

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, OCTOBER 1, 2008, 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 Robert DelSarto, James Soukup, Joseph Heery, James Baker and Chairman Kopp. Also present were Village Administrator Phil Modaff, Planner Sara Hage and Secretary Joanne Prible. ABSENT: Commissioner William Remkus, 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 August 6, 2008 (APPROVE)
- c. Minutes – Village Board Meetings – June 30, July 28, August 11, August 25 and September 8, 2008 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. DISCUSSION – Sketch Plan Review – Sunrise Assisted Living – Rezoning, PUD Amendment and Building Expansion (6300 and 6318 Clarendon Hills Road)

Planner Hage opened the meeting by stating the discussion item is a sketch plan review. She explained Sunrise Assisted Living is proposing an expansion to their existing facility on Clarendon Hills Road. The property is located at 6318 Clarendon Hills Road and currently has a vacant single-family home on the property. Planner Hage said the petitioner is proposing to construct a new wing which would add 20 additional units to their facility. She added the application would include rezoning to the R-5 district and an amendment to their existing PUD to incorporate this expanded project.

Tim Hedges explained Sunrise Assisted Living is interested in acquiring the one acre site at 6318 Clarendon Hills Road and adding a one-story twenty-residence suite addition to the building, which would be connected with a covered walkway to the existing building. He said the Willowbrook location opened in 2000 and is consistently the top performer in the Chicago area in terms of occupancy. Tim Hedges added the executive director who opened the Willowbrook facility is still managing the building and the staff. He said that in the existing 82 suite building, half of the third floor is dedicated to their memory care program. The plan would be to move those residents into the new building and to remodel the third floor to serve traditional assisted living needs. The expansion wing would consist of a one-story residential type structure

connected to the main building by an enclosed walkway. The expansion wing would surround a garden, which would be accessible to residents by open porch.

John Green stated Sunrise Assisted Living is a residential living style. The proposal is to take the third floor of the existed living facility and upgrade it to meet the space and use needs of the basic assisted living population. The existing suite would be maintained in the existing building and the twenty suites would be added for the new wing for a total new suite count of 102. Mr. Green added the buildings will be connected in order to share several service elements. All public access, food and staff services would continue to operate from the central core of the existing facility. The existing entry will remain the entry for the entire development. He stated the new wing would have an outdoor garden area and courtyard. Also the detention will stay the same. He said there is storm detention storage in two locations in the front of the site and the compensatory storage will remain in its current location. Tri-State Fire District is asking for a driveway along the side of the building. The parking meets the Village ordinance and Sunrise's requirements for parking. The parking would be expanded by 8 spaces to a total of 57 spaces; the Village parking requirement is 56 spaces.

Chairman Kopp said he lives near the Sunrise Assisted Living facility and that the staff does a great job with the landscaping. He added that he likes the fact that it is one story. Chairman Kopp advised that it is important that the petitioner talk to the neighbors to the south regarding the project.

Commissioner DeSarto said that he had some concerns about the driveway but the Fire Department letter addressed his concern.

John Green added that the Fire Department is asking for a fire lane along the south side of the building, which they will provide.

Commissioner Heery asked if the petitioner talked to the neighbors.

Carey Haller answered that yes they had. She added that they are including the neighbors in the process and asking for feedback on all aspects of the proposed development.

Chairman Kopp said the biggest issue is drainage so Sunrise should make sure that they can discuss the swale and how water will be handled without backing up.

Commissioner DeSarto said he could not see anything negative about the project.

Chairman Kopp asked if there were any other comments or questions.

Tim Hedges thanked the Commission for their feedback.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Planner Hage said there is an upcoming workshop for the CMAP Community Dialogue for the 2040 Plan. She asked that the commission let her know if anyone would like to attend any of the workshops.

8. ADJOURNMENT

MOTION: Made by Commissioner Heery, seconded by Commissioner Baker, to adjourn the regular meeting of the Plan Commission at the hour of 8:00 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

\_\_\_\_\_, 2008

Minutes transcribed by Joanne Prible.

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Chairman