

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, SEPTEMBER 6, 2006, AT THE VILLAGE HALL, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

Chairman Kopp 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, John Wagner, James Soukup, William Remkus, Ron Hilt and Chairman Kopp. Also present was Village Administrator, Phil Modaff, Director of Municipal Services, Alan Zordan, Village Planner, JoEllen Charlton and Building Inspector, Roy Giuntoli. ABSENT: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- a. Waive Reading of Minutes (APPROVE)
- b. Minutes – Regular Meeting August 2, 2006 (APPROVE)
- c. Minutes – Village Board Meetings – July 24, 2006 and August 14, 2006 (RECEIVE)

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

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

4. PLAN COMMISSION ACTION – 300 60<sup>th</sup> COURT – REQUEST FOR A TWO-LOT SUBDIVISION WITH A VARIATION FROM MINIMUM LOT DEPTH, APPLICANT, MR. JAMES RICE

Village Planner JoEllen Charlton stated this a petition for a two-lot subdivision with includes variation for lot depth. At the August 2, meeting the Public Hearing for that petition was opened and closed but the Plan Commission noted that there was some additional information required regarding the locations of an underground storm pipe. There has been more work on that from the petitioner and his engineer however they were not able to get things organized in time for this meeting. Staff is recommending that the Plan Commission continue this action until next month.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup to continue this item to the October 4, 2006 meeting.

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

## MOTION DECLARED CARRIED

5. PLAN COMMISSION ACTION – FINAL PLAT OF SUBDIVISION – WILLOWBROOK TOWN CENTER

Village Planner JoEllen Charlton stated that the Village Board recently took action to improve the preliminary plat associated with the Town Center project. As a follow-up to that approval developers require to obtain a final plat of subdivision approval. The recommendation from staff is that the Plan Commission make a recommendation to approve the plat with the conditions listed in the staff report.

MOTION: Made by Commissioner Soukup, seconded by Commissioner Wagner to recommend approval of the final plat of perseverance subdivision, prepared by Midwest Technical Consultants, Inc. dated July 13, 2006 subject to the following revisions being completed and necessary signatures obtained prior to consideration by the Village Board:

- The owners certificate will be modified to reflect multiple owners.
- The flood zone certificate required by village standards will be added.
- The surface water drainage certificate required by village standards will be added.
- The Village Engineer's certificate will be revised to the standard village format.
- The utility easement and stormwater drainage and detention easement provisions will be revised to the standard village format and will be provided as a blanket easement encompassing all areas not in building envelopes.
- A note must be added to the plat stating that each property owner will own and maintain the stormwater facilities on their lot.

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

## MOTION DECLARED CARRIED

6. PLAN COMMISSION ACTION – 870 75<sup>th</sup> STREET – REQUEST FOR A SPECIAL USE PERMIT FOR A KARATE SCHOOL IN THE B-2 ZONING DISTRICT, APPLICANT, KEN KUCHLER, SINGLE SITE SOLUTIONS CORP.

Village Planner JoEllen Charlton stated that during the Public Hearing prior to this meeting Mr. Ken Kuchler is representing the owner of the Karate School in the Wingren Shopping center plaza. The property is zoned B-2 and is currently regulated by an ordinance that was approved in 1989. Special use approvals are required for uses that generate impacts greater than what the site may have been designed for. The Karate School will involve the presence of children therefore staff did identify some improvements to the site that should be addresses as conditions to the approval. The tenant space is located along the north portion of the building and the space contains just under 1,200 square feet. The recommendations included in the staff report do address some of the parking issues. One of the main recommendations is for the applicant to consider a drop-off zone in front of the space. After receiving this plan, staff has determined that there is not enough space in the drive aisle to accommodate both the drop-off zone and two-way

traffic. So that is not a condition that staff wants to support, we are recommending a “No Parking/No Waiting” in the drive aisles. Those signs would be placed on the yellow-curbed area as recommended in the conditions. JoEllen Charlton stated that staff is suggesting approval based on the recommended conditions that are outlined in your packet.

MOTION: Made by Commissioner Wagner, seconded by Commissioner Remkus to recommend to the Willowbrook Village Board approval of the special use associated with zoning hearing case 06-12 to allow the operation of a karate school in unit 104B and not to exceed 1,200 square feet subject to the following conditions:

1. Any expansion of this use above 1,200 requires a new special use.
2. Prior to the issuance of a certificate of occupancy all areas in the drive aisle immediately adjacent to all storefronts shall be marked with a yellow curb and signs shall be posted as directed by the Director of Public Services indicating “no parking/no waiting along curb” except that one sign shall be posed immediately in front of the proposed karate school.
3. Prior to the issuance all landscape material identified in the “revised landscape” plan approved by Alan Zordan on October 24, 2005 must be installed.
4. Prior to the issuance of a certificate of occupancy, corrective work to the lighting must be completed and a new photometric survey showing compliance with all village regulations must be submitted and approved.
5. Prior to the issuance of a certificate of occupancy, the marble support columns shall be repaired and approved in compliance with the original building elevation plan subject to the issuance of building permits.
6. Prior to the issuance of a certificate of occupancy the parking lot shall be resurfaced, or if a completion bond in the amount of 125 percent of the estimated cost of the work is provided prior to the issuance of a certificate of occupancy, this work can be extended to November 1, 2006.
7. Building permits must be secured by the public services department for any work completed without a permit or for new work anticipated prior to occupancy.

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

MOTION DECLARED CARRIED

7. PLAN COMMISSION ACTION – 6503 CLARENDON HILLS ROAD (YASMEEN TOWNHOMES) – REQUEST FOR REZONING FROM R-1 TO R-4 WITH A SPECIAL USE PERMIT FOR MULTI-FAMILY DEVELOPMENT AND VARIATIONS FROM THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS, APPLICANT, DR. A. SALEM

Village Planner JoEllen Charlton stated that the Plan Commission reviewed this project on August 2, 2006 and at that meeting the public hearing was opened and closed and the Plan Commission voted to continue the discussion pending receipt of additional information. Since the August meeting staff has continued to meet with the developer to address some of the deficiencies in documentation. Staff has worked diligently to provide Dr. Salem with the information he needs to submit or revise in order to receive a recommendation by the Plan

Commission. Staff therefore recommends that the Plan Commission approve a motion to continue this petition until the next meeting. Staff will continue to work with the developer to provide the necessary documentation.

MOTION: Made by Commissioner Hilt, seconded by Commissioner Soukup to continue this item to the October 4, 2006 meeting.

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

MOTION DECLARED CARRIED

8. PLAN COMMISSION DISCUSSION – SKETCH PLAN REVIEW – WILLOWBROOK ANIMAL CLINIC – AMENDMENT TO THE WILLOWBROOK SQUARE PLANNED UNIT DEVELOPMENT, DR. TODD PRINCE, TLP ENTERPRISES, INC.

Chairman Kopp stated that he recused himself at this time and Vice-Chairman Wagner would preside over this discussion item. Vice-Chairman Wagner stated that this is a sketch plan review for the Willowbrook Animal Care Clinic at Willowbrook Square.

Bill Wolfe, the project engineer with Manhard Consulting addressed the Plan Commission. Dr. Todd Prince wishes to build a new Animal Clinic on the vacant lot at the northwest corner of 63<sup>rd</sup> and Route 83. Bill Wolfe stated that he would like to bring the concept forward to the Plan Commission for their comment and suggestion.

Village Planner, Jelled Charlton stated that the subject property is zoned B-2 and is part of a POD. The proposed use is not listed as permitted or conditional in this district, nor was it identified as part of the original POD documents. The B-3 district permits “Animal Hospitals and Veterinary Offices” and “Kennels with no outdoor dog runs” as permitted uses.

Use exceptions can be provided for in a PUD and is preferable to rezoning the property as originally requested by the applicant. With the exception of the “outdoor exercise area” shown on the plan, staff supports this use at this site. Outdoor dog runs are specifically excluded from the permitted use at this site. Outdoor dog run are specifically excluded from the permitted use list in the B-3 district. Outdoor dog runs are also not compatible with the residential uses located immediately north of the subject property.

JoEllen Charlton added the comparison of proposed site plan to the original site plan is as follows:

1. East Parking Lot Setback. The proposed plan includes the same pavement setback along the east property line along Route 83 as the approved preliminary plan. This ten-foot setback is also consistent with recently approved developments along the corridor. It appears that the existing drive across the property is currently constructed at or near the existing east property

line. That drive will need to be removed and cross access would instead be accommodated through the new parking lot.

2. North Parking lot setback. The setback along the north property line is also mostly the same as the preliminary PUD, especially if the area shown for “optional” parking is not required. The original plan included the five-foot pavement setback along the east portion of the lot, where access to Route 83 is provided. It jogged south further west along the north property line. It appears that adequate parking can be provided elsewhere on the site and the majority of the “optional parking/detention” can be left “green”, providing an area for stormwater control and some landscape screening.

If the property were be evaluated under the current Ordinance, a 100’ transitional yard setback adjacent the residential property to the north would be required. This area would require a 6’ tall berm with heavy landscaping. If this area is utilized for parking or stormwater control, however, there will be limited opportunities to provide berms. It is therefore important to determine how much of this area will be required for parking and/or stormwater control early in the process so that staff can determine whether adequate landscape screening can be provided.

3. Box Culvert Issues. There is an existing box culvert in the southwest corner of the property, although it is not shown on the plan. This culvert requires the provision of an easement if one does not exist. Site improvements should not be allowed over that area. It appears there is room to shift the building/improvements 10’ east into the 22’ wide area between the front of the building and the parking.

4. Parking/Loading/Garbage Enclosure. Based on the information provided, the site requires 43 parking spaces, while 58 are provided.

The required 12 X 15 loading space and a designated area for the dumpster has not been shown. Staff recommends these facilities be located on the south side of the building and screened as required by the Ordinance.

The eastern most row of parking along Route 83 will be required to add one landscape island.

5. Foundation Landscaping. A 7’ foundation landscaping strip is required along all building facades except where access is provided into the building. Sidewalks providing access to the building or along parking areas must be a minimum of 5’ in width.

6. Other Landscaping/Berming. The applicant should confirm as part of the preliminary engineering review that berming along the Route 83 Corridor can be provided.

Cross Access. The plan shows two areas of shared access with the property to the south. While the original plans show both of these access points, staff recommends the possible elimination of the western cross access. The plans must also confirm how the access coordinates with the property to the south. It appears it may be necessary to modify some of the existing parking on the lot to the south. Evidence of an existing cross-access easement must be provided, or if one doesn’t exist, one must be created.

Special Management Areas. Project engineering must be carefully coordinated with the Village Engineer to determine compliance with Ordinance provisions regarding Special Management Areas.

Sidewalks in the right-of-way. The Route 83 right-of-way does not contain a sidewalk adjacent this property as required. This should be evaluated as part of the PUD amendment process.

Bill Wolfe stated, regarding the dog run, this is a supervised exercise area where the dogs can go out and walk around. This is not a kennel area. The animals will not be living outside in a fenced in cage.

Vice-Chairman Wagner and the Plan Commission agreed to direct the applicant to move forward.

9. VISITOR'S BUSINESS

None.

10. COMMUNICATIONS

Director of Municipal Services, Alan Zordan introduced Phil Modaff as the new Village of Willowbrook.

Director Zordan further reported that the Village Board approved the zoning and special use for the Town Center.

11. ADJOURNMENT

MOTION: Made by Commissioner Remakes, seconded by Commissioner Soukis, to adjourn the regular meeting of the Plan Commission at the hour of 8:45 p.m.

UNANIMOUS VOICE VOTE  
PRESENTED, READ AND APPROVED,  
\_\_\_\_\_, 2006

MOTION DECLARED CARRIED

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Chairman

Minutes transcribed by Joanne Prible.