

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, OCTOBER 3, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, 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, Walec, Vice Chairman Wagner and Chairman Kopp.

Absent: Commissioner Ruffalo

Also present were Village Administrator Tim Halik, Asst. Village Jeff Montleone, Planning Consultant Ann Choi, Building Inspector Roy Giuntoli, and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVED)
- B. Minutes – Regular Meeting September 5,2018

Recording Secretary Shemroske noted that Agenda had the incorrect date for the minutes.

MOTION: Made by Commissioner Remkus, seconded by Commissioner Soukup, to approve the Omnibus Vote Agenda as presented.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 24,600 FS Entertainment Venue and 6,800 SF Financial Institution (Chase Bank), Location: 735 Plainfield Road in Willowbrook IL 60527.

A. DISCUSSION/RECOMMENDATION

Applicant's Representative described that in the existing bowling alley building there will be laser tag, arcade games, bowling alleys and an entertainment area. Brunswick has helped to make some recommendations. There will be some modifications to the existing building.

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Also proposed is a new Chase Bank facility, moving employees from their current location across Plainfield Road. Applicants of the bank when over the Architecture plans, floorplan and landscaping of the building.

Applicant addressed Commissioners' concerns and questions about the Boutique Bowling venue, parking and traffic. There will be managers in each of the proposed areas. All ages will be welcome to facility. Safety is a key factor. Security cameras in each area. Traffic study will be done. Restaurant will be more upscale, a snack bar will also be available.

Planner Choi advised that in addition to the staff report there will still be a need for traffic and parking analysis Need variance for setback.

Chairman Kopp is in favor of the project and Commissioners concurred, and will help to keep people coming and staying in Willowbrook.

5. VISITOR'S BUSINESS

None.

6. COMMUNICATIONS

Village Administrator Halik, introduced new Planner Ann Choi. Administrator Halik and Inspector Giuntoli addressed the opening of Pete's, Stein Mart and Ulta. Three permit applications for the 6 outlets. Sketchers should be ahead of schedule hopefully before the Holidays. Marshalls opening Oct 4,2018.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Walec, to adjourn the regular meeting of the Plan Commission at the hour of 8:01 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

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Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske