

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON
WEDNESDAY, FEBRUARY 5, 2020 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 Remkus, Ruffalo, Kaucky Walec,
Vice Chairman Wagner, and Chairman Kopp.
Also present were Planning Consultant Anne Choi and Recording Secretary Lisa Shemroske.
Absent: Commissioner Soukup and Building Official Giuntoli

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting, November 6, 2019

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-01: Consideration
of a petition requesting approval of an amendment to a special use permit within the B-2
Community Shopping District zoning classification, including certain variations from
Title 9 of the Village Code, to modernize and enlarge the existing car wash with
associated sited improvements, located at the northwest corner of the intersection of
Illinois Route 83 and Plainfield Road.

- A. PUBLIC HEARING
Motion to close public hearing at 7:37p.m.by Commissioner Remkus and Second
by Commissioner Walec, all in favor
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Commissioner Remkus was seconded by Commissioner Walec and all in favor

Based on the submitted petition and testimony presented, I move that the Plan Commission forward its Findings of Fact to Mayor and Village Board for special uses and variations as shown in Attachment 1 and 2 of the Staff Report prepared for the February 5, 2020 Plan Commission for PC 20-01, and recommend approval of an amendment to the existing special use and requested variations, as listed in the Staff Report prepared for the PC 20-01 for the February 5, 2020 Plan Commission meeting, subject to the following “Recommended Conditions of the Approval” Listed in the Staff Report Prepared for PC 20-01 for the February 5, 2020 Plan Commission Meeting:

Roll Call Vote: AYES: Commissioners Remkus, Ruffalo, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

5. **PLAN COMMISSION CONSIDERATION:** Conceptual review and feedback on Planned Unit Development approval for a proposed 14,330 SF Hotel, 6,800 SF Financial Institution and 2,400 SF Restaurant with Drive-through. Location 735 Plainfield Road in Willowbrook, IL 60527

A. DISCUSSION/RECOMMENDATION

Planning Consultant Choi present proposed development for 735 Plainfield Road, previously the Willowbrook Bowl, adding a Hotel, Starbucks and Financial Ins. The Applicate GW Properties, LLC proposed to demolish the existing building on site and requests feedback on the proposed Planned Unit Development with Hotel, restaurant with drive- thru and a bank. They intended to sell the western portion of the property to Prominence Hospitality Group; who will be developing the property and managing the hotel.

A traffic impact and parking analysis will be required. The Village Traffic Engineer suggest a scope of work for the traffic study for the redevelopment.

The applicant addresses the concerns of the Commissioners about the flow of traffic thru the parking lot around the bank to get into the Starbucks.

The Vice Chair Wagner thinks the Development idea is great, but the traffic flow is going to be a challenge from Adams to 83 on Plainfield. He hopes it go thru but the traffic and turning movements on Plainfield road, not just from Adams to Pete’s market but all of Plainfield Road has to be solved.

Applicate understands the importance of traffic flow. They have been told multiple times about it. They have a meeting set up to discuss issues of Plainfield Road.

Plan Commissions suggestion is do traffic study and check it out 5pm, 6pm and weekends, to see the amount of traffic that is going thru on Plainfield Road. Commissioners gave them a few options to look into for the accessing the property.

6. VISITOR'S BUSINESS

None.

7. COMMUNICATIONS

Planner Choi brings up the meetings planned for next few months. The Commissioners are informed what is happening in the Old Tomato Bar and other units in Lake Hinsdale Commons. Chad's Cheesecake, Stretch Lab and Eva's Place have permit applications for build-outs in Willowbrook Square on 63rd Street.

8. ADJOURNMENT

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Wagner, to adjourn the meeting of the Plan Commission at the hour of 8:27 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

March 4, 2020_____


Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske