

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 2, 2020 AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

DUE TO THE COVID19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:00p.m.

2. ROLL CALL

Those physically present at VOW Police station were Chairman Kopp and Commissioner Soukup Present Via Zoom at due to COVID -19 Pandemic were Commissioners Remkus, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Building Official Roy Giuntoli Also, present Via Zoom were Planning Consultant Anne Choi and Lisa Shemroske from the Village Hall

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 4,2020

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Continuation of Zoning Hearing Case 20-10 : Consideration of a petition for a text amendment to amend Sections 9-6-1 (B) and 9-12-10 of Title 9-Zoning Title of the Village of the Willowbrook Municipal Code regarding the outdoor display of merchandise..

- A. PUBLIC HEARING
Closed public hearing at 7:29 pm

B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

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

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 under Option 2 on pages 3 to 5 of the Staff report for PC Case Number 20-10 **as modified by discussion at the public hearing**, to allow the outdoor display of merchandise for automobile service stations by-right, and to allow the outdoor display of merchandise for drugstores with a minimum gross floor area in excess of thirteen thousand five hundred (13,500) square feet as a temporary use permit.

“As modified by discussion” refers to the following modification recommended by the plan Commission: “The sum of all merchandise display areas shall be no larger than one hundred square feet (100SF) in size unless an exception to their provision has been granted by the Village Administrator or his/her designee.”

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

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS

None

6. COMMUNICATONS

Planner Choi updated the Commissioners on the items for the next two meetings. She also informed them that GW Property Group LLC are still interested in the property at 735 Plainfield road and they still need to get paperwork in and site plans.

Building Official Giuntoli gave up dates on Compass getting their TCO and Carrington Club just received their last Occupancy that all 29 houses were sold. We have permits from Dollar Tree to locate in the Willowbrook Town Center.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup seconded by Commissioner Kaucky, to adjourn the meeting of the Plan Commission at the hour of 7:39p.m. all in favor

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

December 16, 2020



Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

12/2/2020

**CITY OF WILLOWBROOK PROCEEDINGS BEFORE THE
PLANNING & ZONING COMMISSION OF THE CITY OF
WILLOWBROOK**

ROBIN HEJNAR

CITY OF WILLOWBROOK
PROCEEDINGS BEFORE THE
PLANNING & ZONING COMMISSION
OF THE CITY OF WILLOWBROOK

WEDNESDAY, DECEMBER 2, 2020

7:00 p.m.

RECORD OF THE PROCEEDINGS VIA ZOOM had at the meeting held before the Planning & Zoning Commission of Willowbrook, on Wednesday, the 2nd day of December 2020, commencing at 7:00 p.m., as reported by Robin Hejnar, a Certified Shorthand Reporter and Registered Professional Reporter and Notary Public in and for the County of DuPage and State of Illinois.

1 APPEARANCES:

3 Daniel Kopp - Chairman
4 John Wagner - Vice-Chairman
5 Lisa Shemroske - Secretary
6 Commissioner Soukup - Member
7 Maciej Walec - Member
8 Catherine Kaczmarek - Member
9 Leonard Kaucky - Member
10 William Remkus - Member

17 Staff Also Present:

18 Ann Choi - Planning Consultant
19 Roy Giuntoli - Building Official

1 CHAIRMAN KOPP: I call to order the regular
2 meeting of the Plan Commission of the Village of
3 Willowbrook, and ask the Plan Commissioner Secretary to
4 call the role.

5 MS. SHEMROSKE: Commissioner Remkus?

6 MR. REMKUS: Here.

7 MS. SHEMROSKE: Commissioner Soukup?

8 MR. SOUKUP: Here.

9 MS. SHEMROSKE: Commissioner Kaczmarek?
10 Commissioner Kaucky?

11 MR. KAUCKY: Here.

12 MS. SHEMROSKE: Commissioner Walec?

13 MR. WALEC: Here.

14 MS. SHEMROSKE: Vice Chairman Wagner?
15 MR. WAGNER: Here.

16 MS. SHEMROSKE: Chairman Kopp?

17 CHAIRMAN KOPP: Here.

18 MS. SHEMROSKE: Planner Ann Choi?

19 MS. CHOI: I'm here. Lisa, I think
20 Commissioner Kaczmarek has joined us.

21 MS. KACZMAREK: Yes, I'm here.

22 MS. SHEMROSKE: Okay. Thank you.

23 Building Official Roy Giuntoli?

24 MR. GIUNTOLI: Present via Zoom.

1 MS. SHEMROSKE: And I'm Lisa Shemroske.

2 CHAIRMAN KOPP: Commissioner Remkus just
3 joined too.

4 MS. SHEMROSKE: He did? I thought I heard
5 his voice. Okay. Thank you.

6 CHAIRMAN KOPP: Next item on the agenda is
7 the omnibus vote agenda. Would anybody like an item
8 removed from the omnibus vote agenda?

9 If not, will someone make a motion to
10 approve the omnibus vote agenda?

11 MR. REMKUS: Remkus so moved.

12 MR. WALEC: Walec second.

13 MS. SHEMROSKE: Thank you.

14 CHAIRMAN KOPP: All in favor say, Aye.

15 ALL: Aye.

16 CHAIRMAN KOPP: Oppose say Nay. The vote
17 carries.

18 Next item on the agenda is the continuation
19 of Zoning Hearing Case 20-10, which is consideration of
20 a petition for a text amendment to amend Sections 9-6-1B
21 and 9-12-10 of Title 9 of the Willowbrook Municipal Code
22 regarding the outdoor display of merchandise.

23 Ann, would you like to continue your
24 presentation?

1 MS. CHOI: Yes. Thank you, Chairman Kopp.

2 So to briefly recap, the public hearing on
3 this petition, at their November 4th, 2020, meeting,
4 just a few weeks ago, there were no members of the
5 public that came forward with any comments or questions,
6 and that one was continued, as you stated, to today's
7 meeting, on December 2nd.

8 Since a consensus -- a definitive consensus
9 was not reached by members of the Plan Commission, the
10 majority of the Plan Commission expressed support for
11 allowing the outdoor display of merchandise by right
12 with restrictions, and instructed planning staff to look
13 at alternatives, to change the zoning ordinance to allow
14 retail displays at gas stations and drugstores by right
15 for further discussion.

16 So, tonight, the Plan Commission will be
17 able to listen, review, and discuss the following
18 options, and then make a motion to approve a
19 recommendation to the Village Board.

20 I'm going to share my screen. You-all
21 should have a copy of your staff reports, but I'll just
22 share my screen for now.

23 Okay. Option one was already presented at
24 the November 4th hearing, and this option would allow

1 the outdoor display of merchandise through a temporary
2 use permit at gas stations and drugstores. As a recap,
3 this permit would be applied for annually with a maximum
4 fee of 300- to \$400, with subsequent use potentially
5 costing significantly less once a streamlined permit
6 process has been established.

7 Currently, temporary use permits are
8 required by businesses who seek outdoor dining, outdoor
9 Christmas tree sales, outdoor garden supply sales, or
10 outdoor display of merchandise in conjunction with a
11 retail store. The only exception to the annual
12 temporary use permit is if a business is approved as
13 part of a planned unit development, and a waiver of this
14 section of the code was granted. So nearby communities
15 of Downers Grove and Hinsdale follow this model as
16 allowing it as a temporary use permit.

17 Option two would allow the outdoor display
18 of merchandise for automobile service stations with
19 several restrictions by right, by amending Section
20 9-6-1, but this option still recommends to allow the
21 outdoor display of merchandise for drugstores with a
22 minimum gross floor area of 13,500 square feet with
23 those previously stated conditions. You can see here,
24 through a temporary use permit.

1 Planning staff still recommends that
2 drugstores should be required to apply for a temporary
3 use permit annually since grocery stores that are not
4 part of a planned unit development are required to do
5 so.

6 So this section reads -- everything that's
7 underlined in red would be the new language.

8 "All business establishments shall be
9 retail, trade, or service establishments dealing
10 directly with consumers, and all goods produced on the
11 premises shall be sold on the premises where produced,
12 and all business, service stores merchandise display,
13 and where permitted, repair and processing shall be
14 conducted wholly within a completely enclosed building
15 with the following exceptions:"

16 "Off street automobile parking, off street
17 loading, open sales lots, drive-in facilities, outdoor
18 activities authorized by Section 9-12-10 of the
19 Willowbrook Code in districts where they are permitted,
20 and the display of merchandise, wherein, the principal
21 use is an automobile service station subject to the
22 conditions listed in Section 9-6-1B1 below. Goods
23 shall -- sold shall consist of primarily new
24 merchandise, except for antique shops."

1 And conditions A through F are listed, and
2 they are a repeat of what was already discussed at the
3 last public hearing, so I'm just going to move on to
4 option three.

5 Option three would amend Sections 9-6-1B,
6 9-12-2, and 9-12-4 to allow the outdoor display of
7 merchandise for automobile service stations as an
8 accessory use. The use of land, buildings, and other
9 structures are regulated by the listing of permitted and
10 special uses for each district in our zoning code.

11 In addition to such permitted and special
12 uses, the Village allows certain accessory uses, and
13 defines, generally, the type of accessory uses which
14 would be allowed. Some examples of common accessory
15 uses are air conditioning units, car ports, garages,
16 antennas, architectural entry -- these are all listed
17 here -- landscape planting, laundry drying equipment,
18 lawn ornaments, et cetera; and these are found on pages
19 6 and 7 of your staff report.

20 So classifying outdoor retail displays as an
21 accessory use would be regulated similarly to the way
22 fences are regulated, in that there are conditions for
23 fences listed under this section of the code. These
24 conditions regulate the height, percent openness, and

1 where fences can be located on a site.

2 Similarly, conditions will be added to
3 regulate the area of the display, the height, where it
4 can be located, the minimum width of the sidewalk, et
5 cetera. However, treating the outdoor retail displays
6 as an accessory use would not require a permit, but
7 fences are required to go through a permitting process
8 with the Building Department.

9 So if I scroll -- I just added outdoor
10 display of merchandise in conjunction with an automobile
11 service station; and then, as specifically regulated
12 hereinafter, which would be under Section 9-12-4, which
13 lists the bulk regulations.

14 So, for example, not too long ago we
15 reviewed a text amendment for fences and walls, and
16 there are regulations for the height and the percent of
17 capacity listed here.

18 We're going to do something similar, as we
19 scroll further, to add the outdoor display of
20 merchandise in conjunction with an automobile service
21 station, according to these conditions.

22 So in this option we still recommend that
23 the drugstore with the minimum gross floor area of
24 13,500 square feet be permitted through a temporary use

1 permit since it's similar to a grocery store. Please
2 note that if the Plan Commission recommends this option,
3 the third option, three, the public hearing will need to
4 be rescheduled to a future date to re-notice the hearing
5 to include the code sections that weren't included in
6 the original hearing notice, and these are Sections
7 9-12-2 and 9-12-4.

8 Planning staff still recommends that the
9 outdoor display of merchandise at gas stations and
10 drugstores should still be allowed through a temporary
11 use permit. This way the Village has more oversight as
12 to what can be installed, and can guarantee a level of
13 safety that cannot be guaranteed if these retail
14 displays were allowed by right.

15 When the Plan Commission is ready to make a
16 motion, several sample motions are provided on page 16
17 of the staff report, should they wish to use it, and
18 that concludes my report. I'm available for any
19 questions.

20 CHAIRMAN KOPP: Thank you. I'll start off
21 with a couple questions.

22 The drugstores. I hadn't focused on this
23 before. Why is there the limits of April 1st to
24 December 15th? What's the logic of that, and for

1 grocery stores too?

2 MS. CHOI: Because, currently, they're
3 permitted at grocery stores, and this is just the way
4 the zoning ordinance has these dates; because it's
5 classified as a temporary use permit, we have to put
6 dates in there, and this is pretty typical across other
7 communities. You'll see dates -- similar dates, whether
8 it goes from March or April through the end of the year,
9 till November or December.

10 CHAIRMAN KOPP: Okay. And do we have any
11 grocery stores that are subject to this, or are they all
12 in PUDs?

13 MS. CHOI: Currently, they're all in PUDs;
14 and we have one drugstore, which is the Walgreen's at
15 the corner of Plainfield and Madison, the southwest
16 corner.

17 CHAIRMAN KOPP: Ann, I assume your
18 recommendation, that drugstores be subject to -- having
19 to have a temporary use permit is the same as the
20 argument that you made for the gas -- or the one you
21 just stated, that you can police it better?

22 MS. CHOI: Yes.

23 CHAIRMAN KOPP: All right. Do any other
24 commissioners have any questions of Ann?

1 MS. KAUCKY: Yes, I do, Len Kaucky.

2 I was curious. This hundred square foot
3 maximum space that they're allowed for products, how do
4 we come up with a ten by ten-foot area?

5 MS. CHOI: That was just something that Roy
6 and I had discussed. I think, when I was looking at
7 other communities, I had seen it at 50 square feet
8 maximum, which I thought was maybe a little bit too
9 small for purposes, especially at gas stations, and I
10 was even thinking it could go up to 250, but there was a
11 happy medium that we reached.

12 MS. KAUCKY: The only reason I'm asking you
13 is -- I don't know. I have some experience in retail
14 myself, and a ten by ten-foot area is awfully small in
15 my opinion. If you laid down three sheets of 4 x 8
16 plywood on the ground, that's still less than a hundred
17 square feet.

18 I don't know, it just seems to me that we
19 need to look at that amount, I think, especially if we
20 move into this thing, where we're charging a permit at
21 some point, a fee. I don't know about this hundred
22 square feet, and especially when you have larger retail
23 operations. Some of these gas stations would be bigger
24 than some of these other businesses; and, also, is that

1 hundred square feet going to be divided up into
2 50 square feet in one spot and 50 in another, equally a
3 hundred? I mean, what are the parameters of this?

4 MS. CHOI: It can be, I think, conditioned.
5 I guess 3A on this page could be rewritten to be more
6 clear, to say that the sum of all areas can be no larger
7 than, and then if there's a maximum area that the Plan
8 Commission could recommend, we can definitely
9 incorporate it.

10 MS. KAUCKY: I don't know what that figure
11 is, but I definitely don't feel comfortable with a
12 hundred square feet. That's my opinion.

13 CHAIRMAN KOPP: So, Ann, this was all
14 initiated by an owner, right? A gas station owner?

15 MS. CHOI: Yes.

16 CHAIRMAN KOPP: Did he give any input on
17 that issue?

18 MS. CHOI: No, but I'm sure the more area --
19 so -- I mean, you have to keep in mind that these --
20 because we have, on this page anyway, under 3B -- it
21 says, "All outdoor displays and/or attractions shall be
22 located immediately adjoining the side or front facade
23 of the principal building," which is probably the
24 convenient store, "or underneath a canopy, but not

1 within a required yard."

2 MR. REMKUS: I don't think 10 x 10 -- you
3 know, a 10 x 10 hundred square foot area is not --

4 THE REPORTER: I'm sorry, who is speaking?

5 MR. REMKUS: -- really out of the realm. I
6 don't really have a problem with that, but if you put
7 four panels on the ground, you're almost taking up that
8 hundred square feet.

9 MS. CHOI: That was Commissioner Remkus.

10 MR. WAGNER: Commissioner Wagner.

11 I think the hundred square feet -- if you
12 look at the size of a pallet, a pallet -- you can get
13 about seven pallets in a hundred square feet for your
14 average pallet. So I don't know whether that's enough
15 or not enough, but that's approximately what a hundred
16 square feet will give you.

17 CHAIRMAN KOPP: That seems good to me. I
18 mean, that seems like a lot to me, since they can go up
19 to six feet high. So that's 600 cubic feet.

20 MR. REMKUS: Well, pallets are 4 x 4, so a
21 hundred square feet, you're only going to get four
22 pallets, because that would be 8 x 8.

23 MS. KAUCKY: Can you hear me?

24 CHAIRMAN KOPP: Yes.

1 THE REPORTER: Can you unshare your screen,
2 Ann?

3 MS. CHOI: Oh, I'm sorry.

4 MR. KAUCKY: When you drive up to a gasoline
5 filling station -- at least when I've done this, they
6 have these skids lined up in a row, and maybe there's --
7 I think it was in Darien, but I could have sworn it was
8 more than four pallets next to each other, and maybe in
9 multiple areas on top of it.

10 I don't know, just from a retail standpoint,
11 I can't imagine that someone who's operating a business
12 and wants to be competitive would be happy with four
13 pallets of product, especially if it's confined to one
14 10 x 10 foot area. That really troubles me.

15 MR. GIUNTOLI: This is Roy Giuntoli.
16 Correct me if I'm wrong, Ann, no one's limiting it to an
17 exact 10 x 10 area. They could do -- again, the
18 aggregate area of what they want to do needs to be a
19 hundred square feet, so they just have to represent
20 themselves in numbers, and the two or three areas can
21 accumulate up to a hundred square feet.

22 We're not asking one business to designate a
23 10 x 10 area of their property solely for that display.
24 Again, it could be -- again, come up with a different

1 dimension with -- 15 feet wide and 3 feet deep works as
2 well. So, again, no one's locking them into a 10 x 10
3 square area.

4 CHAIRMAN KOPP: I do think that language
5 needs to be tweaked, but I understand that's your
6 intent, because it says it shall be displayed in an
7 area, so it just needs to be clarified.

8 MS. KAUCKY: Roy, this is Len Kaucky again.

9 Is this 10 x 10 square foot area plights,
10 and no matter what size property that this business is
11 occupying?

12 MR. GIUNTOLI: I believe so. Correct, Ann?

13 MS. KAUCKY: That's the other thing I'm kind
14 of concerned about. I don't know, I may be looking at
15 this the wrong way, but I see it as a limiting
16 regulation for someone who's operating a retail.

17 MR. GIUNTOLI: So we're really talking
18 about, right now, gas stations that have little
19 mini-marts that are associated with their gas pumps, per
20 se; and we -- Willowbrook doesn't currently have any
21 large scale service station where the mini-mart is
22 greater than -- and I'm just going to ballpark it by a
23 couple hundred square feet is the store area, storefront
24 area. So the area right outside the building with

1 service walks on the front or the side of the building
2 are pretty small to begin with.

3 So that's why Ann and I came up with this
4 number. Whereas, it's better than not letting them do
5 anything, but at the same time, it's not giving them
6 carte blanche to line every single square foot of
7 service walk that's surrounding the building with
8 merchandise.

9 They will likely have to be -- for lack of a
10 better term -- clever with how they place their items on
11 the walks; and, again, the other comment, the other
12 parts of Section 3 there, indicate other parameters,
13 that they can't block the sidewalk, and still has to
14 be -- they can't block accessible routes and things.
15 So, again, Ann and I came up with a hundred square feet.
16 It's just kind of a happy medium.

17 Now, I understand what you're saying, that
18 if a store like a Target wanted to do this, but, again,
19 this doesn't apply to Target, correct, Ann?

20 MS. CHOI: That's correct.

21 MR. GIUNTOLI: So we're really talking about
22 a small issue, businesses, gas stations that are going
23 to now just be able to -- for lack of a better term --
24 legally display some product outside, whether it be soda

1 in the summer, or windshield wiper fluid in the winter;
2 and, again, I'm just coming up with off the wall
3 examples, but, again, it doesn't have to lock them into
4 a 10 x 10 area, but we thought a hundred square feet of
5 overall space around their building was a good number
6 above zero.

7 MS. KAUCKY: All right. Thank you.

8 MR. WAGNER: Commissioner Wagner, I refer to
9 you to staff report document page 13. There's a couple
10 of pictures there, and one of them is six pallets of
11 mulch, which is, roughly, a hundred square feet; and
12 then the typical gas station that we see, they've got
13 firewood, and typically you'll see washer solvent and
14 that type of thing.

15 I think if you start going much over a
16 hundred square feet, you get a whole bunch of stuff
17 going on.

18 CHAIRMAN KOPP: I personally think it's more
19 important to give them this right, and let's see if they
20 come back and tell us that it's not worth it, or it's
21 too small.

22 MR. WAGNER: The only other question I had
23 was, what is the reference to the 13,500 square feet for
24 drugstores, is it to limit it just to Walgreen's?

1 MS. CHOI: I was doing some research on
2 Walgreen's and drugstore types, and I think the minimum
3 gross floor area is usually 14,500 square feet, but when
4 I reviewed the building permit for Walgreen's, they were
5 actually under that, which is 13,500 hundred square
6 feet. So that was included to include that Walgreen's.

7 CHAIRMAN KOPP: Any other commissioners have
8 any questions?

9 MS. KACZMAREK: I don't have a question,
10 just a comment after everyone's input.

11 I do think that we have to reword it with
12 the amount of -- the square footage, and like Roy was
13 saying as well, maybe, because it is so small around
14 these businesses, I don't -- I mean, I don't know. I
15 don't foresee someone stacking something six feet high
16 either, so if we change the wording to a sum of a
17 hundred square feet, then, of course, they have to
18 rearrange product around their buildings in a concise,
19 proper way. So I agree to what you mentioned before
20 about changing some wording there.

21 MS. CHOI: Thank you.

22 MR. WALEC: Actually, I was just thinking
23 that, in Section 1 there, F paragraph, it says that no
24 individual item or stack should exceed six feet unless

1 it was granted by a Village administrator or his/her
2 designee. Why don't we go ahead and just maybe add that
3 into the A section of that, the hundred square feet. If
4 the Village administrator goes out there, looks at it,
5 and it looks good, allow it; if not, don't allow it.

6 MS. CHOI: Well, I guess, if we're doing
7 this by right, if that's the recommendation, then
8 these -- any reference to, "granted by the Village
9 administrator or his or her designee," probably should
10 be eliminated.

11 CHAIRMAN KOPP: I don't agree with that,
12 because we're granting minimum rights. We're granting
13 six feet high, and we're granting a hundred square feet.
14 So if the Village administrator thinks more is
15 warranted, I think that's better than them having to
16 come back to get the zoning ordinance amended. I like
17 that suggestion, Commissioner Kaucky.

18 MS. KAUCKY: Well, that wasn't me, that was
19 someone else that just spoke.

20 MS. CHOI: That was Commissioner Walec.

21 CHAIRMAN KOPP: Sorry.

22 MS. KAUCKY: I do agree that there's going
23 to be some avenue for someone who proves this case that
24 he would like more space, that there's some vehicle for

1 him to do that. Is that what I'm hearing?

2 CHAIRMAN KOPP: Yes.

3 MS. KAUCKY: That's good.

4 CHAIRMAN KOPP: I think that's a good
5 suggestion.

6 What about the second part of this, which we
7 didn't discuss at all last month, drugstores. Do we
8 want to treat the lone drugstore differently from the
9 gas stations? I personally think that a drugstore of
10 that size is going to be a national chain, and they're
11 going to be more concerned about their exterior
12 appearance than the Village is, so I would be inclined
13 to allow that as of right, but if they're not asking for
14 it, and Ann's saying we'd have to have a whole new
15 meeting for that, I guess I would defer that until they
16 ask for it, personally.

17 All right. Do either of our visitors have
18 any questions or comments on this particular matter?

19 If not, I will close Zoning Hearing Case --
20 the public hearing of Zoning Hearing Case 20-10, and
21 then we will have our discussion and recommendation.

22 So I'm still in favor of this being as of
23 right, and I'm in favor of everything we talked about,
24 including Commissioner Walec's suggestion about

1 requirement one, and I guess I'm in favor of the way
2 staff has presented handling the drugstores separately.

3 Does anybody else want to have a comment or
4 discussion, or should we just go straight to a vote?

5 MS. CHOI: I say vote.

6 CHAIRMAN KOPP: All right. So I'm going to
7 read the motion, it's going to be the second one.

8 Will someone make a motion that, based on
9 the submitted petition and testimony presented, I move
10 that the Plan Commission recommend to the Village Board
11 approval of the text amendment presented under option
12 two on pages 3 to 5 of the staff report, for PC Case No.
13 20-10, to allow the outdoor display of merchandise for
14 automobile service stations by right, and to allow the
15 outdoor display of merchandise by right for drugstores
16 with a minimum gross floor area in excess of 13,000
17 square feet as a temporary use permit.

18 I think, actually, that wasn't -- Ann, as I
19 read that motion, it's inconsistent. It should say to
20 allow the outdoor display of merchandise for drugstores
21 with a minimum gross floor area in excess of 13,500
22 square feet as a temporary use permit. Let me read this
23 again.

24 Based on the submitted petition and

1 testimony present, I would move that the Plan Commission
2 recommend to the Village Board approval of the text
3 amendment presented under option two on pages 3 to 5 of
4 the staff report for PC Case No. 20-10, as modified by
5 discussion at the public hearing to allow for the
6 outdoor display of merchandise for automobile service
7 stations by right, and to allow the outdoor display of
8 merchandise for drugstores with a minimum gross floor
9 area in excess of 13,500 square feet as a temporary use
10 permit.

11 Will someone make that motion?

12 MR. REMKUS: Remkus, so moved.

13 MR. WALEC: Walec second.

14 CHAIRMAN KOPP: I ask the Plan Commission
15 Secretary to call the vote.

16 MS. SHEMROSKE: Commissioner Remkus --

17 MS. CHOI: I'm sorry, just to interrupt
18 here. Just to be clear, when we were talking about the
19 maximum floor area of these outdoor displays, was there
20 consensus reached?

21 CHAIRMAN KOPP: I believe so. We'll call it
22 the Walec amendment, to add the same --

23 MS. CHOI: Okay.

24 CHAIRMAN KOPP: -- same language.

1 I ask the Plan Commissioner Secretary to
2 call the vote.

3 MS. SHEMROSKE: Commissioner Remkus?

4 MR. REMKUS: Yes.

5 MS. SHEMROSKE: Commissioner Soukup?

6 MR. SOUKUP: Yes.

7 MS. SHEMROSKE: Commissioner Kaczmarek?

8 MS. KACZMAREK: Yes.

9 MS. SHEMROSKE: Commissioner Kaucky?

10 MS. KAUCKY: Yes.

11 MS. SHEMROSKE: Commissioner Walec?

12 MR. WALEC: Yes.

13 MS. SHEMROSKE: Vice Chairman Wagner?

14 MR. WAGNER: Yes.

15 MS. SHEMROSKE: Chairman Kopp?

16 CHAIRMAN KOPP: Yes.

17 (WHICH WERE ALL THE PROCEEDINGS HAD.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF DUPAGE)

4 I, ROBIN HEJNAR, a certified shorthand reporter
5 and registered professional reporter do hereby certify:

6 That prior to being examined, the witness in
7 the foregoing proceeding was by me duly sworn to testify
8 to the truth, the whole truth, and nothing but the
9 truth;

10 That said proceedings were taken remotely
11 before me at the time and places therein set forth and
12 were taken down by me in shorthand and thereafter
13 transcribed into typewriting under my direction and
14 supervision;

15 I further certify that I am neither counsel
16 for, nor related to, any party to said proceedings, not
17 in anywise interested in the outcome thereof.

18 In witness whereof, I have hereunto subscribed
19 my name.

20 Dated: December 16, 2020

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ROBIN HEJNAR, RPR
CSR No. 084-004689



