

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 7, 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.

2. ROLL CALL

Those physically present at the VOW Police station were Vice Chairman Wagner, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and Director of Community Development Mike Krol, also present was Village Attorney Matt Holmes ABSENT: Chairman Kopp

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes-July 13, 2022, Plan Commission Public Hearing

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 22-05: Consideration of a petition for the following:

- a. Replace, in its entirety, the current Village of Willowbrook Municipal Code, Title 9, Chapter 1 through 17, and the Village of Willowbrook Municipal Subdivision Regulations, Title 10, Chapter 1 through 8 with the Village of Willowbrook Unified Development Ordinance as proposed.
- b. Amend the current Village of Willowbrook Zoning Map, adopted, and approved by the Village of Willowbrook March 28, 2022, with the proposed zoning map for the Village of Willowbrook, dated November 29, 2022.

The applicant for this petition is the Village of Willowbrook, an Illinois Municipal Corporation, 835 Midways Drive, Willowbrook, Illinois, 60527

5. PUBLIC HEARING

Motion to open Public Hearing 22-05 was made by Commissioner Walec, Seconded by Commissioner Kaczmarek all in favor.

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

A. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

Motion to continue this Public Hearing to January 11, 2023, at 7pm at the Village of Willowbrook was made by Commissioner Walec and second by Commissioner Kaczmarek, All in favor; AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec and Vice Chairman Wagner NAYS: None

MOTION DECLARED CARRIED

6. VISTOR'S BUSINESS

None

7. COMMUNICATIONS

None

8. ADJOURNMENT

MOTION: Made by Commissioner Walec second by Commissioner Kanaverskis to adjourn the meeting of the Plan Commission at the hour of 7:06 p.m. all in favor

Roll call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, and Vice Chairman Wagner NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

Chairperson

Transcript of Proceedings

**VILLAGE OF WILLOWBROOK PLAN COMMISSION
HEARING CASE NUMBER**

22-05

December 7, 2022

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**VILLAGE OF WILLOWBROOK PLAN COMMISSION HEARING CASE NUMBER
December 7, 2022**

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VILLAGE OF WILLOWBROOK
PLAN COMMISSION
HEARING CASE NUMBER 22-05

REPORT OF PROCEEDINGS at the
meeting held before the Plan Commission of the
Village of Willowbrook on the 7th day of December,
2022, at the hour of 7:00 p.m., at 17760 Quincy
Street, Willowbrook, Illinois, and virtually
through Zoom, as reported by Donna Watwood,
Certified Shorthand Reporter in and for the County
of Kane and State of Illinois.

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1 APPEARANCES:

2 John Wagner - Vice-Chairman

3 Catherine Kaczmarek - Member

4 Leonard Kaucky - Member

5 Maciej Walec - Member

6 Zoltan Baksay - Member

7 Ronald Kanaverskis - Member

8 Michael Krol - Director of Community
9 Development

10 Matt Holmes - Village of Willowbrook
11 Attorney

12 Jackie Berg - Houseal Lavigne Associates
13 Practice Lead

14 Sean Halloran (via Zoom) - Village
15 Administrator

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1 VICE-CHAIRMAN WAGNER: I call to order
2 the regular meeting of the Plan Commission for
3 December 7, 2022. And can we, please, have the
4 roll call?

5 SECRETARY SHEMROSKE: Commissioner
6 Baksay?

7 COMMISSIONER BAKSAY: Present.

8 SECRETARY SHEMROSKE: Commissioner
9 Kanaverskis?

10 COMMISSIONER KANAVERSKIS: Here.

11 SECRETARY SHEMROSKE: Commissioner
12 Kaczmarek?

13 COMMISSIONER KACZMAREK: Here.

14 SECRETARY SHEMROSKE: Commissioner
15 Kaucky?

16 COMMISSIONER KAUCKY: Here.

17 SECRETARY SHEMROSKE: Commissioner Walec?

18 COMMISSIONER WALEC: Here.

19 SECRETARY SHEMROSKE: Vice-Chairman

20 Wagner?

21 VICE-CHAIRMAN WAGNER: Here.

22 SECRETARY SHEMROSKE: Chairman Kopp?

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1 Absent.

2 Director of Community Development, Mike
3 Krol.

4 MR. KROL: Here.

5 SECRETARY SHEMROSKE: Village Attorney,
6 Matt Holmes.

7 MR. HOLMES: Here.

8 SECRETARY SHEMROSKE: And, for the
9 record, I am Lisa Shemroske.

10 VICE-CHAIRMAN WAGNER: For this evening
11 due to the Covid 19 pandemic, the Village will be
12 utilizing the Zoom webinar. Members of the public
13 can attend the meeting via Zoom webinar by video or
14 audio. If a member is using Zoom, please either
15 use a phone or a computer, but not both.

16 The Internet address and access
17 instructions will be provided by the Village of
18 Willowbrook's Plan Commission website once
19 available.

20 Can I have a motion to approve the
21 omnibus vote agenda?

22 COMMISSIONER BAKSAY: So moved.

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1 COMMISSIONER WALEC: Second.

2 VICE-CHAIRMAN WAGNER: Being that that's
3 all in favor, say yea.

4 IN UNISON: Yea.

5 VICE-CHAIRMAN WAGNER: Opposed say nay.

6 (No response.)

7 VICE-CHAIRMAN WAGNER: We do need a roll
8 call vote.

9 SECRETARY SHEMROSKE: I don't think we
10 need one.

11 MR. HOLMES: We have no remote attendees,
12 so we don't need a roll call vote.

13 COMMISSIONER WAGNER: I need a motion to
14 open the Plan Commission consideration for Public
15 Hearing Case 22-05.

16 COMMISSIONER WALEC: I will make the
17 motion.

18 VICE-CHAIRMAN WAGNER: Second?

19 COMMISSIONER KACZMAREK: Second.

20 VICE-CHAIRMAN WAGNER: I call to order
21 the Hearing of 22-05 with the Plan Commission for
22 December 7, 2022, of which publication was made in

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1 the Chicago Sun-Times newspaper on November 22,
2 2022.

3 MR. HOLMES: Vice-Chairman, we should
4 have a vote on the motion to open the hearing which
5 was seconded, but no vote was taken.

6 VICE-CHAIRMAN WAGNER: Secretary, call
7 the roll for the commission to open the meeting.

8 SECRETARY SHEMROSKE: Commissioner
9 Baksay?

10 COMMISSIONER BAKSAY: Aye.

11 SECRETARY SHEMROSKE: Commissioner
12 Kanaverskis?

13 COMMISSIONER KANAVERSKIS: Yes.

14 SECRETARY SHEMROSKE: Commissioner
15 Kaczmarek?

16 COMMISSIONER KACZMAREK: Yes.

17 SECRETARY SHEMROSKE: Commissioner

18 Kaucky?

19 COMMISSIONER KAUCKY: Yes.

20 SECRETARY SHEMROSKE: Commissioner Walec?

21 COMMISSIONER WALEC: Yes.

22 SECRETARY SHEMROSKE: Vice-Chairman

1 Wagner?

2 VICE-CHAIRMAN WAGNER: Yes.

3 This evening the Plan Commission is
4 having A: Hearing to replace in its entirety the
5 current Village of Willowbrook Municipal Code,
6 Title 9, Chapter 1 through 17, and the Village of
7 Willowbrook Municipal Subdivision Regulations,
8 Title 10, Chapter 1 through 8 with the Village of
9 Willowbrook Unified Development Ordinance as
10 proposed.

11 And B: Amend the current Village of
12 Willowbrook Zoning Map, adopted and approved by the
13 Village of Willowbrook March 28, 2022, with the
14 proposed zoning map for the Village of Willowbrook,
15 dated November 29, 2022.

16 The applicant for this petition is the
17 Village of Willowbrook as an Illinois Municipal
18 Corporation at 835 Midway Drive, Willowbrook,
19 Illinois, 60527.

20 And I would like to have a motion to
21 continue this public hearing to date certain of
22 January 11th, 2023, at 7:00 p.m., at the Village of

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1 Willowbrook.

2 Make a motion to do that.

3 COMMISSIONER WALEC: I'll make the
4 motion.

5 COMMISSIONER KACZMAREK: I'll second.

6 VICE-CHAIRMAN WAGNER: Thank you.

7 Roll call, please.

8 SECRETARY SHEMROSKE: Commissioner
9 Baksay?

10 COMMISSIONER BAKSAY: Yes.

11 SECRETARY SHEMROSKE: Commissioner
12 Kanaverskis?

13 COMMISSIONER KANAVERSKIS: Yes.

14 SECRETARY SHEMROSKE: Commissioner

15 Kaczmarek?

16 COMMISSIONER KACZMAREK: Yes.

17 SECRETARY SHEMROSKE: Commissioner

18 Kaucky?

19 COMMISSIONER KAUCKY: Yes.

20 SECRETARY SHEMROSKE: Commissioner Walec?

21 COMMISSIONER WALEC: Yes.

22 SECRETARY SHEMROSKE: Vice-Chairman

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1 Wagner?

2 VICE-CHAIRMAN WAGNER: Yes.

3 All right. With that we'll go back to
4 our regular public meeting.

5 Is there any discussion or visitor's
6 business?

7 MS. JACKIE BERG: We got continued, so
8 I'm good.

9 VICE-CHAIRMAN WAGNER: Hearing none, are
10 there any communications from staff?

11 MR. KROL: No, I don't have anything to
12 report.

13 VICE-CHAIRMAN WAGNER: Well, then I would
14 like to have a motion to adjourn the regular
15 meeting of the Plan Commission of Village of
16 Willowbrook for December 7, 2022.

17 COMMISSIONER WALEC: I will make the
18 motion.

19 COMMISSIONER KANAVERSKIS: I will second.

20 VICE-CHAIRMAN WAGNER: And roll call.

21 SECRETARY SHEMROSKE: Commissioner
22 Baksay?

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1 COMMISSIONER BAKSAY: Yes.

2 SECRETARY SHEMROSKE: Commissioner

3 Kanaverskis?

4 COMMISSIONER KANAVERSKIS: Yes.

5 SECRETARY SHEMROSKE: Commissioner

6 Kaczmarek?

7 COMMISSIONER KACZMAREK: Yes.

8 SECRETARY SHEMROSKE: Commissioner

9 Kaucky?

10 COMMISSIONER KAUCKY: Yes.

11 SECRETARY SHEMROSKE: Commissioner Walec?

12 COMMISSIONER WALEC: Yes.

13 SECRETARY SHEMROSKE: And Vice-Chairman

14 Wagner?

15 VICE-CHAIRMAN WAGNER: Yes.

16 Thank you all for coming.

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1 STATE OF ILLINOIS)
2) SS.
3 COUNTY OF K A N E)

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

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15 


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

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