

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, December 5 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 7:00p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Soukup, Ruffalo, Kaucky, and Walec, Vice Chairman Wagner, and Chairman Kopp.

Also present were Planning Consultant Anne Choi, Building Inspector Roy Giuntoli, and Recording Secretary Lisa Shemroske.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes -- Regular Meeting October 3, 2018

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 18-07:Lucky Bernie's Restaurant Special Used Permit (800 75<sup>th</sup> Street, Willowbrook, IL 60527). Petition for approval of a Special Use Permit for a Restaurant with Alcohol Sales and Video Gaming. The applicant for this petition is Joseph M. Kirby with SS and JK Enterprises LLC, .(Notice Published on 11/15/18 In the Doings Newspaper)

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Remkus was seconded by Ruffalo and approved unanimous 7-0 roll call vote of the members present:

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Standards for Special Use outlined in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a Special Use for a Restaurant with Alcohol Sales and Video Gaming subject to the following “Conditions of Approval” listed in the Staff Report prepared for PC 18-07 for the December 5, 2018 Plan Commission meeting:

1. The Special Use Permit for the proposed development shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the Special Use by the Village Board.
2. The Special Use granted herein only applies to the 3,716 square foot space in Unit 800.
3. The Special Use be approved only if the applicant agrees to submit Plans for Occupancy to the Willowbrook Building Department.
4. A separate sign permit shall be obtained for any future proposed building and ground signage, pursuant to the Village Code.
5. All dumpsters shall be enclosed pursuant to Section 9-12-11 of the Municipal Code.
6. The proposed development shall provide the required number of standard and handicap accessible parking spaces.
7. Accessible (handicap) parking spaces shall comply with current applicable codes.
8. A “Do Not Block Driveway” signage shall be provided on westbound 75th Street at the site access.

ROLL CALL: AYES: Commissioners Remkus, Soukup, Ruffolo, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: None.  
Public Hearing ended at 7:11p.m.

MOTION DECLARED CARRIED

5. VISITOR’S BUSINESS : None

6. COMMUNICATIONS

Chairman Kopp informed the Committee that Bill Buckley, who had served on the Plan Commission board, had passed away.

Inquiry was made on the property next to Ashton Place. Planner Choi said the Daycare have pulled out of the project and that Len Blackman has inquired about purchasing the parking lot.

Inspector Giuntoli informed the Commissioners that the two storage buildings The ROC down on Quincy and Executive Dr. has resurrected the project and we should have permits out soon.

Chase Bank at Plainfield Road near the Willowbrook Bowl alley has dropped out, could not agree on items with Chase, all projects for that property are scratched but Planner Choi is still getting inquires.

Ownership of Gun Club property was questioned. It is owned by the Applicant and any other interest in it. Planner Choi has met with Administrator Halik with North Pike Development and they want to purchase property for a Storage facility.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup, seconded by Commissioner Kaucky, to adjourn the meeting of the Plan Commission at the hour of 7:23 p.m.

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

February 6, 2019

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Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske