



MINUTES OF THE APRIL 25, 2019
REGULAR MEETING OF THE PLANNED
DEVELOPMENT COMMISSION OF THE
VILLAGE OF OAK BROOK
APPROVED AS WRITTEN ON MAY 23, 2019

1. CALL TO ORDER: CALL TO ORDER

The Regular Meeting of the Planned Development Commission was called to order by Chairwoman Marcia Tropinski in the Samuel E. Dean Board Room of the Butler Government Center at 6:58 p.m.

2. ROLL CALL: ROLL CALL

Gail Polanek called the roll with the following persons
PRESENT: Chairwoman Marcia Tropinski, Vice Chairman Wayne Ziemer,
Members Jeffrey Bulin, Natalie Cappetta
ABSENT: Member Thomas Doyle, Raju Iyer and Alfred Savino
IN ATTENDANCE: Trustee John Baar, Village Planner Rebecca Von Drasek, and
Planning Technician Gail Polanek

3. APPROVAL OF MINUTES MINUTES

REGULAR MEETING OF THE PLANNED DEVELOPMENT COMMISSION
OF MARCH 28, 2019 MARCH 28, 2019

Motion by Vice Chairman Ziemer, seconded by Member Cappetta to approve the minutes of the March 28, 2019 Regular Planned Development Commission meeting as written. VOICE VOTE: Motion Carried.

4. UNFINISHED BUSINESS UNFINISHED
BUSINESS

There was no unfinished business.

5. A. PLANNED DEVELOPMENT – CASE NUMBER 2019-03-ZO-PUD –
COMMERCE PLAZA PROPERTY, LLC, c/o ZELLER DEVELOPMENT
CORPORATION, PROPERTY OWNER – 2001-2015-2021 SPRING ROAD –
PROPOSED RESTAURANT DEVELOPMENT COMMERCE
PLAZA– 2001-2015-
2021 SPRING ROAD
– PROPOSED
RESTAURANT

Chairwoman Tropinski announced the public hearing and noted that the matter would not be heard since the applicant was seeking a continuance and that several Commissioners were advised that they need not attend this meeting. All witnesses were sworn in.

Jan Goldsmith, President of Zeller Development and representative of Commerce Plaza Property, LLC apologized for the need to request a continuance and noted that they have worked closely with staff and appreciative of their time with the review. They have determined there was one remaining traffic issue that they had not adequately addressed that resulted in a staff report, which does not give them the full 4-way access to the restaurant that they had requested. They believe a better assessment was needed in order to address the issues identified by village staff. They would like to take the next month to complete the traffic report, provide it to staff and meet them again to review the additional data, which they hope will result in support for the 4-way access to the site.

Motioned by Vice Chairman Ziemer, seconded by Member Bulin to continue the matter to the Regular Planned Development Commission meeting on May 23, 2019.
ROLL CALL VOTE:

Ayes: 4 – Members Bulin, Cappetta, Vice Chairman Ziemer and
Chairwoman Tropinski
Nays: 0 –
Absent: 3 – Members Doyle, Iyer and Savino. Motion Passed.

6. OTHER BUSINESS

OTHER
BUSINESS

There was no other business to discuss.

7. PUBLIC COMMENT

PUBLIC
COMMENT

There was no public comment.

8. ADJOURNMENT:

ADJOURNMENT

Motion by Vice Chairman Ziemer, seconded by Member Bulin to adjourn the meeting at 7:03 p.m. VOICE VOTE: Motion carried

ATTEST:

/s/ Tony Budzikowski
Tony Budzikowski
Development Services Director
Secretary

TB