

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

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting March 5, 2008 (APPROVE)
- c. Minutes – Village Board Meetings – February 11, February 19 (workshop), February 25 (regular meeting and workshop), 2008 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – ZONING HEARING CASE 08-01: HINSBROOK BANK & TRUST CONSIDERATION AND RECOMMENDATION OF A PETITION FOR A SPECIAL USE PERMIT FOR A DRIVE-THRU FOR A BANK FACILITY, AN AMENDED SPECIAL USE PERMIT FOR A PUD, AMENDED PRELIMINARY AND FINAL PLAT OF PUD.

Prior to the Public Hearing, Chairman Kopp and Commissioner DelSarto recused themselves due to a conflict of interest with Hinsbrook Bank and Trust.

Vice-Chairman Wagner opened Public Hearing 08-01. He stated that the purpose of the Public Hearing shall be to consider a petition in the B-2 Community Shopping District for a Special Use Permit for a drive-thru and a Planned Unit Development Final Plat and other relief as may be required to allow the construction of a drive-thru bank facility. He added the applicant for the petition is Hinsbrook Bank and Trust in Willowbrook and the common address is 6262 South Kingery. The documents were published in the March 13, 2008 edition of the Doings Newspaper.

Planner Hage stated the applicant is requesting approval for a drive-thru facility and for modification of their building to add a new entrance to their southern façade along 63rd Street.

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Both of those changes trigger various requirements of the Village Code including the need for a Special Use Permit for the drive-thru facility and, because the property is a PUD, an amended Special Use Permit and preliminary and final PUD plats. Planner Hage gave an overview of the staff report by explaining the site has right-in, right-out access to Route 83 and full access to 63rd Street through the Willowbrook Square Shopping Center's main entrance on 63rd Street. The drive-thru facility is proposed to be located on the western building façade. Planner Hage added that staff asked the applicant to submit a traffic opinion. Staff provided that opinion and the plans to the Village's own traffic consultant who did an analysis on how this site modification would impact the traffic flow and parking. Planner Hage added that the Village traffic consultant suggested that Village require the drive-thru area to be a one-way and staff did request that the applicant make that modification. The applicant is reducing the overall site parking for their parcel by 15 spaces; however, they are still meeting all of the Village's parking requirements by providing 124 spaces with 5 handicap spaces. Staff also required Hinsbrook Bank to upgrade their site landscaping to meet the current code.

Commissioner Baker asked Tim Murphy, Senior VP and Chief Operating Officer of Hinsdale Bank, what will the drive-thru will do for the business.

Tim Murphy answered that they hope it will bring more retail business to the community.

Commissioner Heery asked about the entrance on 63rd Street and if a customer would have to circle around the whole building.

Tim Murphy answered that is correct. A customer would have to go around the building to get to the drive-thru.

Commissioner Heery asked if the parking spaces that are changing are the bank parking or if they are for the other facilities in the shopping area.

Tim Murphy stated that those spaces are used for both. He added there are some customers that park there but we ask our employees and tenants to park on the north and the south side and keep the east and west parking for customers.

Mr. Tiritilli, owner of Café Bernard, addressed the Commission regarding his concern with the parking. He stated that there will be a problem with the parking because of the one-way drive around the bank and asked why the facility cannot be moved to the north of the bank.

Vice-Chairman Wagner asked if there is a cross easement for parking on these two properties.

Planner Hage answered that there was not.

Tim Murphy responded by stating that he understands Mr. Tiritilli's concern with the parking. He added that they believe that with the drive-thru, there will be more customers for the other tenants in the shopping center.

Vice-Chairman Wagner asked if the parking and drive aisle just to the north of the entrance of the drive-thru is two-way traffic.

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Tim Murphy responded that the area adjacent to the drive-thru is one-way going south. He said there are signs there that indicate that and it is clearly marked.

Planner Hage responded that there was a concern that if the entrance to the drive-thru was next to two-way aisle, someone coming from the 63rd Street side of the site towards Bernard's would have conflict with people who wanted to cross over the lane of traffic and go into the drive-thru. She added that staff requested that the area north of the drive-thru remain two-way traffic because the bank is at the minimum parking requirements due to the change to angled parking.

Vice-Chairman Wagner commented that the southern two or three spaces could get involved in traffic backed up on a Friday afternoon when the drive-up will be full. That could be a problem with those southern spaces.

Commissioner Baker asked if the bank needs those parking spaces.

Planner Hage answered that they have 124 spaces and the Village code requires the bank to have 124 spaces.

Village Administrator Modaff responded by stating that the site requires 124 spaces and it will have 124 spaces. This Commission and our Village Board have a history of not giving in on parking requirements. He added, given the fact that those are in and out spaces, he hesitates for staff to recommend that they lose those spaces.

Mr. Tiritilli asked the Commission if the 63rd Street traffic light timing can be changed to a shorter time because of the congestion.

Village Administrator Modaff commented that the traffic signal is controlled by DuPage County. Administrator Modaff added that the light is between a major six lane state highway so the willingness to give up green time is probably limited. However, once this project is complete and staff can demonstrate that it is getting worse, staff can petition the County to take another look at it.

Vice-Chairman closed Public Hearing 08-01.

MOTION: Made by Vice Chairman Wagner, seconded by Commissioner Soukup to recommend to the President and Village Board adoption of the Findings of Fact and approval of the request for an Amended Special Use Permit for a drive-thru, an Amended Special Use Permit for a PUD and an Amended Preliminary and Final Plat of PUD as required to construct a bank drive-thru facility on the condition that the drive-thru canopy be sprinklered and subject to the plans listed in staff's report dated April 2, 2008.

ROLL CALL: AYES: Commissioners Heery, Baker, Soukup, and Vice-Chairman Wagner:
NAYS: None. Absent: Commissioner Remkus. Recused: Chairman Kopp and Commissioner DelSarto.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Planner Hage informed the Commission that the zoning map distributed this evening contains all the changes that were adopted in the calendar year 2007 and any identified corrections that needed to be made.

7. ADJOURNMENT

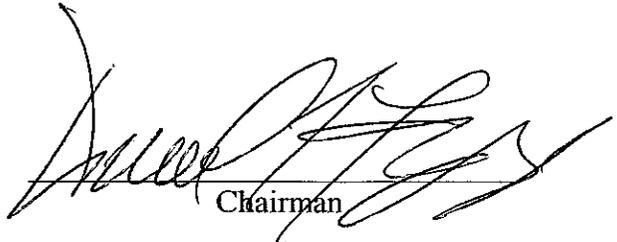
MOTION: Made by Commissioner Baker, seconded by Commissioner Heery, to adjourn the regular meeting of the Plan Commission at the hour of 8:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

July 2, 2008


Chairman

Minutes transcribed by Joanne Prible.