

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 3, 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, James Soukup, James Baker, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Administrator Tim Halik, Planner Jo Ellen Charlton, and Secretary Debbie Hahn. ABSENT: 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 October 6, 2010 (APPROVE)
- c. Minutes – Village Board Meeting October 11, 2010

MOTION: Made by Vice-Chairman Wagner seconded by Commissioner DelSarto, to approve the Omnibus Vote Agenda.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

Commissioner Remkus arrived at 7:27 pm.

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 10-09: May/Kim Subdivision, Annexation and Rezoning from R-1 to R-1A.

PUBLIC HEARING/DISCUSSION – (COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Soukup that based on the submitted petition, Staff Report to the Plan Commission prepared for the November 3, 2010 meeting, and testimony presented, I move that the Plan Commission recommend to the President and Village Board approval of the annexation and rezoning to R-1A the property legally described in Exhibit 5 of the Staff Report, and approval of the Final Plat of Chris May Subdivision for the property legally described in Exhibit 6, subject to the following conditions.

1. Approved Documents include all of the following:

Plan Commission Meeting

- a. Site Plan and Grading Plan, consisting of 1 sheet, prepared by Koziol Engineering Services, latest revision dated 6/10/10.
  - b. Plat of Annexation, consisting of 1 sheet, prepared by Harrington Land Surveying Ltd., latest revision dated 5/19/10.
  - c. Final Plat of Chris May Subdivision, consisting of 3 sheets, prepared by Harrington Land Surveying, Ltd, latest revision dated 5/19/10.
2. Prior to the recording of the Final Plat of Chris May Subdivision, the subdivision applicant shall:
- a. Provide development security in an amount no less than 125% of the engineer's estimate at the time that subdivision is to be recorded, and in no instance shall be no less than \$34,191.
  - b. Remove, at applicant's sole expense the two sheds on proposed Lot 3 and the garage straddling proposed Lots 3 and 4.

ROLL CALL: AYES: Commissioners DelSarto, Soukup, Vice Chairman Wagner and Chairman Kopp; RECUSE: Remkus; ABSTAIN: Baker; NAYS: None.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Vice-Chairman Wagner asked if there is anything that staff can do to pursue a brightening of Madison Street in some way. Mr. Tamling came to the Plan Commission and asked the commission to allow some outside storage and a fence. The trailers and things inside that fence which are stored there have not been moved in years and probably are not currently licensed. Vice-Chairman Wagner said things are looking a little rough on Madison Street and he suggested that maybe there is some way that staff could pursue some upgrading along the stretch.

Administrator Halik said the Village just received a petition for annexation for 5 separate parcels within the Soper Triangle area. The Village did voluntarily annex the northern three parcels, two of which have structures on them including the outside fenced in storage area that Vice-Chairman Wagner referred to. The short term plans for the areas within that triangle would be to continue the uses that are currently there. However, if the Plan Commission would like to craft an annexation agreement which would contemplate additional zoning grants to redevelop the entire area into a use that we would mutually agree upon.

Planner Charlton said District 86 is requesting a special use approval at the Willowbrook Square Shopping Center for a transitional facility and asked if any of the Commissioners had a problem with scheduling a December 1, 2010 meeting.

Commissioner DeSarto asked the status of the text amendment.

Administrator Halik said the Village Board voted to receive the recommendation, however in light of some of the legal comments that were made at the Public Hearing on October 6, staff and the village attorney are taking a look at it from a federal perspective to ensure that some of the statements that were made by the two attorney's that night will not be problematic later.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner DeSarto, to adjourn the regular meeting of the Plan Commission at the hour of 8:17 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

\_\_\_\_\_, 2010

Minutes transcribed by Joanne Prible.

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Chairman