

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JUNE 1, 2011, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Vice Chairman John Wagner called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners James Soukup, William Remkus, James Baker, and Vice-Chairman Wagner. Also present were Planner Jo Ellen Charlton, and Secretary Joanne Prible. ABSENT: Commissioner Robert DelSarto and Chairman Daniel Kopp.

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 4, 2010 (APPROVE)
- c. Minutes – Village Board Meeting May 4 and May 9 , 2011

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION RECONSIDERATION – Reconsideration of item 4, Plan Commission Consideration of Zoning Hearing Case 11-01: 505 Ridgemoor from the May 4, 2011 Agenda, for purposes of considering an amendment to authorize a variation in the R-1 Single Family Residence District to reduce the minimum front yard setback from sixty (60') to forty feet (40') (instead of thirty feet (30')), in order to comply with a platted building line.

Planner Jo Ellen Charlton reviewed that at the May 4, 2011 meeting, there was a public hearing for Zoning Hearing Case no 11-01, 505 Ridgemoor regarding a variation to reduce a front yard setback from 60' to 30'. The Commission noted a platted building line on the plat of survey measuring 40', and questioned whether the Plan Commission has the authority to grant a variation that violated the platted building line. The Plan Commission voted on the requested variation to reduce the front yard setback to 30' as requested in the application. The Plan Commission is now being asked to reconsider that vote because it did not have the legal authority to consider a variation that would violate a platted building line.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup to move that the Plan Commission reconsider Item 4, Plan Commission Consideration of Zoning Hearing Case 11-01: 505 Ridgemoor from the May 4, 2011 Agenda for purposes of considering an amendment to the motion that would change the front yard setback variation from 30' to 40' to comply with a platted building line.

ROLL CALL: AYES: Commissioners Soukup, Remkus, Baker, and Vice Chairman Wagner; ABSENT: Commissioner DelSarto, Chairman Kopp

MOTION DECLARED CARRIED

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup to move that the Plan Commission amend the motion to change the front yard setback variation from 30' to 40', such that the amended motion in its entirety reads as follows:

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 Hearing Case 11-01 at 505 Ridgemoor, authorizing a variation in the R-1 Single Family Residence District to reduce the minimum front yard setback from sixty feet (60') to forty (40'), for the construction of a new home situated on a lot in a manner that is in substantial compliance with Attachment 1 of the staff report and the Plan Commission dated April 27, 2011 prepared for 505 Ridgemoor and that this is in general compliance with the survey presented at the May 4, 2011 meeting.

ROLL CALL: AYES: Commissioners Soukup, Remkus, Baker, and Vice Chairman Wagner; ABSENT: Commissioner DelSarto, Chairman Kopp

MOTION DECLARED CARRIED

Chairman Wagner asked for a roll call vote to approve the amended motion.

ROLL CALL: AYES: Commissioners Soukup, Remkus, Baker, and Vice Chairman Wagner; ABSENT: Commissioner DelSarto, Chairman Kopp

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

None.

7. ADJOURNMENT

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Plan Commission Meeting

MOTION: Made by Commissioner Soukup, seconded by Commissioner Remkus, to adjourn the regular meeting of the Plan Commission at the hour of 7:20 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

_____, 2011

Minutes transcribed by Joanne Prible.

Chairman