

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MARCH 3, 2021 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 7:02 p.m.

**2. ROLL CALL**

Those physically present at VOW Police station were Chairman Kopp and Commissioner Soukup  
Present Via Zoom COVID -19 Pandemic were Commissioners Remkus, Kaucky, Walec, Vice Chairman Wagner and Building Official Roy Giuntoli

Also, present Via Zoom were Planning Consultant Anne Choi and Recording Secretary Lisa Shemroske from the Village Hall

ABSENT: Commissioner Kaczmarek

**3. OMNIBUS VOTE AGENDA**

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting February 3,2021

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

Roll Call Votes AYES: Commissioner Remkus Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None Commissioner Soukup had to leave.

**MOTION DECLARED CARRIED**

**4. PLAN COMMISSION CONSIDERATION:** Continuation of Zoning Hearing Case 21-03: Consideration of a petition requesting approval of a special use permit for a planned unit development, including a financial institution with drive through, fast-food establishment with drive through, an automobile washing and cleaning facility, including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; approval of a Preliminary Plat of Subdivision; and approval of a Preliminary Plat of PUD. The applicant for the petition is Alex Katz of G.W. Property Group LLC, 2211 N Elston Avenue, Suite 304, Chicago IL 60614. The property owner is Viren-Gill Ltd, LLC, 735 Plainfield Road, Willowbrook, IL 60527

**A. PUBLIC HEARING**

**B. DISCUSSION/RECOMMENDATION**

See Court Reporter Minutes for Discussion and Recommendation

**MOTION:** The following motion made by Commissioner Kaucky and second by Commissioner Remkus

Based on the submitted petition, the testimony provided by the Applicant, and the staff report prepared for PC 21-03 at the March 3, 2021 Plan Commission meeting, I move that the Plan Commission recommend and forward to the Village Board the Findings of Fact presented and discussed by the Plan Commission at the February 3, 2021 and March 3, 2021 meetings, and further recommend that the Village Board approve the following:

1. A special use for a planned unit development associated with PC 21-03, including the “proposed waivers” outlined in the staff report.
2. Special uses for one 5,582 square foot automobile washing and cleaning facility, one 2,830 square foot fast food establishment with drive-through, and one 6,660 square foot financial institution with drive-through.
3. Approval of the Preliminary Plat of Subdivision and Preliminary Plat of PUD for “735 Plainfield Road Subdivision”, except for revisions required by the Village Engineer to be revised prior to forwarding to the Village Board for consideration.

Subject to the following conditions:

1. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the March 3, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.
2. Approval of Preliminary Plat of PUD is expressly conditioned on the approval of an amendment of the Town Center PUD with respect to changes in the ingress, egress and incorporation of a dedicated left-turn lane as shown on 735 Plainfield Road Plat of PUD. An exclusive southbound left-turn lane shall be provided at the proposed full movement access drive in order to keep the southbound through lane clear and minimize the queueing back toward Plainfield Road.
3. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Market Study and Tax Impact Study or related studies to the satisfaction of the Village, prior to Village Board consideration.
4. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, the Applicant shall submit a Cross Access Agreement and indicate the required easements on their preliminary plats.
5. That as part of the approval of a Preliminary Plat of Subdivision and Preliminary Plat of PUD, a parking agreement shall be executed to allow three of the parking spaces located on Lot 3 to satisfy the parking requirement on Lot 2.
6. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall investigate the feasibility of proposing an Ingress and Egress Easement on the northeast end of the subject property to allow vehicular access between the subject realty and the TCF Bank property.

7. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall provide a photometric/lighting study that demonstrates compliance with DuDOT standards for any required off-street lighting.
8. Prior to approval of a Final Plat of Subdivision and Final Plat of PUD, the Applicant shall submit all required executed Traffic Regulation, Improvement and Redevelopment Agreements in a form acceptable to the Village Board, approved by Village staff and subject to review by the Village attorney.
9. That as part of the Final PUD and Final Plat of Subdivision processes, the Applicant shall submit the Declaration of Covenants, which is subject to the approval by the Village.
10. The Applicant shall provide documentation of the DuDOT approval of Traffic Impact Study and Plainfield Road access, upon receipt.
11. The completion of all County of DuPage and Village traffic improvements shall be made prior to the issuance of the first permanent occupancy permit for the subject realty.
12. Outdoor dining and restaurant seating shall not be allowed on the subject realty except were identified as "Outdoor Dining" on the fast-food establishment architectural plans.
13. Off-site improvements shall include a sidewalk to be constructed in accordance with the PUD plans. The sidewalk shall be installed along Plainfield Road and is subject to the County of DuPage permitting, inspection and approval.
14. That the digital signs on the SUBJECT REALTY shall be at all times subject to the following requirements:
  - a. Operational Limitations: Display shall contain static messages only, and shall not have movement of any kind, or the appearance or optical illusion of movement, of any part of the sign.
  - b. Minimum Display Time: Each message on the sign must be displayed for a minimum of 8 seconds or such longer duration as is hereafter enacted in the Village Sign Ordinance for comparable signs.
  - c. Message Change Sequence: The change between static messages must be accomplished immediately, with no use of any transitions.
  - d. Illumination: The sign must include light sensors and dimmer controls that automatically adjust to outdoor lighting levels so that illumination levels are dimmer at night and on cloudy days than during sunny days; but in no instance shall illumination and lighting not be in compliance with Section 9-11-13 of the Willowbrook Zoning Ordinance.
  - e. Only one freestanding or ground sign shall be constructed or erected on Lot 1.
  - f. The sign shall not contain any other advertising other than the identity of the car wash, the address; and the promotion of related business products for Lot 1.
  - g. A separate sign permit shall be obtained pursuant to Village Code.
15. All freestanding or ground signs shall not contain any advertisement other than the identity of the business located therein; therefore, the freestanding sign proposed for each business shall be located on its own lot.
16. The multi-tenant sign located north of the shared access drive with the Town Center shall be removed from all plans prior to consideration before the Village Board.

17. No deliveries or other loading and unloading activities shall be allowed on the subject realty between the hours of 7:00 pm to 10:00 am.
18. No trucks shall be permitted to sit idling on the subject realty.
19. No outside loudspeakers shall be permitted other than businesses with approved drive-through windows and then only for the operation of the drive-through service.
20. Outside refuse compactors shall only be operated between the hours of 9:00 a.m. and 6:00 p.m. and shall be screened by a masonry wall large enough to visually large enough to visually screen the compactor dumpster and buffer any noise created by the compactor unit.
21. The earthen berms located along the Plainfield Road frontage shall be constructed prior to the issuance of the first temporary or permanent occupancy permit for the subject realty, or such earlier time as is reasonably practical. All exiting movements from the drive-throughs shall be under stop sign control.
22. Exiting movements from the bank drive-through shall be under stop sign control.
23. “Do Not Enter” signs shall be placed at the exit of each drive-through lane to deter opposing traffic from entering the drive-throughs from the one-way exit direction.
24. The Applicant shall provide an analysis of the traffic operations at the site access from Town Center after the opening of the development to determine if modifications or adjustments are needed (i.e., supplemental signing, pavement markings or restrictions to access).
25. A permit will shall be required from Du Page County Division of Transportation for work within the Plainfield Road right of way.
26. A permit shall be required from Du Page County Public Works for the proposed sanitary sewer and connections.
27. Prior to final approval, the plans will be provided to the fire district for comment on both the geometrics and the location of hydrants and fire department connections on each building.

Added by the Plan Commission:

28. The motion shall include the four modifications to the waivers discussed at the meeting and the revised finding of fact that was discussed at the meeting.
29. Relocate the ground sign on Lot 3 approximately 5 to 10 feet further away from the lot lines to improve sight visibility for vehicles.
30. The ground sign proposed for Lot 1 shall contain brick in keeping with the design of the principal structure.

Roll call votes: AYES: Commissioners Remkus, , Kaucky, Walec, Vice chairman Wanger and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS

Planner Choi updated the Commissioners about Panda Express working with Red Roof for a lot line agreement, so there will be changes to the site plan.

7. ADJOURNMENT

MOTION: Made by Commissioner Remkus seconded by Vice Chairman Wagner to adjourn the meeting of the Plan Commission at the hour of 8:52 p.m.

Roll call votes AYES: Commissioners, Remkus, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

April 21 ,2021

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Chairman

3/3/2021

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

ANNETTE FAKLIS MORIARTY

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

WEDNESDAY, MARCH 3, 2021  
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 3rd  
day of March 2021, commencing at 7:00 p.m., as  
reported by Annette Faklis Moriarty, a Certified  
Shorthand Reporter, CSR No. 084-002318.

1  
2 APPEARANCES: (Via Zoom)  
3

4 Mr. Daniel Kopp - Chairman;  
5 Mr. John Wagner - Vice-Chairman;  
6 Commissioner Sokup - Member;  
7 Commissioner Maciej Walec - Member;  
8 Commissioner William Remkus - Member;  
9 Commissioner Leonard Kaucky - Member.

10  
11 STAFF ALSO PRESENT:

12 Ms. Ann Choi - Planning Consultant;  
13 Mr. Roy Giuntoli - Building Official;  
14 Ms. Lisa Shemroske - Secretary.

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

5 MS. SHEMROSKE: Commissioner Remkus?

6 COMMISSIONER REMKUS: Here.

7 MS. SHEMROSKE: Commissioner Soukup?

8 COMMISSIONER SOUKUP: Here.

9 MS. SHEMROSKE: Commissioner  
10 Kaczmarek is absent.

11 Commissioner Kaucky?

12 COMMISSIONER KAUCKY: Here.

13 MS. SHEMROSKE: Commissioner Walec?

14 COMMISSIONER WALEC: Here.

15 MS. SHEMROSKE: Vice-Chairman Wagner?

16 VICE-CHAIRMAN WAGNER: Here.

17 MS. SHEMROSKE: Chairman Kopp?

18 CHAIRMAN KOPP: Here.

19 MS. SHEMROSKE: Planner Ann Choi?

20 MS. CHOI: Here.

21 MS. SHEMROSKE: Building Official Roy  
22 Giuntoli?

1 MR. GIUNTOLI: Here, via Zoom.

2 MS. SHEMROSKE: And I am Recording  
3 Secretary Lisa Shemroske.

4 CHAIRMAN KOPP: Next item on the  
5 Agenda is the Omnibus Vote Agenda. Would any of  
6 the commissioners like an item removed from the  
7 Omnibus Vote Agenda?

8 MR. HOLMES: Chairman Kopp? This is  
9 Matt Holmes, and I am one of the Village  
10 attorneys.

11 Can you hear me?

12 CHAIRMAN KOPP: Yes.

13 MR. HOLMES: At the beginning of the  
14 meeting that we're going to conduct remotely, you  
15 have to make a finding that it was impractical to  
16 have a meeting in person, which justifies the  
17 meeting being held remotely under Section 8 of  
18 the Freedom of Information Act.

19 So just maybe mention that this meeting is  
20 being held remotely pursuant to the ongoing  
21 health crisis.

22 CHAIRMAN KOPP: So this regular

1 meeting of the Plan Commission is being held  
2 remotely via Zoom due to the ongoing COVID 19  
3 pandemic.

4 And so we will proceed with this meeting  
5 via Zoom.

6 CHAIRMAN KOPP: So the third item on  
7 the Agenda was the Omnibus Vote Agenda. Would  
8 any of the commissioners like an item removed  
9 from the Omnibus Vote Agenda.

10 If not, will a Commission make a motion to  
11 approve the Omnibus Vote Agenda?

12 COMMISSIONER REMKUS: So moved.  
13 Remkus.

14 COMMISSIONER SOUKUP: Second.

15 CHAIRMAN KOPP: Soukup second.

16 MS. SHEMROSKE: Thank you.

17 CHAIRMAN KOPP: So that's passed.

18 Next item on the agenda is continuation of zoning  
19 hearing case 21-03, which was a petition  
20 requesting approval of the Special Use Permit for  
21 a planned unit development, including a financial  
22 institution with drive through, fast-food

1 establishment with drive through, an automobile  
2 washing and cleaning facility, including certain  
3 relief, exceptions and variations from Title 9  
4 and Title 10 of the village code; approval of a  
5 preliminary plat of subdivision; and approval of  
6 a preliminary plat of PUD.

7 The Applicant for this petition is Alex  
8 Katz of G.W. Property Group, LLC, 2211 North  
9 Elston Avenue, Suite 304, Chicago, Illinois  
10 60614. The property owner is Viren-Gill Ltd.,  
11 LLC, 735 Plainfield Road, Willowbrook, Illinois  
12 60527.

13 Ann, would you like to make your  
14 presentation?

15 MS. CHOI: Thank you, Chairman Kopp.  
16 Actually before I start, can I have the caller  
17 with the number (708) 793-0007 identify yourself?

18 MR. KANE: Yes, this is Frank Kane.

19 MS. CHOI: Thank you. So I will be  
20 brief: To recap, the Applicant has submitted a  
21 Petition for three lot Plan Unit Development that  
22 will include a car wash on the southern portion

1 of Lot 1, a fast food establishment with a drive  
2 through on Lot 2, and a bank on the property on  
3 Lot 3.

4 Cross access and cross parking will be  
5 established. To give a brief outline of the  
6 timeline for the petition, the Plan Commission  
7 last concept for this site was back at the  
8 November 4, 2020 meeting when the Plan Commission  
9 was asked to provide preliminary feedback on the  
10 proposed PUD.

11 At that time, it consisted of a 90-room  
12 hotel, the coffee shop with drive through, and a  
13 bank with a drive through.

14 And due to the economic downturn caused by  
15 the COVID 19 Pandemic, the hotel operator has  
16 since withdrawn. And the Applicant has since  
17 replaced the hotel use with a car wash and has  
18 found a fast food operator with drive through for  
19 the previous coffee shop use.

20 The new concept was reviewed by the Plan  
21 Commission during an informal sketch plan review  
22 on February 5, 2020. And then formally last

1 month at the February 3, 2020 meeting a year  
2 later.

3 And then the February 3, 2021 public  
4 hearing was continued to this meeting.

5 So tonight the Plan Commission will be able  
6 to listen to additional public testimony, ask the  
7 Petitioner additional questions, and then make a  
8 motion to approve a recommendation to the Village  
9 Board.

10 So at the February meeting last month, the  
11 Plan Commission requested a number of followup  
12 items in order for the petition to be recommended  
13 to the Village Board. These followup items are  
14 C,D, and F. They are listed on Page 3 of  
15 tonight's staff report.

16 Items A, B, E, and D have also been added  
17 since they were not presented in great detail to  
18 last month's meeting.

19 So my report to you tonight, I will hit on  
20 each of the major followup items. Let's see.  
21 I'm going to open up some exhibits now and then  
22 share my screen. Give me a second.

1           Can everyone see my screen? So staff  
2           requested that a revised site plan include all  
3           comments issued by Tri-State Fire Protection  
4           District regarding the width of drive aisles,  
5           location of trash enclosures, radius of curbs,  
6           clear heights to Tri-State's satisfaction.

7           The Applicant adjusted the site plan and  
8           eliminated one parking space on Lot 1 near this  
9           proposed trash enclosure, northeast corner of Lot  
10          1 to Tri-State satisfaction.

11          This revised exhibit was acceptable to  
12          Tri-State. There is a review letter as part of  
13          the staff report towards the end of the report as  
14          well.

15          All right. I'm going to jump into the  
16          signing revisions that were requested. The Plan  
17          Commission requested that signs be revised to  
18          line more closely with what has been approved in  
19          other planning and developments in Willowbrook.  
20          The proposed number of signs and sign areas for  
21          Lot 1 for the car wash was considered too  
22          excessive.

1                   Staff, therefore, requested that all sign  
2 packages be reviewed and assessed before  
3 presenting these to the Plan Commission. Staff  
4 also requested that a master sign plan be  
5 prepared to give the Plan Commission a  
6 comprehensive picture of the signs proposed for  
7 the overall development, which is included as  
8 Attachment 6 of the Staff Report.

9                   So as requested, the Applicant needs  
10 significant reduction in the proposed signed  
11 surface areas for Lot 1 and additional revisions  
12 for Lots 2 and 3. The updated sign packages,  
13 along with the associated code requirements, are  
14 outlined in Table 1, 2 and 3, and on Pages 8, 11,  
15 and 13 of the Staff Report.

16                   And so if the Plan Commission can refer to  
17 Pages 6 and 7 in the staff report or  
18 Attachments 9, we can go over the signage  
19 proposed for Lot 1.

20                   The Applicant is requesting waivers to  
21 permit a total of three roof signs, which are  
22 prohibited by code. I included them in the staff

1 report, and I will just blow these up here.

2 Can everyone see this clearly?

3 MR. REMKUS: Yes.

4 MS. CHOI: The three roof signs, they  
5 stay up -- they are right here. They say car  
6 wash, free vacuums and Encore. And they are  
7 composed of individual illuminated channel  
8 letters mounted to the top of pay canopy and the  
9 raised wave of the vacuum station canopies.

10 The Applicant is also requesting a waiver  
11 from the signed ordinance to allow digital  
12 messaging on a proposed free standing sign  
13 located near the shared driveway with Town  
14 Center. And the sign incorporates digital  
15 technology, which is currently not allowed by the  
16 zoning ordinance.

17 And the Applicant would like to incorporate  
18 the technology as part of their PUD  
19 consideration. Conditions shall be incorporated  
20 into the ordinance that will restrict brightness,  
21 how messages are displayed, and the length of  
22 time required between changing messages.

1           These will include restrictions that permit  
2           only static messages, no animation of any kind,  
3           and dwell time that will be consistent with  
4           whatever provision is in place at the time this  
5           recommendation is forwarded to the Village Board.

6           The Applicant is also proposing one wall  
7           sign located on the north building facade. It  
8           says Encore Car Wash, which will also be for the  
9           maximum height allowed for a wall sign.

10           Therefore, Lot 1 is requesting six waivers  
11           from the signage ordinance and these are listed  
12           on Pages 6 and 7 of the staff report.

13           So there was a table that was included that  
14           sort of outlines all of the signs proposed and  
15           the sign surface area. So they are approximately  
16           41.1 square feet over what is allowed.

17           In the previous proposal, the Applicant had  
18           requested a total signed surface area of  
19           694.1 feet. This has been reduced down to 399.1  
20           square feet. They are allowed to have 350 square  
21           feet. So it's about a 14 percent increase over  
22           the maximum allowable sign surface area.

1           The Applicant has eliminated a two-painted  
2       sign on the east and west building facade, which  
3       were prohibited by our code as well. They  
4       reduced the height of the freestanding sign from  
5       10 feet to 8 feet, which also reduced the sign  
6       surface area and also reduced the sign surface  
7       area by 295 square feet.

8           So the waiver for the signed surface area  
9       appears reasonable given the car wash's location  
10      at the rear of the site and its reduced  
11      visibility from Plainfield Road.

12       Does anyone have any questions so far? I'm  
13      going to let a few more people into the room.

14       Now, the plans are on the Village's  
15      website.

16       Does anyone have any questions so far? I'm  
17      not getting any questions so I'm going to  
18      continue.

19       So I'm going to move on to the signage for  
20      Lot 2, which is Guzman y Gomez. And if the Plan  
21      Commission can refer to Page 9 of the staff  
22      report or attachment No. 10, we can go over the

1 signage proposed for Lot 2.

2 So staff reassessed how the total sign  
3 surface area in this case was calculated to align  
4 more closely with how signed surface area was  
5 calculated in other planning developments in  
6 Willowbrook.

7 It was determined that Lot 2 could be  
8 considered an outlet within a three lot PUD;  
9 therefore, the sign surface area was calculated  
10 based upon the definition of business site  
11 frontage; under shopping centers, out parcels,  
12 and single-story multi-tenant commercial  
13 buildings.

14 Under this definition, Staff has determined  
15 that Lot 2 is permitted to have a maximum signed  
16 surface area of 302.5 square feet. And they are  
17 also permitted to have a maximum of four wall  
18 signs. The Applicant is proposing a total of 5  
19 wall signs, which will be composed of a  
20 combination of channel letters and circular logos  
21 mounted to each building facade with the  
22 exception of the south building facade.

1 Signage and elevation again can be found on  
2 Pages 9 and 10 of the staff report or as  
3 Attachment 10. I'm going to jump to the free  
4 standing sign here.

5                   The Applicant has also relocated the  
6                   free-standing sign to the Plainfield Road  
7                   driveway. And then it is also located on its own  
8                   lot. It was previously located on the bank lot,  
9                   which is Lot 3. The Applicant has also reduced  
10                  the height of the freestanding sign to 8 feet.  
11                  And there was no deduction taken from the total  
12                  sign surface area for excess height.

13                   So the Applicant is requesting one waiver  
14                   from the sign ordinance for increased sign  
15                   surface area and an additional wall sign that was  
16                   requested. This waiver is listed on Page 10 of  
17                   the staff report.

18 On the previous proposal, the Applicant had  
19 requested a total sign surface area of 383.4  
20 square feet and had reduced this down to 307.5  
21 square feet.

22 | Lot 2 is permitted to have a maximum signed

1 surface area of 302.5 square feet. And then in  
2 order to achieve a signed surface area closer to  
3 what is permitted, the Applicant had eliminated  
4 one small sign from the south elevation and  
5 reduced the height of the ground sign to 8 feet,  
6 and a total of almost 76 square feet since the  
7 last proposal.

8 There are a couple of building mounted  
9 signs that also see a height of 20 feet. So they  
10 are also asking for a waiver of that?

11 Does anyone have any questions for Lot 2?

12 MR. MURPHY: Ann, this is Gene  
13 Murphy. So Guzman Y Gomez is actually looking  
14 for two waivers?

15 MS. CHOI: Well, it's actually all  
16 covered up this Code Section 9-11-12D1 --

17 MR. MURPHY: Right.

18 MS. CHOI: So they're asking for a  
19 sign surface area increase, the number of wall  
20 signs from 4 to 5 wall signs, and then to permit  
21 the two building mounted signage, which takes you  
22 to a height of 20 feet.

1                   MR. MURPHY: So it's a couple within  
2                   that one section; correct?

3                   MS. CHOI: Yes.

4                   MR. MURPHY: Okay. Thank you.

5                   MS. CHOI: We have a call with the  
6                   number of (630) 514-4536. Can you identify  
7                   yourself?

8                   MR. RZEWESKI: Paul Rzeweski.

9                   MS. CHOI: Can you please spell your  
10                  name?

11                  MR. RZEWESKI: R-Z-E-W-E-S-K-I.

12                  MS. CHOI: I am going to continue for  
13                  the signage overview for Lot 3, which is Chase  
14                  Bank.

15                  If the Plan Commission can refer to Pages  
16                  11 to 13 of Staff Report or Attachment 11, you  
17                  can see more detail probably in the attachment.

18                  So under the same logic applicable to Lot  
19                  2, Staff has how this total signed surface area  
20                  was calculated. So it was based on business site  
21                  frontage. And it was based on linear distances  
22                  of each facade, which came out to a little over

1       328 feet. Therefore, the signed surface area was  
2       411 square feet. However, there is a cap of  
3       350 square feet. So basically Chase Bank is  
4       permitted a total signed surface area of  
5       350 square feet.

6               Staff also determined that Lot 3 is  
7       permitted to have a maximum of four wall signs.  
8       The Applicant is proposing a total of three wall  
9       signs, which will be composed of a combination of  
10      illuminated letters and Chase Logo mounted to  
11      each building facade with the exception of the  
12      south building facade.

13              The following elevations are illustrated on  
14      Pages 11 and 12. The Applicant is proposing a  
15      total signed surface area of 225.38 square feet  
16      and is proposing one less wall sign than is  
17      permitted.

18              The Applicant has, therefore, met the  
19      requirements of the total signed surface area  
20      from the proposed free standing sign and wall  
21      signs but is requesting waivers from the signed  
22      ordinance for the ATM sign illuminated window

1 sign and private traffic direction sign. And  
2 those are listed here.

3 So please note that Staff anticipates that  
4 the Applicant will propose a total sign surface  
5 area closer to the allowable signed surface area  
6 of 350 square feet. They are approximately 124  
7 and some change below what is permitted.

8 Does anyone have any questions?

9 Mr. Dwedari, I think your hand is  
10 still up. Do you have a question? And you are  
11 on mute.

12 MR. DWEDARI: No, I don't. But I  
13 don't know how to put the hand down. I only  
14 raise it one time.

15 MS. CHOI: Okay. Here we go. Thank  
16 you. Now I'm going to go onto -- all right. So  
17 as part of the Staff Report, you can go to  
18 Attachment Number 7, which is a stacking exhibit,  
19 which the Plan Commission requested for more  
20 information on the existing conditions near this  
21 shared Town Center Access and how this would be  
22 impacted based on the shifting of the driveway to

1 the south and incorporating a dedicated left-turn  
2 lane into the subject property.

3 This exhibit illustrates the existing  
4 conditions of the shared access driveway between  
5 the subject property and the town center with the  
6 driveway storage that accommodates approximately  
7 four cars in the northbound lane here and  
8 suggests approximately four cars in the  
9 southbound lane.

10 The stacking exhibit also illustrates the  
11 proposed conditions and a side-by-side comparison  
12 of the relocated driveway that has moved  
13 approximately 20 feet to the south and the  
14 incorporation of a dedicated left-turn lane into  
15 the subject property.

16 The proposed conditions show the relocated  
17 driveway increases the driveway storage to five  
18 cars with approximately two cars within a  
19 left-turn lane.

20 As a recap, the Applicant provided a  
21 Traffic Impact Study, which revealed that when a  
22 southbound left turn lane is not provided, the

1       results of this stimulation indicated that  
2       vehicles would cue back toward Plainfield Road,  
3       especially during the weekday evening and  
4       Saturday midday peak hours.

5           Therefore, the study recommended the  
6       provision of this left turn lane to keep the  
7       southbound through-lane clear and minimize back  
8       toward Plainfield Road.

9           In addition, Do Not Block Signage was  
10      recommended to prevent vehicles from blocking the  
11      access drive. And this was confirmed by the  
12      Village's traffic consultant, Lynn Means, that  
13      the proposed supplemental pavement markings with  
14      signage appears to be the best solution.

15           And per her suggestion, Condition No. 4,  
16      which is highlighted in yellow and included on  
17      Page 24 of the Staff Report has been added and  
18      will require that the Applicant shall provide an  
19      analysis of the traffic operations at the site  
20      access from Town Center after the opening of the  
21      development to determine if modification or  
22      adjustments are needed, such as supplemental

1 signing, pavement markings, or restrictions to  
2 access.

3                   Does anyone have any questions? Can  
4                   everyone see this exhibit here? Okay.

5 So per the Plan Commission's suggestion,  
6 the Applicant also explored the possibility of an  
7 extension on the pork chop proposed on the  
8 Plainfield Road driveway to further discourage  
9 left turn movement onto Plainfield Road.

10 In order for the flair of the curb radius  
11 to avoid any intrusion into the neighbor's right  
12 of way area to the east, the entire driveway  
13 access has been picked up and shifted to the  
14 left.

15                   This exhibit depicts a larger radius for  
16                   the pork shop at the Plainfield Road access. And  
17                   while ultimately this access will be reviewed and  
18                   approved by DuDOT, the Applicant provided the  
19                   following reasons for maintaining the originally  
20                   proposed geometry and not this alternative for  
21                   the following reason: The alternate access would  
22                   result in the access being shifted closer to the

1 signalized intersection. The alternate access  
2 does not align with the site plan configuration  
3 for the exit of the drive-through and creates  
4 geometric challenges. And vehicle will still be  
5 able to turn left out of the alternate access.

6 The village and traffic consultants concur  
7 that the alternative driveway would require  
8 review and approval by DuDOT and indicated that  
9 the original design appears to be consistent with  
10 typical DUDOT/IDOT standards providing right out  
11 access.

12 The village and traffic consultants further  
13 concur that the alternative driveway concept as  
14 presented would create additional onsite  
15 circulation and challenges.

16 So again both the applicant traffic  
17 consultant from KLOA and the village and traffic  
18 consultant are available via zoom to answer  
19 further questions on traffic now or after my  
20 presentation.

21 So some items that didn't make it into the  
22 staff report that were posted on Friday were some

1       modifications to the waivers. And I will go over  
2       these in more detail.

3           So if the Plan Commission can refer to  
4       Page 17 of the Staff Report. And I'm going to  
5       jump to waiver No. 6. And it should read:

6       Spacing between separate driveway entrances on  
7       all lots, other than in single family attached  
8       districts, be varied to permit a reduction in the  
9       minimum access driveway spacing for separate  
10      driveways from 400 feet to 153 and 8 tenths feet  
11      between Plainfield Road Driveway and the driveway  
12      to the east to 332 and 1 tenths feet between the  
13      Plainfield Road Driveway and the Town Center  
14      Driveway to the west and to 64 and 4 tenths feet  
15      between the shared access driveway with Town  
16      Center and the driveway to the south, which is  
17      the lockup storage driveway. So that additional  
18      dimension has been added.

19       I may jump to No. 10. Waiver No. 10 should  
20      read that Section 916 E-1 requires setbacks,  
21      front yard, be varied to permit a reduction; the  
22      minimum required front yard setback from 60 feet

1 to 9 and 7 tenths feet for the detached canopy  
2 and to 13 feet for the vertical canopy support  
3 column for the detached canopy and the vacuum  
4 station equipment along the north side of the  
5 proposed car wash building.

6 Now to Waiver 28. And that should read:

7 Border plantings and foundation plantings be  
8 varied to permit a reduction in the minimum  
9 foundation landscaped area to 0 feet along the  
10 northeast and west building facade.

11 And lastly on Page 20 of the Staff Report.  
12 I'm going to jump to Waiver Number 52. And that  
13 should read that Section 9-10-5g off-street  
14 parking in yards be varied to permit a reduction  
15 in the minimum required interior side and rear  
16 yard parking area setbacks from 10 feet to 8 and  
17 5 tenths feet, along the west lot line and to  
18 0 feet along the east and south lot line.

19 Also the Applicant has provided timing of  
20 facts for Planning and Development and expanded  
21 market study memo information for the car wash,  
22 which I will read for the record.

1                   Does anyone have any questions so far? I'm  
2                   going to take that as a no. I am reading this  
3                   for the record because the Plan Commission has  
4                   not yet seen this. So Encore's proposed  
5                   development in Willowbrook will bring a unique  
6                   auto laundry experience to residents and local  
7                   visitors that currently does not exist within the  
8                   community.

9                   Encore will provide a very high quality  
10                  wash in a very short amount of time very safely.  
11                  By using a long power wash system with state of  
12                  the art equipment and providing heated drying to  
13                  all vehicles, Encore will deliver a very clean  
14                  and dry vehicle without any hand drying.

15                  The large cuing area and three stations  
16                  will provide a convenient access to the wash and  
17                  a lowered wait time. Taking into account only  
18                  the cuing area located south of the building will  
19                  accommodate over 30 cars.

20                  Additional vehicles can be accommodated  
21                  along the eastern drive without having any impact  
22                  on the Guzman y Gomez drive through.

1                   The turning lane into the vacuum area has  
2                   also been provided from the East Century Drive in  
3                   the event customers would like to vacuum their  
4                   vehicles prior to going through the wash.

5                   Once a customer has gone through the wash,  
6                   they have the option of using any one of the 37  
7                   free vacuum cells to clean the interior of their  
8                   vehicle or exiting the site without utilizing the  
9                   vacuum.

10                  Having a large number of vacuum stalls  
11                  ensure customers who would like to use the vacuum  
12                  will be able to without wait times. Having more  
13                  than 20 vacuums is atypical in the industry and  
14                  there is currently no auto laundry in Willowbrook  
15                  or surrounding communities, including Hinsdale,  
16                  Burr Ridge, and Indian Head Park that accommodate  
17                  this quantity of convenience of self-service  
18                  vacuums to customers.

19                  Encore's goal is provide a great product  
20                  experience and value to our patrons in the most  
21                  safe and expedient way possible. The proposed  
22                  development is a state-of-the-art, self-service

1 facility. The three pay stations will  
2 accommodate a touch screen payment kiosk as well  
3 as license plate recognition for customers that  
4 enroll in a membership for a completely  
5 contactless payment.

6 Price points are anticipated to be \$5.00,  
7 \$8.00, \$12.00, and \$16.00, with a \$35 optional  
8 unlimited wash monthly membership. All wash  
9 customers will have access to utilize the free  
10 vacuums at their choosing.

11 Encore team members will be on hand to  
12 ensure proper automobile loading into the wash,  
13 servicing of the trash bins, maintaining a clean  
14 site, and addressing any customer needs.

15 Being a good neighbor and contributing  
16 positively to the community serves as one of the  
17 guiding principles of Encore. Drawing attention  
18 to detail has been placed on the architecture and  
19 branding and customer service to ensure this  
20 development complements the neighboring  
21 businesses as well as the Village, while  
22 servicing our customers' needs.

1           We look forward to the opportunity to be  
2           part of a great community.

3           Does anyone have any questions so far?

4           MR. MURPHY: Did we just get this  
5           today from Encore?

6           MS. CHOI: We got it earlier in this  
7           week.

8           MR. MURPHY: Because I hadn't seen it  
9           prior to you reading it today. Was it  
10           disseminated or put on the website?

11           MS. CHOI: No, it was not.

12           MR. ALI: This is Ali from 68th  
13           Street. We just have another car wash across the  
14           street from you know Kingery Highway. We just  
15           allowed that one. And it's not the only one.  
16           You stated that's it's the only one. There is  
17           another one you guys approve it.

18           I am living at 68th Street. Did you guys  
19           do any study how -- we bought this house over  
20           here. Did you guys have any study what impact is  
21           going to be on that block because of the traffic,  
22           because of the noises, and all this things, on

1 our property, where you want to be.

2 CHAIRMAN KOPP: Mr. Ali, we would  
3 like those sorts of comments to be made when we  
4 open the discussion up to the public. So when  
5 Ann at this point asks are there any questions,  
6 she actually means from the commissioners. But  
7 you will get your opportunity.

8 For the record, Commissioner Soukup had to  
9 leave because he has a medical situation with his  
10 wife. But we still do have a quorum.

11 MS. CHOI: Thank you. So I'm going  
12 to read the last thing that was not posted on the  
13 website either. This is a finding of fact for  
14 Planning and Development. And actually I'm going  
15 to read the part that was revised, which is  
16 Finding F. And the Village is asking the  
17 Applicant to provide the finding. The  
18 desirability of the proposed plan with respect to  
19 the physical development tax base and economic  
20 well being of the village. And their response  
21 was: A proposed plan will provide physical and  
22 economic benefits to the community in comparison

1 to the existing use.

2           The Chase Bank relocation will allow for  
3 better access in an upgraded facility to their  
4 new prototype. The single story layout will help  
5 allow the branch to provide additional space for  
6 consultations.

7           Guzman y Gomez will provide the Village  
8 with the first Mexican restaurant with a drive  
9 through in the Village.

10          While Guzman y Gomez has over 150 locations  
11 globally, this location will be one of their  
12 first in the US. Encore Car Wash will provide  
13 the Village with a high quality affordably priced  
14 car wash experience that does not exist in the  
15 Village today.

16          Encore utilizes state-of-the-art facility  
17 that provides above industry standards of 47  
18 vacuum stalls. The redevelopment of the vacant  
19 bowling alley will produce increased sales tax  
20 and employment for the Village of Willowbrook.

21          The proposed Guzman y Gomez Restaurant  
22 estimates its revenue to \$3 million.

1           Since this property is located within the  
2        Route 83 business district, a tax totaling 10  
3        percent will be levied against it. The  
4        approximate revenue that will be generated by the  
5        restaurant would produce \$300,000 in total taxes  
6        annually, of which the projected amount would go  
7        to the village would be \$120,000.

8           And there are breakdowns: 7 percent sales  
9        tax, of which 1 percent goes to the Village, and  
10       3 quarters of a percent to Regional  
11       Transportation Authority, and the rest to the  
12       State.

13        There is also 1 percent homeowners tax, 1  
14       percent business district tax, and a 1 percent  
15       places of eating tax for restaurants with indoor  
16       seating.

17        Additionally between Guzman y Gomez and  
18       Encore Car Wash, these businesses will bring in  
19       roughly 60 new jobs into the community, and the  
20       stabilized value of this property after  
21       completing the project is projected to be  
22       \$5.1 million, which will result in approximately

1       \$86,000 in property taxes for the school district  
2       and other taxing bodies.

3           There is a breakdown for Chase Bank.

4       Market value is \$2,040,000. Estimated property  
5       taxes to be generated will be \$35,000. For the  
6       fast foot restaurant, the market value is  
7       \$960,000 and the estimated property taxes it will  
8       bring will be \$16,500.

9           Encore, the market value will be \$2.1  
10      million and the estimated property taxes will be  
11      \$34,500. As the property stands today, the value  
12      is \$870,220, with property taxes being  
13      \$42,162.16.

14           This project will be a major generator of  
15      new sales tax revenue to the Village as well as  
16      generate property taxes for the school districts  
17      and other taxing body. The development of this  
18      property will create hundreds of new jobs between  
19      construction and employees of the businesses. It  
20      is expected that some of the jobs will be filled  
21      by local residents and will utilize nearby  
22      businesses for various needs of the project

1 throughout the time.

2           In total the project would encompass  
3           approximately \$8 million of new investment into  
4           the community.

5           I have provided three sample motions and  
6           will defer to the Plan Commission for their  
7           recommendation. The only request is that the  
8           sample motion include the four modifications to  
9           the waivers and that the Plan Commission accept  
10           the revised findings for the Plan and Development  
11           as discussed. And that concludes my report.

12           The Applicant from GW properties is Alex  
13           Katz and Mitch Gold. They have representatives  
14           from Encore Car Wash, Guzman y Gomez, and Chase  
15           Bank available for any questions.

16           We also have our traffic engineer and the  
17           Applicant's traffic engineer to answer any  
18           questions as well. And that concludes my report.

19           CHAIRMAN KOPP: Thank you, Ann. Does  
20           anyone for the Applicant want to speak at this  
21           point?

22           MR. KATZ: I wanted to make also

1 aware -- Alex Katz from GW Properties. We also  
2 have Eric Tracy --

3 CHAIRMAN KOPP: You have to be sworn  
4 in.

5 (Witness sworn.)

6 MR. KATZ: So I just wanted to --  
7 first of all, Ann covered everything. I had a  
8 lot of notes to go through and Ann went through  
9 everything. So I appreciate that.

10 Commissioners, I appreciate the feedback  
11 that you guys gave us at the last meeting a month  
12 ago. As Ann stated we made some significant  
13 changes based on the feedback we received. We  
14 think we accomplished exactly what you guys were  
15 looking for.

16 That being said, I want to let you know  
17 that we have Mitch Gold with GW Properties here;  
18 Eric Tracy, Eric Russell. And then with regards  
19 to Chase Bank we have John Christoff and his  
20 team. We also have John Murlock with Guzman y  
21 Gomez his team. And then Chris Kane with Encore  
22 Car Wash. He can answer any questions.

1                   So if there are any questions specific to  
2                   this, I think it would be best to have those  
3                   tenants respond to those. But as always, myself,  
4                   Eric Tracy, Mitch Gold, are here to give an  
5                   overall answer to any questions that you guys  
6                   have.

7                   CHAIRMAN KOPP: Thank you. Do any of  
8                   the commissioners have any questions of the  
9                   Applicant at this time?

10                  With there being no questions by the  
11                  commissioners, I will now open it up to the  
12                  public. So this is the opportunity for people to  
13                  ask questions of the Applicant or to make  
14                  statements about their opinion of this project.  
15                  I'm not used to having so many people on a Zoom  
16                  call. I'm not sure how we do this.

17                  Ann, you mentioned something about people  
18                  raising their hands?

19                  MS. CHOI: Yes. Can everyone see my  
20                  screen? So then we should be able to see who  
21                  raises their hands.

22                  MR. MURPHY: This is Gene Murphy. I

1       don't have a hand raising, like I typically do on  
2       my computer at work. I don't have the raised  
3       hand on my lap top mere.

4                    MR. GIUNTOLI: If you could click the  
5       participants button at the bottom of the screen,  
6       usually that window pops up to the right and then  
7       "raise hand" is at the bottom.

8                    CHAIRMAN KOPP: Mr. Murphy, you can  
9       make your statement or ask your questions.

10                  MR. MURPHY: Gene Murphy is my name.  
11       And I am the attorney for Macoon Management,  
12       Shell Gas Station, and the car wash about a block  
13       and a half away from the property that we are  
14       talking about.

15                  (Witness sworn.)

16                  First of all, thank you, Chairman,  
17       thank you Board, and, Ann, thank you for the  
18       detailed description. I represent obviously a  
19       land owner and business owner, basically a  
20       block-and-a-half away. We have retained a  
21       traffic expert, we have retained an economic  
22       expert, and we have retained a land use expert.

1                   And it was only until today that we can now  
2                   create our objections. They could not create a  
3                   report until we had these final changes from the  
4                   Petitioner. We now have that information.

5                   And as Ann had said earlier, we have two  
6                   very important reports that we didn't see until  
7                   today.

8                   The second report I think was a bit more  
9                   concerning to me because they had significant  
10                   economic data suggested in those reports,  
11                   completely unsubstantiated with absolutely no  
12                   backup and without the ability to rebut.

13                   So with that being said, we have not had  
14                   our due process. So we have not had our ability  
15                   to rebut what the Petitioner has proposed. We  
16                   have that information now. Especially, the last  
17                   two reports. And we have the information with  
18                   respect to my last count, and I could be wrong:  
19                   60-plus waivers or variances.

20                   We would be asking that we be allowed a  
21                   minimum of 30 days to provide to the Board, at  
22                   least three expert reports, as well as additional

1       testimony of the neighbors to show obviously the  
2       impact on traffic, land use, and economics.

3           Again, this is a due process issue. This  
4       is now the first time that we have had the  
5       information to make meaningful objections. And  
6       it's only now that we have the information to do  
7       so and we have retained the experts to do so.

8           So I would ask the chairman and the Board  
9       to allow us to a minimum of 30 days to get this  
10      new information to our experts. At this time,  
11      I'm not asking to depose either the experts of  
12      the Petitioner or any of the Village personnel  
13      that the Village has used as experts. I don't  
14      think that's necessary in this particular case.

15           But now that we have all the information --  
16      and it's kind of hot off the presses -- I would  
17      ask that we be allowed to provide our objectors,  
18      expert reports and testimony, and I would ask  
19      that we be allowed at least 30 days to do so.

20           MS. CHOI: Can I interject for a  
21      second. So the information that I was reading  
22      was actually part of the staff report under

1       Attachment 14 and 15, which include a market  
2       study memo, and a tax impact study memo.

3           What we received from Encore Car Wash is  
4       expanded on the market study memo because the  
5       Village did have a few more questions.

6           MR. MURPHY: That's my understanding  
7       as well.

8           MS. ANN CHOI: Okay.

9           MR. MURPHY: My position is now that  
10       we have all that information and now that the  
11       Petitioner has answered the questions of the  
12       Board, we believe now it's only fair to allow us  
13       to rebut that information. Obviously Petitioner  
14       has -- is searching for approval and is looking  
15       for approval. And they have invested time,  
16       energy, and money in the project. And I get it.

17           But it's only fair to allow the neighbors  
18       and surrounding businesses to retain their own  
19       experts, which has been done, to provide expert  
20       examination and rebuttal and additional  
21       objections to what has now just been proposed.  
22       Proposed is probably the wrong word. Probably

1                   finalized is the better word.

2                   CHAIRMAN KOPP:    Okay.   Understood.

3                   Is there anyone else in the audience that would  
4                   like to speak to this matter or ask questions of  
5                   the Applicant?

6                   MS. CHOI:    So I had next in line was  
7                   Mr. Atassi.    But you're going to have to unmute  
8                   yourself.    Mr. Atassi, are you there?    Okay.  
9                   Why don't we jump to Mr. Ali.

10                  MR. ALI:    Hello.    Anybody hear me?

11                  (Witness sworn.)

12                  MR. ALI:    S-H-A-R-A-F-A-T    A-L-I.  
13                  I am living on 68th street.    And we just -- me  
14                  and our neighbors find out about this project  
15                  yesterday.    And we could not find -- everybody  
16                  else could not find the Zoom meeting and all  
17                  these passwords.    I go to Village website.    And I  
18                  could not have time to get the numbers, too.  
19                  Everybody is, you know.

20                  We need some time, too, to check it out.  
21                  Because we pay premium price on these properties.  
22                  And what is going to be impacted on our property

1 value because of the car wash and because of the  
2 drive through restaurant and all the traffic and  
3 all the noises. Because we living just one block  
4 away from there. And we want to see that -- me  
5 and our neighbors want to see what is impact on  
6 our property values. And we want some time to  
7 check it out that we might hire an expert and we  
8 might hire an attorney to check it out, what is  
9 impact on our properties.

10 And if the Village could be kind enough to  
11 give us enough time to do that. And next time  
12 all the neighbors could be participant in the  
13 meeting.

14 CHAIRMAN KOPP: Ann, someone was  
15 next?

16 MS. CHOI: Mr. Atasi, are you there  
17 now?

18 MR. ATASI: Yes. Can you hear me?

19 MS. CHOI: Yes, we can hear you. You  
20 have to be sworn in.

21 (Witness sworn.)

22 MR. ATASSI: My name is Hani Atassi,

1 owner of 720-730 Plainfield, the landlord for  
2 Chase Bank across the street from the proposed  
3 development.

4 I'm not planning to repeat exactly what I  
5 stated in the last meeting. Albeit, I'm going to  
6 highlight some of the statements that were made  
7 by other speakers during the last meeting that  
8 only add to our serious concerns and strong  
9 opposition to the proposed project.

10 There are three points that I'm going to  
11 make. Number 1: Negative traffic impact to our  
12 property. Although a traffic study was  
13 submitted, I'd like to refer the commissioners to  
14 last meeting's Minutes on Page 59, Line 13.

15 Chase Bank representative cited, and I  
16 quote: "As you are trying to get into the branch  
17 from the eastbound on Plainfield, you have to  
18 make a very dangerous, maybe illegal, maneuver to  
19 get into the branch. Also the stacking from the  
20 new light goes past the branch of getting in; and  
21 from the right-turn lane, it's pretty difficult  
22 as well."

1           This statement can only prove our concerns  
2       about the negative traffic impact our property  
3       has had from the recent approved projects. Only  
4       to be exacerbated by approving the crammed  
5       proposed project.

6           As you can see, not only our current tenant  
7       is looking to leave due to the negative traffic  
8       impact, but also the diminishing prospects of  
9       that space. It would be ironic and maybe  
10       hypocritical for the Plan Commission to consider  
11       Chase's reason to relocate and dismisses our  
12       concern about the negative traffic impact.

13       Second point, diminishing prospects of  
14       this. It was cited on Page 59, Line 19. He  
15       confirmed diminishing prospects of this with a  
16       financial institution. Given his background, I'd  
17       say this is highly credible and realistic.

18       And suggested on Page 60, Line 3: So I  
19       think -- and I quote -- you can help steer them  
20       toward another revalues. Potentially a tax  
21       revenue for us."

22       This proposal can only engender undue

1 financial hardship to us. As owners having to go  
2 through a costly and lengthy rezoning process.  
3 Ironically, the owner representative of the  
4 proposed project, Mr. Tarsus, cited on Page 62,  
5 Line 8, had spent two years looking for tenants,  
6 only to propose to move Chase from across the  
7 street.

8 This again proves our point of diminishing  
9 prospects of this even with a retail use.

10 Number 3: Neutrality is essential in  
11 making a recommendation for the Plan Commission.  
12 Page 65, Line 4: Chairman Kopp stated, and I  
13 quote: "Every time we have looked at something  
14 for this property, it is always like there is  
15 one, too many things on it. But I understand  
16 that this -- that you have to get a return, the  
17 seller has to get a return, the buyer has to get  
18 a return. So everything is always crammed on  
19 this property. That's fine. We gave you a  
20 positive feedback on the site plan before."

21 As an owner of 720 Plainfield, I am  
22 flabbergasted by the Chairman's statement. Not

1 only he dismissed our earliest concerns about the  
2 negative economic impact this project will have  
3 on our property, but also he dismissed her  
4 earlier statement on Page 46, Line 12, where she  
5 stated and I quote: "The proposed uses may not  
6 be the highest and best use of the site. She  
7 also cited concentration of financial  
8 institutions and car washes.

9 60 waivers. 60 waivers. And two high  
10 intensity uses less than three acres, and I  
11 quote, which may be an indication that this site  
12 may not accommodate accommodation of these uses  
13 of this intensity.

14 I invite and urge all the commissioners to  
15 remain impartial on fulfilling this project and  
16 have a holistic perspective on the negative  
17 impact this project will have on the surrounding  
18 small businesses. Thank you.

19 CHAIRMAN KOPP: Mr. Krissoff, you  
20 need to be sworn in.

21 (Witness sworn.)

22 MR. KRISSOFF: Jonathan Krissoff. I

1 am the market director of Chase Bank of real  
2 estate for Illinois and Northwest Indiana. I  
3 have been the market director at Chase Bank for  
4 about 12 years. For the majority of my time at  
5 Chase Bank, this is -- the issue with our  
6 facility in Willowbrook that we've been looking  
7 to fix. And we've been looking at a lot of  
8 different alternatives and really nothing has  
9 worked.

10 It's always been an issue because this  
11 branch has been an extremely important branch for  
12 us. It's a very long-term keep. It's a very  
13 high deposit branch, a high transaction branch,  
14 and important for us. And we want to serve it  
15 well.

16 This issue has been the facility has not  
17 been kept up. We have got a lot of issues in the  
18 existing facility, and whether it's here or  
19 someplace else, we're going to look to fix that.  
20 We have tried to fix it within our current  
21 facility, we tried to work it out with our  
22 current landlord, and so far in all that time,

1 it's not worked.

2 I hope that everyone sees that the  
3 landlord -- I have probably -- in all the  
4 meetings, I have probably had 100 different  
5 presentations to communities, such as yourself.

6 And I have never had an existing landlord talk  
7 and object to a proposed relocation like they  
8 have tonight.

9 I hope everyone sees that that was not in  
10 the interest of the community. That was not in  
11 the interest of the project. That was in the  
12 self-interest of the landlord. We have tried  
13 working things out with this landlord for a  
14 decade. We have not been able to fix that.

15 And so we are very excited about this  
16 project. We want to invest millions and millions  
17 to this community. And we think this is a great  
18 solution and the right solution.

19 Is it perfect? No, but it's close. And I  
20 think it's going to be a huge improvement on  
21 what's there now.

22 So I hope you guys see that and we get

1 approval tonight. All the conversation, all the  
2 "asks" for more time, is just to try to kill the  
3 deal. Time kills deals in real estate. This has  
4 been out there for a long time.

5 If we continue to ask for more time, they  
6 know the deal will die and we will be taking this  
7 up again and again and again for years to come.  
8 And I think we've been through enough. I think  
9 it's time to seriously consider this and move  
10 forward.

11 If there is any direct discussion or  
12 questions about the Chase facility or our  
13 operations, I would be happy to address those.  
14 Thank you very much.

15 CHAIRMAN KOPP: Anyone else?

16 MR. Lababiddy: My name is Sal  
17 Lababiddy.

18 CHAIRMAN KOPP: You will need to be  
19 sworn in, sir.

20 (Witness duly sworn.)

21 MR. LABABIDDY: My name is Sal  
22 Lababiddyy. I'm going to be brief. I am a

1 resident owner for property in Willowbrook. And  
2 my family own more than ten properties within one  
3 mile radius.

4 And I share concern with other residents  
5 about this project, that this traffic will make  
6 this junction more congested and affect the  
7 prices of our properties negatively.

8 We need to know more and have more details  
9 about how the traffic report which is one of the  
10 participants raised some concern make me even  
11 more concerned about that.

12 So probably we need more details. I just  
13 learned about this today. And I did not know  
14 much about it.

15 The gentleman from the Chase Bank was  
16 concerned that this area was not well developed.  
17 And, yes, I would like to see all the area well  
18 developed. But again I am very concerned about  
19 the way this progressing. The area is terribly  
20 congested, I believe.

21 I don't know how -- you know, that adding  
22 more projects this heavy will not affect the

1 traffic and will not increase risk for me and my  
2 kids and my family.

3 Again, we heavily invested and live in this  
4 community. So we like to you know keep value of  
5 our properties. Thank you very much.

6 CHAIRMAN KOPP: Anyone else?

7 MR. ADALI: I have the same concern.

8 And I see because of the Fresh Market what  
9 traffic is over there. If that project goes on  
10 and with the project and drive through and  
11 probably the other thing. But it is going to be  
12 dangerous for us in the community that we live in  
13 this one-mile radius that the previous gentleman  
14 stated.

15 We want to educate ourselves of how it is.  
16 And I talked with 10, 15 neighbors. But the  
17 problem was we did not have enough information  
18 and I got -- I went to Village website. I got  
19 the pin and ID but nobody got it.

20 We need more time to get that study done  
21 and then we will take it up. Okay. Thank you  
22 very much.

1 CHAIRMAN KOPP: Anyone else?

2 MR. MURPHY: This is Gene Murphy  
3 again. If I may, I would like to address at  
4 least some of what Mr. Krissoff said from Chase  
5 Bank.

6 He said we have made repeated attempts to  
7 delay or continue this matter. This is my first  
8 time appearing before this Board, and this is the  
9 first time my client has appeared before this  
10 Board. I would also like to remind Mr. Krissoff,  
11 as well as everyone else on the call, that it's  
12 only as of today that we have this final  
13 information from petitioners.

14 We had very little and certainly not as  
15 much as we have today to rebut. And I appreciate  
16 that they want to get moving and they want to  
17 move forward but not at the expense of our due  
18 process rights. We do have rights.

19 And we just now have the information. So  
20 while I appreciate Mr. Krissoff wanting to move,  
21 my clients and obviously myself are unwilling to  
22 sacrifice or forego our right to object. And I

1       would say, as I said before, meaningful objection  
2       because we just got the information tonight,  
3       especially with the last two reports from Ann,  
4       that we now have an ability to make meaningful,  
5       intelligent objections and move forward.

6               The last point I would like to make -- and  
7       I appreciate and thank you very much for your  
8       patience -- is this is a balancing test. You are  
9       balancing neighborhood versus business. And you  
10      have all kinds of things on the scale. And when  
11      you weigh the negative impacts or you weigh the  
12      prejudice in my world. There is no prejudice to  
13      wait 30, 60 days to allow the residents and the  
14      business owners in the neighbor to fulfill and to  
15      object.

16               But there is a significant prejudice to  
17       those who are not allowed their rights to object.  
18       So if we are weighing and balancing the  
19       prejudicial effects of continuing this matter 30  
20       to 60 days, the weight significantly falls in  
21       favor of the people and their ability to make a  
22       meaningful objection.

1                   And again thank you very much for allowing  
2                   me to speak.

3                   CHAIRMAN KOPP: I have a question for  
4                   Mr. Katz and your team. Have you submitted now  
5                   everything?

6                   MR. KATZ: I would like for Tracy to  
7                   answer that because he has been handling most of  
8                   the middle portion. Eric, can you speak to that?

9                   CHAIRMAN KOPP: And he will need to  
10                  be sworn in.

11                  MR. KATZ: Actually, let's have Mitch  
12                  Gold speak to that.

13                  (Whereupon, the witness was duly  
14                  sworn.)

15                  MR. GOLD: Hi, Mitch Gold. 2211  
16                  North Elston, Chicago, 60614. We have submitted  
17                  everything to the prior Plan Commission with  
18                  notice provided. And the reason we are back here  
19                  is we made a couple of clarifications and  
20                  changes.

21                  But the application is compete. We have  
22                  our experts and we've been through various

1 reviews, both in the Village and outside  
2 agencies, multiple traffic engineers have weighed  
3 in and have worked very diligently with Staff and  
4 other agencies to make sure the plan is designed  
5 in the most safe and successful manner possible.

6 So thank you.

7 CHAIRMAN KOPP: Anyone else from the  
8 audience or commissioners?

9 (Whereupon, the witness was duly  
10 sworn.)

11 MR. DWEDARI: Omar Dwedari. I have  
12 questions that have not been addressed. The  
13 lease that we have is a triple net lease. I  
14 guess you are aware of the triple net rules on  
15 that. That's one thing.

16 Second thing, we were never asked. Chase  
17 Bank never approached us with any plan or any  
18 design or any notification to the current  
19 facility at 730 Plainfield.

20 So Mr. Krissoff mentioned that they have  
21 tried with us as the landlord to improve the  
22 facility and improve the property.

1                   First of all, as I explained earlier, they  
2                   have a triple net lease, which we can work, but  
3                   they never -- they have never asked for any  
4                   improvement or any notification to that property.  
5                   The statement that he made is absolutely wrong.  
6                   Thank you.

7                   CHAIRMAN KOPP: You can certainly  
8                   speak Mr. Krissoff, but I feel like I am in the  
9                   middle of a landlord-tenant dispute here.

10                  MR. KRISOFF: I want to stop this.  
11                  This is absolutely a landlord-tenant dispute.  
12                  Saying that we have never raised any concern  
13                  within the facility is absolutely incorrect.

14                  There has been so many issues in the  
15                  facility. The building does not work. We are on  
16                  two levels. It's not ADA compliant. There are  
17                  issues with the facility. We don't need to get  
18                  into all the issues. They know about them. It's  
19                  not relevant to this conversation. And let's  
20                  move on with talking about the project, I think.  
21                  So thank you.

22                  CHAIRMAN KOPP: Anyone else? All

1 right.

2 COMMISSIONER WAGNER: John Wagner.

3 If the public has finished comment, I would have  
4 a couple of things: One, I wanted to thank the  
5 developer for producing the drawing for the  
6 stacking capacity on the entry and left-turn data  
7 here.

8 I think it cleared up my concerns, and it  
9 clearly shows how the traffic will be stacked. I  
10 also agree with the developer and the traffic  
11 report that enlarging the pork chop and  
12 realigning the drive, I agree, does not look to  
13 be advantageous to the site.

14 And I would only have one additional  
15 question. Maybe Ann could answer. You had  
16 changed a statement in the report, where if this  
17 is reviewed at some point in the future for  
18 traffic, maybe you could clarify who has  
19 responsibility at that point and what authority  
20 do we have to act on any traffic concerns that  
21 the Village may come up with. Thank you.

22 MS. ANN CHOI: So I believe and we do

1 have Lynn Means from our traffic consultant. If  
2 traffic would be a huge issue at that location,  
3 the Town Center, the shared access drive at Town  
4 Center, I believe that's when we would have to  
5 look at that.

6 Let me try to find that condition here.

7 This is No. 24, I believe.

8 COMMISSIONER WAGNER: I believe so.

9 MS. CHOI: So this was included in  
10 case traffic would become -- if it was difficult  
11 at that location, we would require the developer  
12 to do an analysis at that point, if additional  
13 signage would be needed, or pavement markings, or  
14 even to restrict that driveway access.

15 COMMISSIONER WAGNER: Thank you. One  
16 additional concern. I was looking at a drawing  
17 submitted in the large packet. The drawing is  
18 labeled C1.0. And it's a map of the site showing  
19 the locations of the signage on the property.

20 And I have one concern. And you went  
21 through the staff report.

22 The monument sign for the Encore Car Wash

1 is roughly 5 feet wide and 8 feet tall. The  
2 monument sign for the restaurant facility is 8  
3 feet tall and approximately 52 inches wide.

4 And then I reviewed and looked at the Chase  
5 monument sign, which is approximately 13 feet  
6 wide and 8 feet tall.

7 My concern is with the Chase Bank monument  
8 sign, I'm looking at this drawing. And it  
9 appears to me that this is a rather large sign to  
10 begin with. But it seems to be quite close to  
11 the right of way.

12 And I am wondering if this would be  
13 appropriate to be moved back say 5 to 10 feet so  
14 there isn't an obstruction going around the right  
15 turn out from the light, going eastbound onto  
16 Plainfield Road. Thank you.

17 MS. CHOI: Can everyone see this  
18 exhibit? So you are saying move it 5 feet back  
19 from the north property line?

20 COMMISSIONER WAGNER: I was looking  
21 at the distance back for the monument sign for  
22 the restaurant, I believe. No. 9 appears to be

1       about 16 feet, 9 inches, which is a substantially  
2       smaller sign.

3           And this Chase Bank monument sign labeled  
4       No. 9 on the drawing appears in the description  
5       to be approximately 13 feet wide and 8 feet tall.  
6       It's quite massive.

7           And I am just concerned that it is a bit  
8       close to the right of way line, and I am asking  
9       whether it could be moved back possibly an  
10      additional 5 to 10 feet to allow a better site  
11      distance around that corner.

12           MR. GOLD: We don't have an objection  
13       to looking at that. I think from a site line, I  
14       believe it's far enough away for cars that are  
15       making right, they're going to be looking either  
16       forward and also to the left for vehicles that  
17       would be coming out as well so it's not so much  
18       as blocking oncoming traffic.

19           With that said, it does appear that we have  
20       some room to bring that inward so we are happy to  
21       work with staff to determine an appropriate  
22       location that needs to be brought inward that is

1 more aligned to the other signage. We do have  
2 the space and the area.

3 MR. KRISSOFF: We are happy to make  
4 that change as a condition of your approval  
5 absolutely.

6 CHAIRMAN KOPP: All right. The  
7 Applicant always gets a chance to have the last  
8 word in the public hearing if you want to.

9 MR. GOLD: We appreciate the  
10 opportunity to get here. We have worked very  
11 close with staff and the various agencies and  
12 consultants. It's been a long road to get here.  
13 A long road before we even got involved here.

14 This is a project that we put a lot of time  
15 and care into in putting a nice collaboration of  
16 users that balance the site nicely. The site has  
17 some challenges in some respects. And we believe  
18 we found a way to take advantage of the full site  
19 with users that have different peak hours of  
20 operation.

21 We will bring in some new businesses and  
22 people to the community. I think we have done

1       the best we possibly can to engage in a  
2       thoughtful discussion on access and maybe access  
3       is as best as it can be here.

4           I think we are also improving some access  
5       outside the project. As you know, access is not  
6       a first come, first serve measure in Illinois so  
7       we can't solve all the traffic concerns in the  
8       community.

9           But we do believe we have adequately  
10      addressed ensuring that our project is well  
11      designed, safe, and it would be a nice benefit to  
12      the community.

13           So once again competition is out there as  
14      part of our society, and it's not a basis for  
15      denying something to go forward. And we think  
16      this project would be a big improvement to the  
17      property and community and will bring in a lot of  
18      great things to Willowbrook. And we hope to have  
19      the opportunity very soon and to work with you  
20      guys on many measures to see this project  
21      through. So thank you very much.

22           CHAIRMAN KOPP: I am now going to

1 close the public hearing component of this  
2 meeting. And then the commissioners will have  
3 our discussion. I will lead off.

4 So I was the person that was -- I will lead  
5 off first on the application, itself. I was at  
6 the last meeting the most vigorous questioner  
7 about the signage.

8 I appreciate that all the signage has been  
9 reduced and that the increases above the standard  
10 are -- well, we don't know what there are yet for  
11 Chase. But for lot two, they're de minimus and  
12 not significant for lot one. Especially with lot  
13 one the fact that those roof signs are open so  
14 they are not as imposing as they would be if they  
15 were against the background.

16 I am concerned about the materials for the  
17 pilon sign. We have required everybody else to  
18 use the same building materials as the building.  
19 Actually, it's kind of a cool-looking retro  
20 footing. And then we have this frankly garish  
21 video sign. So I would not be in favor of that.  
22 Because I think it's meant to be eye-catching on

1 purpose. But it's not in keeping with the other  
2 signs and frankly it's not keeping with the two  
3 other signs on this project.

4 As far as sort of procedure and what we're  
5 going to do tonight, I agree and was thinking  
6 myself before Mr. Gold stated it, our purpose as  
7 a Plan Commission, I don't think, is to stifle  
8 competition, to pick one person, even if it's an  
9 incumbent business over another. That's now how  
10 I think America works.

11 That being said, I do think it's important  
12 that everybody have the opportunity to make their  
13 case.

14 And if Mr. Murphy's clients and Mr. Ali,  
15 and there is another gentleman, who was a  
16 resident, if they want more time because some of  
17 these materials were submitted late, I would be  
18 in favor of continuing this meeting for another  
19 30 days. Certainly not 60 days.

20 Any other commissioners want to have any  
21 statements or thoughts on the application or what  
22 we should do tonight?

1                   MR. HOLMES: This is Matt Holmes. I  
2 believe you perhaps misstated earlier because you  
3 said you were closing the public hearing on this  
4 matter. And I think maybe you wanted to say that  
5 for tonight you were ending public comment.

6                   But if you are planning on making a motion  
7 to continue this for additional public hearing,  
8 you should be closing the public hearing.

9                   CHAIRMAN KOPP: Thank you very much  
10 for that correction.

11                  Instead of closing the public  
12 hearing, I close public comments.

13                  Any other commissioners want to speak on  
14 the application or what they think we should do  
15 tonight on this?

16                  COMMISSIONER REMKUS: I think we  
17 already had 60 days where people could comment on  
18 it. There were some things that were brought out  
19 tonight. But there is a time period in here.

20                  We are only a Recommendation Body. What  
21 we have seen, you know, we recommend it. If the  
22 other people have issues, they can bring those

1 forward to the Village Board at their meeting.

2 CHAIRMAN KOPP: And Mr. Holmes could  
3 probably speak to this as well. We are really  
4 the fact finding body. And so Mr. Murphy's  
5 argument was he didn't have enough of the  
6 information for him to cross examine the experts  
7 for the Applicant because he doesn't necessarily  
8 have the right to do that when we get up to the  
9 trustee level.

10 COMMISSIONER REMKUS: I am okay  
11 either way.

12 CHAIRMAN KOPP: Commissioners Wagner,  
13 Kaucky, do you have any thoughts on this?

14 COMMISSIONER WAGNER: Commissioner  
15 Wagner. I would tend to agree that we have had a  
16 public notice. We have had an initial public  
17 hearing and continued public hearing.

18 Is there any reason why the gentleman have  
19 made an objection? They are on record with their  
20 objection? Is there not any reason that they  
21 could submit their additional objection in  
22 writing to be made part of the public record?

1       And that's my question.

2           And then my additional question is the  
3       Village attorney does he have an opinion on  
4       whether we are required to continue this to allow  
5       this to come in or have we had adequate time for  
6       submittals already? Thank you.

7           CHAIRMAN KOPP: Can you answer that,  
8       Mr. Holmes?

9           MR. HOLMES: This hearing was  
10      conducted pursuant to adequate notice. The  
11      question really becomes whether or not the  
12      residents and the public had adequate time.

13       And this is a fact question really for the  
14      chairman and for the commissioners; whether they  
15      had adequate time to prepare to review the  
16      materials.

17       And the question I don't know is much of  
18      this is new that wasn't published for this  
19      meeting. That's really a question of fact for  
20      the Plan Commission.

21       The witnesses are here today and available  
22      to be cross-examined. And the question really is

1 how much new information was provided that wasn't  
2 available to allow the public to be prepared to  
3 participate meaningfully in the hearing. If that  
4 makes sense.

5 CHAIRMAN KOPP: Was it the changes  
6 that you highlighted when we went through -- you  
7 went through those like 8 to 10 provisions?

8 MS. CHOI: Yes. So there were two  
9 items that were new. And they were the expanded  
10 market study memo with the car wash and the  
11 signage. I guess it might be subjective to say  
12 they weren't substantial enough.

13 Everything I was reading in terms of the  
14 new finding for the Planning and Development had  
15 already been provided in the staff report under  
16 the Tax Impact Study memo. So that was not new  
17 information.

18 MR. GOLD: May I speak?

19 CHAIRMAN KOPP: No, we closed this.  
20 Commissioner Kaucky, do you want to voice your  
21 opinion?

22 COMMISSIONER KAUCKY: Yes, I do. I

1 am very impressed with this project. And I know  
2 we have asked the Applicant to make a second go  
3 at it tonight. And they have done a lot of leg  
4 work to answer a lot of the questions that were  
5 brought up from the last time.

6 And I am very concerned that if we keep on  
7 delaying this that we might end up losing this  
8 project because I guess everything is time  
9 sensitive.

10 And so I have to say if we delay it  
11 tonight, I'm going to be concerned about that  
12 issue. I really feel -- I am comfortable with  
13 voting on it tonight. But certainly I defer to  
14 the other commissioners to make that decision.

15 CHAIRMAN KOPP: Well, am I reading the  
16 commissioners right, that Kaucky, Remkus, and  
17 Wagner, would like to not continue and would like  
18 to vote on this tonight?

19 COMMISSIONER KAUCKY: That's correct.

20 COMMISSIONER REMKUS: That's correct.

21 COMMISSIONER WAGNER: Correct.

22 CHAIRMAN KOPP: All right. So that's

1       three against one. Regardless of how I was going  
2       to vote. Oh, there you are. You were at the  
3       bottom part of my screen. And I assume based on  
4       the comments the vote is going to be the motion  
5       to recommend?

6                    MR. KAUCKY: That was correct.

7                    CHAIRMAN KOPP: Mr. Holmes, this is a  
8       question that I usually don't ask because the  
9       motions are not usually three pages. Do I have  
10      to read the whole motion or can I refer to the  
11      motion in the staff report?

12                  MR. HOLMES: Well, because this is  
13       going to have to be a roll call vote, you might  
14       have to read the whole motion. Because normally  
15       if we were in person, you could refer to the  
16       conditions in the staff report.

17                  But this is a roll call vote. So you  
18       should probably read it as the motion stands.

19                  CHAIRMAN KOPP: All right. Will  
20       someone make a motion that based on the submitted  
21       petition, the testimony provided by the Applicant  
22       and the staff report prepared for PC 2103 at the

1       March 3, 2021 Plan commission meeting, I move  
2       that the Plan Commission recommend and forward to  
3       the Village Board the Findings of Fact presented  
4       and discussed by the Plan Commission at the  
5       February 3, 2021, and March 3, 2021 meetings and  
6       further recommend that the Village Board approve  
7       the following:

8           1. A special use for a planned unit  
9       development associated with PC21-03, including  
10       the proposed waivers outlined in the staff  
11       report;

12           2. Special uses for one, 5,582 square foot  
13       automobile washing and cleaning facility, one,  
14       2,830 square foot fast food establishment with  
15       drive-through, and one 6,660 square foot  
16       financial institution with drive-through;

17           3. Approval of the Preliminary Plat of  
18       Subdivision and Preliminary Plat of PUD for 735  
19       Plainfield Road Subdivision, except for revisions  
20       required by the Village Engineer to be revised  
21       prior to forwarding to the Village Board for  
22       consideration.

1 Subject to the following conditions:

2           1. All plans and documents shall be  
3           revised and resubmitted as required by Village  
4           staff and the Plan Commission as indicated in the  
5           staff report or as discussed during the March 3,  
6           2021 meeting and approved by staff prior to being  
7           forwarded to the Village Board for final  
8           consideration;

9                   2. Approval of Preliminary Plat of PUD is  
10                   expressly conditioned on the approval of an  
11                   amendment of the Town Center PUD with respect to  
12                   changes in the ingress, egress, and incorporation  
13                   of a dedicated left-turn lane as showing on 735  
14                   Plainfield Road Plat of PUD. An exclusive  
15                   southbound left-turn lane shall be provided at  
16                   the proposed full movement access drive in order  
17                   to keep the southbound through lane clear and  
18                   minimize the queueing back toward Plainfield  
19                   Road;

20                   3. That as part of the approval of a  
21                   Preliminary Plat of Subdivision and Preliminary  
22                   Plat of PUD, the Applicant shall submit a Market

1 Study and Tax Impact Study or related studies to  
2 the satisfaction of the Village, prior to Village  
3 Board consideration;

4 4. That as part of the approval of a  
5 Preliminary Plat of Subdivision and Preliminary  
6 Plat of PUD, the Applicant shall submit a Cross  
7 Access Agreement and indicate the required  
8 easements on their preliminary plants;

9 5. That as part of the approval of a  
10 Preliminary Plat of Subdivision and Preliminary  
11 Plat of PUD, a parking agreement shall be  
12 executed to allow three of the parking spaces  
13 located on Lot 3 to satisfy the parking  
14 requirement on Lot 2;

15 6. That as part of the final PUD and Final  
16 Plat of Subdivision processes, the Applicant  
17 shall investigate the feasibility of proposing an  
18 Ingress and Egress Easement on the northeast end  
19 of the subject property to allow vehicular access  
20 between the subject realty and the TCF Bank  
21 property.

22 7. Prior to approval of a Final Plat of

1 Subdivision and Final Plat of PUD, the Applicant  
2 shall provide a photometric/lighting study that  
3 demonstrates compliance with DuDOT standards for  
4 any required off-street lighting;

5 8. Prior to approval of a Final Plat of  
6 Subdivision and Final Plat of PUD, the Applicant  
7 shall submit all required executed Traffic  
8 Regulation, Improvement and Redevelopment  
9 Agreements in a form acceptable to the Village  
10 Board, approved by Village staff and subject to  
11 review by the Village attorney;

12 9. That as part of the Final PUD and Final  
13 Plat of Subdivision processes, the Applicant  
14 shall submit the Declaration of Covenants, which  
15 is subject to the approval by the Village;

16 10. The Applicant shall provide  
17 documentation of the DuDot approval of Traffic  
18 impact Study and Plainfield Road access, upon  
19 receipt;

20 11. The completion of all County of DuPage  
21 and Village traffic improvements shall be made  
22 prior to the issuance of the first permanent

1 occupancy permit for the subject realty;

2           13. Off-site improvements shall include a  
3 sidewalk to be constructed in accordance with the  
4 PUD plans. The sidewalk shall be installed along  
5 Plainfield Road and is subject to the County of  
6 DuPage permitting, inspection, and approval;

7           14. That the digital signs on the SUBJECT  
8 REALTY shall be at all times subject to the  
9 following requirements:

10           A. Operational Limitations: Display shall  
11 contain static messages only and shall not have  
12 movement of any kind, or the appearance or  
13 optical illusion of movement of any part of the  
14 sign;

15           B. Minimum Display time: Each message on  
16 the sign must be displayed for a minimum of 8  
17 seconds or such longer duration as is hereafter  
18 enacted in the Village Sign Ordinance for  
19 comparable signs;

20           C. Message Change Sequence: The change  
21 between static messages must be accomplished  
22 immediately with no use of any transitions;

1                   D. Illumination: The sign must include  
2                   light sensors and dimmer controls that  
3                   automatically adjust to outdoor lighting levels  
4                   so that illumination levels are dimmer at night  
5                   and on cloudy days than during sunny days; but in  
6                   no instance shall illumination and lighting not  
7                   be in compliance with Section 9-11-13 of the  
8                   Willowbrook Zoning Ordinance;

9                   E. Only one freestanding or ground sign  
10                  shall be constructed or erected on Lot 1;

11                  F. The sign shall not contain any other  
12                  advertising other than the identify of the car  
13                  wash, the address; and the promotion of related  
14                  business products for Lot 1;

15                  G. A separate sign permit shall be  
16                  obtained pursuant to Village Code.

17                  15. All freestanding or ground signs shall  
18                  not contain any advertisement other than the  
19                  identify of the business located therein;  
20                  therefore, the freestanding sign proposed for  
21                  each business shall be located on its own lot.

22                  16. The multi-tenant sign located north of

1 the shared access drive with the Town Center  
2 shall be removed from all plans proper to  
3 consideration before the Village Board.

4 17. No deliveries or other loading and  
5 unloading activities shall be allowed on the  
6 subject realty between the hours of 7:00 p.m. to  
7 10:00 a.m.;

8 18. No trucks shall be permitted to sit  
9 idling on the subject realty;

10 19. No outside loudspeakers shall be  
11 permitted, other than businesses with approved  
12 drive-through windows and then only for the  
13 operation of the drive-through service;

14 20. Outside refuse compactors shall only  
15 be operated between the hours of 9:00 a.m. and  
16 6:00 p.m. and shall be screened by a masonry wall  
17 large enough to visually screen the compactor  
18 dumpster and buffer any noise created by the  
19 compactor unit;

20 21. The earthen berms located along the  
Plainfield Road frontage shall be constructed  
22 prior to the issuance of the first temporary or

1 permanent occupancy permit for the subject realty  
2 or such earlier time as is reasonably practical.

3 All exiting movements from the drive-throughs  
4 shall be under stop sign control;

5 22. Exiting movements from the bank  
6 drive-through shall be under stop sign control;

7 23. "Do Not Enter" signs shall be placed  
8 at the exit of each drive-through lane to deter  
9 opposing traffic from entering the drive-throughs  
10 from the one-way exit direction;

11 24. The Applicant shall provide an  
12 analysis of the traffic operations at the site  
13 access from Town Center after the opening of the  
14 development to determine if modifications or  
15 adjustments are needed (i.e., supplemental  
16 signing, pavement markings or restrictions to  
17 access).

18 25. A permit will shall be required from  
19 DuPage County Division of Transportation for work  
20 within the Plainfield Road right of way;

21 26. A permit shall be required from DuPage  
22 County Public Works for the proposed sanitary

1           sewer and connections;

2           27. Prior to final approval, the plans  
3           will be provided to the fire district for comment  
4           on both the geometrics and the location of  
5           hydrants and fire department connections on each  
6           building.

7           And we will include the floor modifications  
8           to the waivers discussed at the meeting and the  
9           points discussed at the meeting.

10           MS. CHOI: Can I interrupt you,  
11           Chairman Kopp? I think Chairman Wagner also  
12           wanted to look at relocating the ground sign, 5  
13           to 10 feet further away from the lot line.

14           Is that something the Plan Commission would  
15           like to add?

16           CHAIRMAN KOPP: Yes. 28, relocating  
17           Lot 3, ground sign 5 to 10 feet.

18           COMMISSIONER WAGNER: Mr. Chairman,  
19           before you do that, I'd like to also include your  
20           concern about the building material on the ground  
21           sign for the car wash, I believe it was.

22           CHAIRMAN KOPP: And that the Pylon

1                   COMMISSIONER KAUCKY: Yes.

2                   MS. SHEMROSKE: Commissioner Walec?

3                   COMMISSIONER WALEC: Yes.

4                   MS. SHEMROSKE: Vice-Chairman Wagner?

5                   VICE-CHAIRMAN WAGNER: Yes.

6                   MS. SHEMROSKE: And Chairman Kopp?

7                   CHAIRMAN KOPP: Yes.

8                   All right. That is it for that item  
9                   on the agenda. We will continue our meeting. We  
10                   will not be discussing this matter. People are  
11                   of course are welcome to stay but you do not have  
12                   to.

13                   Next item on the agenda is Any Visitors  
14                   Business. Do any of the visitors to this meeting  
15                   want to discuss some business not related to --

16                   MR. HOLMES: Can I interrupt for one  
17                   second prior to Visitors Business. Two  
18                   corrections I wanted to make:

19                   One, I believe earlier that I said you had  
20                   to make the finding regarding remote pursuant to  
21                   an incorrect code section. I was actually  
22                   talking about the Open Meetings Act in Section 7.

1           And, two, I wanted to make sure -- my phone  
2           glitched out for a minute, and I had to jump back  
3           in.

4           Was the Omnibus vote done by roll call?

5           CHAIRMAN KOPP: It was done by  
6           acclimation.

7           MR. HOLMES: All those on a remote  
8           meeting have to be done by roll call. Sorry  
9           about that.

10           CHAIRMAN KOPP: Again, for anyone who  
11           is still listening that has nothing to do with  
12           21-03. So we're going to revote on the Omnibus  
13           Vote Agenda.

14           Will someone make a motion to approve the  
15           Omnibus Vote Agenda.

16           MR. REMKUS: So moved.

17           MR. KAUCKY: Second.

18           COMMISSIONER KOPP: And now, Lisa,  
19           please call the roll.

20           MS. SHEMROSKE: Commissioner Remkus?

21           COMMISSIONER REMKUS: Yes.

22           MS. SHEMROSKE: Commissioner Kaucky?

1                   COMMISSIONER KAUCKY: Yes.

2                   MS. SHEMROSKE: Commissioner Walec?

3                   COMMISSIONER WALEC: Yes.

4                   MS. SHEMROSKE: Vice-Chairman Wagner?

5                   VICE-CHAIRMAN WAGNER: Yes.

6                   MS. SHEMROSKE: And Chairman Kopp?

7                   CHAIRMAN KOPP: Yes.

8                   All right. Next item Visitors Business.

9                   Any visitors to the meeting here that want to  
10                  talk about something about planning and zoning  
11                  for the Village? All right. Communications?

12                  MS. CHOI: I do have an update on  
13                  Panda Express. So they are pursuing a lot line  
14                  agreement with Red Roof into the south at the  
15                  moment. And this is going to require some  
16                  additional changes to the site plan that was  
17                  presented to the Plan Commission and public  
18                  hearing.

19                  So this may come back to you next month in  
20                  April.

21                  CHAIRMAN KOPP: Okay. If that's it,  
22                  will someone make a motion to adjourn.

1                   COMMISSIONER REMKUS: So moved.

2                   COMMISSIONER WAGNER: Second.

3                   CHAIRMAN KOPP: I ask the Plan

4                   Commission secretary to call the vote.

5                   MS. SHEMROSKE: Commissioner Remkus?

6                   COMMISSIONER REMKUS: Yes.

7                   MS. SHEMROSKE: Commissioner Kaucky?

8                   COMMISSIONER KAUCKY: Yes.

9                   MS. SHEMROSKE: Commissioner Walac?

10                  COMMISSIONER WALAC: Yes.

11                  MS. SHEMROSKE: Vice-Chairman Wagner?

12                  VICE-CHAIRMAN WAGNER: Yes.

13                  MS. SHEMROSKE: Chairman Kopp?

14                  CHAIRMAN KOPP: Yes.

15                  The meeting is adjourned.

16                  (Meeting adjourned.)

17  
18  
19  
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22

1 STATE OF ILLINOIS      )  
2                              )      SS:  
2 COUNTY OF DU PAGE      )

3                              I Annette Faklis Moriarty, being first  
4                              duly sworn, on oath says that she is a court  
5                              reporter doing business in the City of Chicago;  
6                              and that she reported in shorthand the  
7                              proceedings of said hearing, and that the  
8                              foregoing is a true and correct transcript of  
9                              her shorthand notes so taken as aforesaid, and  
10                             contains the proceedings given at said hearing

11                             Annette Faklis Moriarty



12                             Annette Faklis Moriarty, CSR

13                             LIC. NO. 084-02318

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