

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 1, 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 Baker, Vice-Chairman Wagner and Chairman Kopp. Also present were Planner Jo Ellen Charlton, and Secretary Joanne Prible. ABSENT: James Soukup.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting November 3, 2010 (APPROVE)
- c. Minutes – Village Board Meeting November 8, 2010

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 10-10: Special Use Permits for a school and other relief, Hinsdale High School 86, Willowbrook Square, 12-106 W. 63rd Street

PUBLIC HEARING/DISCUSSION – (COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Soukup that based on the submitted petition and testimony presented, and the staff report prepared for the December 1, 2010 Plan Commission meeting, the Plan Commission recommends that the President and Village Board adopt the Finding of Fact included in the staff report, and approve Zoning Hearing Case Number 10-10, authorizing a special use for a school in spaces 38 and 42 of the Willowbrook Square Shopping Center (1,200 square feet) subject to the following conditions:

1. The delivery and pick up of students to and from the site is allowed by passenger vehicles, taxis, and small busses with capacity not to exceed 15.
2. Busses shall be allowed on the site only for purposes of picking up and dropping off students. At no time shall any bus be permitted to park anywhere on the site. Busses

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must leave the site immediately after delivering students to the site. Busses waiting to pick up students shall be staged for no longer than is necessary for loading students.

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

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Planner Charlton said staff is working with CVS. They are interested in the last space in the Willowbrook Town Center. That pad is intended for a restaurant but because Buffalo Wild Wings has taken one of the inline stores, there is a situation on that side of the mall where parking is a premium. The direction is to try and see if CVS can be accommodated on that particular site without causing any additional parking issues. Their desire for a right-in off of Plainfield Road and the size of their building is much more than the site can handle. Staff cannot get them to bring the size of the building down or consider eliminating that right-in off of Plainfield Road. We did indicate to CVS that we are not in the position to bring this to the Plan Commission because there are too many traffic and parking concerns. Staff will continue to work with them and we will keep the Plan Commission posted.

7. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner DelSarto, 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,

_____, 2010

Minutes transcribed by Joanne Prible.

Chairman