

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, AUGUST 1, 2018, AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

1. CALL TO ORDER

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

2. ROLL CALL

Those present at roll call were Chairman Daniel Kopp, Vice-Chairman John Wagner, Commissioners James Soukup, Gregory Ruffalo, Leonard Kaucky, and Maciej Walec.

Absent: Commissioner William Remkus

Also present were Planning Consultant Natalie Zine, Inspector Roy Giuntoli Executive Secretary Cindy Stuchl, and Recording Secretary Lisa J. Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting May 16, 2018

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on Planned Unit Development approval for a proposed 10,000 square foot daycare facility and 1,600 square foot retail user. Location: Vacant lot on 75th Street directly west of the Willow Commons Shopping Center/Ashton Place in Willowbrook.

A. DISCUSSION/RECOMMENDATION

Chairman Kopp explains that this is a Conceptual Plan review for a planned unit development on 75th west of Willow Commons. Applicant is appearing before the Commission to give and receive feedback. If the project moves forward, there will be an official hearing.

Planning Consultant Zine did a presentation of Staff analysis of JAS Development for an application and feedback of a proposed Day Care and a 1600 sq ft. drive thru restaurant in an out lot. She explained there will be no Zoning changes. Parcel is vacant, surrounded by Condominiums to the west and south and a shopping center to east. End user for the out lot has not been established as of yet but will not be a financial institution. Improving with landscaping buffer, which will be included with their proposal. Sufficient parking per code. Ms Zine has asked for parking and traffic analyst with final proposal. Water main improvement is required. Extend it from West to the East across their property. Summary of project from Ms. Zine. Representatives of the Fidelity Group introduced their company and talked about other accomplishments that they have been successful with. They maintain all their own property and their own construction company. What ever the Village has asked for they will supply. They provided a breakdown of the JAS Development, Willowbrook LLC.. Site plan.

Chairman Kopp voiced concerns that resident south of the project might have concerns over the proximity to their homes. How far north is it would be from them.

Commissioner Walec questioned about the trash enclosure view from 75th. The Applicant advised there will be a fence and be landscaping around it.

Chairman Kopp asking about the location of the speaker for drive thru.

Resident inquires about the sound dente the playground. Applicant explained that the ground which the playground is built is a heat welded recycle tire high density rubber, surrounded by a baffled fence. The playground equipment is rubber coated.

Residents inquired about any outdoor dining at restaurant, Applicant mentioned it would be on east side of building. Hours for restaurant have not been determined yet, but will work with Village and Commission. Ms. Zine was asked if any restriction on restaurant hours. This will be discussed with the Commission. Resident inquiries about light standards are with our within our code. Commissioner Wagner spoke about the Willow Pond has large playground area and has used the rubber surface and has deaden the sound.

Residents had concerns over the easement required to let traffic off the property. Ms. Zine advised there will no longer be a parking easement agreement purely an access agreement for people to come into the day care. The Applicant related there will be no more curb cuts on 75th. Residents are concerned about easement thru the south. The Applicant stated that they are vacating that easement to Sheridan Drive.

Resident, Frank Urban, addressed the Commission that Residents should have been informed of the meetings. Chairman Kopp related that it is an informal meeting. Chairman Koop advised hat Direct Mail Notification is only necessary when there is a Public Hearing. explained that this was only a PUD meeting. So they will get notified of official meetings.

Chairman Kopp believes this is a good project for the property. The Commissioner, all agreed, and all look forward to it.

5. VISITOR’S BUSINESS

None.

6. COMMUNICATIONS

Chairman Kopp advised that the Gun Range Federal suit against the Village was dismissed. Commissioner Walec mentioned that it was refiled as Civil referred to State Court. Ms. Zine said could go to court on zoning. There are two different suits.

Commissioner Kaucky asked about the status of Pete’s. Building Inspector Giuntoli provided the update to Commissioners.

7. ADJOURNMENT

MOTION: Made by Commissioner Ruffalo, seconded by Commissioner Walec, to adjourn the regular meeting of the Plan Commission at the hour of 8:28 p.m.

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

Date of next meeting

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J. Shemroske