

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, FEBRUARY 1, 2012, 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 Soukup, James Baker, Vice-Chairman Wagner and Chairman Kopp. Also present were Planner Jo Ellen Charlton and Secretary Joanne Prible. ABSENT: None.

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 2, 2011 (APPROVE)
- c. Minutes – Village Board Meeting November 14, 2011, November 28, 2011, December 12, 2011 and January 9, 2012

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION – Zoning Hearing Case 12-01: CVS Pharmacy, 7101-7199 Kingery Highway, petition for an amendment to an existing Planned Unit Development to permit development of a CVS Pharmacy.

Planner Charlton informed the Plan Commission that the hearing scheduled for tonight had not been properly noticed because the applicant's original legal description excluded the Lock Up parcel. The labels that were provided for the hearing did not cover the required 250 feet from that property. Because proper notice was not provided, the zoning hearing case has been renoticed for February 15, 2012. This is not a continuation.

5. ZONING ORDINANCE DISCUSSION

Planner Charlton opened discussion for the Zoning Ordinance. She stated that the information she provided was found both in the computer and in hard copy files and staff is looking for direction on the zoning ordinance from the Plan Commission.

Page 2

Plan Commission Meeting

Chairman Kopp said the process was started internally and the Plan Commission addressed signage and residential setbacks. Chairman Kopp said the Commission adopted something for residential setbacks but it was realized that it was not really workable.

Commissioner Wagner said they were changed because the homes in Rodger Farm and Waterford had many residents who wanted to build three season porches or small additions on the backs of their houses and the Commission changed the rear yard setback in several of those districts down to 25 ft.

Planner Charlton asked the Commission if they ever saw the prepared revised use matrix.

Planner Charlton said regarding the matrix some of the definitions have suggested changes. The parking lot definition has some changes due to confusion over what constitutes a parking lot.

Planner Charlton added physical culture and health related service has been an issue particularly with massage services and spas which was regulated as a conditional use when it was more health related or office related.

Planner Charlton said regarding restaurants there is an attempt to separate restaurants into a fast food category and a separate restaurant category. It excludes a drive thru. The drive thru attachment to any use always triggers a special use. There is no difference in the parking requirements for a fast food or regular restaurant. Planner Charlton asked the Plan Commission for feedback.

Commissioner Wagner said that he would like to review the matrix sheet.

Planner Charlton asked about all residential categories up to R-3 and the existing code regarding front yard setbacks.

Commissioner Wagner said some of zoning ordinances take an average on the block to be able to create more transition to the existing homes when you have a series of new homes being built in a lot. Chairman Kopp added that certain neighborhood did not want a saw tooth. The Commission passed this but it became a problem when surveyors had to be hired for the whole block to do these calculations. Chairman Kopp said that the commission can reopen this situation. Planner Charlton said she would do some research and find some examples in both situations where the zoning is not there because the subdivision was created but it is there because it was annexed and brought in that way. Planner Charlton added that in those cases residents should be allowed to rebuild and in some cases add a deck.

Commissioner Wagner said there is another restriction where there is a platted building line because it does not matter what the ordinance states, nothing can be built in front of a platted building line. He added that he is not comfortable making changes to this definition.

Planner Charlton said the commission will spend time looking at different scenarios. It is important to try and find many scenarios to make a change like this.

Commissioner DelSarto commented on the code that states churches, convents, rectories shall be allowed in the district as special use and on October 6, 2010, the Plan Commission had a meeting and made a recommendation to the Village Board to eliminate that.

Commissioner Wagner said we eliminated that in the R-1 and R-1A.

Commissioner DelSarto asked if this coming back.

Planner Charlton said churches are already special uses and the reason that these show up as changes is because they had been reordered in the text.

Planner Charlton commented on the landscape sections and added that the recommendation is to remove the entire requirement from all sections and create a new section for landscaping and put all of the landscaping requirements in one section.

Commissioner DelSarto commented on the language stating all exterior building walls shall be constructed out of fully colored split-faced block assemblies. He added that these are under review in Chicago because they are substandard and should be eliminated.

Planner Charlton said that she would check with Roy about this material.

Planner Charlton said that per Dan Lynch all the noise standards and lighting standard are being reviewed.

Planner Charlton said regarding residential driveways that the width of residential driveways comes up when a horseshoe driveway or a corner lot driveway is requested. The intent of the code is that a driveway needs to be not less than 9 feet wide on a single driveway and up to 33 for multiple driveways.

Commissioner Wagner said he would allow 33 but not allow more than two curb cuts.

Planner Charlton discussed hearing notices with the village attorney who suggest the burden be shifted from the village to the applicant.

Chairman Kopp asked if staff currently charges the applicant.

Commissioner Wagner said in other communities it is not the responsibility of the village to send the notice of public hearing to the surrounding 250 feet, it is the responsibility of the developer/applicant and the developer/applicant must show certified proof of mailing.

Page 4

Plan Commission Meeting

Chairman Kopp said the village should do it for the R districts because it is a burden for the homeowner.

Planner Charlton said she will talk to the attorney.

Planner Charlton asked the commission for questions of comments.

Chairman Kopp suggested that as they work on a section of the ordinances, it would be easier if the whole section is highlighted.

Commissioner Wagner asked that the commission look at accessory uses and home occupation. In particular the height of accessory structures and prohibited home occupations within a residential district.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATION

Commissioner DelSarto commented that the buses for the school on 63rd street are double parked in the lot between 2:30 and 4:30.

8. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 8:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

\_\_\_\_\_, 2012

Minutes transcribed by Joanne Prible.

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Chairman