

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON  
WEDNESDAY, MARCH 4, 2020 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 7:03p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Kaucky, Walec,  
Vice Chairman Wagner, and Chairman Kopp.

Also present were Planning Consultant Anne Choi, Building Official Roy Giuntoli, and Recording  
Secretary Lisa Shemroske.

Absent: Commissioners Ruffalo and 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, February 5, 2020

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-03: Consideration of  
petition requesting approval of an Amendment to a Special Use of a Planned Unit Development  
and Amendment to a Planned Unit Development to allow for Major changes under Section 9-13-  
4 (C) 6 (a) including certain relief, exceptions and waivers from Title 9 of the Village Code, and  
approval of a Final Plat of PUD for the Compass Arena and Event Center, on property located at  
625 Joliet Road.

- A. PUBLIC HEARING  
Motion to close public hearing at 7:33p.m.

- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

**MOTION:** The following motion made by Commissioner Kaucky was seconded by Commissioner Remkus and all in favor

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its Findings of Fact for a Planned Unit Development referenced in the Staff Report for PC 20-03 prepared for the March 4, 2020 meeting and recommend approval of an Amendment to the existing special use for a Planned Unit Development and Amendment to the Planned Unit Development to allow for all changes listed under Section 9-13-4(C)6(a), including relief, exceptions and waivers from Title 9 of the Village Code referenced in the Staff Report for PC 20-03 prepared for the March 4, 2020 meeting, with the exception of the request for reduced parking and recommend approval of an Amended Final Plat of PUD with the requested revisions, according to the plans listed in the Staff Report for PC 20-03 and subject to the following conditions:

1. The Amended Final Plat of PUD shall be revised and restriped to accommodate a total of 177 parking spaces.
2. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the Staff report or as discussed during the March 4, 2020 meeting, and approved by Village staff prior to being forwarded to the Village Board for final consideration. Final documents forwarded to the Village Board shall be newly revision dated and identified “For Village Board Approval”.
3. Users are restricted to approved uses only, except as many be further authorized by the Village Board pursuant to Section 9-13-4(C)6(a) regulating Major Changes to PUD.
4. Any outstanding comments for Village staff shall be addressed prior to final zoning approval from the Village Board.

Roll Call Vote: AYES: Commissioners Remkus, Ruffalo, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

## 5. VISTOR’S BUSINESS

None

6. COMMUNITACTIONS

Building Official Giuntoli updates the Commissioners on Pulte and that they are down to their last few homes. Updates include the new storage facilities being built and their progress. Pete's Market has one space left in the out lot.

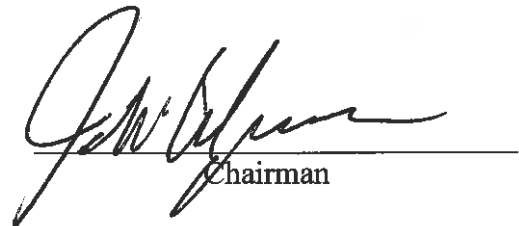
7. ADJOURMENT

Motion to adjourn made at 7:55pm by Commissioner Remkus and second by Commissioner Walec

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

July 8, 2020



Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske