

MINUTES OF THE REGULAR HEARING 19-03,19-04,19-05 MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JUNE 5, 2019, 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 7:00pm

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Ruffalo, Kaucky, and Walec, Vice Chairman Wager, and Chairman Kopp.

Also present were Planning Consultant Ann Choi, Building Official 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 (APPROVE)
- B. Minutes – Regular Meeting April 3,2019

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-03: Morgan Harbour Construction, LLC 7510 S. Madison Street, Willowbrook, Illinois. Petition requesting approval of a variation from Section 9-10-5(K) to reduce the number of required parking stalls from fifty-four (54) parking spaces to thirty -five (35) parking spaces to accommodate 10,645 square feet of office space and 7,902 square feet of warehouse space.

- A. PUBLIC HEARING Ended 7:26 pm
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Commissioner Walec was seconded by Commissioner Remkus and approved unanimous 7-0 roll call vote of the members present:

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report prepared for PC 19-03 for the June 5, 2019 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-10-5(K) to reduce the off-street parking requirements for the property located at 7510 Madison Street as outlined in the Staff Report dated for the June 5, 2019 Plan Commission meeting and as deliberated by the Plan

Plan Commission – Regular Hearing

June 5, 2019

Page 2

Commission, subject to the recommended "Conditions of Approval: "listed in the Staff Report prepared for PC 19-03 for the June 5, 2019 Plan Commission meeting, additional condition that signage will be installed with NO PARKING IN FIRE LANE every 75 feet.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffalo, Kaucky, Walec, and Vice Chairman Wagner and Chairman Kopp. **NAYS:** None. **ABSENT:** None. Public Hearing ended at 7:26pm.

MOTION DECLARED CARRIED

5. **PLAN COMMISSION CONSIDERATION;** Zoning Hearing Case 19-04: Petitions for a text amendment to amend Section 9-3-15, Section 9-12-2, and Section 9-12-4(C) of the Zoning Title of the Village of Willowbrook to remove outdated information and to bring the Zoning Code in compliance with the recently enacted State and Federal laws. The proposed amendments to the Zoning Code will also clarify the application of certain bulk regulations to the permitted accessory use of amateur radio antennas in residential districts.

- A. PUBLIC HEARING Ended 7:55pm
- B. DISCUSSION /RECOMMENDATION

Court Reporters Minutes for Discussion and Recommendation

MOTION: The following motion make by Chairman Kopp to Continue this Public Hearing until the next meeting, the first Wednesday in July and second by Commissioner Remkus. All in favor 7-0.

MOTION DECLARED CARRIED

Village Attorney suggest we withdraw first motion since a date was not established.

NEW MOTION: Chairman Kopp made motion to continue Public Hearing Case 19-04 to July 10th at 7pm second by Commissioner Remkus All in favor 7-0

6. **PLAN COMMISSION CONSIDERATION:** Zoning Hearing Case 19-05: Petition for a text amendment to amend Section 9-9-7 (c) of the Zoning Title of the Village of Willowbrook regarding performance standards in the M-1 Light Manufacturing Zoning District.

- A. PUBLIC HEARING Ended; 7:55
- B. DISSCUSSIONS/RECOMMENDATION

Court Reporters Minutes for Discussion and Recommendation

MOTION: The following motion made by Chairman Kopp to continue Public Hearing Case 19-05 to the July 10 meeting at 7pm, seconded by Commissioner Walec and approved unanimous 7-0 roll call vote of the members present.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffalo, Kaucky, Walec, and Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: None.
Public Hearing ended at 7:55pm

MOTION DECLARED CARRIED

7. VISTOR'S BUSINESS

Resident inquired about how to get written information in front of the Commission that might informant the decision on these pending Hearings

8 COMMUNICATIONS

Consultant Planner Choi informs the Committee that she will have two addition cases for the next meeting beside the two that are continuances from tonight's meeting.
Building Official Giuntoli reported on a Pulte update. Pete's Markets update on the Kingery IDOT road work that does not have a date as of today's and the stores on the outer lots at that location. ROC Storage and Compass Arena progress and issues. New odes are in the works and should be finialed at the June 24,2019 Village Board meeting.

9. ADJOURNMENT

MOTION: Made by Commissioner Remkus, seconded by Commissioner Walec, to adjourn the meeting of the Plan Commission at the hour of 8:30 p.m.

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED
July 17, 2019


Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske