

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 2, 2011, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Daniel 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, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioner 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 June 1, 2011 (APPROVE)
- c. Minutes – Village Board Meeting June 13, June 27, July 11, July 18, July 25, August 8, August 22, September 12, September 26, and October 10, 2011

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 11-02: William Thompson, Strive Martial Arts, petition for a parking variation in the B3 General Business District to allow a martial arts studio in the Willowbrook Plaza Shopping Center.

PUBLIC HEARING/DISCUSSION – (COURT REPORTER MINUTES)

RECOMMENDATION

MOTION: Made by Commissioner DelSarto, seconded by Commissioner Remkus that based on the submitted petition and testimony presented, the Plan Commission recommend to the President and Village Board adoption of the attached Findings of Fact for Zoning Variations/Martial Arts School, and approval of the request for the variations identified as part of Zoning Hearing Case Number 11-02 in substantial compliance with the documents attached to the staff report prepared for the November 2, 2011 meeting, subject to the final review and approval of all construction plans by the Village of Willowbrook and the following conditions:

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1. The parking variation allowing the use of only 43 parking spaces when 62 parking spaces are required is valid only for the combination of uses included 2 carryout/delivery restaurants, 2 retail stores similar in actual parking impact to a Gold Buying Store and an electronic store, and a recreational instructional school occupying space as indicated in the staff report prepared for the November 2, 2011 Plan Commission meeting.
2. The parking lot shall be restriped in compliance with accessible parking requirements.

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Chairman Kopp praised the continuing efforts of the Plan Commission and reminded commissioners to continue their efforts to come to the meetings prepared by reading the reports and visiting the sites. He noted that applicants spend a lot of time and money to bring their projects forward and they deserve the Commission's full uninterrupted attention during their presentations.

Planner Charlton mentioned that CVS (the site between the bank and Meatheads, just north of the pond) has requested a right in from Plainfield Road which is closer than what the county allows. Staff is concerned that this will impact the maneuverability of the cars getting to other places within the shopping center and continuously told them that we will not support the project. Planner Charlton said we would like CVS at that location, but staff will not support the right in on Plainfield Road. CVS has submitted an application (which is not complete yet) but their plan is to come before the Plan Commission and ask for your consideration of this right in. The traffic engineer has looked at it from the traffic perspective and staff has looked at it from the zoning and planning perspective and we cannot get behind it with the right in. Staff will ask CVS to come before the Plan Commission with a sketch plan before they spend money on engineering.

Commissioner DelSarto commented that the freestanding signs at Dominicks are very attractive to the shopping center.

Commissioner Wagner said that some time ago he raised the question about Madison Street and what it looked like from Soper south to Frontage Road and that Tim was working with someone to deal with the area. The look of everything along Madison Street on the east side is pretty rough especially with the trucking company and body shop. Commissioner Wagner added that some years ago we granted permission to

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Tamlings the right for storage out there but never thought we would see something not move for five to ten years. Building Inspector Giuntoli said that he would follow up with this issue.

Commissioner DelSarto commented that the Willowbrook Square Shopping Center has six or seven signs that are leaning from the building. Building Inspector Giuntoli said he would follow up.

7. ADJOURNMENT

MOTION: Made by Commissioner Wagner, seconded by Commissioner Remkus, to adjourn the regular meeting of the Plan Commission at the hour of 7:45 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

\_\_\_\_\_, 2011

Minutes transcribed by Joanne Prible.

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Chairman