

MINUTES OF THE PUBLIC HEARING 18-06 MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, SEPTEMBER 5 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:02

2. ROLL CALL

Those present at roll call were Commissioners Soukup, Ruffalo, Kaucky, and Walec, and Chairman Kopp.

Absent: Commissioner Remkus and Vice Chairman Wagner

Also present were Planning Consultant Natalie Zine, Building Inspector Roy Giuntoli, Assistant Village Administrator Jeff Monteleone and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting August 1, 2018

MOTION: Made by Commissioner Soukup, seconded by Commissioner Ruffalo, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-06: Homes Elementary Middle School Addition(5800 South Holmes Ave, Clarendon Hills, Ill. 60514- Maercher School District 60).Petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow a 32,000 square foot, two-story addition to the existing Holmes Elementary School building and improvements to the bus drop area in the R-1 Zoning District.(Notice Published on 8/16/18 in the Sun-Times)

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Kaucky was seconded by Walec and approved unanimous 5-0 roll call vote of the members present:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the September 5, 2018 Plan Commission for PC 18-06, and recommend approval of an amendment to the existing special use to allow a variation from section 9-5A1-3(E) to allow for a lot coverage of 39.7% and from section 9-5A1-3(G) to allow for a maximum floor area ratio of 0.48%, subject to the following conditions:

1. Sheet number C1.2 of the engineering plans, "Proposed Improvements for Additions and Remodeling" dated August 7, 2018 shall be revised so that the proposed addition complies with the existing 27' exterior side yard setback.
2. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
3. The applicant shall obtain an NPDES permit from the IEPA to be submitted with final Engineering.
4. All applicable permits and permissions shall be obtained from the Christian Church of Clarendon Hills and the Village of Clarendon Hills prior to the construction of the proposed sidewalk connecting to the Christian Church of Clarendon Hills to the north.
5. The variance granted in Ordinance 16-O-33 stating "that Section 9-10-5(J) of the Village Code of the Village of Willowbrook establishing parking of certain vehicles prohibited be varied to allow nine (9) overnight bus parking stalls on the subject property" shall be terminated, and no overnight parking of buses shall henceforth be allowed on the subject property.
6. Maercker School District shall, in perpetuity, assume sole responsibility for the maintenance, repair, and snow plowing of the right-of-way where the existing and extended bus lane is proposed.
7. The terms of use, maintenance, and improvement of the right-of-way for the extension of the existing bus lane shall be detailed and agreed to by means of an Intergovernmental Agreement (IGA) between Maercker School District and the Village of Willowbrook prior to final zoning approval.

ROLL CALL: AYES: Commissioners Soukup, Ruffolo, Kaucky, Walec, and Chairman Kopp. NAYS: None. ABSENT: None.  
Public Hearing ended at 7:17pm.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Consultant Zine mentioned with the Day Care and outlot on 75<sup>th</sup> Street want on next meeting but missed dead line, may be requesting special meeting mid to late October, possible October 3 sketch plan review for a boutique bowling alley with Arcade, restaurant and out lot for Chase Bank

Inspector Giuntoli reported about Pete's and the stores on the outer lots at that location.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Kaucky, to adjourn the special meeting of the Plan Commission Public Hearing at the hour of 7:30 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

October 3,2018

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Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske