

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JANUARY 11, 2017, AT THE LITTLE THEATER AT HINSDALE SOUTH HIGH SCHOOL, 7401 CLARENDRON HILLS ROAD, DARIEN, ILLINOIS

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Anna Franco, Building Inspector Roy Giuntoli, Plan Commission Secretary Joanne Prible Administrative Intern Tiffany Kolodziej. Absent Commissioner Lacayo.

3. OMNIBUS VOTE AGENDA

The items on the Onmibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting September 7, November 2, 2016
- C. Minutes – Village Board Meeting September 12, September 26, October 10, October 24, November 12 and November 28, 2016.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Kaucky, to waive the reading of the minutes.

MOTION DECLARED CARRIED

Commissioner Lacayo entered the meeting at 7:12.

4. PLAN COMMISSION CONCEPT REVIEW: Midwest Badminton Club, Inc., 8401 Shagbark Court, Woodridge, IL. Midwest Badminton, Special Use Permit for an “Indoor Amusement Establishment”. Lot directly west of the Willow Commons Shopping Center/Ashton Place.

The petitioner is requesting a review of their concept plan to determine if they should pursue and go forward with special use approval for an indoor amusement establishment.

The property is located on the south side of 75th Street, just east of the Willow Commons Shopping Center and to the south of the property is Willow West and Marydale Condominiums. This site is accessible via a right in right out on 75th Street but also through the shopping center from Clarendon Hills Road.

The proposed facility would include 14 professional badminton courts and operator Monday through Friday and the applicant provided hours of operation. The facility will have two coordinators, ~~three~~ coaches and typical occupancy would be about 20 to 80 people. They could hold about 1 to 3 tournaments per year.

The petitioner has not yet submitted plans for building or signage.

If the petitioner decides to proceed with a petition for Special Use Approval for an "Indoor Amusement Establishment," the following must be completed (in addition to standard submittal items request by Staff).

1. Amend Ordinance 14-O-03 to no longer require subdivision of the lot (if other conditions of this special use are met).
2. Submit an agreement between Hinsdale South High School and the petitioner to use the High School parking lot during tournament events.
3. Submit a copy of the existing or revised parking agreement for the Shopping Center use of parking on the subject lot.
4. Submit a revised plan showing either a 6' or 8' fence along the west and south property lines.
5. Submit sign plans showing the dimensions and design of proposed signage.
6. Submit a landscape plan.
7. Submit revised architectural plans citing commercial building codes.
8. Submit revised architectural plans with no wood interior.
9. Submit an emergency ingress/egress plan by a licensed architect.
10. Submit revised architectural plans showing additional means of emergency egress from the playing area.
11. Submit revised architectural plans either with or without a mezzanine component.
12. Submit revised architectural plans showing whether netting will be included for the badminton courts.
13. Clarify the proposed exterior building materials on revised architectural plans.
14. Submit a signed and notarized letter stating the petitioner's intent to install 240' of a 12" watermain along the frontage of their property. This improvement must be secured before issuance of a building permit.
15. Televise the condition of the existing storm sewers serving the property.
16. Submit fire truck turning radii exhibit(s) using Tri-State emergency vehicle dimensions.
17. Provide the location of proposed fire hydrants in future civil engineering plans.
18. Vacate the 12' drive easement located along the west and south property lines of the subject property and submit a copy of the vacation documents to the Village.
19. Revise the site plan to include the location of a trash enclosure on the property.
20. Provide details regarding the proposed stormwater detention facility, showing the facility complies with the standards of the Du Page County Stormwater Ordinance.
21. Submit a photometric plan as part of future submittals.

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The Plan Commission expressed interest in the project and advised the petitioner of the submittal standards.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

None.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Remkus, to adjourn the regular meeting of the Plan Commission at the hour of 9:15 p.m.

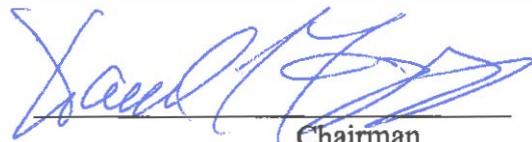
UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

2-22, 2017

Minutes transcribed by Joanne Prible.



Joanne Prible
Chairman