

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 2, 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, Joseph Heery, James Baker, and Chairman Kopp. Also present were Village Administrator Phil Modaff, Planner Sara Hage and Secretary Joanne Prible. ABSENT: Commissioners William Remkus, James Soukup, and Vice-Chairman Wagner.

Commissioner Remkus entered the meeting at 7:35.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting April 2, 2008 (APPROVE)
- c. Minutes – Village Board Meetings – March 10 and 24, April 7 (SPECIAL MEETING), April 14 and 28, May 12, and June 9, 2008 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. DISCUSSION – SKETCH PLAN REVIEW – CHASE BANK MEDICAL PLAZA – PUD AMENDMENT AND OFFICE BUILDING EXPANSION (720 AND 730 PLAINFIELD ROAD) DEVELOPER – DARIUS JUSAITIS

Planner Hage opened the Chase Bank Medical Plaza discussion by stating that the Commissioners received one full size plan in their delivered packets and that the petitioner submitted a revised plan later in the week which has been placed on the dais. The revised plan was provided by the petitioner with changes to reduce the building expansion size to comply with the parking requirements. Planner Hage stated that Chase Bank Medical Plaza is the site immediately east of Kmart. Currently there is a Chase Bank and an office building on the site and the owner is proposing to convert the site to a condominium property and construct a new expansion onto the office building. Planner Hage added there would be a subdivision subject to the condo conversion act but that the petitioner does not have to do a subdivision with the Village. The parking requirements were calculated based on a basic office use and it could change based on the various tenants. Planner Hage pointed out site conditions that are noted in the zoning analysis that would require variations. The required set back from Plainfield Road is currently 100 feet. Planner Hage stated she believes that requirement was not in place when this development was first approved. Also, staff would need to check if there were variations

Plan Commission Meeting

previously granted for the current side yard setback and the front yard setback. If not, the petitioner would seek approval for them so the property is no longer a grandfathered nonconforming use. Planner Hage added that staff also recommends the applicant ensure that the appropriate transitional yard and landscape screening is provided on the north side of the property.

Attorney Robert Klaes (standing in for Attorney Al Domanskis, attorney for the potential owner/developer Darius Jusaitis) stated that one of the basic improvements of the site is the driveway curb cut located to the east and a curb cut that is being created on the west so there will be a circulatory pattern for traffic. He stated that the current drive-through is awkward because of the alignment of the bank drive-through and access to the building. Attorney Klaes then pointed out on the plat that the parking setback requirement is already in place. He stated that the developers intend to meet with the neighbors to the north and gain some input as to the type of landscaping that would be acceptable to buffer the site. Regarding the building, Attorney Klaes added that the primary motivation for the addition to the building is to make the site ADA compliant. He stated that currently there is no elevator in this building so there will be an elevator added and a new entrance to the building that would service both the old and the new portions of the building. He added that there is an anticipation of future expansion of the bank building.

Attorney Klaes stated that another consideration in the site planning is a retaining wall along the easterly edge of the property that was put in place when Kmart developed their parking lot, so the petitioner is asking for relief in that side yard setback. He also noted that exact calculations for the detention along with the landscaping screening are not prepared yet.

Chairman Kopp asked if the new plan complies with the required transition yard (between the parking lot and the residential properties to the north) or if they would need a variance.

Planner Hage answered that the new plan meets the rear yard setback but not the transitional yard requirement.

Chairman Kopp responded by saying that he doesn't have any concerns about what is proposed for the front of the lot, but is concerned with the number of parking spaces and the transitional yard setback.

Commissioner DelSarto commented that it is tight to drive around the current buildings.

Chairman Kopp asked if the developer thought that IDOT will have any issues with the intersection and if they will allow an additional curb cut.

Commissioner Heery asked if there would be an additional traffic light because of the heavy traffic at the intersection.

Commissioner DelSarto asked if there is enough water retention in the section in the back.

The engineer for the petitioner stated that they are following the code to ensure that everything is done properly.

Plan Commission Meeting

Chairman Kopp stated that in summary no one is adverse to the project as long as the residential transition yard is provided and that there is enough parking. None of the Commissioners have an issue with the required variations on the front or to the west.

Commissioner DelSarto asked where the water retention is on the site.

Attorney Klaes answered that there is some in the southwest corner of the property.

Commissioner DelSarto asked if this will eventually be divided in half and have two separate owners.

Planner Hage answered that the owners would have common ownership of the grounds surrounding the building and they would have individual interest in the units. She added that the owners of the bank building and the condo office building would own shares of the surrounding property.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Planner Hage informed the Commission that there will be an August Plan Commission meeting and two public hearings. One public hearing is for the 100 75th Street retail project and the second public hearing is for an amendment to the Zoning Ordinance to allow for minor amendments to a PUD.

Commissioner Remkus asked about the status of the retention areas in Mayada Brook. He stated that they are not complete and have an overgrowth of weeds. Commissioner Remkus also asked about the status of the property on Western which he said is also neglected and has an overgrowth of weeds.

Commissioner Remkus asked about a dog park and questioned if a special use permit would be allowable in R-1 for a private dog park.

7. ADJOURNMENT

MOTION: Made by Commissioner Baker, seconded by Commissioner Remkus, to adjourn the regular meeting of the Plan Commission at the hour of 8:10 p.m.

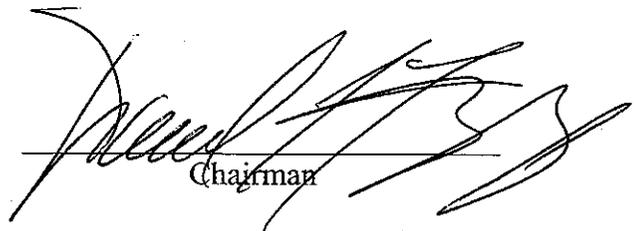
UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2008

Minutes transcribed by Joanne Prible.


Chairman