unit Development plat for both 6300 and 6318 Clarendon Hills Road and Variations from the Village's codes and ordinances.

Plan Commission Meeting

Notice of the public hearing on the matter to be considered was published in *The Doings* on April 16, 2009. A copy of the certificate of publication shall be made a part of this hearing record as Village Exhibit "A".

Chairman Kopp asked the Plan Commission to consider Rules of Procedure and asked for a motion to adopt the rules.

MOTION: Made by Commissioner Wagner, seconded by Commissioner Remkus, to adopt the Rules of Procedure.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

Chairman Kopp asked is staff ready to present the case.

Planner Hage asked that the staff report be entered into the Public Hearing as Exhibit "B". Planner Hage said the purpose of the public hearing is to consider and review the request for approval of Rezoning, Special Use Permit, Preliminary Plat and Variations. The proposed zoning change is from the R-1 District to the R-5 district for the property at 6300 Clarendon Hills Road and a Special Use for an Assisted Living facility and a PUD for the property at 6318 Clarendon Hills Road. Sunrise Assisted Living is proposing to expand on to the property to the south so that they would have a combined site area just under 5 acres. They currently have 3.85 acres and 1.07 acres for the planned expansion. The expansion would add a new wing which would add twenty additional suites to their facility with a total of 102 units. The expansion would consist of a one story residential type structure connected to the main building with an enclosed walkway. Access to the expansion would be through the existing building. There would not be a separate entrance other than into the garden. The expansion parcel at 6318 Clarendon Hills Road is bordered by multi-family residential and commercial uses on the east and single-family residential on the west and south. The changing use from single-family to assisted living may provide a transitional use between Clarendon Hills Road and the single-family property. Planner Hage added that to minimize the impact on the adjacent residential property, Sunrise is proposing a residential character expansion wing that has a height of 23 feet. Access to the site would be via the current main entrance at the northern end of the property and the addition of the right-in right-out drive at the southern end of the expansion parcel. The Village Engineer has reviewed the site engineering and the preliminary stormwater plans. At this time, the applicant is not required to apply for stormwater permit. That will be submitted along with the final PUD application; however there were a number of requirements that were reviewed for compliance. There are no wetlands on the site, however there is a drainage swale that runs through the property and connects to the existing detention basin on the Sunrise property. Sunrise proposes to reroute this drainage swale along the southern property line and the expansion.

Planner Hage further stated that Sunrise is proposing the addition of a right-in right-out access onto Clarendon Hills Road and engaged KLOA traffic consultants to prepare a traffic impact study for the proposal. Staff asked Metro Transportation Group to conduct a peer review of the study and Metro concurred with the traffic impact study prepared by KLOA. Metro did note that there were some variations that would be needed in order to accommodate the access driveway. To allow for a driveway within seventy feet of the nearest lot line and spacing that is less than

Chairman Kopp stated that one of the neighboring residents wrote a letter concerning the landscaping. Regarding the western part and the southern part of the landscaping, will someone be able to see through the landscaping or will it be so dense that you will not see through it.

Mr. Green answered that it will be a solid screen. On the west side there will be a solid row of arborvitae. In addition there will be 2 evergreens and a series of grasses, day lilies and other wetland plants and bushes and 5 river birches. Also, along the west side there are 5 trees that we were able to maintain. Along the south there are also 4 or 5 existing trees and 2 evergreens that we are keeping. In addition to that, we are showing 13 evergreens, Colorado spruce, virginia pine and a series of river birch. This vegetation is in the drainage swale because we have selected materials that want the water.

Chairman Kopp said at this point we will hear statements or testimony from persons in the audience.

Resident Phyllis Zimmer, 6446 Tennessee Avenue expressed concern about the flooding on 63rd and Clarendon Hills Road. She stated the storm sewers need to be updated to handle the new development.

Carey Haller with Sunrise asked the Commission for additional variations from 9-13-4(C)-1 and 9-14-4.7 referring to the amount of time allowed before the special use permit expires. She stated the code reads that 12 months are permitted and Sunrise would like a variation for three years and stated that it is our intention at this time to go forward with the expansion but we have another six months of final plans so we are requesting an extension of time in case, for some reason, the markets do not allow us to close on a loan in the time frame permitted.

Chairman Kopp stated this is an unprecedented time in the real estate industry. Three years is not going to be necessary but do any other commissioners have any comments on that.

Commissioner DelSarto asked would two years be more comfortable.

Chairman Kopp answered that two years would be more comfortable, just doubling it instead of tripling it.

Commissioner Heery asked Ms. Haller did you calculate three years or are you just using three years.

Carey Haller said it is impossible to calculate that at this time but rather than come back to the Commission and go through the process again Sunrise feels that this is a fair amount of time to complete the process.

Chairman Kopp stated the Plan Commission will discuss and consider our recommendation during the course of tonight's regular meeting. That part of the meeting is not a public hearing and no additional statements or testimony will be permitted once the public hearing is closed.

Chairman Kopp asked for a motion to close the Public Hearing.

MOTION: Made by Commissioner Heery, seconded by Commissioner Wagner, to close the Public Hearing.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

Chairman Kopp asked for a motion to approve.

MOTION: Made by Commissioner Heery, seconded by Commissioner Remkus, to recommend to the President and Village Board adoption of the findings and approval of the request for Rezoning, Variations, a Special Use Permit for a PUD and a Preliminary Plat of PUD as required to expand Sunrise Assisted Living in accordance with the plans and documents referenced in staff's report dated May 6, 2009 and variations to extend to three years the time periods for approval on 9-13-4(C)-1 and 9-14-4.7.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

Chairman Kopp said the Board of Trustee changed the procedure on visitor's business. Comments are restricted to those items on the meeting agenda and are limited to three minutes per person.

6. COMMUNICATIONS

Village Administrator Phil Modaff informed the Plan Commission that the law firm of Gorski & Good will no longer serve as the village attorney for the Village of Willowbrook. A new village attorney, Mr. William Hennessy, has been appointed.

Chairman Kopp asked if everyone received the notice about the special meeting workshop.

Planner Hage added the workshop will take place on May 20th at the Holiday Inn in the Oak Brook room.

7. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Heery, to adjourn the regular meeting of the Plan Commission at the hour of 8:15 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

September 2, 2009

Minutes transcribed by Joanne Prible.


Chairman