

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 6, 2022 AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

DUE TO THE COVID19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00 p.m.

The Governor of the State of IL. has declared a Gubernatorial disaster proclamation in response to the Covid-19 Act outbreak and all the Village of Willowbrook is covered by the disaster area. In light of the ongoing Covid 19 outbreak the Mayor of the Village of Willowbrook has determined that an in-person meeting for the April 6, 2022. Plan Commission may not be practical or prudent for all persons in light of the disaster thus the Village has provided an option to attend the April 6, 2022, Plan Commission meeting remotely.

2. ROLL CALL

Those physically present at the VOW Police station were Chairman Kopp, Commissioners Kanaverskis, Walec, Kaucky, Director of Community Development Mike Krol, Planner Karen Stonehouse

Present Via Zoom COVID -19 Pandemic were Commissioners Baksay, Kaczmarek, Village Attorney Matt Holmes, and Village Consultant Planner Eunice Im. Absent: Vice Chairman Wagner

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting, January 12, 2022

MOTION: Made by Commissioner Walec seconded by Commissioner Baksay, approve the Omnibus Vote Agenda as presented, all in favor

Roll Call votes: AYES, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 22-02; Consideration of a petition to approve a special use permit to allow a 18,601 square foot, one-story addition to the exiting Gower West Elementary School building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground, and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to consolidate the two-lot property; and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The property is located

7650 South Clarendon Hills Road, in the Village of Willowbrook. The applicant for this petition is Gower School District 62, 7700 South Clarendon Hills Road, Willowbrook, IL 60527.

A. PUBLIC HEARING

Motion to open Public Hearing was made by Commissioner Baksay, seconded by Commissioner Kaucky, all in favor

Roll Call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

Motion to close Public Hearing by Commissioner Kaucky and seconded by Commissioner Walec, all in favor.

Roll Call; AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and Chairman Kopp, NAYS: None

MOTION DECLARED CARRIED

MOTION: Based on the submitted petition and testimony presented, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 22-02 for the April 6, 2022 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use permit to allow the existing Gower West Elementary School, a 18,601 square foot, one-story addition to building, expansion and improvements to the existing parking lots, addition of a new parking lot, addition of a new children's playground and general site and landscaping improvements in the R-1 Zoning District; approval of a Final Plat of Subdivision to the consolidate the two-lot property; and associated variations as described in, and subject to the "Conditions of Approval" listed in the Staff Report prepared for PC 22-02 for the April 6, 2022, Plan Commission meeting.

Made by Vice Commissioner Walec and second by Commissioner Kauck all in favor
Roll Call Vote: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and
Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

6. VISTOR'S BUSINESS

None

7. COMMUNICATIONS:

New Director of Community Development Mike Krol introduced himself and gave his background.
Chairman Kopp congratulated Consultant Planner Im on a well done prestation.

8. ADJOURNMENT

MOTION: Made by Commissioner Baksay and second by Commissioner Walec to adjourn the
meeting of the Plan Commission at the hour of 7:25 p.m. all in favor

Roll call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Chairman
Kopp NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

July 13, 2022


Chairperson

4/6/2022

**VILLAGE OF WILLOWBROOK PLANNING AND ZONING
HEARING CASE NUMBER**

22-02

DONNA L. WATWOOD

VILLAGE OF WILLOWBROOK
PLANNING & ZONING
HEARING CASE NUMBER 22-02

REPORT OF PROCEEDINGS VIA ZOOM
at the meeting held before the Planning & Zoning
Commission of Willowbrook on the 6th day of April,
2022, at the hour of 7:00 p.m., as reported by
Donna Watwood, Certified Shorthand Reporter in and
for the County of Kane and State of Illinois.

1 APPEARANCES:

2 Daniel Kopp - Chairman

3 Catherine Kaczmarke - Member

4 Leonard Kaucky - Member

5 Maciej Walec - Member

6 Zoltan Baksay - Member

7 Ronald Kanaverskis - Member

8 Matthew Holmes - Village Attorney

9 Karen Stonehouse - Village Planner

10 Michael Krol - Director of Community

11 Development

12 Eunic Im - Planning Consultant

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1 CHAIRMAN KOPP: I call to order the
2 meeting of the plan commission of the Village of
3 Willowbrook. The governor of the State of Illinois
4 has declared a gubernatorial disaster response
5 proclamation in response to the Covid 19 Act
6 outbreak and all of the Village of Willowbrook is
7 covered by the disaster area. In light of the
8 ongoing Covid 19 outbreak, the mayor of the Village
9 of Willowbrook has determined that an in-person
10 meeting for the April 6, 2022, plan commission
11 meeting may not be practical and prudent in light
12 of the disaster.

13 All of the members of the plan
14 commission participating in the April 6, '22, plan
15 commission meeting wherever there is physical
16 limitations shall be verified and determined that
17 they can hear one another and hear all discussions
18 during the meeting.

19 The village has provided an option to
20 attend the April 6th, 2022 plan commission meeting,
21 virtually via a zoom web link. And I ask the plan
22 commission secretary to call the roll.

23 MS. SHEMROSKE: Commissioner Baksay.

24 COMMISSIONER BAKSAY: Here via zoom.

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MS. SHEMROSKE: Commissioner Kanaveskis?

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COMMISSIONER KANAVESKIS: Yes.

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MS. SHEMROSKE: Commissioner Kaczmarek?

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COMMISSIONER KACZMAREK: Here via zoom.

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MS. SHEMROSKE: Commissioner Kauchy?

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COMMISSIONER KAUCHY: Here.

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MS. SHEMROSKE: Commissioner Walec?

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COMMISSIONER WALEC: Here.

9

MS. SHEMROSKE: Vice-Chairman Wagner is
absent today. Chairman Kopp?

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CHAIRMAN KOPP: Here.

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MS. SHEMROSKE: Village Attorney Matt
Holmes?

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MR. HOLMES: Here. Sorry about that.

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MS. SHEMROSKE: Village Consultant Eunic
Im.

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17

MS. IM: Here.

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MS. SHEMROSKE: Planner Karen Stonehouse?

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MS. STONEHOUSE: Here.

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MS. SHEMROSKE: Director of Community
Development, Mike Krol?

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22

MR. KROL: Here.

23

MS. SHEMROSKE: And, for the record, I am

24

1 Lisa Shemroske.

2 CHAIRMAN KOPP: The next item on the
3 agenda is the omnibus vote agenda. Will someone
4 make a motion to approve the omnibus vote agenda to
5 waive the reading of the minutes and to approve the
6 omnibus?

7 MR. WALEC: I will make that motion,
8 Walec.

9 MR. BAKSAY: Baksay second.

10 CHAIRMAN KOPP: Will the planning
11 commission secretary call the vote?

12 MS. SHEMROSKE Commissioner Baksay?

13 COMMISSIONER BAKSAY: Yes.

14 MS. SHEMROSKE: Commissioner Kanaverskis?

15 COMMISSIONER KANAVERSKIS: Yes.

16 MS. SHEMROSKE: Commissioner Kaczmarek?

17 COMMISSIONER KCAZMAREK: Yes.

18 MS. SHEMROSKE: Commissioner Kaucky?

19 COMMISSIONER KAUCKY: Yes.

20 MS. SHEMROSKE: Commissioner Walec?

21 COMMISSIONER WALEC: Yes.

22 MS. SHEMROSKE: Chairman Kopp?

23 CHAIRMAN KOPP: Yes.

24 The next item on the agenda is a

1 public hearing for Zoning Hearing Case No. 22-02.
2 The purpose of this public hearing is to consider a
3 petition for a special use permit and other relief,
4 exceptions, and variations. This may be required
5 to allow an 19,000 square foot one-story addition
6 to the existing Gower West Elementary School
7 building, expansion and improvements to the
8 existing parking lots and addition of a new parking
9 lot, addition of a new children's playground, and
10 general site and landscaping improvements generally
11 located at the southwest corner of Clarendon Hills
12 Road and Sheridan Drive.

13 The applicant for this petition is
14 Gower West School District 62. With permission
15 from the property owners Gower School District,
16 Willowbrook, Illinois, notice of this public
17 hearing was published in the March 21, 2022,
18 edition of the Chicago Sun-Times.

19 Karen, would you like to make a
20 presentation on this.

21 MS. STONEHOUSE: Actually, we have a
22 surprise guest with us this evening from
23 California, Eunice Im, who is a consultant with the
24 village. She came on board when we were really

1 busy. She's going to make the presentation unless
2 Michael has introductory comments.

3 MR. KROL: No, I mean just real quick.
4 Again, my name is Mike Krol. I'm the new director
5 of community development. I left you all my
6 information if you have any comments or questions.
7 But otherwise, Eunice, go ahead and take it away.

8 MS. IM: Can everybody see my screen?

9 COMMISSIONER BAKSAY: Yes.

10 MS. IM: Good evening, commissioners. My
11 name is Eunice, and I will be presenting on behalf
12 of Gower West School District No. 62 for the
13 request of a special use permit, Final Plat of
14 Subdivision, and variations for the proposed
15 project located at the 7700 Clarendon Hills Road.

16 The school district is requesting
17 from the Village of Willowbrook the approval of a
18 one-story 18,601 square foot addition to the south
19 end of existing elementary school facility, an
20 extension to the east parking lot with additional
21 southeast parking spaces, and new 64-foot by
22 50-foot outdoor early childhood playground on the
23 northerly side of the early childhood classrooms.

24 Furthermore, the project encompasses

1 improvements on the on-site drop-off and pick-up
2 areas including a masonry dumpster enclosure to the
3 west side of the building, a reconfiguration of the
4 existing sports field, and general site and
5 landscaping improvements.

6 On November 2020, Gower School
7 District 62 was approved a fifteen million bond
8 referendum for renovating and expanding the school
9 district's two schools. The bond proceeds would
10 fund building a new full-sized gymnasium, a STEM
11 lab, new music room, art room, and new parking lots
12 as will be shown in the upcoming slides.

13 In summary the applicant is
14 requesting a special use permit for the elementary
15 school use on site, a Final Plat of Subdivision for
16 the lot consolidation in consideration of other
17 such relief, exceptions, and variations from
18 Title 9 and Title 10 of the Village Code.

19 The subject property is located at
20 the southwest corner of Clarendon Hills Road and
21 Sheridan Drive. It is located within the R-1
22 single family residential district and is
23 surrounded by other residential zoning such as R-5,
24 R-3, and R-2. The site is a total of 8.58 acres

1 consisting of two separate lots. One at 1.85 and
2 the other at 6.72 acres.

3 The existing school is a 72,050
4 square feet building. With the addition it will be
5 a total of 90,651 square feet. And the elementary
6 school serves preschool through fourth-graders.

7 This is an aerial image of the site.
8 The school is surrounded by residential uses. The
9 applicant is proposing to expand the east parking
10 lot and add a southeast parking lot as highlighted
11 in the yellow area of the plan. The 18,601 square
12 foot addition is proposed on the south elevation of
13 the existing school structure. And it consists of
14 the STEM lab, music room, gymnasium, art room,
15 board, conference, work room and office.

16 Furthermore, the applicant is
17 reconfiguring the soccer field to the west side of
18 the property. To the north of playground
19 approximately 64 by 50 feet is located within the
20 front yard setback for which a variation is
21 requested. Additional parking spaces are provided
22 on site and a trash enclosure is proposed to the
23 west side of the existing school building.

24 This plan depicts the current

1 vehicular circulation of the school site. Both the
2 school bus and the parent travel paths merge on the
3 driveway entrance from the Sheridan Drive and again
4 for the exit out onto Sheridan Drive. The
5 applicant is proposing a modified site plan where
6 current traffic occurs off of Sheridan Drive, and
7 the school bus path of travel occurs off Clarendon
8 Hills Road. The parent traffic travel path will
9 have multiple lanes to alleviate the traffic off
10 the public right away. The two separate paths of
11 travel will delineate the path for parents and
12 buses to create an efficient and safe vehicular
13 circulation.

14 Furthermore, the transportation
15 engineer has confirmed that the proposed site
16 modification will improve site circulation,
17 separate users increase off-street parking supply,
18 increased parking for both buses and parents
19 drop-off and pick-up activities and minimize
20 conflict both on and off site.

21 This is the proposed landscaping
22 plan. The applicant is proposing to remove 11
23 trees, as the majority of these trees are located
24 within the footprint of the American flag, play

1 area, or the proposed building and will replace
2 with 54 ornamental and shade trees and 235 shrubs.

3 The proposed addition meets the
4 criteria of the village zoning ordinance. However,
5 the proposed addition, site improvement, and lot
6 consolidation is also triggering its legal
7 nonconforming status to be in compliance with
8 today's zoning standards and regulations.
9 Therefore, the applicant is requesting variations
10 for the following criteria:

11 Reduce minimum required lot area from
12 10.3 acres to 8.58. Reduce parking area setback
13 from 15 feet to 6 feet and 4 inches and 9 feet
14 along the north property line.

15 Eliminate the minimum screening and
16 landscaping requirement for open off-street
17 parking. Eliminate required minimum foot candle
18 output throughout the entire facility.

19 Permit an increase in the maximum
20 width of one-way driveway of 24 feet to 32 and
21 30 feet. Permit a reduction in the minimum spacing
22 between driveway entrance and right-of-way to less
23 than to 500 feet.

24 Eliminate the requirement of concrete

1 median on the driveway and the requirement for
2 driveway storage.

3 Permit playground equipment within
4 the front yard setback area.

5 Allow a five feet tall decorative
6 metal and brick fencing for the early childhood
7 playground within the front and side yard setback.

8 Allow fencing around soccer field to
9 be 4 to 6 feet chain-link fence in lieu of the
10 decorative fence.

11 Waiver for the preliminary plat
12 subdivision. Waiver for curb and gutter drainage
13 improvement along Clarendon Hills Road. Waiver for
14 street trees along Clarendon Hills Road and Cherry
15 Tree Lane and waiver for streetlights.

16 Findings of fact for both standards
17 of variations are met and poses no negative impact
18 to the community.

19 And staff has added some
20 conditions -- recommended conditions of approval:

21 The first one being final engineering
22 plans shall be reviewed and approved by village
23 engineer. Second, a sign permit shall be obtained
24 from the Willowbrook Director. Third, a fence

1 permit shall be obtained from the village. Fourth,
2 the trash enclosure shall be consistent with the
3 color and style of the building.

4 Public hearing notice was published
5 in the Chicago Sun-Times on March 21st. Signage of
6 public hearing notice was also posted on
7 March 21st. No public comments in support or
8 opposition have been received to date. Staff
9 supports the proposed project if the plan
10 commission concurs.

11 The following sample solution is
12 offered for consideration. This concludes my
13 presentation. I am available for any questions.
14 Carol, the architect for this project, and Brian
15 Riegler, the business manager with Gower School
16 District, should be here this evening to also
17 answer any questions. The planning manager and
18 community director is here to answer any questions
19 you may have.

20 CHAIRMAN KOPP: First, any of the
21 commissioners have any questions of Eunice?

22 CHAIRMAN KOPP: I don't know if any of
23 the representatives from the school district wish
24 to speak. You don't have to.

1 Do any of the commissioners have any
2 questions for the representative of the school
3 district?

4 MR. HOLMES: Excuse me. Hey guys. We
5 should take a motion to open the public hearing
6 before we go forward.

7 CHAIRMAN KOPP: Okay. Will someone make
8 a motion to open the public hearing?

9 COMMISSIONER BAKSAY: So moved, Baksay.

10 COMMISSIONER WALEC: Second, Walec.

11 CHAIRMAN KOPP: Would the plan commission
12 secretary call vote?

13 MS. SHEMROSKE: Commissioner Baksay?

14 COMMISSIONER BAKSAY: Yes.

15 MS. SHEMROSKE: Commissioner Kanaverskis?

16 COMMISSIONER KANAVERSKIS: Yes.

17 MS. SHEMROSKE: Commissioner Kaczmarek?

18 COMMISSIONER KACZMAREK: Yes.

19 MS. SHEMROSKE: Commissioner Kaucky?

20 COMMISSIONER KAUCKY: Yes.

21 MS. SHEMROSKE: Commissioner Walec?

22 COMMISSIONER WALEC: Yes.

23 MS. SHEMROSKE: Chairman Kopp?

24 CHAIRMAN KOPP: Yes.

1 Are there any members of the public
2 either in person or attending by zoom that have
3 questions about this or comments about this
4 particular matter and you need be to be sworn in?

5 MS. PARTYKA: My name is Mary
6 Partyka, and you could swear me in because I would
7 like to make a comment or two.

8 (Whereupon, the witness was
9 duly sworn.)

10 MARY PARTYKA,
11 having been first duly sworn, by the certified
12 shorthand reporter testified as follows:

13 MS. PARTYKA: I live across the street in
14 the Green Willow Condos. And my kids have gone to
15 the school, so I have no problem with the
16 additions. But my question is what kind of impact
17 will it be on our complex.

18 What I did not know and I'm assuming
19 from reading that big playground that is proposed
20 is in addition to the playground on the west side;
21 is that correct? Yes?

22 (Inaudible audio.)

23 MS. COURT REPORTER: I am sorry. I could
24 not hear the answer.

1 MS. PARTYKA: I am not hearing it.

2 CHAIRMAN KOPP: You can come up here.

3 MR. RIEGLER: My name is Brian Riegler.

4 I am with School District 62.

5 MS. SHEMROSKE: Donna, would you swear
6 him in, please?

7 (Whereupon, the witness
8 was duly sworn.)

9 BRIAN RIEGLER,

10 having been first duly sworn, by the certified
11 shorthand reporter testified as follows:

12 MR. RIEGLER: The answer is yes. This is
13 in addition to the playground on the west side of
14 the building.

15 MS. PARTYKA: Oh, okay. And I'm going to
16 assume but I would like a verification of it. So
17 the playground, is the playground specifically for
18 kindergarten children?

19 MR. RIEGLER: Yes, this playground is for
20 students -- And that's why it's going to be
21 proposed a little bit differently and separate from
22 the kind of the K through four, one through four
23 playground on the west side.

24 MS. PARTYKA: Okay. The location of it,

1 is that because there classrooms are right there;
2 is that correct?

3 MR. RIEGLER: Yes, that's correct.

4 MS. PARTYKA: Because I know the bigger
5 kids -- I mean, we have a lot of retirees in our
6 little group here just concerned about safety for
7 the children and noise also for us.

8 And the other thing is the
9 landscaping. You're removing landscaping on
10 Sheridan Drive?

11 MR. RIEGLER: Yes. And we're adding the
12 landscaping on Sheridan Drive.

13 MS. PARTYKA: Oh, you are adding. Okay.
14 And the other thing is looking at the
15 configuration, I'm just looking for confirmation;
16 but it seems like, okay, the buses will not be on
17 Sheridan Drive. They will pick up the children on
18 along Clarendon Hills Road on that side, correct?

19 MR. RIEGLER: That's correct, they will
20 be dropping off students in the morning there and
21 picking up students in the afternoon.

22 MS. PARTYKA: And then the parents who
23 normally line up along, I think it was Apple Tree
24 or Cherry Tree and Sheridan, they will have

1 multiple lanes so there will be less traffic on
2 those streets during the children's hours, correct?

3 MR. RIEGLER: That's the idea for sure.

4 MS. PARTYKA: Okay. Well, that's what I
5 wanted to clarify. Thank you.

6 CHAIRMAN KOPP: Is there anybody else
7 that generally have questions for the applicant or
8 comments?

9 All right. Then I assume no more no
10 commissioners have any questions.

11 MR. KANAVERSKIS: I have a question.
12 They're looking for a variance to waive a
13 decorative fence in lieu of a chain-link fence. Is
14 that a done deal, or is that something that could
15 be discussed?

16 MR. RIEGLER: That's what we're here for,
17 to discuss.

18 MR. KANAVERSKIS: A chain-link fence is
19 not really attractive. I'm kind of strong on a
20 wrought iron fence. I have a history of being with
21 school districts, and most school district replace
22 a chain-link fence with a decorative wrought iron.
23 A wrought iron fence is more aesthetically pleasing
24 to the neighbors, and I just think the appearance

1 is better than a chain-link fence.

2 CHAIRMAN KOPP: I assume that that was
3 considered. Do you know the details?

4 MR. RIEGLER: That was definitely I think
5 a cost-saving measure on our end. And I would
6 say -- and getting the supply of it. I mean, I
7 think we were able to obtain the chain-link a
8 little quicker and easier when it comes to
9 installing.

10 MR. KANAVERSKIS: For safety of children
11 wrought iron fences are a little safer than the
12 chain-link fence. As far as the cost, you're
13 spending a million dollars on this addition, a
14 little bit more for a wrought iron fence I think
15 they could find that in the budget now.

16 UNIDENTIFIED SPEAKER: Yeah, I can see
17 your point. I mean, I don't know. Can you save
18 your comments for after?

19 MS. COURT REPORTER: Excuse me. Who is
20 speaking right now?

21 CHAIRMAN KOPP: I don't think we have
22 anything else. All right.

23 Will someone make a motion to close
24 the public hearing for Zoning Hearing Case 22-02.

1 COMMISSIONER BAKSAY: I so move.

2 COMMISSIONER WALEC: I second.

3 CHAIRMAN KOPP: Would plan commission
4 secretary call the vote?

5 MS. SHEMROSKE: Commissioner Baksay?

6 COMMISSIONER BAKSAY: Yes.

7 MS. SHEMROSKE: Commissioner kanaverskis?

8 COMMISSIONER KANAVERSKIS: Yes.

9 MS. SHEMROSKE: Commissioner Kaczmarek?

10 COMMISSIONER KACZMAREK: Yes.

11 MS. SHEMROSKE: Commissioner Kaucky?

12 COMMISSIONER KAUCKY: Yes.

13 MS. SHEMROSKE: Commissioner Walec?

14 COMMISSIONER WALEC: Yes.

15 MS. SHEMROSKE: Chairman Kopp?

16 CHAIRMAN KOPP: Yes.

17 So far as our discussion, are we in
18 favor of this? I assume most people are. You were
19 given your chance to speak. The only question is
20 about the chain-link fence. Do we want -- Assuming
21 that we are going to recommend approval, how do we
22 as a commission? Do we want to recommend this
23 instead to have -- to use the decorative fence? I
24 guess myself I think Hinsdale South has chain-link,

1 and I think Central has chain-link because I drive
2 by that. I can't recall Maerker. I tried to use
3 the listing of schools myself.

4 Does anybody else have an opinion?

5 All right?

6 All right. Nobody else wants to say
7 anything.

8 Will someone make a motion that based
9 on the submitted -- I'm going to read the motion
10 without the --

11 UNIDENTIFIED SPEAKER: Not the
12 standard response.

13 CHAIRMAN KOPP: Would someone make a
14 motion that based on this submitted petition and
15 testimony provided, I move that the plan commission
16 approve and adopt the Standards for Variation
17 outlined in the Staff Report prepared for PC 21-02
18 for the April 6, 2022 plan commission meeting. And
19 the plan commission recommend to the village board
20 approval of a special use permit to allow the
21 existing Gower West Elementary School a 18,601
22 square foot one-story addition to building,
23 expansion, and improvements to the existing parking
24 lots, addition of a new parking lot, addition of a

1 new children's playground, and general site and
2 landscaping improvements in the R-1 Zoning
3 District; approval to the Final Plat of Subdivision
4 to consolidate the two-lot property and associated
5 variations as described and that subject to
6 Conditions of Approval listed in the staff report
7 prepared for PC 22-02 for the April 6, 2022 plan
8 commission meeting.

9 UNIDENTIFIED SPEAKER: So moved.

10 CHAIRMAN KOPP: Anyone want to second the
11 motion?

12 COMMISSIONER WALEC: I'll second the
13 motion.

14 CHAIRMAN KOPP: Second.

15 Would the plan commission secretary
16 call the vote?

17 MS. SHEMROSKE: Commissioner Baksay?

18 COMMISSIOER BAKSAY: Yes.

19 MS. SHEROSKE: Commissioner Kanaverskis?

20 COMMISSIONER KANAVERSKIS: Yes.

21 MS. SHEMROSKE: Commissioner Kaczmarek?

22 MR. KANAVERSKIS: Yes.

23 MS. SHEMROSKE: Commissioner Kaucky?

24 COMMISSIONER KAUCKY: Yes.

1 MS. SHEMROSKE: Commissioner Walec?

2 COMMISSIONER WALEC: Yes.

3 MS. SHEMROSKE: And Chairman Kopp?

4 CHAIRMAN KOPP: Yes.

5 That's it. Thank you. All right.

6 The next item on the agenda. I think
7 we (inaudible audio) --

8 The next item on the agenda is
9 visitor's business. Are there any visitors that
10 want to raise something with the plan commission?

11 If not, the next item on the agenda
12 is communications. Michael, I don't know if you go
13 by Mike. Mike, do you want to introduce yourself
14 to the plan commission as a whole?

15 MR. KROL: Sure. I can stand up and say
16 something.

17 UNIDENTIFIED SPEAKER: You can go over
18 there.

19 MR. KROL: Good evening again, everybody.
20 My name is Mike Krol. I've been hired as the
21 Community Development Director for the Village of
22 Willowbrook. I've been here about a month and a
23 half so far. This is my first plan commission
24 hearing.

1 CHAIRMAN KOPP: I was afraid it was going
2 to be two hours.

3 Any questions any other commissioners
4 have? This is usually where we finish up and take
5 this opportunity for that. All right.

6 Would someone make a motion to
7 adjourn?

8 COMMISSIONER BAKSAY: So moved,
9 Mr. Baksay.

10 UNIDENTIFIED SPEAKER: Also so moved.

11 CHAIRMAN KOPP: Would the plan commission
12 secretary call the vote?

13 MS. SHEMROSKE: Commissioner Baksay?

14 COMMISSIONER BAKSAY: Yes.

15 MS. SHEMROSKE: Commissioner Kanaverskis?

16 COMMISSIONER KANAVERSKIS: Yes.

17 MS. SHEMROSKE: Commissioner Kaczmarek?

18 COMMISSIONER KACZMAREK: Yes.

19 MS. SHEMROSKE: Commissioner Kaucky?

20 COMMISSIONER KAUCKY: Yes.

21 MS. SHEMROSKE: Commissioner Walec?

22 COMMISSIONER WALEC: Yes.

23 MS. SHEMROSKE: Chairman Kopp?

24 CHAIRMAN KOPP: Yes.

1 Thank you.

2 Matt, a quick question for you.

3 MR. HOLMES: Sure.

4 CHAIRMAN KOPP: Lisa asked me the
5 question. Am I supposed to also take a vote to
6 open the public hearing?

7 MR. HOLMES: Yes. You take a vote to
8 open the public hearing, and then you take a vote
9 to close the public hearing. I think honestly if
10 you didn't you do it, you probably wouldn't have
11 anyone complain about it. But to do it correctly,
12 you should take a vote to open it and a vote to
13 close it. Because technically you are going in and
14 out of plan commission and into public hearing and
15 back again.

16 (Inaudible audio.)

17 MR. HOLMES: Is the meeting adjourned?

18 CHAIRMAN KOPP: Meeting adjourned.

19 (Whereupon the hearing
20 was concluded at 7:26 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF K A N E)

I, DONNA L. WATWOOD, being first duly sworn on oath says that she is a certified shorthand reporter doing business in the County of Kane and State of Illinois; that she reported in shorthand the testimony given at said hearing aforesaid; that the foregoing is a true and correct transcript of her shorthand notes so taken as aforesaid, and contains all the testimony so given at said hearing.

Donna L. Watwood



Donna L. Watwood
Kane County, Illinois
CSR# 084-003686