

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 7, 2010, 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 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Robert DelSarto, William Remkus, James Soukup, James Baker and Chairman Kopp. Also present were Planner JoEllen Charlton, Director of Municipal Services Tim Halik and Secretary Joanne Prible. ABSENT: 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 5, 2010 (APPROVE)
- c. Minutes – Village Board Meetings – April 26, May 10, May 24, 2010 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 10-04: Stonewheel, Variations in the M-1 District Special Use – 7675 Quincy

Chairman Kopp opened the public hearing. He said the next item on the agenda is the public hearing for zoning hearing case 10-04. The purpose of this public hearing shall be to consider a petition for variations in the M-1 Light Manufacturing District Special Use to allow construction of a new drop off and loading area and expansion of an existing parking lot. The applicant for this petition is SGL Construction Services of LaGrange on behalf of Stonewheel, Inc. The common address of the property is 7675 Quincy, Willowbrook Illinois. Notice of this public hearing was published in the June 17, 2010 edition of the Doings newspaper.

Representative for Stone Wheel said this is a warehouse that distributes car parts to independent repair shops. Parts are either delivered, or repair shops travel to the site in small utility vehicles and pickup trucks to receive necessary automotive parts. The existing parking lot is full with their employees; customers tend to utilize the loading dock area to make these pick-ups. The plan includes the construction of a new one-way circle drive along Executive Drive between the loading dock and the parking lot entrance for short term parking by customers picking up parts. The plan also provides for the construction of four new parking spaces in the front yard setback of the existing western parking lot to alleviate a shortage of parking for Stonewheel employees. There are several variations requested for this project. In addition, the landscaping in the front

and exterior yards is not in compliance with the ordinance. Also, to allow the expansion of a parking lot that does not provide interior parking lot landscaping; in addition, for parking areas without curbs and to allow parallel parking in a business district. For a driveway ratio that is less than the minimum 35 feet and to reduce separation between driveways from 400 feet and to reduce the spacing between a driveway entrance and right of way of an adjacent intersection street on a corner lot from 500 feet.

Planner Charlton said both of the hearings that we are considering tonight are for similar types of projects on Quincy in the same zoning districts for properties that were built at a time when Willowbrook zoning codes were quite different. Both projects came forward with input from staff to address traffic and parking issues experienced by both of the businesses. Staff decided it was better to work toward improving these properties rather than leaving them stay at their current nonconforming status with some of the issues. The approach on both of these properties was to consider an improvement that provided reasonable relief from the ordinance if the trend had already been established.

Planner Charlton said staff supports the project and recommends that you approve the sample motion that is provided on the last page of the staff report.

Chairman Kopp closed public hearing 10-04.

MOTION: Made by Commission Remkus seconded by Commissioner DelSarto, based on the submitted petition and testimony presented, I move that the Plan Commission recommends to the President and Village Board adoption of the attached Finds of Fact for Zoning Variations, and approval of the request for the variations identified as part of Zoning Hearing Case Number 10-04 in substantial compliance with the documents attached to the staff report prepared for the July 7, 2010 meeting, subject to the final review and approval of all plans by the Village Engineer.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 10-05:
Variations in the M-1 District Special Use – 7825 Quincy

Chairman Kopp said the next item on the agenda is the public hearing for zoning hearing case 10-05. The purpose of this public hearing shall be to consider a petition for a parking variation and variations in the M-1 light manufacturing district special use to allow for the expansion of an existing parking lot. The applicant for this petition is Korman/Lederer & Associates from Northbrook Illinois. The common address of the property is 7825-7827 Quincy, Willowbrook, Illinois. Notice of this public hearing was published in the June 17, 2010 edition of The Doings newspaper.

Representative for Korman/Lederer & Associates said the building is split into two different tenants. The south half tenant needs a certain amount of parking spaces in order to function with the amount of employees that they have. Currently there are 7 spaces and we are proposing to add 13 spaces on the south side of the building.

Planner Charlton said this building has contained two warehouse uses. The parking situation has been adequate until not. This building is being leased by a flooring wholesale distributor. For

this use or for any future users adding this additional parking will benefit. The proposed location of the dumpster as show on the plan does not comply with the ordinance because it is too close to the building to the south. The motion included in the packet has a requirement that the dumpster will need to be relocated and screened in compliance with the ordinance. Staff recommends that the Plan Commission approve the sample motion.

Chairman Kopp closed public hearing 10-05.

MOTION: Made by Commissioner Baker seconded by Commissioner Remkus, based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the President and Village Board adoption of the attached Findings of Fact for Zoning Variations/7825 Quincy, and approval of the request for the variations identified as part of Zoning Hearing Case Number 10-05 in substantial compliance with the documents attached to the staff report prepared for the July 7, 2010 meeting, subject to the final review and approval of all plans by the Village Engineer and subject also to the following required change.

The dumpster shall be relocated in compliance with 9-12-2 of the Zoning Ordinance and the Landscape Plan shall be revised to provide details of the dumpster enclosure and proposed landscape screening as indicated on the Site Plan.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

6. VISITOR’S BUSINESS

None.

7. COMMUNICATIONS

Chairman Kopp said Commissioner Heery was appointed to the Police Commission and he resigned his role to the Plan Commission.

8. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner DelSarto, to adjourn the regular meeting of the Plan Commission at the hour of 7:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2010

Minutes transcribed by Joanne Prible.

Chairman