

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 12, 2023 AT THE VILLAGE COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

Due to the expiration of the Governor's Disaster Declaration, public participation/comment is permitted solely by attending the meeting at 825 Midway Drive.

1. CALL TO ORDER

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

2. ROLL CALL

Those present at CRC: Vice Chairman Wagner, Commissioner Baksay, Kanaverskiss, Kaczmarek, Kaucky, Walec.

Staff present: Michael Krol, Director of Community Development and Dustin Kleefisch Parks and Recreation Director.

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 of April 5, 2023, Plan Commission Public Hearing

MOTION: Made by Commissioner Walec seconded by Commissioner Baksay approve the Omnibus Vote Agenda as presented.

Roll Call Votes:

AYES: Commissioner Kanaverskiss, Kaczmarek, Kaucky, Vice Chairman Wagner.

NAYS: None

MOTION DECLARED CARRIED.

4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback for the development of Midway Park, located at 209 Midway Drive. The project is proposed by the Village of Willowbrook Parks and Recreation Department.

A. DISCUSSION/RECOMMENDATION

Director Krol provided a brief overview of the Midway Park project and indicated that there would be no additional zoning action required as proposed. This meeting staff is looking for additional feedback on the proposed project. No zoning variations or special uses would need to be approved for the project.

Direction Kleefisch provided an in-depth history of the Parks Department, the development of the Parks and Recreation Master Plan, inventory and needs for each individual parks, and reviewed the community survey results of the Parks Department as a whole.

Director Kleefisch continued discussion landscaping aspects of Midway Park; 75 trees, native and prairie grasses will be planted. The fitness equipment can be used by almost all ages, multigenerational, progress tracking app, use your body weight for the exercise equipment. Pavilion for leisure and has restrooms. The restrooms will be closed for the winter. The community survey indicated a request for an ice rink, so the multisport court will become an ice rink in the winter months. The Village held two open houses for resident input and feedback in the Spring of 2023. The Village Board approved the concept and to move the project forward on May 22, 2023.

Commissioner Baksay: Asked about parking setbacks for Midway and if Boris Park will require the same setbacks or request variations?

Director Krol: Boris Park plan is to create a new parking lot with permeable pavers and will be required to meet the 40-foot setback, as Midway Park does. Boris Park will be reviewed by the Commission at a later date.

Vice Chairman Wagner: The rendering and engineering site plan parking lots have a different layout.

Director Krol: Because the concept plan was designed before a zoning review was completed. The recent engineering plan indicates that the parking lot meets the 40-foot setback and had to slightly be redesigned to meet the required setbacks.

Commissioner Baksay: Asked if the Midway Drive public sidewalk will remain and suggested finishing the “U” shaped walking path. Is the walking path sidewalk made of concrete? If so, has the Village investigated a lower impact walkway.

Director Krol and Kleefisch: agreed that was a good idea about the “U” shape sidewalk. Director Kleefisch added that yes, the sidewalk is concrete and other walking path materials were reviewed however would cost more.

Commissioner Kaucky: Will the restrooms always be winterized?

Director Kleefisch: Yes, that was always the plan. Like Boris Park, the restrooms are winterized and closed for several months.

Commissioner Kaczmarek: Will there be heat lamps or a way to warm up under the pavilion in the winter month while ice skating.

Director Kleefisch: It was discussed, and the pavilion can be retrofitted to add heat lamps.

Commissioner Kaczmarek: Did the Village consider that amount of traffic and traffic safety during the planning process. Commissioner Kanaverskiss also suggested installing Ped X-ing flashing signs facing both directions on Midway.

Director Kleefisch: A traffic study was performed by an engineer. There will be calming mechanisms installed on Midway Drive, such as speed bumps on both sides of the street and an elevated crosswalk will be installed between Midway and Boris Park to get traffic to slow down.

Vice Chairman Wagner added a comment about installed stop signs on Midway at the park entrances and asked if the parking lot entrances will lineup with each other. Commissioner Baksay added that the entrances should not line up.

Director Kleefisch: Yes, the driveways will line up and the traffic engineer looked at relocating the entrances. The proposed location is the best option to keep traffic flow moving.

Vice Chairman Wagner: If the scoreboard had pinwheels behind it.

Director Kleefisch: yes, to give the scoreboard the aesthetic look of “Old Comiskey”.

Commissioner Kaucky asked if park lighting and security camera installation is being investigated.

Director Kleefisch: Yes, the camera system is currently being investigated and researched by Village management and the Police Department. Director Kleefisch provided additional details on the proposed solar lighting system that will be installed. Five lights will be installed, two in the parking lot, one behind the whiffle ball scoreboard and two in the middle of the park near the design features.

Commissioner Kanaverskiss asked where the water for the ice-skating rink will come from.

Director Kleefisch: there will be a water source nearby and we can also use the fire hydrant to flood the multisport court in the winter months.

Commissioner Kanaverskiss asked if the soil has been tested and if additional bathroom facilities could be added.

Director Kleefisch: Novotny Engineering performed a soil test, and it is staff’s opinion that the proposed bathrooms are adequate.

Commissioner Kaucy: Will there be outdoor grills similar to Boris Park?

Director Kleefisch: No, but a firepit was considered however will not be installed.

Commissioner Kaczmarek: Does the landscape plan have enough trees to provide privacy for the surrounding neighbors.

Director Kleefisch: the landscape plan goes above and beyond to provide added screen to the neighbors. Director Krol added that the landscape plan exceeds the minimum required per the UDO.

Commissioner Baksay asked about drainage.

Director Kleefisch provided details on the number of catch basins that will be installed throughout the park and they will lead to the storm sewer system along Midway Drive.

Vice Chairman Wagner: Is that all the questions for tonight?

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS

Director Krol stated there would be a Public Hearing on Wednesday, August 2, 2023. Also stated that there were no updates on the Panda Express project. Commissioner Kaczmarek asked about the cannabis store. Director Krol stated that the permit was picked up and paid for. Construction will begin in the next week or so.

7. ADJOURNMENT

MOTION: Made by Commissioner Baksay seconded by Commissioner Kaucky to adjourn the meeting of the Plan Commission at 7:37 p.m.

Roll call votes AYES: Commissioners, Baksay, Kanaverskiss, Kaczmarek, Kaucky, Walec, and Vice Chairman Wagner.

MOTION DECLARED CARRIED

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UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

April 21 ,2021


Chairman

Minutes transcribed by Director Krol