

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 17, 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 7:02pm.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Kaucky, Walec and Chairman Kopp. Absent: Commissioner Ruffalo and Vice Chairman Wagner.

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 June 5, 2019

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-02: Marc and Maureen Reyes, 6350 S. Madison Street, Willowbrook, Illinois. Review and Recommendation Regarding Final Plat for 6350 and 6406 South Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for two residential lot consolidation) and Approval of Written Recommendation Regarding Final Plat for 6350 and 6406 South Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for two residential lot consolidation), a variation from Section 9-5B-3(D)2 of the Village of Willowbrook Zoning Ordinance to reduce the interior side yard setback from twenty feet (20') to fourteen and 66/100 feet (14.66') along the north property line, and consideration of other such relief, exceptions, and variations from Title 9 of the Village Code.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter's Minutes for Discussion and Recommendation.

MOTION: The following motion was made by Chairman Kopp:

Based on the submitted petition and testimony provided, I move that the Plan Commission finds that the proposed Reyes Subdivision Final Plat of Subdivision consolidating 6350 Clarendon Hills Road and 6406 Clarendon Hills Road into a single Lot of Record, which requires a variation from Section 9-5B-3(D)2 of the Zoning Ordinance to reduce the minimum interior side yard setback along the north property line, meets the Subdivision Regulation standards for approving such final plat and associated variations; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 19-02 for the July 17, 2019 Plan

Plan Commission – Special Meeting  
July 17, 2019  
Page 2

Commission meeting; that the Plan Commission recommend to the Village Board approval of a variation from Section 9-5B-3(D)2 to reduce the minimum interior side yard setback along the north property line; and the Plan Commission has reviewed the Final Plat of Subdivision and recommends approval of a Final Plat of Subdivision for PC 19-02 for the July 17, 2019 Plan Commission meeting, subject to the conditionals of approval and plans listed in the Staff Report prepared for PC 19-02 for the July 17, 2019 Plan Commission meeting.

Motion Approved by Commissioner Remkus and second by Commissioner Walec and approved 5-0 roll call vote of the member present.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Commissioner Ruffalo and Vice Chairman Wagner.

Public Hearing Ended at 7:24pm.

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-06: Petition for a text amendment to amend Section 9-2-2 of Title 9 – Zoning Title of the Village of the Willowbrook Municipal Code.

- A. PUBLIC HEARING
- B. DISCUSSION /RECOMMENDATION

See Court Reporter's Minutes for Discussion and Recommendation.

MOTION: The following motion was made by Chairman Kopp:

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented on Page 2 of the Staff Report, including the proposed change to eliminate “parapet walls” from the fourth sentence of the definition, for PC Case Number 19-06 to amend Section 9-2-2, entitled “Definitions,” of Chapter 2, entitled “Definitions,” of Title 9, entitled “Zoning Title of the Village,” of the Willowbrook Municipal Code of the Village of Willowbrook, DuPage County, Illinois.

Motion Approved by Commissioner Remkus and seconded by Commissioner Walec and approved 5-0 roll call vote of the members present.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Commissioner Ruffalo and Vice Chairman Wagner.

Public Hearing Ended at 7:42pm.

MOTION DECLARED CARRIED

Plan Commission – Special Meeting

July 17, 2019

Page 3

6. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-05: Petition for a text amendment to amend Section 9-9-7 of Title 9 – Zoning Title of the Village of Willowbrook.

- A. PUBLIC HEARING
- B. DISCUSSIONS/RECOMMENDATION

See Court Reporter's Minutes for Discussion and Recommendation.

MOTION: The following motion was made by Chairman Kopp:

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendments presented on Pages 1 to 11 of the Staff Report for PC Case Number 19-05 to amend Section 9-9-7 of the Zoning Title of the Village of Willowbrook regarding fire and explosion hazard standards, with the following changes: Add the definitions of Volatility, Vapor Pressure, Boiling Point and Flashpoint to Section 9-9-7(B); revise the language to the proposed Section 9-9-7(D)3 to eliminate a requirement for the RCRA permit and replace with language requiring copies of any permit required by the EPA/IEPA to be provided to the Village; and revise Tables IV(a) and IV(b) so that the above ground storage of flammable liquid classes are ordered from the least volatile to most volatile class.

Motion Approved by Commissioner Remkus and seconded by Commissioner Soukup and approved 5-0 roll call vote of the members present:

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Commissioner Ruffalo and Vice Chairman Wagner.

Public Hearing ended at 7:58pm.

MOTION DECLARED CARRIED

7. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-04: Petition 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 into 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
- B. DISCUSSION/RECOMMENDATION

See Court Reporter's Minutes for Discussion and Recommendation.

MOTION: The following motion was made by Chairman Kopp:

Plan Commission – Special Meeting

July 17, 2019

Page 4

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendments presented on Pages 1 to 5 of the Staff Report for PC Case Number 19-04 to amend Sections 9-3-15, 9-12-2 and 9-12-4(C) of the Zoning Title of the Village of Willowbrook. The proposed text amendments will remove outdated information, bring the zoning code into compliance with the recently enacted state laws, and clarify the application of certain bulk regulations to the permitted accessory use of amateur radio antennas in residential districts.

Motion Approved by Commissioner Kaucky and seconded by Commissioner Soukup and approved 5-0 roll call vote of the members present.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Kaucky, Walec and Chairman Kopp. NAYS: None. ABSENT: Commissioner Ruffalo and Vice Chairman Wagner.

Public Hearing ended at 8:38pm.

MOTION DECLARED CARRIED

8. VISITOR'S BUSINESS:

None.

9. COMMUNICATIONS:

Planner Choi indicated there is an application for a special use amendment and associated variations to install a Trash Enclosure for Holmes Elementary School as applicant. This will be scheduled for the August 7, 2019 Plan Commission Meeting.

10. ADJOURNMENT

MOTION: Made by Commissioner Soukup and seconded by Commissioner Walec to adjourn the meeting of the Plan Commission at the hour of 8:41pm.

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED

August 7, 2019



Paul F. Kopp  
Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske.