

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 13,2022 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 7:00 p.m.

The Governor of the State of IL. has declared a Gubernatorial disaster proclamation in response to the Covid-19 Act outbreak and all the Village of Willowbrook is covered by the disaster area. In light of the ongoing Covid 19 outbreak the Mayor of the Village of Willowbrook has determined that an in-person meeting for the July 13, 2022, Plan Commission may not be practical or prudent for all persons in light of the disaster thus the Village has provided an option to attend the July 13, 2022, Plan Commission meeting remotely.

2. ROLL CALL

Those physically present at the VOW Police station were Chairman Kopp, Vice Chairman Wagner, Commissioners Kanaverskis, Kaczmarek, Kaucky, Walec, and Director of Community Development Mike Krol

Present Via Zoom COVID -19 Pandemic were Commissioners Baksay

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes-April 6,2022 Plan Commission Public Hearing
- C.

MOTION: Made by Vice Chairman Wagner, and second by Commissioner Walec, approve the Omnibus Vote Agenda as presented, all in favor

Roll Call votes: AYES, Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 22-03; Consideration of a petition to amend a previously approved special use permit to allow the relocation and enlargement of the dumpster enclosure and consideration of zoning variations from Title 9 of the Village Code. the applicant for this petition is David Schaefer from David A Schaefer Architects PC,2500 S Highland Avenue Suite 340, Lombard, I 60148.

**5. PUBLIC HEARING**

**A. DISCUSSION/RECOMMENDATION**

See Court Reporter Minutes for Discussion and Recommendation

Motion to close Public Hearing by Vice Chairman Wagner and seconded by Commissioner Kaczmarek, all in favor.

Roll Call; AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner, and Chairman Kopp, NAYS: None

**MOTION DECLARED CARRIED**

MOTION: Based on the submitted petition and testimony presented, I move that the Plan Commission forward its findings of Fact to the Mayor and Village Board for the special use amendment and variations as described in Staff Report prepared for the July 13,2022, Plan Commission Public Hearing for PC 22-03 and recommend approval of an amendment to the existing special use and requested variations with the Recommended Conditions of Approval listed in the Staff report:

1. A permit for the construction of the dumpster enclosure is required.
2. Final engineering and building plans shall be reviewed and approved by the Village review consultants prior to issuance of a building permit by the Village of Willowbrook.
3. The site shall occur in conformance with the site plan, Sheet A1, provided by David A. Schaefer Architects, dated April 28, 2022, revised May 16,2022.
4. The landscape areas shall occur generally in conformance with the landscape plans, Sheet L1 and L2 provided by Kestrel Design
5. The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.

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Made by Commissioner Kaucky and second by Commissioner Walec all in favor  
Roll Call Vote: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice  
Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

6. VISTOR'S BUSINESS

None

7. COMMUNICATIONS:

Discussion was had if this really needed to be a public hearing or not, being a just a dumpster,  
Since needing two. zoning variations required is why we had to amend the PUD. Panda Express has  
several items still missing such as IDOT approval for Right of Way and NFR letter.

8. ADJOURNMENT

MOTION: Made by Vice Chairman Wagner and second by Commissioner Kaczmarek to adjourn the  
meeting of the Plan Commission at the hour of 7:16 p.m. all in favor  
Roll call: AYES: Commissioners Baksay, Kanaverskis, Kaczmarek, Kaucky, Walec, Vice Chairman  
Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

December 7, 2022



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Chairperson

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske