

MINUTES OF THE REGULAR HEARING 19-01 MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 3 2019, 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 7:00pm

2. ROLL CALL

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

Absent: Commissioner Remkus and Soukup

Also present were Planning Consultant Ann 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 February 6,2019

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 19-01: 7830-50 79<sup>th</sup> Street, Northeast corner of Route 83 Frontage Road and 79<sup>th</sup> Street, Willowbrook, Illinois-Northpoint Development LLC, 12977 N Outer Forty Road, Suite 203, St. Louis, Missouri 63141/ P {petition requesting approval of a Map Amendment to rezone the subject property from the B-3 General Business Zoning District to the M-1 Light Manufacturing Zoning District., approval of a Final Plat of Subdivision and approval of associated Variations on the property.

- A. PUBLIC HEARING Ended 7:34pm
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

**MOTION:** The following motion made by Kaucky was seconded by Walec and approved unanimous 5-0 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 Variations outlined in the Staff Report prepared for PC 19-01 for the April 3, 2019 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a map amendment to rezone the property located at 7830-7850 79<sup>th</sup> Street (located at the northeast corner of Frontage Road and 79<sup>th</sup> Street) from the B-3 General Business Zoning District to the M-1 Light Manufacturing Zoning District, a preliminary and final plat of subdivision and associated variations as listed as in the Staff Report prepared for PC-19-01 for the April 3, 2019 Plan Commission meeting, subject to the “Conditions of Approval” listed in the Staff Report prepared for PC19-01 for the April 3, 2019 Plan Commission meeting with changes to condition Four “ final zoning approval “ be replaced with “continuances of Building Permits.

ROLL CALL: AYES: Commissioners Ruffalo, Kaucky, Walec, and Vice Chairman Wagner and Chairman Kopp. NAYS: None. ABSENT: None.  
Public Hearing ended at 7:34pm.

MOTION DECLARED CARRIED

5. VISITOR’S BUSINESS

None.

6. COMMUNICATIONS

Consultant Planner Choi had nothing to report.  
Inspector Giuntoli reported about Pete’s and the stores on the outer lots at that location.  
Temporary Certificate of Occupancy were written for Lumes Restaurant and the Dental Office.  
Fire House Sub expects to open April 21. Nail Salon is making progress. No tent for the End Cap as of now. Road work should be starting soon.

7. ADJOURNMENT

**MOTION:** Made by Commissioner Ruffalo, seconded by Commissioner Walec, to adjourn the special meeting of the Plan Commission at the hour of 7:41 p.m.

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UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ AND APPROVED,

JUNE 5, 2019

  
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Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske