

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, AUGUST 7, 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 7:00p.m.

2. ROLL CALL

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

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 – Special Meeting July 17, 2019

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-07: Holmes Elementary School Trash Enclosure (5800 South Holmes Avenue, Clarendon Hills, Illinois 60514-Maercker School District 60). Petition for approval of an amendment to an existing special use for variations from Title 9 of the Village Code to allow a trash enclosure and associated improvements at the property legally described below, generally located at the NWC of Holmes Avenue and 58th Place.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Commissioner Soukup was seconded by Commissioner Kaucky and approved unanimous 6-0 roll call vote of the members present.

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of fact to the Mayor and Village Board for special uses and variations as shown in Attachments 1 and 2 of the staff report prepared for the August 7, 2019 Plan Commission meeting for PC 19-07, and recommend approval of an amendment to the existing special use to allow variations from Section 9-12-11(A)5 and Section 9-12-11(B)2(e) to permit the open side of said enclosure to be oriented so that it faces towards an abutting property or street, subject to the conditions listed in the staff report for the August 7, 2019 Plan Commission meeting for PC 19-07.

1. The proposed trash enclosure shall comply with the existing 27' exterior side yard setback.
2. The partial architectural elevation shall be revised to include the full, colored elevation of the enclosure. The revised elevation shall specify the materials and colors of the trash enclosure. The trash enclosure shall match the materials and colors of the existing school and addition.
3. The composite landscape plan shall be revised to replace the two deciduous trees on both sides of the trash enclosure with a row of slender evergreen trees on both sides of the trash enclosure for improved year-round screening and decreased visibility of the enclosure from the residential properties on 58th Place. The landscape plan shall include the species name and quantity of the proposed trees.
4. Final engineering plans shall be reviewed and approved by the Village Engineer prior to issuance of a Site Development Permit by the Village of Willowbrook.
5. The enclosure shall be used strictly for the confinement of a refuse and recycling and shall not be used for the outside storage of any other material for equipment.
6. The doors of the trash enclosure shall remain closed and locked at all times except when the refuse bins are unloaded and loaded.
7. The amendment to the special use shall apply only to the trash enclosure, proposed landscaping surrounding the trash enclosure, and the associated paving only. No other improvements shown on the plans shall be approved as part of this review.

Roll Call Votes: Commissioners Soukup, Ruffolo, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: Commissioner Remkus.
Public Hearing ended at 7:12p.m.

MOTION DECLARED CARRIED

5. VISITOR'S BUSINESS: None

6. COMMUNICATIONS

Planner Choi informed the Committee that September 4, 2019 there will be a Public Hearing to discuss permitting recreational cannabis dispensaries in Willowbrook, as a special use or permitted use.

Chairman Kopp inquired if there was any feedback from Citizens from our contentious Hearings last month? Planner Choi informs board that Building Height amendment went thru at last Village Board Meeting and other three will be in front of the board at next Village meeting but no feedback from citizens on any of them.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Walec, to adjourn the meeting of the Plan Commission at the hour of 7:15 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

September 4, 2019



Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske