

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JUNE 7, 2006, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Vice-Chairman Wagner called the meeting to order at the hour of 7:30 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Joseph Heery, James Baker, James Soukup, William Remkus and Vice-Chairman Wagner. Also present was Interim Village Administrator, Alan Zordan, Building Inspector, Roy Giuntoli and Village Planner, Jo Ellen Charlton. ABSENT: Commissioner Ron Hilt and Chairman Kopp.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting April 5, 2006 and Special Meeting April 20, 2006 (APPROVE)
- c. Minutes – Village Board Meetings – March 27, April 10, April 24 and May 8, 2006 (RECEIVE)

MOTION: Made by Commissioner Heery, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. WELCOME – JO ELLEN CHARLTON – PART-TIME PLANNER

Administrator Zordan introduced Jo Ellen Charlton. Jo Ellen is working with us part-time while we are all taking on new duties and responsibilities. She has 20 years experience in the planning business and has worked for DuPage County, Lombard, Darien and Forest Park. Jo Ellen has seen a wide variety of planning issues and we are very glad to have her on our team.

5. DISCUSSION – 7719 ELEANOR PLACE – REQUEST FOR VARIATIONS TO THE R-2 ZONING DISTRICT, APPLICANT, STEPHEN ALLEN AND SANDRA WALTERS. (PUBLIC HEARING PRIOR TO MEETING)

Village Planner Jo Ellen Charlton stated the property owners Stephen Allen and Sandra Walters are requesting variations that will allow the demolition of one home and accessory structure located on two existing lots and grant variations in lot area regulations that would allow one home to be constructed on each lot. The two lots were platted in DuPage County before it was annexed into the community. Many of the lots in the subdivision are similar in size and area to

these lots and the homeowners are requesting the variations that are required to construct two homes on those lots. Staff recommends that the following condition be included:

1. That both the principal and accessory structure must be demolished prior to the issuance of a building permit on either lot.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup to grant the variation from section 9-5B-3(A)1 of the zoning ordinance to reduce the minimum lot size from 13,000 square feet to 12,675 square feet and 11,700 square feet for the two lots located at 7719 Eleanor Place with the condition:

1. That both the principal and accessory structure must be demolished prior to the issuance of a building permit on either lot.

And to accept the findings of fact.

ROLL CALL: AYES: Commissioners Heery, Baker, Soukup, Remkus and Vice-Chairman Wagner; NAYS: None. Absent: Commissioner Hilt and Chairman Kopp.

MOTION DECLARED CARRIED

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

Director Zordan stated that Jo Ellen would be working on the sign code regulations. At the next Plan Commission meeting we will informally discuss her findings and get feedback from the Commission with the intention of moving forward to a Public Hearing.

8. ADJOURNMENT

MOTION: Made by Commissioner Heery, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 7:40 p.m.

UNANIMOUS VOICE VOTE
PRESENTED, READ AND APPROVED,

_____, 2006

MOTION DECLARED CARRIED

Chairman

Minutes transcribed by Joanne Prible.