

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 1, 2015, AT THE VILLAGE POLICE STATION BUILDING, 7760 QUINCY STREET, WILLOWBROOK, DUPAGE COUNTY, ILLINOIS.

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Commissioners Lacayo, Soukup, Kaucky, Ruffolo, Vice-Chairman Wagner and Chairman Kopp. Also present were Village Planner Jo Ellen Charlton, Building Inspector Roy Giuntoli and Secretary Joanne Prible. ABSENT: Commissioner Remkus.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting March 4, 2015 (APPROVE)
- C. Minutes – Village Board Meeting March 9, March 16, March 23, April 13, April 27, May 11, May 26 and June 8, 2015

MOTION: Made by Commissioner Soukup seconded by Vice-Chairman Wagner, to approve the Omnibus Vote Agenda.

4. PLAN COMMISSION DISCUSSION: Concept plan review of the proposed PUD; (Pete's Fresh Market) 840 Plainfield Road.

DISCUSSION: Planner Charlton opened the discussion by stating that she received many calls from residents and businesses and prospective tenants asking why it is taking so long for Pete's Fresh Market to open. She said the answer to that questions is the coordination efforts to work with both State and Du Page County on the required off site improvement. Du Page County is on board with the improvements which include the signalization on Plainfield that will align with the Town Center. Some of the improvements are additional turn lanes, which will impact areas to the east as well as areas west of the intersection of Route 83. The State has taken a little longer in their review of the proposed improvement, especially since they came back and decided to look at the possibility and feasibility of adding the northern access. At the very far north end of the site the state is proposing a full access (full in right out only) on property that is part of the office condo project to the north. Anything that is proposed would require the office condo participation and approval and an amendment to their PUD, which the applicant would have to process at the same time. Those are some of the major off site

issues that staff has been working on. Everything else within the site has come along really nicely. The building is going to be in the same location. Most of the variations that are left are those that deal with the fact that it is a nonconforming building in an existing spot. The west side of the building, the frontage which is along Route 83 is cut back to increase that parking area. Pete's loading facility will be completely enclosed with side walls and a roof to screen some of the noise that is associated with deliveries and garbage handling. The tenants to the east end of the main building are going to be Steinmart and Ulta. In the out lot building there are several restaurants.

The proposed monument sign is at the correct height and the correct square footage. The monument sign includes enough panels for all individual tenants. Their wall signage requires some minor modifications to comply with the code.

Commission Lacayo asked who pays for the off site road improvement. Planner Charlton said the developer.

Vice-Chairman Wagner stated that the office building to the East holds prayer services on Friday and cannot get anywhere in this area because there is probably 100 cars that are parked in the K-Mart property. There are people directing traffic to get in the K-Mart lot and cars are parked there to use the office building behind the bank. It is a dangerous issue because of the traffic movements that are happening on Friday. No one can get anywhere near the bank to do business.

Building Inspector Giuntoli said there was an issue with the parking lot at one point where they were trespassing without the property owner's permission. The property owner came to the Village and asked staff to police the parking lot. Staff suggested the owner seal off the entrances so people can see that no one should enter. Then both parties met and came to an agreement allowing the parking. The future home for the prayer meeting is in unincorporated Du Page County on 91st Street. The question is are they going to be allowed to park there when Pete's opens.

Vice-Chairman Wagner asked is the parking entry off of Plainfield Road going to be changed. The elevation of the ramp makes it hard to see traffic coming from the left and right. Planner Charlton said that the elevation will be adjusted. Vice-Chairman Wagner said in addition the entry to Chase Bank should be changed. It is dangerous to get out of the bank. There are a lot of issues to be resolved for the commercial properties from Adams Street to the developments. Planner Charlton said that the last conversation with the Chase Bank people was to realign the two driveways into one so that it would align with the driveway of the Bowling Alley on the south side.

Commissioner Lacayo asked for clarification on the variations to the code. Planner Charlton said that most of the variations are there because of the existing building.

Chairman Kopp said it is a beautiful building and the only issue is traffic circulation.

Eugene Grzynkowicz entered and introduced himself to the Plan Commission.

Vice-Chairman Wagner asked about the cost of the improvement for the traffic signalization. Is there any contribution from Harlem Irving on this intersection? Vice-Chairman Wagner said it is not appropriate for Pete's Fresh Market to cover the cost of all of the improvements because much of it was developed by Harlem Irving and was clearly discussed in the past.

Commissioner Soukup asked is there a guarantee on the traffic light?

Eugene Grzynkowicz said that he has state approval to proceed with the signal. IDOT came back with a very large scope of work. Our request included the signalization and that was approved.

Commissioner Lacoia asked about the prayer service parking and will the owner continue to allow that.

Eugene Grzynkowicz said that once the construction starts there will be no prayer service parking in the lot.

Commissioner Kaucky mentioned concern for safety regarding the outdoor dining areas and the seating and table arrangement as vehicles are driving by.

Eugene Grzynkowicz stated there are barriers mounted in the front of the dining area protecting the area.

Vice-Chairman Wagner asked about the new proposed northern exit from the property and if that is for the trucks in the loading area.

Eugene Grzynkowicz said so as not to congest the left turn on Plainfield coming into the center, IDOT has given us approval to have a left turn in and a right turn if going northbound and can make a right out going northbound.

Chairman Kopp asked Eugene Grzynkowicz if he had anything else to comment on.

Eugene said that he will keep staff informed of all the changes and is continuing to work with IDOT.

## 5. VISITOR'S BUSINESS

None.

6. COMMUNICATION

Planner Jo Ellen Charlton shared an update of pending projects with the Commissioners.

7. ADJOURNMENT

MOTION: Made by Vice-Chairman Wagner, seconded by Commissioner Soukup, to adjourn the regular meeting of the Plan Commission at the hour of 8:45 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

August 26, 2015

Minutes transcribed by Joanne Prible.

  
Chairman