

## A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, November 4, 2020 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A CONFERENCE CALL FOR THIS MEETING.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: 312-626-6799

Meeting ID: 867 8638 2171

Password: 847171

Written public comments can be submitted by no later than 6:00pm on November 4, 2020 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us).

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - October 7, 2020
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-09: Consideration of a petition requesting approval of an Amendment to a Special Use for a Planned Unit Development and Amendment to a Planned Unit Development to allow for major changes under Section 9-13-4(C)6(a) including certain relief, exceptions and waivers from Title 9 of the Village Code (Carrington Club).
  - A. PUBLIC HEARING
  - B. DISCUSSION/RECOMMENDATION
5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-10: Consideration of a petition for a text amendment to amend Sections 9-6-1(B) and 9-12-10 of Title 9 - Zoning Title of

the Village of the Willowbrook Municipal Code regarding the outdoor display of merchandise.

A. PUBLIC HEARING

B. DISCUSSION/RECOMMENDATION

PLAN COMMISSION CONSIDERATION: Conceptual review and feedback on a planned unit development approval of an approximately 5,950 square foot car wash, a 6,800 square foot financial institution, and a 2,200 square foot restaurant with a drive-through, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. Location: 735 Plainfield Road in Willowbrook, IL 60527

A. DISCUSSION/RECOMMENDATIONS

6. VISITOR'S BUSINESS

7. COMMUNICATIONS

8. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON  
WEDNESDAY, OCTOBER 7, 2020 AT THE WILLOWBROOK POLICE DEPARTMENT,  
TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

**DUE TO THE COVID19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM  
CONFERENCE CALL FOR THIS MEETING**

1. CALL TO ORDER

Vice Chairman Wagner called the meeting to order at the hour of 7:04p.m.

2. ROLL CALL

Those physical present at roll call were Vice Chairman Wagner and Commissioner Soukup  
Present Via Zoom, due to COVID -19 Pandemic were Commissioners Remkus, Kaczmarek,  
Kaucky, Walec, and Chairman Kopp.

Also, present Via Zoom were Planning Consultant Anne Choi, Building Official Roy Giuntoli and  
Recording Secretary Lisa Shemroske who was at the Village Hall.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting, September 23,2020

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-08: Petition for a  
text amendment to amend the fence code in Section 9-12-4 (D)2 of Title 9- Zoning Title  
of the Village of Willowbrook Municipal Code.

- A. PUBLIC HEARING  
Closed public hearing at 7:36 pm
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Chairman Kopp and second by Commissioner Remkus and all in favor

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented on pages 2 to 5 of the Staff Report for the PC Case Number 20-08 to amend the fence code of Sections 9-12-4(D)2 of the Zoning Ordinance.

Roll Call Vote: AYES: Commissioners Remkus, Soukup, Kaczmarek, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

5. PLAN COMMISSION CONSIDERATION: Conceptual review and feedback for an Amendment to a Special Use for a Planned Unit Development (PUD) to allow for modifications to an inline tenant space at the southeast corner of the Hinsdale Lake Commons shopping center, including a drive-through window along the east side of the existing building in order to accommodate a quick-service/fast-casual restaurant use. Location: 6300 Kingery Highway in Willowbrook, IL 60527

A. DISCUSSION/RECOMMENDATION

Planning Consultant Choi present proposed drive- thru at 6300 Kingery Highway, Feedback and review request by Regency Center, management company of the Lake Hinsdale Shopping Center. They are seeking feedback on a proposed drive-thru lane and window at the property formerly occupied by the Juicy -O restaurant. The drive-thru would be along the east side of building. Planer Choi goes over the how the vehicles will enter and exit the drive- thru as well as the flow and stacking of vehicles. Planning staff has concerns regarding long queues for the drive- thru and impact on route 83 such as backups. Regency provide stacking capacity study conducted on nearby similar casual restaurants who also have frontage along aerial roadway.

Our Traffic Engineer reviewed study and provided a preliminary review. Some of notable comments : 1.They concur with the study finding of the proposed stacking capacity was adequate to accommodate the demand for a fast -casual sandwich restaurant use and that the impact of the proposed use on parking and traffic is anticipated to be minimal. 2. They also concur in order to minimize potential impact to on-site circulation during peak hours of operation, for special orders (taking longer than typical to process) customer should be directed to park and the

order brought out to vehicle. Designated parking spaces should be provided within in the parking lot near the drive-through exit to facilitate drive-through operations. Also used for mobile or online order pick up. 3. Should the intensity of the proposed use change (i.e. from a fast -casual sandwich type restaurant to a coffee shop of fast-food hamburger restaurant), the drive-through staking and parking would need to be reevaluated to ensure adequate operation are provided.

Planner Choi mentions concerns of increase noise for residents South of the property during evening hours. In summary Planning staff believes project is appropriate for the area and would benefit the community as well as occupy a key vacancy at Lake Hinsdale Commons.

The petitioner from Regency Centers addresses the Committee ,they feel that adding a drive- thru would be a value to this end cap, especially with visibility at this location in the Village and will drive additional leasing velocity and bring best of class to the site.

Chairman Kopp inquires if anyone has talked to Lake Hinsdale Village because of the noise and they have an entrance/exit gate there and he believes they will have concerns of that being blocked. Committee was informed that Regency has not approached Lake Hinsdale Village yet, they wanted to come to the Village first and take it from there. There has been some interest in the location, but they have been waiting until they came to the Village with the drive- through idea, but if just “As Is” no interest. The Commission is in favor of this project in exception of final plans and review. Applicant says some interest in the location, but they have been waiting until they came to the Village with the Drive through idea, but if just “As Is” no interest. He appreciates the Commissions comments and input and look forward to working with the Village.

## 6. VISITOR’S BUSINESS

Resident of Lake Hinsdale Village specially addresses the back gate (entrance/exit) on to Lake Hinsdale Drive, there are safety concerns, traffic backup concerns as well as on going noise concerns. Residents just south of the gate will be impacted. If not done correctly this will be decreasing their home values. No one has been approached yet and she is sure they will be interested in those plans.

## 7. COMMUNICATIONS

Planner Choi mentions we are having another Public Hearing on November 4, concerning PUD amendment for the Carrington Club and text amendment for outside storage at service stations, drug, and grocery stores.

8. ADJOURNMENT

MOTION: Made by Commissioner Walec seconded by Commissioner Soukup, to adjourn the meeting of the Plan Commission at the hour of 7:58 p.m. all in favor

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

November 4,2020

Chairman\_\_\_\_\_

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

10/7/2020

**CITY OF WILLOWBROOK PROCEEDINGS BEFORE THE  
PLANNING & ZONING COMMISSION OF THE CITY OF  
WILLOWBROOK**

ROBIN HEJNAR

CITY OF WILLOWBROOK  
PROCEEDINGS BEFORE THE  
PLANNING & ZONING COMMISSION  
OF THE CITY OF WILLOWBROOK

WEDNESDAY, OCTOBER 7, 2020

7:00 p.m.

RECORD OF THE PROCEEDINGS VIA ZOOM had at the meeting held before the Planning & Zoning Commission of Willowbrook, on Wednesday, the 7th day of October 2020, commencing at 7:00 p.m., as reported by Robin Hejnar, a Certified Shorthand Reporter and Registered Professional Reporter and Notary Public in and for the County of DuPage and State of Illinois.



1 APPEARANCES:

2  
3 Daniel Kopp - Chairman

4 John Wagner - Vice-Chairman

5 Lisa Shemroske - Secretary

6 Commissioner Soukup - Member

7 Maciej Walec - Member

8 Catherine Kaczmarek - Member

9 Leonard Kaucky - Member

10 William Remkus - Member

11  
12  
13  
14  
15  
16  
17 Staff Also Present:

18 Ann Choi - Planning Consultant

19 Roy Giuntoli - Building Official

1 MR. WAGNER: Well, I would call to order the  
2 meeting of the Plan Commission for October 7th, 2020,  
3 and that we would open the public hearing for a fence  
4 ordinance amendment of which a motion was -- or the  
5 publishing was done with the Chicago Sun Times on  
6 September 24th --

7 MR. KOPP: John, we need to call the role  
8 first.

9 MR. WAGNER: I'm sorry. Lisa, can you call  
10 the role please?

11 MS. SHEMROSKE: Sure. Commissioner Remkus?

12 MR. REMKUS: Here.

13 MS. SHEMROSKE: Commissioner Soukup?  
14 Commissioner Kaczmarek? Commissioner Kaczmarek? Cathy?

15 MS. CHOI: I think she's muted.

16 MS. KACZMAREK: I'm here.

17 MS. SHEMROSKE: There you go.

18 Commissioner Kaucky, I heard "here."

19 MR. KAUCKY: Yes.

20 MS. SHEMROSKE: Commissioner Walec?

21 MR. WALEC: Here.

22 MS. SHEMROSKE: Vice Chairman Wagner?

23 MR. WAGNER: Here.

24 MS. SHEMROSKE: Chairman Kopp?

1 CHAIRMAN KOPP: Here.

2 MS. SHEMROSKE: Planner Anne Choi?

3 MS. CHOI: Here.

4 MS. SHEMROSKE: Building Official Roy  
5 Giuntoli?

6 MR. GIUNTOLI: Present via Zoom.

7 MS. SHEMROSKE: And I'm recording secretary,  
8 Lisa Shemroske.

9 MR. WAGNER: This is Vice Chairman Wagner.  
10 Would you please show that Mr. Soukup up here is also in  
11 the room with me.

12 MS. SHEMROSKE: Yes, thank you.

13 MR. WAGNER: Thank you.

14 Then I would call to order the Plan  
15 Commission public hearing, October 7th, 2020, of which  
16 notice was published in the Chicago Sun Times on  
17 September 21st, 2020, for the fence ordinance.

18 MR. REMKUS: What about the omnibus vote  
19 agenda?

20 MR. WAGNER: I'm sorry. Well, let me call  
21 that first.

22 CHAIRMAN KOPP: I make a motion to approve  
23 the omnibus vote agenda.

24 MR. REMKUS: I second.

1 MS. SHEMROSKE: Thank you.

2 MR. WAGNER: Thank you.

3 CHAIRMAN KOPP: All in favor?

4 ALL MEMBERS: Aye.

5 MR. WAGNER: So we can move forward with the  
6 public hearing now?

7 MS. SHEMROSKE: Yes.

8 MR. WAGNER: Anne, would you like to present  
9 this for the staff?

10 MS. CHOI: Yes, I would. Thank you, Vice  
11 Chairman Kopp [sic].

12 Robin, I'm going to actually switch over to  
13 share my screen, if you don't mind. So if everybody --  
14 if anyone asks a question, please introduce your name  
15 first.

16 Okay. So before you tonight is a Village  
17 initiated Text Amendment to the fence code of the  
18 Village zoning ordinance to address numerous complaints  
19 made by various Village residents over the years  
20 regarding the restrictive nature of the Village's fence  
21 code.

22 As the Plan Commission may recall, the last  
23 amendment to the fence code was back in 2016. The  
24 purpose of this Text Amendment is to allow three

1 different conditions.

2 The first is a solid five-foot height --  
3 five-foot in height fence, anywhere on the lot, except  
4 for the required front or exterior side yard.

5 Currently, as the ordinance reads now, property owners  
6 are allowed to have a five-foot fence which is  
7 50 percent open in the same areas, so this would be  
8 50 percent to go to solid.

9 Second, a four-foot fence that is at least  
10 50 percent open within the exterior side yard of a lot,  
11 where an exterior side yard abuts the front yard of an  
12 adjoining lot. On streets other than Illinois Route 83,  
13 Plainfield Road, 63rd Street, 75th Street or Madison  
14 Street.

15 Currently, property owners are allowed to  
16 have a four-foot-tall fence that is at least 50 percent  
17 open anywhere on the lot, except in the required front  
18 yard or required exterior side yard where such exterior  
19 side yard abuts the front yard of an adjoining lot.

20 Planning staff, which is me, has consulted  
21 with the Building Department, and the Building  
22 Department has indicated that, historically, the  
23 five-foot-tall and 50 percent open fences have been  
24 allowed in the exterior side yards of the reverse corner

1     lots.

2                 Staff finds the verbiage of existing code to  
3     be very confusing and the proposed amendment would be  
4     clarifying and codifying what has already been  
5     previously granted; and then, lastly, the purpose of the  
6     amendment would be to allow an open or solid fence not  
7     greater than eight feet in height on an exterior side or  
8     rear lot line where such lot lines are along Illinois  
9     Route 83. So, currently, property owners are only  
10    allowed to install a six-foot-tall fence along that  
11    street. So, basically, that's the goal of tonight.

12                To better understand the amendment that is  
13    being proposed, several illustrations of the existing  
14    proposed fence standards, as they apply to their  
15    specific lots, are shown in attachment one of the staff  
16    report, and I'll just go there now.

17                Can everyone see my screen on Zoom?

18                CHAIRMAN KOPP: Yes.

19                MS. CHOI: All right. So, example one,  
20    this example illustrates a traditional interior lot on a  
21    local street. Currently, the Village allows a  
22    three-foot-tall fence, which you could see in the blue  
23    color, which is at least 80 percent open anywhere on the  
24    lot. The Village also permits a five-foot-tall fence

1 that is at least 50 percent open, which is indicated in  
2 the dotted yellow line, in the interior side and rear  
3 yards only; and then in the red line, a six-foot-tall  
4 fence within the buildable area of the lot, which means  
5 not in any of the front, interior side or rear yards.  
6 The proposed Text Amendment would allow the  
7 five-foot-tall fence to be solid. So, basically, the  
8 yellow dotted line, five-foot at 50 percent open would  
9 turn into five-foot at 100 percent, which is solid.

10 Feel free to stop me at anytime if you have  
11 any questions.

12 So this is the only change in this scenario.  
13 I'm going to flip to example two now.

14 This example shows a corner lot situation at  
15 the intersection of two local streets. This particular  
16 one is on Clarendon Hills Road and Midway Drive.  
17 Similar to example one, the Village allows a  
18 three-foot-tall at 80 percent open anywhere on the lot,  
19 a five-foot at 50 percent open within the rear yard and  
20 interior side yard, and then a six-foot -- a solid  
21 six-foot-tall fence within the buildable area; and then  
22 the only change would be, that that 5-foot, 50 percent  
23 open would be a solid five-foot within the same area.

24 Okay. Example three illustrates a reverse

1 corner lot situation at the intersection of two local  
2 streets. The lot to the north is a typical interior  
3 lot; and the types of fences permitted, they were  
4 already described in example one. The lot to the south  
5 is a corner lot whose exterior side yard abuts the front  
6 yard of its neighbor.

7 The way the code is currently written,  
8 there's a four-foot-tall fence, which is supposed to be  
9 50 percent open, which is allowed in the same area where  
10 the five-foot-tall at 50 percent open fence would be  
11 allowed, so that part just read confusing to me.

12 Therefore, staff proposes the Text Amendment  
13 to allow what the Village has already allowed property  
14 owners -- to install a four-foot fence, which is  
15 50 percent within the exterior side yard.

16 The rationale behind allowing a taller fence  
17 is that the exterior side yard and these corner lot  
18 situations are usable, and, therefore, it should be  
19 afforded more privacy. I'm going to just blow this up a  
20 little bit, because there are cases where a portion of  
21 the rear yard will abut the front yard, and, so, this  
22 portion will also have to follow the four-foot at  
23 50 percent instead of the five-foot at 100 percent.

24 Any questions so far? Okay.



1           There's also a condition in the code that  
2 states that the intersection of the lot lines in any  
3 corner situation -- no, I think fences that are five  
4 feet or above cannot be installed within 50 feet of that  
5 intersection. So that's what this dark circle denotes.

6           All right. I'm going to jump to example  
7 five -- I'm sorry, example four. So this is also  
8 another corner lot situation, however, the front yard  
9 and the exterior side yard are now abutting one of the  
10 major arterials. The arterials listed in the code are  
11 Plainfield Road, 63rd Street, 75th Street, Madison  
12 Street and Kingery Highway.

13           So in this situation a five-foot-tall fence  
14 is permitted anywhere on the lot except the front yard  
15 for interior lots; and then in the corner lot, you're  
16 permitted to have a five-foot at 50 percent within the  
17 exterior side yard; and then, because this is on Madison  
18 Street, you're also allowed to construct a six-foot-tall  
19 solid fence. This is the way our current code reads  
20 right now, okay? So the proposed Text Amendment would  
21 now turn these dotted -- yellow dotted lines into solid  
22 lines. So you would have a 5-foot, 100 percent privacy  
23 fence, and that's basically the only change, really, in  
24 that situation.

1 Oh, also, that little portion here, where  
2 the rear yard abuts the front yard is now going to be  
3 from four feet, 50 percent, to five feet, 50 percent.

4 I'm going to jump to example five. This is  
5 a corner lot situation of a lot whose exterior side yard  
6 is along Kingery Highway. So, currently, they're  
7 permitted a solid six-foot-tall fence along Kingery.  
8 We're going to change that to eight feet, okay? And  
9 then I've listed just the affected properties along  
10 Kingery Highway at the bottom of the page.

11 Example six is another -- it's a thru lot on  
12 Kingery Highway with its rear yard on Kingery. It's  
13 going to, again, go from six-foot solid to eight-foot  
14 solid, and then the affected properties are located down  
15 below.

16 So Village staff also researched zoning  
17 ordinances from nearby communities of Burr Ridge,  
18 Clarendon Hills, Darien and Hinsdale. The summary  
19 containing the results are on -- included as attachment  
20 two, which, I believe, are on page 37. So this is just  
21 a chart summarizing how Willowbrook fares against the  
22 different communities.

23 These four communities range in complexity,  
24 and the way that some of the rear lots are arranged

1 versus the interior lots, some of them are different  
2 from each other. The Village of Burr Ridge appears to  
3 have the most restrictive regulations, as they require a  
4 maximum height of five feet, at least 50 percent open,  
5 that cannot extend further than the rear wall of the  
6 principal building. Let me just blow this up here. So  
7 you will see this is the principal building and rear  
8 yard, and fences cannot be permitted past this line  
9 here, okay?

10 Let's see, Hinsdale, Darien, and Clarendon  
11 Hills allow fences up to six feet in height anywhere on  
12 the lot except in the front yard, which you'll see in  
13 red. So that's Clarendon Hills, Darien and Hinsdale.

14 Darien doesn't appear to require minimum of  
15 percentage of openness, and fences are prohibited in the  
16 front yard. In comparison Willowbrook appears to fall  
17 somewhere in the middle of these communities. It allows  
18 solid fences that are up to six feet in height within  
19 the buildable area of the lot, up to five feet in height  
20 at least 50 percent open to be located anywhere on the  
21 lot except for front and exterior side yards for corner  
22 lots.

23 On arterial streets, Willowbrook allows  
24 fences with a maximum height of six feet along Kingery

1 Highway, Plainfield Road, 63rd Street, 75th Street, and  
2 Madison Street, as we discussed earlier. Darien and  
3 Hinsdale permit fences with the maximum height of eight  
4 feet along their major arterials. Hinsdale also  
5 requires fences to be open, which means more than  
6 33 percent.

7 So, in conclusion, staff supports the  
8 proposed Text Amendment. This was a lot of information,  
9 so, obviously, I'm open to questions, but if Plan  
10 Commission is supportive of this petition, a sample  
11 motion can be found on page six of the staff report.

12 MR. WAGNER: Thank you, Anne.

13 Do any of the commissioners have any  
14 questions?

15 MR. REMKUS: I have one. On -- where you  
16 have these short pieces of fence by the front yard to a  
17 backyard or a side yard, it doesn't make much sense to  
18 have a little section of fence in there, maybe for eight  
19 feet or something, or ten feet, when it would look a lot  
20 better to have it completely done in, say, a five-foot  
21 solid fence. Those little areas there -- and that just  
22 makes it more convenient for somebody to jump over it or  
23 do something like that.

24 To me it just doesn't make any sense. If

1     you're going to allow it all the way, and there's a  
2     ten-foot piece or something that would complete it, just  
3     because it's facing a front yard or something, I just  
4     don't think that makes much sense.

5             MR. WAGNER: Thank you.

6             MS. CHOI: You're talking about -- I'm  
7     sorry, I'm going to zoom in on this. So you're saying  
8     that --

9             MR. REMKUS: No. 3.

10            MS. CHOI: Yeah, so you're talking about this  
11     stub here? Can everyone see my screen? I apologize.

12            MR. REMKUS: No.

13            MS. CHOI: No wonder. Okay. Here, I have  
14     example three, and you're saying why not complete that?

15            MR. REMKUS: Right, that little piece there.  
16     It doesn't make sense to have that as a four feet at  
17     50 percent when everything else is five-feet solid.

18            MS. CHOI: Okay.

19            MR. REMKUS: That should be allowed in that  
20     to complete the fence properly.

21            MS. CHOI: Roy, I know you and I discussed  
22     this before, and there was a reason why that was a  
23     requirement.

24            MR. GIUNTOLI: Again -- thank you, Anne.

1           Chairman Remkus, there was a couple of  
2 instances where, as that interior lot on Brookbank,  
3 their front yard -- you know, they only get three-foot,  
4 80 percent on their front yard; and let's say the Midway  
5 lot -- because it's their exterior side yard, you know,  
6 they're afforded four-foot. It was one of those  
7 compromises where the property on Brookbank didn't have  
8 to view a five-foot solid fence at the front of their  
9 house.

10           Now, I agree with you, that it's an odd  
11 little section that isn't the same as the other two  
12 sides of it, however, we were just trying to avoid,  
13 possibly, a complaint from someone's property that is on  
14 the front yard having to lookout at a solid fence, but  
15 you're right, it is a small amount, and if the  
16 Commission deems that to be a non-issue, well,  
17 obviously, staff will go along with it. That's just the  
18 way it was actually written before, and we didn't change  
19 it.

20           MR. REMKUS: Right.

21           MR. GIUNTOLI: Only because it wasn't --  
22 because we didn't want the people in the front yard  
23 having to look at a solid fence, now that we're going  
24 with a solid fence, rather than a 50 percent open fence.

1           MR. REMKUS: I see your point there, but  
2 I've always disagreed with the way some of this fence  
3 thing has been done; and if you look at this photo here,  
4 if the guy was looking out his front window, say, from  
5 the northeast corner of the house, he wouldn't be able  
6 to see through the existing solid fence there anyway.  
7 So, just that little piece is not going to block any  
8 more of a view for anybody, that you would have to  
9 eliminate the solid five-foot fence by that exterior  
10 side yard, between the property line for it not to block  
11 his view.

12           MR. GIUNTOLI: You're right.

13           Anne, would that be a difficult change in  
14 the wording?

15           MS. CHOI: No, not at all. It would not be  
16 difficult.

17           MR. GIUNTOLI: Okay. I knew we wouldn't  
18 have a problem with that.

19           MR. REMKUS: I think we kind of roll with  
20 it, see what happens. Just my opinion.

21           MR. GIUNTOLI: I agree with rolling it and  
22 see what happens, but "see what happens" is staff  
23 dealing with homeowners.

24           MR. REMKUS: I know, Roy, sorry about that.

1 MR. GIUNTOLI: I'm just saying. That's  
2 okay, I'm just saying, and angry homeowners at that  
3 point.

4 MR. REMKUS: I think the --

5 MR. GIUNTOLI: But I got you.

6 MR. REMKUS: If you fill that little  
7 section, then it wouldn't block any view.

8 MS. CHOI: Right.

9 MR. GIUNTOLI: Hindsight being 2020, we'll  
10 probably get less complaints from the neighbor than the  
11 person putting the fence in. So, again, I don't have a  
12 problem with it.

13 MR. REMKUS: Okay.

14 MR. GIUNTOLI: Thank you.

15 MR. WAGNER: Any of the other commissioners?

16 CHAIRMAN KOPP: Anne, so I think the effect  
17 of this is obviously going to be, we're going to get a  
18 lot of stockade fences installed in the Village, and  
19 people have been calling and asking for that?

20 MR. GIUNTOLI: Would you like me to take  
21 that one?

22 MS. CHOI: I think -- you know, I've only  
23 been here since 2018, but what I feel is that the  
24 Village has never granted variations from the fence



1 code, and I don't think we will in the future.

2           There have been a lot of complaints that our  
3 fence code is too restrictive, and most -- I think Roy  
4 mentioned 80 percent of the calls that he gets is that  
5 they want to put solid fences that are five-feet-tall in  
6 their interior side yards, because of -- some people  
7 have kids in their yards, and then aggressive dogs of  
8 their neighbors can poke their noses through, through  
9 the fence.

10           So I feel like -- in the staff report, the  
11 first point of just converting that five-foot tall,  
12 50 percent open to solid would eliminate 80 percent of  
13 the complaints.

14           MR. GIUNTOLI: Roy Giuntoli concurs with  
15 that statement.

16           CHAIRMAN KOPP: My own subdivision, I think  
17 we're prohibited from having stockade fences, so it's  
18 certainly not my fight, but that's obviously going to be  
19 the result of this, there's going to be a lot of  
20 stockade fences instead of nicer, wrought iron-type  
21 fences.

22           MR. GIUNTOLI: Correct.

23           Now, there's another thing, Chairman Kopp,  
24 that we ask for when we get a fence permit. We ask if

1     there's any HOA restrictions, or we ask if there's an  
2     HOA that needs to sign off on this; because let's say  
3     your neighbor comes in, there's a distinct chance that  
4     either we don't get told, you know, the truth, that  
5     there is no restriction, or we don't get told that  
6     there's an HOA, or any of the above, and there's a  
7     possibility one may sneak through.

8             This probably wouldn't be a bad idea if  
9     anybody knows of any HOA's that do restrict it. You  
10    might want to send that out in a newsletter to all  
11    members of the HOA stating, "Please note that solid  
12    fences are still not allowed in this subdivision."

13            For example, Carrington Club isn't going to  
14    be allowed any fences for example. So if one comes in  
15    to put a fence up, we're automatically going to say no  
16    to them, but I know that.

17            See, your subdivision, Chairman Kopp, I  
18    didn't know that you had a restriction.

19            CHAIRMAN KOPP: I believe that's the case,  
20    but in any event, I'm okay with it, and just want  
21    everybody to realize there's going to be a lot more  
22    stockade fences that are now being built as a result of  
23    this change.

24            MR. GIUNTOLI: Just so you know, there's

1     probably -- I don't know the number. I bet there's  
2     plenty of non-compliant fences out there that people end  
3     up putting up without a permit because they want solid  
4     fences. So we've had to go out and catch a lot of  
5     people, and we actually had a couple people take them  
6     down in the past. It's been a couple years since that  
7     happened, and I'm sure there's a couple out there that  
8     we don't know about, but we end up hearing about them  
9     from a neighbor who applies for a permit for solid  
10    fences, and we say it's not allowed, and, of course, we  
11    get, "Well, my neighbor has one," and we find out that  
12    the person doesn't have a permit -- never got a permit  
13    to do it, and we have to go after them subsequently.

14                So, so many times people want to put solid  
15    fences in. Again, it's the Plan Commission and the  
16    Board of Trustees who have the final say in it, but the  
17    bottom line is it's more often than not requested, and  
18    that's just the way it is.

19                MR. WAGNER: Any other comments? Are there  
20    any comments from the public at this point, if anyone is  
21    online?

22                MS. NEALE: Yes, this is Helen Neale. I  
23    would appreciate being able to make a comment.

24                        (Whereupon, Helen Neale is duly

1                   sworn.)

2                   MR. WAGNER: Thank you. Please proceed with  
3 your question.

4                   MS. NEALE: On your item No. 4 on this  
5 fencing, I'm going to come at it from a little bit  
6 different perspective, as a person that has lived in a  
7 home along Route 83 for 21 years, and in that 21 years,  
8 the landscape, noise, et cetera, has definitely changed,  
9 and it's always been -- each year it gets a little bit  
10 worse.

11                  Separately, as a trustee, I must receive  
12 between 15 and 18 complaints in the last three years in  
13 regards to sound/noise. Can't we do something along  
14 here? We need some help. We need some higher fences.  
15 Higher fences, a solid fence would help us with some  
16 sound traveling, which many of us know, to block sound  
17 traveling ends up being a combination of sound waves  
18 being blocked by ether earth burns and/or wall.

19                  So I look at this fence amendment as being  
20 something that many of our residents have been begging  
21 for in certain areas, separate from the Brookbank  
22 situation. I'm talking strictly along the Route 83.  
23 They have been waiting and wondering about this.

24                  Now, we have been getting a lot of

1 complaints in the last year-and-a-half from a couple  
2 homeowners associations who back up into Route 83 that  
3 are interested in possibly then reaching out to other  
4 government agencies of where their property line would  
5 be to install their own type of fencing. So I believe  
6 that these changes would help a significant amount of  
7 our residents who have been living with this, and it has  
8 been progressively worse, and this came up as a constant  
9 in the recent Route 83 cord study. This was constant,  
10 constant, constant.

11 So I appreciate that this is being done, and  
12 I appreciate that we're giving some possible help in  
13 relief for those that live along the Route 83 corridor.  
14 Thank you.

15 MR. WAGNER: Thank you for your comments.

16 Once again, are there any other comments  
17 that would like to be made? The only one that I would  
18 like to bring up is, I believe the discussion about  
19 Route 83 with an eight-foot solid fence is a great idea  
20 because the state or county hasn't done anything about  
21 that, and we've allowed something similar to it at a  
22 six-foot height, which I think the eight-foot height  
23 would be necessary in some cases, but conceptually, I  
24 think the Village is possibly making a major change here

1 because the community has been very open in the past  
2 without the, quote/unquote, stockade fences with the  
3 exceptions of these major roads, and I have a bit of  
4 concern that we will have a rash of solid fencing around  
5 every property or interior lot, and I believe that that  
6 will essentially close in the community, but that's my  
7 thought process on it at the moment.

8 CHAIRMAN KOPP: Vice Chairman, that was also  
9 my concern, but I agree about Route 83 and the major  
10 roads. I don't care if they're ten feet out, I don't  
11 care if they're 20 feet out. I think those folks should  
12 be able to do whatever protection they want. I'm more  
13 concerned about within the interior of the community.

14 MR. REMKUS: I don't think that's intrusive  
15 myself, being six-foot tall. I can look over the  
16 five-foot fence, I can't look over a six-foot fence, so  
17 it's -- I think for the -- what we see today, and giving  
18 some people the ability to protect their children out  
19 there in these backyards, because it seems like we get  
20 more and more weirdos running through the area all the  
21 time, that I think it would give some people peace of  
22 mind, and at least help out in that area.

23

MR. WAGNER: Okay. With that, I guess we

1 Anne?

2 MS. CHOI: Do we have to close the public  
3 hearing? Would the commissioners like to discuss  
4 amongst themselves?

5 MR. WAGNER: I think we can close the public  
6 hearing at this point. I guess we need a vote on that.

7 Lisa, is that correct?

8 MS. SHEMROSKE: Usually, I thought we just  
9 close it and go to discussion. Am I right?

10 CHAIRMAN KOPP: You're right.

11 MS. SHEMROSKE: Okay.

12 MR. WAGNER: With that then, I would move to  
13 close the public hearing, and we can continue our  
14 discussion amongst the commissioners at this point.

15 CHAIRMAN KOPP: As far as that discussion, I  
16 will vote for this. I do have concerns about stockade  
17 fences, but I want people to be able to do what they  
18 want to do with their property, so I will be voting for  
19 this.

20 MS. SHEMROSKE: And second?

21 MR. WAGNER: Someone needs --

22 CHAIRMAN KOPP: Someone needs to read the  
23 motion.

24 MR. WAGNER: I can do that.



1           The proposed motion for this change to the  
2 ordinance would be based on the submitted petition and  
3 testimony presented. I would move that the Plan  
4 Commission recommend to the Village Board approval of  
5 the Text Amendment presented on page 2 to 5 of the staff  
6 report for Plan Commission Case No. 20-08, to amend the  
7 fence code of Section 9-12-4D2 of the zoning ordinance,  
8 and also to recommend the change in the discussion of  
9 Building Commissioner Giuntoli concerning this small  
10 portion of fence that was discussed on the corner.

11           CHAIRMAN KOPP: I'll make that motion.

12           MR. REMKUS: Second.

13           MS. SHEMROSKE: Okay. We'll do a role  
14 call -- a role vote, please.

15           Commissioner Remkus?

16           MR. REMKUS: Yes.

17           MS. SHEMROSKE: Commissioner Soukup?

18           MR. SOUKUP: Yes.

19           MS. SHEMROSKE: Commissioner Kaczmarek?

20           MS. KACZMAREK: Yes.

21           MS. SHEMROSKE: Commissioner Kaucky?

22           MR. KAUCKY: Yes.

23           MS. SHEMROSKE: Commissioner Walec?

24           MR. WALEC: Yes.

1 MS. SHEMROSKE: Vice Chairman Wagner?

2 MR. WAGNER: Yes.

3 MS. SHEMROSKE: And Chairman Kopp?

4 CHAIRMAN KOPP: Yes.

5 MR. WAGNER: All right, I think we can stop  
6 the court reporter at this point.

7 (WHICH WERE ALL THE PROCEEDINGS HAD.)

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24

1     STATE OF ILLINOIS             )  
  ) SS:  
2     COUNTY OF DUPAGE            )

3  
4             I, ROBIN HEJNAR, a certified shorthand reporter  
5     and registered professional reporter do hereby certify:

6             That prior to being examined, the witnesses in  
7     the foregoing proceeding was by me duly sworn to testify  
8     to the truth, the whole truth, and nothing but the  
9     truth;

10            That said proceedings were taken remotely  
11    before me at the time and places therein set forth and  
12    were taken down by me in shorthand and thereafter  
13    transcribed into typewriting under my direction and  
14    supervision;

15            I further certify that I am neither counsel  
16    for, nor related to, any party to said proceedings, not  
17    in anywise interested in the outcome thereof.

18            In witness whereof, I have hereunto subscribed  
19    my name.

20    Dated:   October 21, 2020

21  
22  
23    \_\_\_\_\_  
24    ROBIN HEJNAR, RPR  
   CSR No. 084-004689





## Village of Willowbrook

### Staff Report to the Plan Commission

<b>Plan Commission:</b>	November 4, 2020		
<b>Hearing Date</b>			
<b>Prepared By:</b>	Ann Choi, Planning Consultant		
<b>Case Title:</b>	PC 20-09: Carrington Club PUD Amendment		
<b>Petitioner:</b>	Village of Willowbrook		
<b>Action Requested by Petitioner:</b>	Consideration of a petition requesting approval of an Amendment to a Special Use for a Planned Unit Development and Amendment to a Planned Unit Development to allow for major changes under Section 9-13-4(C)6(a) including certain relief, exceptions and waivers from Title 9 of the Village Code.		
<b>Location:</b>	6521 Arabian Circle, 6531 Arabian Circle, 6541 Arabian Circle, 6551 Arabian Circle, 309 Arabian Circle, 315 Arabian Circle, 321 Arabian Circle, 327 Arabian Circle, 333 Arabian Circle, 322 Arabian Circle, 316 Arabian Circle, 310 Arabian Circle, 311 Palomino Trail, 317 Palomino Trail, 323 Palomino Trail, 6550 Arabian Circle, 6540 Arabian Circle, 6530 Arabian Circle, 6520 Arabian Circle, 6510 Arabian Circle, 6500 Arabian Circle, 330 Arabian Circle, 324 Arabian Circle, 318 Arabian Circle, 312 Arabian Circle, 320 Palomino Trail, 314 Palomino Trail, 308 Palomino Trail, 302 Palomino Trail, in Willowbrook IL 60527, and Outlot in Willowbrook IL 60514		
<b>PINs:</b>	09-22-207-025, 09-22-207-026, 09-22-207-027, 09-22-207-028, 09-22-207-029, 09-22-207-030, 09-22-207-031, 09-22-207-032, 09-22-207-033, 09-22-207-034, 09-22-207-035, 09-22-207-036, 09-22-207-037, 09-22-207-038, 09-22-207-039, 09-22-207-040, 09-22-207-041, 09-22-207-042, 09-22-207-043, 09-22-207-044, 09-22-207-045, 09-22-207-046, 09-22-207-047, 09-22-207-048, 09-22-207-049, 09-22-207-050, 09-22-207-051, 09-22-207-052, 09-22-207-053, 09-22-207-054		
<b>Existing Zoning:</b>	R-1 with a Special Use for a Planned Unit Development		
<b>Existing Land Use:</b>	Low Density Residential		
<b>Property Size:</b>	8.32 acres		
<b>Surrounding Land Use:</b>	<b>Use</b>	<b>Zoning</b>	
	North	Single Family Residential	R-1 and R-1A
	South	Single Family Residential	Darien
	East	Nantucket Townhomes	R-4 PUD
	West	Single Family Residential	R-1 and R-2

**Necessary Action by Plan Commission:** Open Public Hearing, accept testimony, and approve a recommendation to the Village Board. **A sample motion can be found on page 6.**



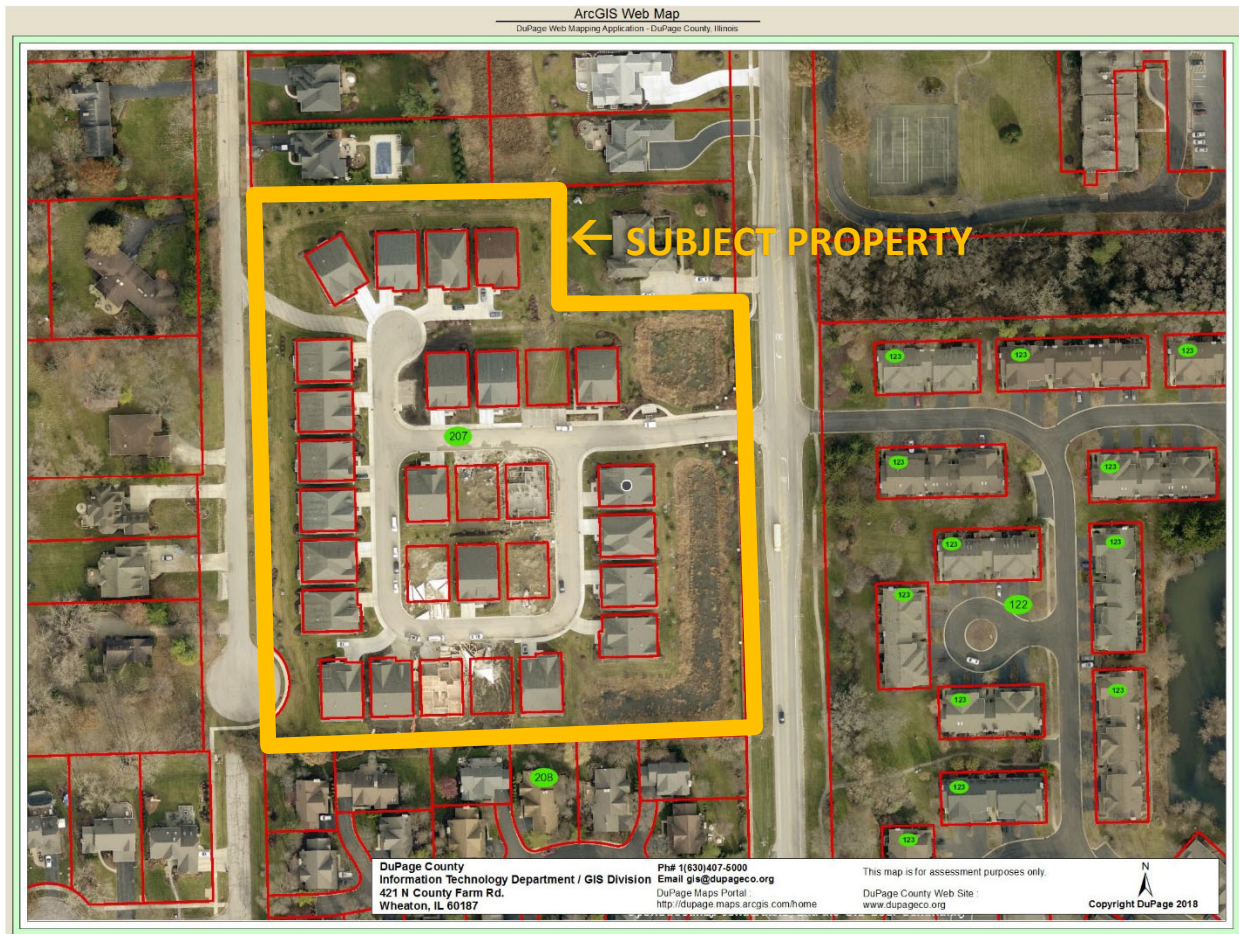
## **Documents Attached:**

- Attachment 1:** Notice of Public Hearing (2 pages)
- Attachment 2:** Findings of Fact, Standards for Special Use
- Attachment 3:** Findings of Fact for Planned Unit Development
- Attachment 4:** Standards for Planned Unit Development
- Attachment 5:** Legal Description
- Attachment 6:** Ordinance No. 16-O-40

## Site Description

The subject property contains 8.32 acres and is located on the west side of Clarendon Hills Road, between 63rd and 69th Street. The single family homes to the south are in Darien and part of the “Eagle’s Nest” development. There are two single family homes to the north and five single family homes to the west on properties that are in Willowbrook. The property to the east across Clarendon Hills Road is also in Willowbrook and is part of the “Nantucket Homes” development.

**Exhibit 1 Site Location**



## Development Request

On September 12, 2016, the Village Board approved Ordinance No. 16-O-40 granting a special use for a Planned Unit Development, including approval of Final Plat of PUD, granting certain waivers from the Zoning Ordinance, granting certain variations from the Subdivision Regulations, granting approval of a Final Plat of Subdivision, and related matters for the Carrington Club by Pulte (a redevelopment of Arabian Knights Horse Farm).

The Carrington Club Planned Unit Development (PUD) is a subdivision composed of twenty-nine (29) new single family cluster homes on 8.32 acres. All 29 homes have been constructed in close proximity to, but located within the lot lines of, Lots 1 through 29 (zero lot line construction). Since the approval of the original Carrington Club PUD, the Village of Willowbrook has approved several fixtures including, but not limited to, air conditioning units and window wells within the development’s common areas. In recent months,



however, new homeowners have requested to add additional fixtures such as gas generators within the common areas between the homes, which are currently not permitted as approved fixtures. The Village of Willowbrook determined that the original PUD should be amended to account for additional fixtures such as window wells, concrete slabs, walkways, air conditioning units, gas generators, and other fixtures that were never contemplated in the original PUD ordinance, provided they do not affect approved grading and/or drainage, and have been reviewed and approved by the Village's building department, the Village Engineer and the Homeowner's Association. The Village is requesting an amendment to their existing PUD approval to allow for increases to the previously approved deviations under Section 9-13-4(C)6(a)7.

Per Section 9-13-4(C)6(a), a major change to a PUD shall require a new application for preliminary and final plat of a planned unit development, unless otherwise restricted by the ordinance granting the special use for the planned unit development.

A major change to a PUD is further classified under this section of the zoning code as any of the following:

- A. A greater than five percent (5%) increase in density, gross floor area or building height.
- B. A greater than five percent (5%) decrease in the number of parking spaces, landscaped area or open space.
- C. Changes in the location of points of ingress or egress.
- D. A greater than twenty foot (20') change in the location of principal buildings, roadways or parking areas.
- E. Changes in the types of permitted land use.
- F. Changes in the approved development schedule.
- G. Increases in the approved deviations.**

## Staff Analysis

### Current Ordinance Language

Ordinance No. 16-O-40 previously approved a waiver to allow certain elements to be constructed over the lot lines of Lots 1 through 29.

The ordinance is included as **Attachment 6** and allows the following under Section F:

- F. That Sections 9-5A-3(D)1, 9-5A-3(D)2, 9-5A-3(D)3, 9-5A-3(D)4, 9-5A-3(E), and 9-5A-3(G) of the Village Code of the Village of Willowbrook establishing minimum front, interior side, exterior side, and rear setbacks, lot coverage and FAR requirements be varied with respect to the SUBJECT REALTY to allow construction of all improvements associated with the homes in close proximity but located within the lot lines of Lots 1 through 29 (zero lot line construction), and that construction over the lot lines of Lots 1 through 29 and into the Common Area for the SUBJECT REALTY may occur only in the following instances:
  - 1. Rear patios only, not exceeding 100 square feet, may be constructed over any rear lot line of Lots 1 through 29 and into the Common Area provided they are not constructed in any easement, do not affect approved grading, and are constructed at grade and utilize only concrete or other similar masonry products. Patio improvements shall not include any permanent vertical "built-in" fixtures such as walls, chimneys or similar improvements.
  - 2. Front steps and unenclosed, non-inhabitable porches only, not extending more than thirty inches (30") from the front wall, nor greater than fifteen feet (15') in width across the front





wall of a home, may be constructed over the front lot line and into the Common Area only on Lots 1 through 3; 6; 7; 10 through 15; 17 through 21; and 26 through 29.

The PUD amendment would additionally allow for the following:

Window wells, concrete slabs, walkways, air conditioning units, gas generators (permanently affixed, hard-wired and powered by natural gas), and other fixtures may be constructed over the lot lines of Lots 1 through 29 and into the Common Area provided they do not affect approved grading and/or drainage, and have been reviewed and approved by the Building Official, the Village Engineer and the Homeowner's Association.

## Special Use and Planned Development Standards

State Statutes and local ordinances require findings be made with regard to special use and planned development standards. A list of the standards is provided in **Attachments 2** and **Attachment 3**, along with a "finding" that can be referenced in the Plan Commission's motion. Please note that the "findings" assume acceptance of the required changes and proposed conditions in this report. Modifying a required change or proposed condition may require changing a listed finding.

### Standards for Planned Unit Development

Section 9-13-6 of the Willowbrook Zoning Ordinance establishes twelve (12) standards for planned unit developments that must be met. Responses are provided in **Attachment 4** of this report.

## Summary of Relief Requested

In order to maintain compliance with the Village Zoning Code, the proposed PUD amendment will require additional relief, exceptions, and waivers as outlined below.

### Zoning Ordinance

Pursuant to Section 9-13-6 of the Village Code, the following waivers from the provisions of the Zoning Ordinance include but are not limited to:

- F. That Sections 9-5A-3(D)1, 9-5A-3(D)2, 9-5A-3(D)3, 9-5A-3(D)4, 9-5A-3(E), and 9-5A-3(G) of the Village Code of the Village of Willowbrook establishing minimum front, interior side, exterior side, and rear setbacks, lot coverage and FAR requirements be varied with respect to the SUBJECT REALTY to allow construction of all improvements associated with the homes in close proximity but located within the lot lines of Lots 1 through 29 (zero lot line construction), and that construction over the lot lines of Lots 1 through 29 and into the Common Area for the SUBJECT REALTY may also occur only in the following instances:
1. Rear patios only, not exceeding 100 square feet, may be constructed over any rear lot line of Lots 1 through 29 and into the Common Area provided they are not constructed in any easement, do not affect approved grading, and are constructed at grade and utilize only concrete or other similar masonry products. Patio improvements shall not include any permanent vertical "built-in" fixtures such as walls, chimneys or similar improvements.
  2. Front steps and unenclosed, non-inhabitable porches only, not extending more than thirty inches (30") from the front wall, nor greater than fifteen feet (15') in width across the front





3. Window wells, concrete slabs, walkways, air conditioning units, gas generators (permanently affixed, hard-wired and powered by natural gas), and other fixtures may be constructed over the lot lines of Lots 1 through 29 and into the Common Area provided they do not affect approved grading and/or drainage, and have been reviewed and approved by the Building Official, the Village Engineer and the Homeowner's Association.

### Sample Motion

Staff recommends that the Plan Commission recommend to the President and Village Board adoption of the attached findings and approval of the request for an Amendment to the Special Use for a Planned Unit Development and Amendment to a Planned Unit Development to allow for a major changes under Section 9-13-4(C)6(a)7 Increases in the Approved Deviations, including certain relief, exceptions and waivers from Title 9 of the Village Code.

If the Plan Commission wishes to forward a positive recommendation to the Village Board, the following sample motion is provided:

**Based on the submitted petition and testimony presented, I move that the Plan Commission forward its Findings of Fact for a Special Use and Findings of Fact for a Planned Unit Development referenced in the Staff Report for PC 20-09 prepared for the November 4, 2020 meeting and recommend approval of an Amendment to a Special Use for a Planned Unit Development and Amendment to the Planned Unit Development to allow for a major change under Section 9-13-4(C)6(a)7 to allow for the construction of additional fixtures over the lot lines as presented on pages 5 and 6 of the Staff Report for PC Case Number 20-09.**



**Attachment 1**  
Notice of Public Hearing  
(4 pages)

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 20-09**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 4th of November, 2020 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

The purpose of this public hearing shall be to consider a petition requesting approval of an Amendment to a Special Use for a Planned Unit Development and Amendment to a Planned Unit Development to allow for major changes under Section 9-13-4(C)6(a) including certain relief, exceptions and waivers from Title 9 of the Village Code, on property legally described as follows:

ALL LOTS AND OUTLOTS IN CARRINGTON CLUB SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT NO. R2016-104256 (CARRINGTON CLUB SUBDIVISION).

PINs: 09-22-207-025, 09-22-207-026, 09-22-207-027, 09-22-207-028, 09-22-207-029, 09-22-207-030, 09-22-207-031, 09-22-207-032, 09-22-207-033, 09-22-207-034, 09-22-207-035, 09-22-207-036, 09-22-207-037, 09-22-207-038, 09-22-207-039, 09-22-207-040, 09-22-207-041, 09-22-207-042, 09-22-207-043, 09-22-207-044, 09-22-207-045, 09-22-207-046, 09-22-207-047, 09-22-207-048, 09-22-207-049, 09-22-207-050, 09-22-207-051, 09-22-207-052, 09-22-207-053, 09-22-207-054

ADDRESS: 6521 Arabian Circle, 6531 Arabian Circle, 6541 Arabian Circle, 6551 Arabian Circle, 309 Arabian Circle, 315 Arabian Circle, 321 Arabian Circle, 327 Arabian Circle, 333 Arabian Circle, 322 Arabian Circle, 316 Arabian Circle, 310 Arabian Circle, 311 Palomino Trail, 317 Palomino Trail, 323 Palomino Trail, 6550 Arabian Circle, 6540 Arabian Circle, 6530 Arabian Circle, 6520 Arabian Circle, 6510 Arabian Circle, 6500 Arabian Circle, 330 Arabian Circle, 324 Arabian Circle, 318 Arabian Circle, 312 Arabian Circle, 320 Palomino Trail, 314 Palomino Trail, 308 Palomino Trail, 302 Palomino Trail, all in Willowbrook IL 60527, and Outlot in Willowbrook IL 60514.

The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook, IL 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi,

Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on November 4, 2020 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us). This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the October 19, 2020 edition of *The Chicago Sun Times* Newspaper.





**PUBLIC HEARING  
VILLAGE OF WILLOWBROOK  
PC 20-09**

**PRESENT ZONING:** R-1 WITH SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

**PROPOSED ZONING:** R-1 WITH SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

**PUBLIC HEARING DATE:** NOVEMBER 4, 2020

**PUBLIC HEARING LOCATION:** DUE TO COVID-19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A CALL-IN NUMBER. ACCESS INSTRUCTIONS WILL BE PROVIDED ON THE VILLAGE OF WILLOWBROOK'S PLAN COMMISSION WEBSITE ONCE AVAILABLE THROUGH THE LINK BELOW:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

**PUBLIC HEARING TIME:** 7:00PM

**FOR ADDITIONAL INFORMATION, PLEASE CONTACT BRIAN PASBT, VILLAGE ADMINISTRATOR, 835 MIDWAY DRIVE, WILLOWBROOK, IL. OR CALL 630-920-2261**





## Attachment 2

### Special Use Standards and Findings for PC 20-09 Carrington Club PUD Amendment

#### Special Use Standards

The Plan Commission shall not recommend and the Board of Trustees shall not grant a Special Use Permit from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards set forth in Section 9-14-5(B), which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

- (A) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

**Finding:** The amendment to the special use for the Carrington Club Planned Unit Development and amendment to the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the community. The amendment would allow additional fixtures to extend over the zero lot lines for the existing twenty-nine (29) single family homes and will have minimal to no impacts to the surrounding roadways and the utilities downstream. The size and location of these fixtures shall be reviewed by the Homeowners Association, and the Village of Willowbrook's Building Department and the Village Engineer prior to final approval to ensure that the placement of the fixtures will have no adverse impact to the existing drainage of the development.

- (B) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

**Finding:** The proposed changes to the Carrington Club development will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. The proposed development would allow additional fixtures to extend over the zero lot lines for the existing twenty-nine (29) single family homes and will have minimal impact to surrounding properties within the neighborhood.

- (C) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

**Finding:** The proposed changes to the Carrington Club development will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. The surrounding property is currently developed as single family homes, many of which were constructed relatively recently. The proposed changes are internal to the Carrington Club development and will not affect surrounding properties within the neighborhood.

- (D) That adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

**Finding:** The Carrington Club development has already been developed and constructed. The subject property is currently improved with adequate utilities, access roads, and drainage to service the site.

- (E) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.



**Finding:** Ingress and egress to the proposed Carrington Club development is currently provided to and from Clarendon Hills Road. A left turn lane allows vehicles to turn left into the development from Clarendon Hills Road at the proposed entrance to the site and provides safe turning movements for vehicles entering the proposed development. Additionally, this development provides minimal impact to the surrounding roadways as it relates to trip generations, and it replaces a previous use (horse farm) that hosted larger gatherings of people. Adequate measures have been taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets and the proposed changes to the development will not affect these measures.

- (F) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

**Finding:** The proposed changes to the Carrington Club development in all other respects conform to the applicable regulations of the district it is located.

- (G) Conditions in the area have substantially changed, and at least one year has elapsed since any denial by the Village Board of any prior application for a special use permit that would have authorized substantially the same use of all or part of the site. (Ord. 97-O-05, 1-27-1997).

**Finding:** The Village Board has not denied a special use permit on this property in the last year.





### Attachment 3

#### Findings of Fact, Planned Unit Development for PC 20-09 Carrington Club PUD Amendment (2 pages)

#### Planned Unit Development Findings

Section 9-13-7 of the Willowbrook Zoning Ordinance requires that the following seven (7) Findings of Fact must be evaluated by the Plan Commission and the Village board.

- (A) In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.

**Finding:** The PUD amendment provides relief from the 2016 approving ordinance that is required in order to allow some flexibility in what can be constructed into the common areas of the Carrington Club development. The amendment to the PUD would provide environmental design in the development of land that is better than what is possible through the strict application of ordinance requirements.

- (B) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.

**Finding:** For the reasons stated in the Special Use Findings and the Standards for the Planned Unit Development listed in the staff report prepared for the November 4, 2020 meeting, the proposed plan meets the requirements and standards of the Planned Unit Development.

- (C) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including, but not limited to, the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.

**Finding:** The PUD amendment includes exceptions as identified in the Staff Report for the November 4, 2020 Plan Commission meeting. The prior approval documents a detailed list of departures from the zoning regulations. Requests for relief granted in the past in addition to the requested relief contained in this petition will serve the public interest as it will allow the construction of additional fixtures that were never contemplated in the 2016 approving ordinance to continue as the development is nearly complete.

- (D) The method by which the proposed plan makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.

**Finding:** The Carrington Club development has been constructed to ensure that the improved site is developed with adequate ingress and egress to service the site and minimize traffic congestion in the public streets. The site has been developed to accommodate garbage trucks, emergency vehicles and the maneuvering of large vehicles throughout the site. The site has been designed to accommodate a substantial amount of landscaping and common areas for patrons to provide access to light, air and visual enjoyment.

- (E) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.



**Finding:** The proposed changes to the Carrington Club planned unit development include allowing the construction of additional fixtures within the development's common areas and will not affect the relationship and compatibility to the adjacent properties and neighborhood.

- (F) The desirability of the proposed plan with respect to the physical development, tax base and economic well being of the village.

**Finding:** The Carrington Club planned unit development has brought opportunities for home ownership to the area with the construction of twenty-nine (29) single family homes which has benefited property values in the area, and strengthened the economic well being of the Village.

- (G) The conformity with the intent and spirit of the current planning objectives of the village.

**Finding:** The amendment to the PUD conforms to the spirit and intent of the Village's current planning objective if developed as recommended by the Plan Commission.

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**Attachment 4**  
Standards for Planned Unit Development  
(3 pages)

The planned unit development must meet the following standards:

- (A) Comprehensive Plan: A planned unit development must conform with the intent and spirit of the planning goals and objectives of the Village Comprehensive Plan.

**Response:** The proposed PUD amendment will not change the intent of the original PUD and will conform with the intent and spirit of the planning goals and objectives of the Village Comprehensive Plan. The PUD Amendment will allow the Village and the homeowners within the Carrington Club to construct additional fixtures within the common areas as approved by the Village and the Homeowners' Association.

- (B) Size And Ownership: The site of the planned unit development must be under single ownership and/or unified control and be not less than two (2) acres in area.

**Response:** The Carrington Club PUD is currently managed by the developer, Pulte Home Corporation. It is anticipated that the developer will turn over the management of the development to an elected governing board of homeowners in December 2020. The Carrington Club is located on a 8.32-acre lot.

- (C) Compatibility: The uses permitted in the planned unit development must be of a type and so located as to exercise no undue detrimental influence upon surrounding properties.

**Response:** All units are detached single family, with setbacks that meet/exceed PUD standards.

- (D) Stormwater Management: Adequate facilities, both on site and off site, shall be provided to ensure that all drainage related issues are addressed.

**Response:** The site has been designed to address all drainage related issues.

- (E) Space Between Buildings: The minimum horizontal distance between buildings shall be:

1. Thirty feet (30') between one-story, two-story and two and one-half story buildings or combinations thereof.
2. Equal to the height of the taller buildings in the case of freestanding, unattached buildings other than one-, two- or two and one-half story buildings.

**Response:** A minimum of 30 feet between buildings is required. However, per Section 9-13-6(L) of the Zoning Ordinance, this standard was modified, and has been approved via Ordinance No. 16-O-40 under Section Three, Subsection (G), to allow a minimum spacing of ten feet (10') between buildings.

- (F) Yards: The required yards or setbacks along the periphery of the planned unit development shall be at least equal in width or depth to that of the applicable required yard within the adjacent zoning district. Notwithstanding the foregoing, buildings of more than twenty four feet (24') in height shall



provide a setback from any property line not less than a distance equal to the height of such buildings.

**Response:** The proposed PUD amendment will not change any existing required yards or setbacks along the periphery of the approved planned unit development.

- (G) Parking Requirements: Adequate parking shall be provided as set forth in other sections of this title.

**Response:** The proposed PUD amendment will not change the parking provisions of the approved planned unit development.

- (H) Traffic: That adequate provision be made to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

**Response:** The proposed PUD amendment will not change the ingress or egress that was approved as part of the original planned unit development. The proposed project is served by a driveway to Clarendon Hills Road that aligns with Gulf Island Drive (entrance to Nantucket) on the east side of Clarendon Hills Road. A short left turn lane has been provided for north bound traffic into the development. Additional improvements to Clarendon Hills Road include curb and gutter on the west side, and a new sidewalk and parkway trees in compliance with the Subdivision Regulations.

- (I) Preservation Standards: Due regard shall be demonstrated for any existing site conditions worthy of consideration including: desirable trees of a minimum six inch (6") caliper or greater, natural bodies of water, designated wetlands and/or flood hazard areas, etc. All desirable vegetation shall be identified by location, caliper size, type, condition and a method by which preservation efforts will be conducted.

**Response:** The proposed PUD amendment will not change the preservation efforts that were part of the original planned unit development. There are no wetlands on the site and all perimeter trees were inventoried and certain perimeter trees are preserved where possible.

- (J) Design Standards: The provisions of the Willowbrook subdivision ordinance shall be adhered to, unless a variance is granted by the Village Board.

**Response:** The proposed PUD amendment is not requesting additional relief from the subdivision ordinance.

- (K) Uses For PUDs Greater Than Five Acres: Any permitted or special use available under any of the various zoning districts classifications, whether singly or in combination, and any other use permitted by law, may be allowed as either a permitted or special use within a planned unit development consisting of more than five (5) acres, but only to the extent specifically approved by the Village Board, after a finding that such use is consistent with the objectives of this chapter.

**Response:** No other uses are requested as part of the proposed PUD amendment.

- (L) Other Standards: The planned unit development may depart from strict conformance with the required density, dimension, area, height, bulk, and other regulations for the underlying zoning district and other provisions of this title to the extent specified in the preliminary plat and documents authorizing the planned unit development so long as the planned unit development will not be detrimental to or endanger the public health, safety and general welfare. Notwithstanding



the foregoing, every planned unit development must comply with the minimum standards set forth in subsections (A), (B), (C), (D), (H), (I) and (K) of this section. (Ord. 06-O-12, 5-8-2006)

**Response:** The proposed PUD amendment is not requesting additional relief from the required density, dimension, area, height, bulk, and other regulations for the underlying zoning district and other provisions and will not be detrimental to or endanger the public health, safety and general welfare.

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## **Attachment 5**

### **Legal Description**

ALL LOTS AND OUTLOTS IN CARRINGTON CLUB SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT NO. R2016-104256 (CARRINGTON CLUB SUBDIVISION).

#### **PINs:**

09-22-207-025, 09-22-207-026, 09-22-207-027, 09-22-207-028, 09-22-207-029, 09-22-207-030, 09-22-207-031, 09-22-207-032, 09-22-207-033, 09-22-207-034, 09-22-207-035, 09-22-207-036, 09-22-207-037, 09-22-207-038, 09-22-207-039, 09-22-207-040, 09-22-207-041, 09-22-207-042, 09-22-207-043, 09-22-207-044, 09-22-207-045, 09-22-207-046, 09-22-207-047, 09-22-207-048, 09-22-207-049, 09-22-207-050, 09-22-207-051, 09-22-207-052, 09-22-207-053, 09-22-207-054

#### **ADDRESS:**

6521 Arabian Circle, 6531 Arabian Circle, 6541 Arabian Circle, 6551 Arabian Circle, 309 Arabian Circle, 315 Arabian Circle, 321 Arabian Circle, 327 Arabian Circle, 333 Arabian Circle, 322 Arabian Circle, 316 Arabian Circle, 310 Arabian Circle, 311 Palomino Trail, 317 Palomino Trail, 323 Palomino Trail, 6550 Arabian Circle, 6540 Arabian Circle, 6530 Arabian Circle, 6520 Arabian Circle, 6510 Arabian Circle, 6500 Arabian Circle, 330 Arabian Circle, 324 Arabian Circle, 318 Arabian Circle, 312 Arabian Circle, 320 Palomino Trail, 314 Palomino Trail, 308 Palomino Trail, 302 Palomino Trail, in Willowbrook IL 60527, and Outlot in Willowbrook IL 60514



**Attachment 6**  
Ordinance No. 16-O-40  
(9 pages)

ORDINANCE NO. 16-O-40

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT, INCLUDING APPROVAL OF FINAL PLAT OF PUD, GRANTING CERTAIN WAIVERS FROM THE ZONING ORDINANCE, GRANTING CERTAIN VARIATIONS FROM THE SUBDIVISION REGULATIONS, GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION, AND RELATED MATTERS - PC 16-04: 6526 CLARENDON HILLS ROAD - CARRINGTON CLUB BY PULTE (REDEVELOPMENT OF ARABIAN KNIGHTS HORSE FARM)

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WHEREAS, on or about January 21, 2016, Pulte Home Corporation, as applicant ("APPLICANT"), with permission from Willowbrook Real Estate Investment, LLC (Parcel 1) and North Star Trust Company (Parcel 2), as owners ("OWNER") through agents Michael and Elizabeth Vena, filed an application with the Village of Willowbrook with respect to the property legally described on Exhibit "A", attached hereto and incorporated herein by reference ("SUBJECT REALTY"). Said application requested that the Village grant a special use permit for a Planned Unit Development for the SUBJECT REALTY, grant certain waivers from the requirements of the Zoning Ordinance of the Village, grant certain variations from the requirements of the Subdivision Regulations of the Village, approve a final plat of subdivision with respect to the SUBJECT REALTY, approve a final plat of Planned Unit Development, and related matters; and,

WHEREAS, Notice of Public Hearing on said application was published on or about March 18, 2016, in a newspaper having general circulation within the Village, to-wit, The Suburban Life



newspaper, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, pursuant to said Notice, the Plan Commission of the Village of Willowbrook conducted a Public Hearing on or about April 6, 2016, and continued said hearing to May 4, 2016, all as required by the statutes of the State of Illinois and the ordinances of the Village; and,

WHEREAS, at said Public Hearings, the applicant presented testimony in support of said application and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission forwarded its recommendations, including its Findings of Fact, in a report dated May 6, 2016 to the Mayor and Board of Trustees on or about May 23, 2016, a copy of which is attached hereto as Exhibit "B" which is, by this reference, made a part hereof; and,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Willowbrook, DuPage County, Illinois, as follows:

SECTION ONE: That the Zoning Map of the Village of Willowbrook be amended to reflect the granting of a special use permit on the SUBJECT REALTY pursuant to Section 9-5A-2 of the Zoning Ordinance of the Village of Willowbrook, so as to permit a planned unit development.

SECTION TWO: That the Findings of Fact pursuant to 9-13-6, 9-13-7 and 9-14-5.2 of the Village Code of the Village of Willowbrook made by the Plan Commission in its recommendation attached hereto as Exhibit "B" are hereby adopted by the Mayor and Board of Trustees.

SECTION THREE: That pursuant to Section 9-13-6(L) of the Village Code, the following waivers from the provisions of the Zoning Ordinance be and the same are hereby granted:

- A. That Section 9-5A-3(A)1 of the Village Code of the Village of Willowbrook, establishing a minimum lot area for detached single-family dwellings in the R-1 Residential District, be varied with respect to the SUBJECT REALTY by reducing same from 30,000 square feet to 3,300 square feet for Lots 1 through 3, 6, 7, 10 through, 15, 17 through 21, and 26 through 29.
- B. That Section 9-5A-3(A)1 of the Village Code of the Village of Willowbrook, establishing a minimum lot area for detached single family dwellings in the R-1 Residential District, be varied with respect to the SUBJECT REALTY by reducing same from 30,000 square feet to 3,424 square feet for Lots 4, 5, 8, 9, 16, and 22 through 25.
- C. That Section 9-5A-3(B)2 of the Village Code of The Village of Willowbrook, establishing a minimum lot width in the R-1 Residential District, be varied with respect to the SUBJECT REALTY by reducing same from 100' to 50'.
- D. That Section 9-5A-3(B)3 of the Village Code of the Village of Willowbrook, establishing a minimum corner lot width in the R-1 Residential District, be variety with respect to the SUBJECT REALTY by reducing same from 125' to 50'.
- E. That Section 9-5A-3(C) of the village Code of the Village of willowbrook, establishing a minimum lot depth in the R-1 Residential District, be varied with respect to the SUBJECT REALTY by reducing same from 150' to a minimum of 66'.

F. That Sections 9-5A-3(D)1, 9-5A-3(D)2, 9-5A-3(D)3, 9-5A-3(D)4, 9-5A-3(E), and 9-5A-3(G) of the Village Code of the Village of Willowbrook establishing minimum front, interior side, exterior side, and rear setbacks, lot coverage and FAR requirements be varied with respect to the SUBJECT REALTY to allow construction of all improvements associated with the homes in close proximity but located within the lot lines of Lots 1 through 29 (zero lot line construction), and that construction over the lot lines of Lots 1 through 29 and into the Common Area for the SUBJECT REALTY may occur only in the following instances:

1. Rear patios only, not exceeding 100 square feet, may be constructed over any rear lot line of Lots 1 through 29 and into the Common Area provided they are not constructed in any easement, do not affect approved grading, and are constructed at grade and utilize only concrete or other similar masonry products. Patio improvements shall not include any permanent vertical "built-in" fixtures such as walls, chimneys or similar improvements.
2. Front steps and unenclosed, non-inhabitable porches only, not extending more than thirty inches (30") from the front wall, nor greater than fifteen feet (15') in width across the front wall of a home, may be constructed over the front lot line and into the Common Area only on Lots 1 through 3; 6; 7; 10 through 15; 17 through 21; and 26 through 29.

G. That Section 9-13-6(E)1 of the Village Code of the Village of Willowbrook, establishing a minimum permitted space between buildings in planned unit development, be varied with respect to the SUBJECT REALTY by reducing same from thirty feet (30') to ten feet (10').

H. That Section 9-13-6(J) of the Village Code of the Village of Willowbrook prohibiting planned unit developments from deviating from the requirements of Title 10 of the Village Code in the absence of a variance, be varied with respect to the SUBJECT REALTY so as to permit the variations from said Title 10 detailed in SECTION 4.

SECTION FOUR: That pursuant to Section 10-8-6 of the Village Code, the following variations from the provision of the Subdivision Regulations be and the same are hereby granted:

- A. That Section 10-4-1(B)8(a) of the Village Code of the Village of Willowbrook, establishing a maximum cul-de-sac length for detached single-family residential uses be varied with respect to the SUBJECT REALTY by increasing same from 500' to 600'.
- B. That Section 10-7-2(B)7 of the Village Code of the Village of Willowbrook, establishing a minimum pavement width requirement for all residential cul-de-sac streets, be varied with respect to the private street constructed on the SUBJECT REALTY by reducing same from thirty feet (30') to a minimum of 28'.
- C. That Section 10-7-2(B)7 of the Village Code of the Village of Willowbrook, establishing a minimum pavement radius requirement for residential cul-de-sacs, be varied with respect to the private cul-de-sac construction on the SUBJECT REALTY by reducing same from fifty feet (50') to thirty two feet (32').
- D. That Section 10-7-2(B)7 of the Village Code of the Village of Willowbrook, establishing a minimum pavement radius requirement for residential cul-de-sac streets, be varied with respect to the improvements to the adjoining Tennessee Avenue right-of-way by reducing same from fifty feet (50') to forty-five feet (45').
- E. That Section 10-7-2(B)7 of the Village Code of the Village of Willowbrook, establishing a minimum pavement width requirement for all residential cul-de-sac streets, be varied with respect to the improvements to the adjoining Tennessee Avenue right-of-way by reducing same from thirty feet (30') to 25.1'.
- F. That Section 10-7-2(C) of the Village Code of the Village of Willowbrook, establishing a requirement for curb and gutter, be varied to eliminate the requirement that the applicant construct curbs and gutters for the required street improvements along Tennessee Avenue.
- G. That Section 10-7-4(A) of the Village Code of the Village of Willowbrook, establishing a requirement that sidewalks be provided on both sides of all streets, be varied with respect to the SUBJECT REALTY so as to not require sidewalks on the SUBJECT REALTY in front of Lots 10 through 15.
- H. That Section 10-7-4(A) of the Village Code of the Village of Willowbrook, establishing a requirement that sidewalks be provided on both sides of all streets, be varied with respect to the improvement along Tennessee Avenue so as to not require sidewalks on the west side of Tennessee Avenue.

SECTION FIVE: That passage of this Ordinance shall constitute approval of the Final Plat of Subdivision, pursuant to the "Final Plat of Subdivision of Carrington Club", as prepared by V3, consisting of three (3) sheets and latest revision dated August 31, 2016 and attached hereto as Exhibit "C".

SECTION SIX: That passage of this Ordinance shall constitute approval of the Final Planned Unit Development, pursuant to the "Final P.U.D. Plat of Carrington Club", as prepared by V3, consisting of three (3) sheets and latest revision dated August 31, 2016 and attached hereto as Exhibit "D"

SECTION SEVEN: That the relief granted in Sections One, Two, Three, Five and Six of this Ordinance is expressly conditioned upon the SUBJECT REALTY at all times being constructed, used, operated and maintained in accordance with the following terms, conditions and provisions:

- A. The SUBJECT REALTY shall be in substantial accordance with the following plans and specifications ("APPROVED PLANS") attached hereto as Exhibit "E".
- B. That Lots 1 and 29 shall have key lot side elevations, as shown in Exhibit "E", attached hereto, and that Lots 1,2,3, and 4, shall have key lot rear elevations, as shown in Exhibit "E", attached hereto.
- C. That the demolition and removal of all existing structures on the property in questions be performed in accordance with the regulations of the Village of Willowbrook. No demolition work shall be initiated until a demolition permit has been issued by the Village.
- D. That the SUBJECT REALTY shall be subject to the restrictions and requirements in substantial compliance with the

"Declaration of Covenants for Carrington Club" attached here to as Exhibit "F".

- E. Prior to the issuance of any construction permits, the Owner shall submit an executed Traffic Regulation Agreement substantially in the form attached hereto and incorporated herein as Exhibit "G".
- F. That the Applicant obtain all necessary permits from the authorities having jurisdiction prior to any work being initiated within the right-of-way of Clarendon Hills Road and Tennessee Avenue.
- G. That the applicant pay all required impact fees to the DuPage County Division of Transportation and submit verification of said payment to the Village of Willowbrook prior to the issuance of building permits by the Village.
- H. That all wells, if any, on the SUBJECT REALTY be capped and sealed pursuant to the regulations of the State of Illinois, the DuPage County Health Department and the Village prior to the issuance of building permits by the Village.
- I. That the design of the sanitary sewage system for the SUBJECT REALTY be specifically approved by DuPage County and a permit issued by the Illinois Environmental Protection Agency prior to the issuance of building permits by the Village.
- J. That the design of the water main system for the SUBJECT REALTY in question be in conformance with the Village Code, be specifically approved by the Village and a permit issued by the Illinois Environment Protection Agency prior to the installation of any water mains and prior to the issuance of building permits by the Community development Department.
- K. That construction activities on the SUBJECT REALTY shall be accomplished by vehicles accessing the site only by way of Clarendon Hills Road, except for necessary improvements to or for making connection within the Tennessee Avenue right-of-way as provided in the Approved Final Plans.
- L. That not more than 29 dwelling units shall be constructed on the SUBJECT REALTY.
- M. Prior to the issuance of any construction permits, the Owner shall submit an executed Subdivision Improvement Agreement in substantially the form attached hereto and incorporated

herein as Exhibit "H", and tender the security required by such Agreement.

N. All perimeter fences and landscaped areas shall be constructed and landscape material installed prior to the issuance of any occupancy permit for the SUBJECT REALTY, or such earlier time as is reasonably practical.

SECTION EIGHT: The use of private streets on the SUBJECT REALTY is hereby approved by the Board of Trustees pursuant to Section 10-4-1(A)7 of the Village Code of the Village of Willowbrook.

SECTION NINE: That the Village Clerk is hereby authorized and directed to note the zoning grants made by this Ordinance upon the Official Zoning Map of the Village of Willowbrook.

SECTION TEN: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, expressly repealed.

SECTION ELEVEN: That this Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED and APPROVED this 12<sup>TH</sup> day of September, 2016.



APPROVED:

*John R. Smith*  
Mayor

ATTEST:

*Leroy R. Hansen*  
Village Clerk

ROLL CALL VOTE:

AYES: *Berglund, Davi, Kelly, Mistele, Neal, D'Agostino*

NAYS: *0*

ABSTENTIONS: *0*

ABSENT: *0*





## Village of Willowbrook

### Staff Report to the Plan Commission

<b>Public Hearing Date:</b>	November 4, 2020				
<b>Prepared By:</b>	Ann Choi, Planning Consultant				
<b>Case Title:</b>	PC 20-10: Consideration of a petition for a text amendment to amend Sections 9-6-1(B) and 9-12-10 of Title 9 – Zoning Title of the Village of the Willowbrook Municipal Code regarding the outdoor display of merchandise.				
<b>Petitioner:</b>	Village of Willowbrook, 835 Midway Drive, Willowbrook IL 60527				
<b>Action Requested by Petitioner:</b>	Consideration and recommendation of the following text amendment:				
<b>Code Sections to be Amended:</b>	Title 9 – Zoning Sections: <table><tr><td>9-6-1(B)</td><td>General Conditions</td></tr><tr><td>9-12-10</td><td>Temporary Uses</td></tr></table>	9-6-1(B)	General Conditions	9-12-10	Temporary Uses
9-6-1(B)	General Conditions				
9-12-10	Temporary Uses				
<b>Documents Attached:</b>	<i>Attachment 1:</i> Comparison of Nearby Municipalities’ Ordinances <i>Attachment 2:</i> Village of Willowbrook Current Zoning Ordinance, Sections 9-6-1(B) and 9-12-10 <i>Attachment 3:</i> Village of Willowbrook Proposed Temporary Uses Ordinance (Clean Version) <i>Attachment 4:</i> Public Hearing Notice				

<b>Necessary Action by Plan Commission:</b>	Make a recommendation to the Mayor and Village Board regarding approval of the proposed text amendment.  A sample motion can be found on page 5.
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## History & Discussion of Request

Recently, the Village of Willowbrook ("Village") was approached by a local automobile service station owner interested in utilizing existing outdoor areas for the display of merchandise. Willowbrook is currently home to six existing automobile service stations:

1. Willowbrook Citgo (6900 Kingery Highway)
2. BP (6949 Kingery Highway)
3. Shell Gas (7000 S. Kingery Highway)
4. Shell Gas (7505 S. Kingery Highway)
5. Mobil Gas/Bucky's Express (7675 Kingery Highway)
6. Mobil Gas/7-11 (535 Joliet Road)

The Village has prohibited the outdoor display of merchandise at service stations to prevent these businesses from having large unattractive displays, the intention likely being that Willowbrook would become another Hinsdale back in the day. Over the years, the fuel industry has changed dramatically as service stations were replaced or complemented by and/or with convenience stores. The perception of the industry has changed as well, and gas stations are now expected to sell a much broader variety of items such as windshield washer fluid, anti-freeze, melting salt, oil products, gas drying agents, propane, firewood, and mulch.

This petition is to consider a text amendment to allow the "outdoor display of merchandise" as a temporary use in the business districts. As a temporary use permit, gas stations would need to reapply annually (calendar year) with the building department. The Village's building department currently charges approximately anywhere between \$300 to \$400 for an annual temporary use permit which includes a plan review and a final building inspection.

An alternative option to allowing the "outdoor display of merchandise" as a temporary use in the business districts is to allow the outdoor display of merchandise by-right without requiring local gas station owners to apply for a temporary use permit, as is permitted in the nearby community of Darien. A disadvantage of allowing the outdoor display of merchandise by-right is that the Village would have little control over the amount of merchandise displayed, the displays' locations on the site, and the height of the displays, which raises various safety and aesthetic concerns. A few images have been provided below to illustrate examples of excessive displays. Planning staff does not recommend this option as these concerns would not be addressed unless complaints were filed with the building department.





Allowing outdoor display areas to showcase merchandise could help increase the economic viability of the businesses. Revisions to Section 9-12-10 (Temporary Uses) would establish standards for outdoor display and sales of goods in the business districts. Outdoor display and sales would be limited to a maximum of one hundred square feet (100 SF).

Many of the current zoning regulations applicable to outdoor displays and sales areas focus on large grocery stores or uses such as outdoor garden supply sales or attractions and are not effective at addressing these smaller commercial locations. The Village current permits the outdoor display of product, or approved product related merchandise, by businesses wherein the principal use is retail grocery, and the business maintains a gross floor area in excess of thirty thousand (30,000) square feet. The proposed text amendment also proposes to allow the outdoor display of goods at drugstores (such as Walgreen's) with a minimum floor area of fourteen thousand five hundred square feet (13,500 SF).

### Proposed Text Amendments

The following sections are to be amended. New language is highlighted in the **red** and is underlined. Language to be eliminated is indicated with a ~~strike through~~.

#### 9-12-10: TEMPORARY USES:

- (A)** There are several uses which are temporary in nature, which may be permitted due to their unique nature. The following uses may be permitted in each district on a temporary outdoor permit basis upon the approval of the Village Administrator or his/her designee, subject to such conditions and restrictions as the Village Administrator or his/her designee deems appropriate together with the time limits and other conditions set forth below:

A carnival or circus when operated or sponsored by a local not for profit organization (not to be located in any residential district, except on park, church or school property) to continue for a period not to exceed one week. Such uses shall comply with the setback requirements of the district in which they are located.

Contractor's office and equipment shed (containing no cooking or sleeping accommodations) accessory to a construction project, and to continue only for the duration of the project, while building permits are in force. Such offices and/or equipment shall be removed upon expiration or termination of such building permits, or issuance of an occupancy certificate for the last dwelling unit.



In Business Districts B-1 through B-4, Christmas tree sales for a period not to exceed forty-five (45) days commencing no earlier than November 10 of each year.

In the B-1, B-2, B-3 and B-4 Business Districts, outdoor garden supply sales for a period not to exceed one hundred twenty (120) days commencing no earlier than March 15 of each year and ceasing no later than July 15 of each year.

In the B-1, B-2, B-3, B-4 Business Districts and the M1 Light Manufacturing District, outdoor seating in a designated area in conjunction with a restaurant, fast food establishment or a production brewery taproom, for a period not to exceed two hundred forty-five (245) days commencing no earlier than April 1 of each year and ceasing no later than December 1 of each year. Approval of such use shall be subject to consideration of such issues as location, vehicle and pedestrian circulation and safety, fire access, sanitation and supervision standards deemed appropriate by the Village Administrator or his/her designee.

In the B-1, B-2, B-3, and B-4 Business Districts, the outdoor display of product, or approved product related merchandise, by businesses wherein the principal use is retail grocery, and the business maintains a gross floor area in excess of thirty thousand (30,000) square feet, or wherein the principal use is a drug store, and the business maintains a gross floor area in excess of thirteen thousand five hundred (13,500) square feet. Such displays may commence no earlier than April 1 of each year and cease no later than December 15 of each year. All outdoor displays shall be subject to the conditions listed in Section 9-12-10(B).

In the B-1, B-2, B-3 and B-4 Business Districts, the outdoor display of merchandise or conduct of attractions in connection with art fairs, sidewalk sales, grand openings, automobile shows or other special promotions. All outdoor displays and/or attractions shall comply with the setback requirements of the district in which they are located. Each freestanding business or shopping center is permitted four (4) special promotions per calendar year for a period not to exceed ten (10) days for each promotion.

In the B-1, B-2, B-3 and B-4 Business Districts, the outdoor display of merchandise by businesses wherein the principal use is automobile service station. Merchandise shall also be displayed in an area no larger than one hundred square feet (100 SF) in size. All outdoor displays shall be subject to the conditions listed in Section 9-12-10(B).

Real estate office (containing no cooking or sleeping accommodations unless located within a model dwelling unit) incidental to a new housing project, and then to continue only until disposal of substantially all the units within the development.

(B) The outdoor display of merchandise is permitted as provided for in Section 9-12-10(A) and shall be subject to the following conditions:

1. All outdoor displays and/or attractions shall be located immediately adjoining the side or front facade of the principal building or underneath a canopy, but not within a required yard.
2. Such outdoor display of merchandise shall be incidental to the primary business and shall be located only on private property.
3. Merchandise shall not be located within required parking spaces or those spaces designated for disabled persons.



4. At least three feet (3') of walkway shall be maintained at all times for pedestrian traffic, and if applicable, as required by the Illinois Accessibility Code.
5. No individual item or stack of items may exceed six feet (6') in height unless an exception to this provision has been granted by the Village Administrator or his/her designee.

### **Recommendation and Sample Motion**

Staff supports the proposed text amendment to allow the outdoor display of merchandise through a temporary use permit. If the Plan Commission concurs, the following sample recommendation is offered for consideration.

**Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented on pages 3 to 5 of the Staff Report for PC Case Number 20-10 to allow the outdoor display of merchandise as a temporary use permit.**



**Attachment 1**  
Comparison of Nearby Municipalities' Ordinances  
(1 page)



Attachment 1: Comparison of Nearby Communities

Municipality	How Outdoor Displays are Permitted	Rules and Regulations
<b>BURR RIDGE</b> Pop: 10,559	Special Use Permit	Outdoor activities listed as special uses, such as outdoor dining areas, drive through windows, and outdoor displays of merchandise, may be approved by the Board of Trustees upon recommendation from the Plan Commission.
<b>CLARENDON HILLS</b> Pop: 8,500	Retail goods establishments, heavy retail, rental, and service, and vehicle dealerships are permitted to have accessory outdoor sales and display of merchandise.	The Zoning Administrator can also render an interpretation that a use not listed in this section would typically have outdoor sales and display and permit such use to include outdoor sales and display on the site.  (1) Outdoor sales and display of goods not offered for sale by the establishment is prohibited. (2) Any outdoor display must be located on the same lot as the principal use. No outdoor display is permitted in the public right-of-way. (3) All outdoor sales and display of vehicles for vehicle dealerships must comply with the parking lot perimeter landscape requirements of Article 11. Outdoor display of vehicles on hydraulic lifts, manufactured ramps, or similar mechanisms is prohibited. (4) No required parking area may be used as outdoor display.
<b>DARIEN</b> Pop: 21,954	By-right	The display of merchandise, similar to that within the business, for sale or rent to the public on a sidewalk immediately adjoining the side or front facade of the principal building but not within a required yard, shall be permitted provided that a five foot (5') wide minimum area is clear and free from display or sales.
<b>DOWNERS GROVE</b> Pop: 49,387	Temporary Use Permit in all business districts	Subject to the following conditions: (a) Such outdoor display of merchandise shall be incidental to the primary business and be located only on private property. Except for holiday tree sales, the outdoor display of merchandise shall not be permitted on any vacant or abandoned lots. (b) Merchandise shall meet all principal structure setback requirements of the underlying zoning district except that in the Fairview Concentrated Business District the required setback for the outdoor display of merchandise shall be four (4) feet. (c) Merchandise shall not be located within required parking spaces or those spaces designated for disabled persons. (d) At least five (5) feet of walkway shall be smaintained at all times for pedestrian traffic. (e) Those businesses whose gross floor area is fifteen thousand (15,000) square feet or more are allowed to install a seasonal landscape display and sales center per the above requirements provided that the display or sales center: (1) Shall be allowed consecutively from March 15 through November 15. (2) Shall be cleaned as needed to maintain an orderly fashion and kept free of refuse. (f) Outdoor displays within the DB Downtown Business or DC Downtown Core Districts are exempt from Temporary Use permit requirements provided that: (1) Such outdoor display shall be incidental to the primary business and be located only on private property. (2) At least five (5) feet of public right-of-way shall be provided and maintained at all times for pedestrian traffic. (3) The displays shall be located at least five (5) feet from any drive aisle, parking space, or point of vehicular access. (4) Merchandise may be displayed only during normal business hours of the owner and must be placed inside at the close of business. (5) Merchandise must be displayed in an area no larger than fifty (50) square feet in size. (6) Outdoor display of vending machines and propane tanks are exempt from Temporary Use permit requirements provided that they are within two (2) feet of the face of the building.
<b>HINSDALE</b> Pop: 16,816	Temporary Use Permit	Requires the prior approval of the Board of Trustees who establishes a limitation on the duration of every temporary use approved. Permanent outdoor displays are prohibited.
<b>LOMBARD</b> Pop:44,303	Conditional Use Permit in most business districts.	Outside display and sales of products the sale of which is a permitted or conditional use in said district.
<b>WESTMONT</b> Pop: 24,685	Temporary Use Permit in the B-3 district	The outdoor storage or display of goods, vehicles or materials shall be prohibited irrespective of whether or not they may be for sale, except for uses such as: Art or flower displays, golf courses, sidewalk cafes or similar uses intended to be displayed out-of-doors, subject to the issuance of a temporary permit.
<b>WILLOWBROOK</b> Pop: 8,540	Prohibited. Temporary Use Permit allows the following with specific time frames:	(1) Christmas tree sales (45 days starting Nov. 1) (2) Outdoor garden supply sales (March 15 – July 15, not to exceed 120 days) (3) Grocery stores > 30,000 SF (April 1 to December 15) (4) Conduct of attractions in connection with art fairs, sidewalk sales, grand openings, automobile shows or other special promotions – 4 special promotions per calendar year for a period not to exceed 10 days for each promotion.



**Attachment 2**  
Village of Willowbrook Current Zoning Ordinance,  
Sections 9-6-1(B) and 9-12-10  
(2 pages)

**Section 9-6-1: GENERAL CONDITIONS:**

(B) Business Establishments: All business establishments shall be retail trade or service establishments dealing directly with consumers and all goods produced on the premises shall be sold on the premises where produced, and all business, service, storage, merchandise, display, and where permitted, repair and processing shall be conducted wholly within a completely enclosed building, except for off street automobile parking, off street loading, open sales lots, drive-in facilities and outdoor activities authorized by Section 9-12-10 of the Willowbrook Code in districts where they are permitted. Goods sold shall consist primarily of new merchandise, except for antique shops. (Ord. 77-O-14, 3-31-1977)

**Section 9-12-10: TEMPORARY USES:**

There are several uses which are temporary in nature, which may be permitted due to their unique nature. The following uses may be permitted in each district on a temporary outdoor permit basis upon the approval of the Village Administrator or his/her designee, subject to such conditions and restrictions as the Village Administrator or his/her designee deems appropriate together with the time limits and other conditions set forth below:

A carnival or circus when operated or sponsored by a local not for profit organization (not to be located in any residential district, except on park, church or school property) to continue for a period not to exceed one week. Such uses shall comply with the setback requirements of the district in which they are located.

Contractor's office and equipment shed (containing no cooking or sleeping accommodations) accessory to a construction project, and to continue only for the duration of the project, while building permits are in force. Such offices and/or equipment shall be removed upon expiration or termination of such building permits, or issuance of an occupancy certificate for the last dwelling unit.

In Business Districts B-1 through B-4, Christmas tree sales for a period not to exceed forty-five (45) days commencing no earlier than November 10 of each year.

In the B-1, B-2, B-3 and B-4 Business Districts, outdoor garden supply sales for a period not to exceed one hundred twenty (120) days commencing no earlier than March 15 of each year and ceasing no later than July 15 of each year.

In the B-1, B-2, B-3, B-4 Business Districts and the M1 Light Manufacturing District, outdoor seating in a designated area in conjunction with a restaurant, fast food establishment or a production brewery taproom, for a period not to exceed two hundred forty-five (245) days commencing no earlier than April 1 of each year and ceasing no later than December 1 of each year. Approval of such use shall be subject to consideration of such issues as location, vehicle and pedestrian circulation and safety, fire access, sanitation and supervision standards deemed appropriate by the Village Administrator or his/her designee.

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floor area in excess of thirty thousand (30,000) square feet. Such displays may commence no earlier than April 1 of each year and cease no later than December 15 of each year.

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Real estate office (containing no cooking or sleeping accommodations unless located within a model dwelling unit) incidental to a new housing project, and then to continue only until disposal of substantially all the units within the development. (Ord. 77-O-14, 3-31-1977; amd. Ord. 87-O-20, 5-11-1987; Ord. 97-O-05, 1-27-1997; Ord. 05-O-04, 2-28-2005; Ord. 05-O-32, 11-14-2005; Ord. 20-O-31, 7-27-2020)



### **Attachment 3**

#### **Village of Willowbrook Proposed Temporary Uses Ordinance (Clean Version) (2 pages)**

#### **Section 9-12-10: TEMPORARY USES:**

- (A) There are several uses which are temporary in nature, which may be permitted due to their unique nature. The following uses may be permitted in each district on a temporary outdoor permit basis upon the approval of the Village Administrator or his/her designee, subject to such conditions and restrictions as the Village Administrator or his/her designee deems appropriate together with the time limits and other conditions set forth below:

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other special promotions. All outdoor displays and/or attractions shall comply with the setback requirements of the district in which they are located. Each freestanding business or shopping center is permitted four (4) special promotions per calendar year for a period not to exceed ten (10) days for each promotion.

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3. Merchandise shall not be located within required parking spaces or those spaces designated for disabled persons.
4. At least three feet (3') of walkway shall be maintained at all times for pedestrian traffic, and if applicable, as required by the Illinois Accessibility Code.
5. No individual item or stack of items may exceed six feet (6') in height unless an exception to this provision has been granted by the Village Administrator or his/her designee.



**Attachment 4**  
Public Hearing Notice (2 pages)

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 20-10**

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 4th of November 2020 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

The purpose of this public hearing shall be to consider a petition for a text amendment to amend Sections 9-6-1(B) and 9-12-10 of Title 9 – Zoning Title of the Village of the Willowbrook Municipal Code regarding the outdoor display of merchandise.

The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook Illinois 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

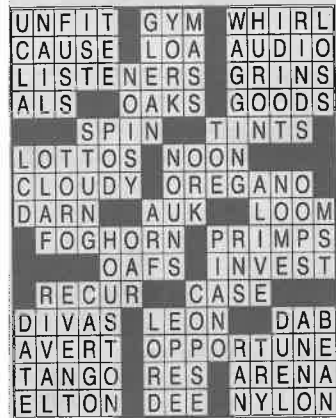
All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on November 4, 2020 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us). This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the October 19, 2020 edition of *The Chicago Sun Times* newspaper.

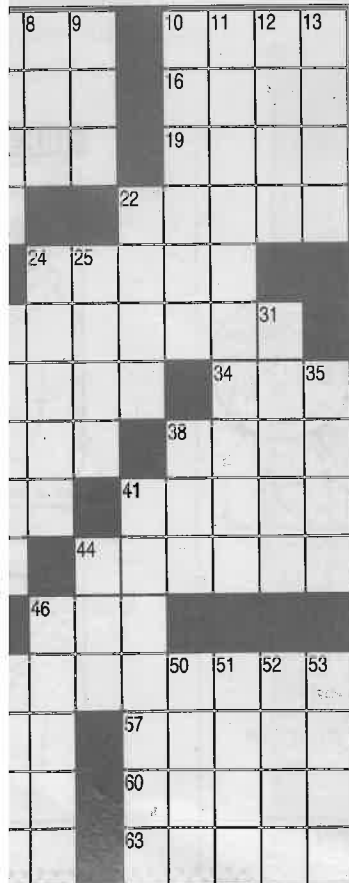
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PREVIOUS PUZZLE SOLVED



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- 26 Foot parts
- 27 Young raptor
- 28 Like a rookie
- 29 Pod content
- 30 Striped antelope
- 31 Battle tactic
- 33 Swipe
- 35 Advance
- 37 Police raid
- 38 Pamplona cry
- 40 Modern-speed unit
- 41 Without a goal
- 43 By leaps and —
- 44 Indentation
- 46 Floated down the river
- 47 Hurt
- 48 Steak cut
- 49 Game die
- 50 By mouth
- 51 Air France destination
- 52 Apply caulking
- 53 Whirlpool
- 55 To's opposite
- 56 Like valleys



## Storage - Legal

Extra Space Storage will hold a public auction to sell personal property belonging to those individuals listed below at the location indicated:

- #1598 1301 S Harlem Ave. Berwyn, IL 60402 (708)776-3606 on October 27 2020 at 10:00 AM Ira Bey 1126.
- #7239 1301 S Cicero Ave. Cicero, IL 60804 (708)328-6313 on October 27 2020 at 11:00 AM Cristhian Orozco 2188
- #0729 707 W Harrison St. Chicago, IL 60607 (312)939-0135 on October 27 2020 at 01:00 PM Rakeisha Merritt 3053; Phil Olson 3058.
- #0731 1255 S Wabash Ave. Chicago, IL 60605 (312)254-6096 on October 27 2020 at 02:00 PM Tammie Ford 2163; Kathleen White 4006; Shannon Bonner 4098; Mary Maxine Reed 5018; Osama Alamoudi 6003
- #1810 601 W Harrison St. Chicago, IL 60607 (312)360-1153 on October 27 2020 at 02:30 PM Craig Atkins 103
- #7013 1205 W Jackson Blvd. Chicago, IL 60607 (773)832-7366 on October 27 2020 at 03:00 PM Mikael Thames 4103
- #8433 1242 W Washington Blvd. Chicago, IL 60607 (312)442-2458 on October 27 2020 at 05:00 PM Anton Gratch 110, Cindy Brown 50

The auction will be listed and advertised on [www.storage-treasures.com](http://www.storage-treasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
10/12, 10/19/2020 #1114918

## Public Hearings

### NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 20-10

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 4th of November 2020 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St., Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

The purpose of this public hearing shall be to consider a petition for a text amendment to amend Sections 9-6-1(B) and 9-12-10 of Title 9 - Zoning Title of the Village of the Willowbrook Municipal Code regarding the outdoor display of merchandise.

The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook Illinois 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection.

Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

All persons desiring to be heard in support or opposition to the application shall be afforded an opportunity and may submit their statements orally, in written form, or both. Written comments may be submitted up to the hour of 6:00pm on November 4, 2020 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us). This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the October 19, 2020 edition of The Chicago Sun Times newspaper.  
10/19/2020 #1115490

## Public Hearings

### NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 20-09

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 4th of November, 2020 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St., Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

The purpose of this public hearing shall be to consider a petition requesting approval of an Amendment to a Special Use for a Planned Unit Development and Amendment to a Planned Unit Development to allow for major changes under Section 9-13-4(C)(6)(a) including certain relief, exceptions and waivers from Title 9 of the Village Code, on property legally described as follows:

ALL LOTS AND OUTLOTS IN CARRINGTON CLUB SUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2016 AS DOCUMENT NO. R2016-104256 (CARRINGTON CLUB SUBDIVISION).

PIN: 09-22-207-025, 09-22-207-026, 09-22-207-027, 09-22-207-028, 09-22-207-029, 09-22-207-030, 09-22-207-031, 09-22-207-032, 09-22-207-033, 09-22-207-034, 09-22-207-035, 09-22-207-036, 09-22-207-037, 09-22-207-038, 09-22-207-039, 09-22-207-040, 09-22-207-041, 09-22-207-042, 09-22-207-043, 09-22-207-044, 09-22-207-045, 09-22-207-046, 09-22-207-047, 09-22-207-048, 09-22-207-049, 09-22-207-050, 09-22-207-051, 09-22-207-052, 09-22-207-053, 09-22-207-054

ADDRESS: 6521 Arabian Circle, 6531 Arabian Circle, 6541 Arabian Circle, 6551 Arabian Circle, 309 Arabian Circle, 315 Arabian Circle, 321 Arabian Circle, 327 Arabian Circle, 333 Arabian Circle, 322 Arabian Circle, 316 Arabian Circle, 310 Arabian Circle, 311 Palomino Trail, 317 Palomino Trail, 323 Palomino Trail, 6550 Arabian Circle, 6540 Arabian Circle, 6530 Arabian Circle, 6520 Arabian Circle, 6510 Arabian Circle, 6500 Arabian Circle, 330 Arabian Circle, 324 Arabian Circle, 318 Arabian Circle, 312 Arabian Circle, 320 Palomino Trail, 314 Palomino Trail, 308 Palomino Trail, 302 Palomino Trail, all in Willowbrook IL 60527, and Outlot in Willowbrook IL 60514.

The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook, IL 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, Monday through Friday, between 8:30 A.M. and 4:30 P.M.

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/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the October 19, 2020 edition of The Chicago Sun Times newspaper.  
10/19/2020 #1115371

## LEGAL SERVICES

The JOYNER LAW OFFICE

ATTORNEY IS AVAILABLE DURING COVID-19 VIA PHONE OR VIDEO CHAT

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Chapter 13 BANKRUPTCY Chapter 7 - EZ Payment Plan

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## FRANK & ERNEST



E-mail: [ThavesOne@aol.com](mailto:ThavesOne@aol.com)  
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THAVES 10-19



**Village of Willowbrook**  
Staff Report to the Plan Commission

<b>Plan Commission Date:</b>	November 4, 2020		
<b>Prepared By:</b>	Ann Choi, Village Planning Consultant		
<b>Case Title:</b>	<b>CONCEPT REVIEW:</b> "735 Plainfield Road PUD" – Planned Unit Development for a car wash, financial institution, and restaurant with drive-through.		
<b>Applicant:</b>	GW Property Group, LLC (and Louis Viren as property owner)		
<b>Action Requested:</b>	Conceptual review and feedback on a planned unit development approval of an approximately 5,950 square foot car wash, a 6,800 square foot financial institution, and a 2,200 square foot restaurant with a drive-through, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.		
<b>Applicable Regulations:</b>	Comprehensive Plan, Zoning Ordinance, Subdivision Regulations		
<b>Location:</b>	735 Plainfield Road, Willowbrook IL 60521		
<b>PINs:</b>	09-23-406-003		
<b>Existing Zoning:</b>	B-2 Community Shopping		
<b>Proposed Zoning:</b>	B-2 Community Shopping with a Special Use for a PUD		
<b>Existing Land Use:</b>	Willowbrook Bowl (not currently operational)		
<b>Property Size:</b>	2.79 Acres		
<b>Surrounding Land Use:</b>		<b>Use</b>	<b>Zoning</b>
	North	Limited Office Professional	LOP
	South	Community Shopping	B-2
	East	Office Research	OR
	West	Community Shopping	B-2
<b>Documents Attached:</b>	Attachment 1: Site Plan Attachment 2: Building Elevations Attachment 3: Traffic Impact and Parking Study Suggested Scope of Work		

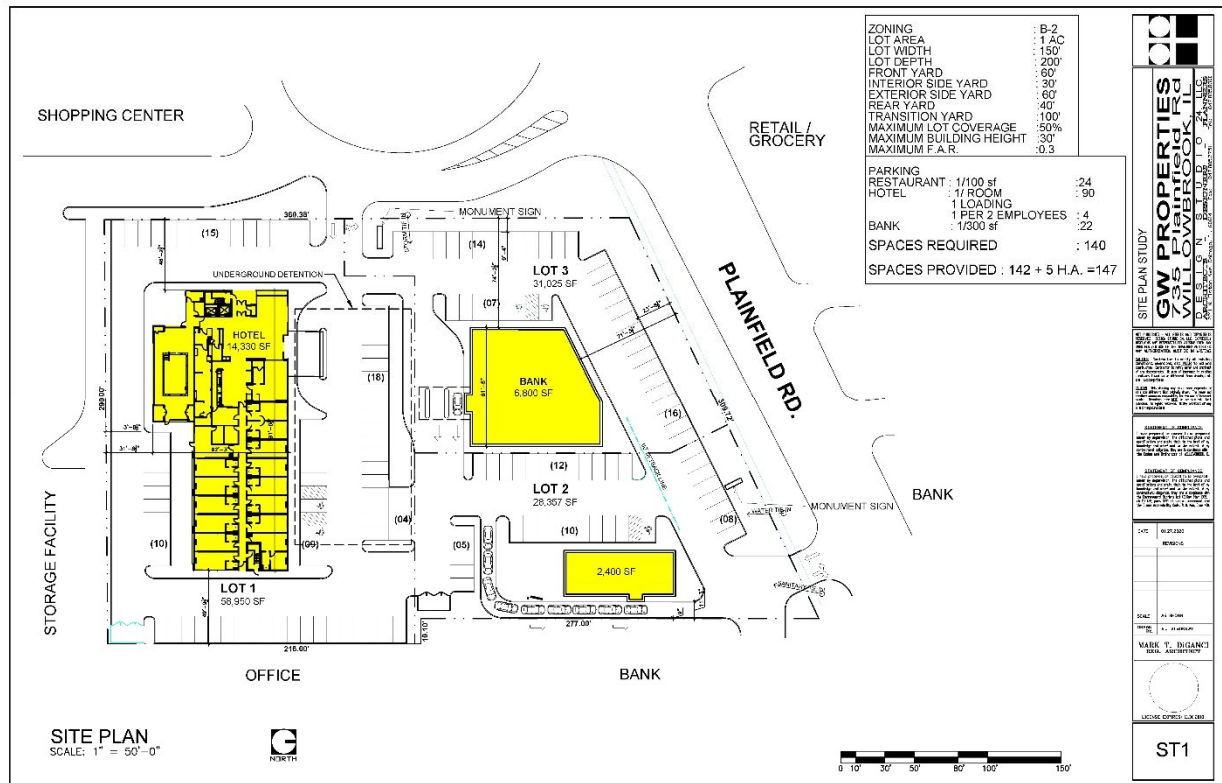
**Necessary Action by Plan Commission:** **No vote is required.** The Plan Commission is asked to review and provide preliminary feedback to the applicant on the possible special use planned unit development.



## Site Plan Changes from the February 5, 2020 Plan Commission Meeting

The Plan Commission last saw concepts for a Planned Unit Development (PUD) proposal at 735 Plainfield Road at the February 5, 2020 meeting. The previous proposal included a 90-room hotel and a coffee shop with drive-through. Due to the economic downturn caused by the Covid-19 pandemic, the hotel operator has since withdrawn, and the Applicant/developer has since replaced the hotel use with a car wash and is currently looking at additional restaurant/drive-through operators for the previous coffee shop use.

**Exhibit 1: Previous PUD Proposal**



## New Development Proposal

### Location & Zoning Request

The subject property is located on the south side of Plainfield Road, between Illinois Route 83 to the west and Adams Street to the east. The site contains about 2.79 acres and is currently improved with one building, formerly occupied by the Willowbrook Bowling Alley. Adjacent developments include Pete's Fresh Market/Willows Shopping Center to the northwest, the existing Chase Bank to the north, Willowbrook Kindercare to the northeast, TCF Bank to the east, and the Willowbrook (WB) Town Center to the west and south. The existing bowling alley building on the subject property has non-conforming setbacks as it is situated at the far southeast end of the lot, not far from the south and east property lines.

Existing access to the subject property includes one driveway on Plainfield Road and one cross-access driveway along the western property line that connects to the WB Town Center. Nearly all of the lot is paved with a parking lot. Immediately east of subject property line is TCF Bank and currently, there is no direct access from the subject property to TCF Bank or to Adams Street, which has a higher elevation than the subject property.



GW Properties, LLC, (the “Applicant”) proposes to demolish the existing building on-site and is requesting feedback on the proposed PUD with a car wash, restaurant with drive-through, and a bank. It is anticipated that following the concept review, a formal application will be submitted for a request to approve a special use permit for the PUD including certain relief, exceptions and variations from Title 9 and Title 10 of the Village Code; a Preliminary and Final Plat of Subdivision; and a Preliminary and Final Plat of PUD. The Applicant intends to redevelop the property into a three-tenant mixed use development that will include a 5,950 square foot car wash on the southern portion of the property, a 6,800 square foot financial institution (Chase Bank) on the northwest portion of the property, and a 2,200 square foot restaurant with drive-through (Guzman Y Gomez) on the northeast portion of the property.

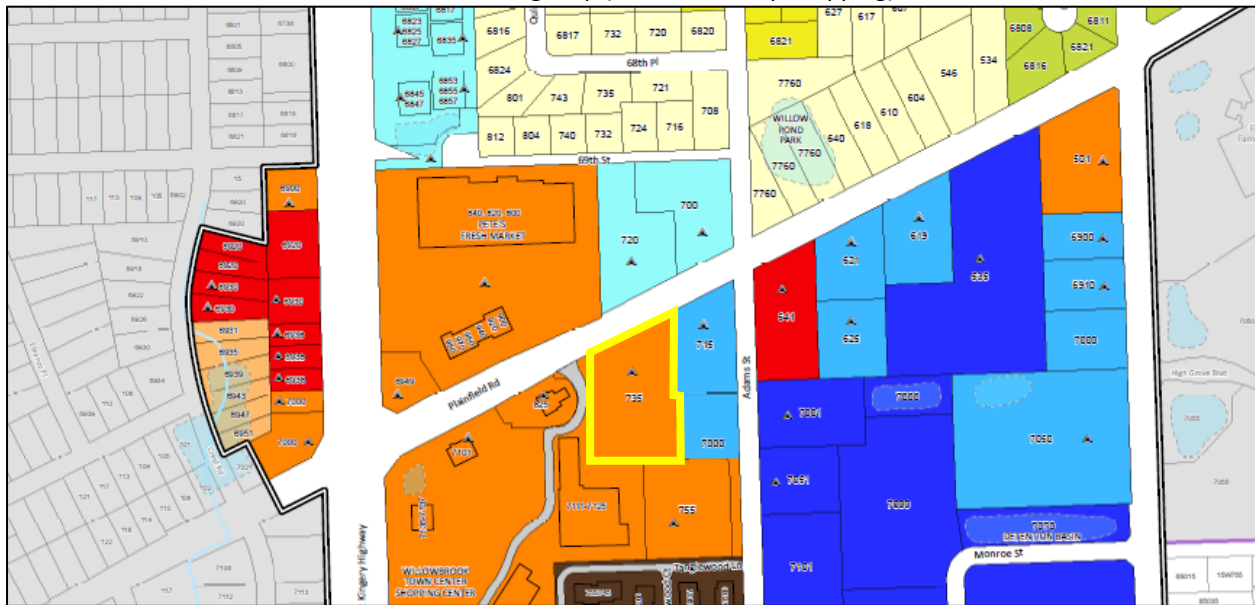
Exhibit 2: Location Map



Exhibit 3: Street View of Subject Property



**Exhibit 4: Zoning Map (B-2 Community Shopping)**



*Summary of Requests:*

1. Special Use Permit for a Planned Unit Development with a car wash, restaurant with drive-through, and bank including certain relief, exceptions and waivers from Title 9 and Title 10 of the Village Code.
2. Resubdivision of the subject property into three lots.

**History/Background**

The subject property was developed in 1963 by Louis Viren's Father, Lou Senior, as a bowling alley and restaurant. In 1973, ten years later, eight (8) additional bowling lanes were added towards the west. The property owner, Lou Viren, took over the ownership and operational management in 2003 and has run the business since. The Applicant, GW Properties, has been working with the property owner and the Village on potential redevelopment concepts for the property. The Plan Commission first saw concepts for the subject property in September 2018 for the reuse and repurposing of the existing bowling alley building (now vacant) for an entertainment venue consisting of boutique bowling, laser tag, video arcade and a restaurant bar. The previous concept also included a Chase Bank as an outlot.

**Business Narrative**

Financial Institution

Chase Bank wishes to purchase Lot 1, the 0.78-acre parcel located at the northwest portion of the subject property. Chase Bank will be relocating from across the street into a brand new 6,800 square-foot property with three drive-through lanes. Chase Bank will be purchasing their portion of the property from GW Property Group, LLC and self-developing their new branch. The Chase Bank located across the street is currently open on Mondays – Fridays from 9am to 5pm, on Saturdays from 9am to 2pm, and are closed on Sundays.

Restaurant with Drive-through

On the northeast corner of the subject property, GW Property Group will be developing a one-story, approximately 2,200 square-foot, free-standing restaurant with one drive-through lane on the 0.78-acre northeast lot (Lot 2). The potential restaurant operator is Guzman Y Gomez, an Australian-licensed, casual-dining restaurant chain that also operates internationally. The franchise specializes in Mexican cuisine dishes



such as burritos, fires, nachos, tacos, and other specialty items. The franchise operates internationally in Singapore, Japan, and in January of 2020, opened their first location in the United States in Naperville, Illinois (1519 North Naper Boulevard). An aggressive expansion is currently taking place in the United States, especially in Illinois. Currently there are 135 locations globally.



*Guzman Y Gomez, Naperville Location*

The typical hours of operation at the Naperville location are Mondays – Thursdays from 6am to 10pm, and Fridays – Sundays from 6am to 11pm.

#### Car Wash

GW Property Group, LLC will be selling Lot 3, the 1.20-acre lot located on the southern end of the subject property, to Encore Car Wash who will be developing the property and operating the car wash. Encore Car Wash is marketed as a high-end, self-service automatic car wash. The owners of Encore Car Wash have experience primarily in the landscape architecture industry, predominantly for single-family homes throughout the country, but are currently developing two other car wash facilities in the Midwest (Plainfield, Illinois and Hammond, Indiana) since they first ventured into the car wash industry approximately two years ago.



*Rendering of Encore Car Wash*



## Staff Analysis

### Appropriateness of Use

The subject property is zoned B-2 Community Shopping and is within the Route 83/Plainfield Road Business District. The financial institution is a permitted use and the restaurant with drive-through use is permitted as a special use in the B-2 Community Shopping District. Automobile washing and cleaning facilities are also permitted in the B-2 Community Shopping District as a special use.

Although the B-2 Community Shopping District is typically geared more towards retail uses and the proposed uses will not generate retail sales tax revenue for the Village, the Village will benefit from a places of eating tax from the proposed restaurant with drive-through. The proposed uses will also occupy a key vacancy along Plainfield Road. The bank and the car wash may bring additional foot traffic and consumers to the adjacent shopping center and surrounding area.

The proposed development presents some challenges as the site will need to accommodate three high intensity uses on less than three acres. Further studies will be required to evaluate impacts on circulation and site access.

### Parking, Access & Circulation

The subject property is currently served by an existing eastbound right-in, right-out only access along Plainfield Road. The proposed development proposes to maintain this right-in/right-out access. A two-way internal driveway runs between each of the three proposed lots and provides the main circulation through the subject property. There is also a shared driveway between the subject property and the WB Town Center along the western portion of the subject property. The proposed site plan requires the relocation of this existing driveway between the two properties to be shifted slightly to the south more than twenty feet (20'). The proposed site plan as included in **Attachment 1** indicates sufficient parking with a total of one hundred seven (107) parking spaces, including six (6) employee parking spaces and six (6) handicap accessible spaces. The parking requirement is forty-seven (47) parking spaces.

### Bank

The bank is located on Lot 1 towards the northwest portion of the site. Three drive-up lanes are proposed along the south wall of the bank building and includes an additional bypass lane. The bank provides a total of thirty-three (33) parking spaces (including two handicap accessible spaces) and is accessible via the right-in/right-out driveway on Plainfield Road, where vehicles would travel in a clockwise rotation around the bank building. The bank is also accessible via the existing shared driveway between the WB Town Center and the subject property.

### Restaurant

The proposed restaurant and drive-through is located on Lot 2. Vehicles will enter through the right-in/right-out access drive located on Plainfield Road and make an immediate right turn and then an immediate left turn to either park the car in the restaurant's parking lot or drive through the parking lot to enter the single-lane drive-through. A separate by-pass lane is not proposed. A secondary path of travel is provided by the existing cross access driveway between the WB Town Center and the subject property, and via the internal drive aisle between all three uses. Vehicles will approach the menu/order board to place their order and then pick up items before exiting the drive-through. After exiting the drive-through, the vehicles will resume straight out to the Plainfield Road driveway. The restaurant provides a total of thirty-one (31) parking spaces including, two (2) handicap accessible spaces.

### Car Wash

The single-lane automatic car wash tunnel will be an exterior-only car wash system and will have a clockwise rotation around Lot 3. The entrance to the car wash drive-through system is located at the southeast portion



of Lot 3. Patrons to the car wash will enter from the WB Town Center driveway and vehicles will proceed east through the single lane internal driveway that runs between each of the three proposed uses of the site. Vehicles will then turn left (south) to enter the car wash drive aisle that leads patrons directly to the vacuum stations/parking lot that provide a total of forty-three (43) parking spaces, or vehicles can proceed forward to three queue lanes that lead to the entrance of the car wash tunnel. At the entrance to the car wash tunnel, the driver will remain in the vehicle and the car wash will automatically pull the vehicle through the tunnel.

After exiting the tunnel, the vehicles will turn west and then either proceed straight to the vacuum positions and then exit the car wash by making a left-turn back to the Town Center driveway. If patrons of the car wash wish to use the bank or the restaurant, vehicles can make a right-turn out into the internal driveway.

Based on the proposed site plan, there is stacking for approximately twenty-one (21) vehicles to queue between the payment kiosk and the entrance to the car wash within the three parallel queuing lanes. A traffic study will be required with a formal submittal of the application and will be reviewed by the Village's traffic consultant to determine if stacking is sufficient for the proposed car wash.

#### **Cross Access Agreements and Amendment to the Town Center PUD**

The relocation of the existing driveway between the subject property and the WB Town center will require an amendment of the recorded plat for the WB Town Center PUD. The developer of the subject property would be required to seek authorization from the WB Town Center to amend the Town Center PUD and the existing development agreement between the WB Town Center and the Village of Willowbrook.

The subject property has an existing cross access agreement in place with the WB Town Center along the western portion of the lot. The proposed development will further require an additional cross access agreement since interior vehicular circulation is dependent upon shared access between all three lots. The proposed development also proposes an access drive between Lot 2 and the lot to the east of the property. The topography needs further study to see if this cross access is feasible. Staff notes that Lot 3 will be landlocked due to the subdivision of the three lots and will not have frontage along a public street. Lot 3 will only be accessible via the existing drive aisle that is part of the WB Town Center. A waiver from the subdivision regulations that require lots to front on a public street will be required.

#### **Trash Enclosure & Signage**

To comply with the current zoning ordinance, the Applicant is required to install a trash enclosure for the dumpster on the property, per Section 9-12-11(A)1 of the Village's code. The proposed plan indicates there will be two trash enclosures on Lots 2 and 3. One trash enclosure would serve the car wash exclusively, and the other trash enclosure would be shared between the bank and the restaurant. Staff raised concerns that the location of the enclosure located on Lot 3 could be problematic as trash vehicles might block access to the restaurant's drive-through or to the drive aisle leading up to the car wash. The Applicant explained that the trash bins would be on rollers and trash pickup would be scheduled off hours to avoid conflicts in circulation.

The refuse storage areas are required to be screened on a minimum of three (3) sides by a solid masonry wall or equivalent material to a height of not less than 6' and no greater than 7' in height. Signage details have not yet been provided by the Applicant but the proposed site plan indicates there will be two monument signs, one on Lot 1 and one on Lot 2. Section 9-11-12(B)1(d) permits a total of one freestanding ground sign for businesses in the B-2 District having a gross floor area of less than thirty-five thousand (35,000) square feet. A variation may be required to permit the second monument sign as part of the PUD.

#### **Tri-State Fire Protection District Preliminary Comments**

The Fire Protection District offered the following concerns:



1. Curb radius around the entire site to have a twenty-five foot (25') right hand turn radius.
2. Drive aisle width of a minimum of twenty-feet (20') clear is required.
3. Clear height around 13'-6".
4. Hydrant locations will need to be reviewed.

Staff recommends that the Applicant meet with the Tri-State Fire Protection District prior to the formal application submittal to address these concerns.

#### **Engineering Preliminary Comments**

1. There is no indication of proposed grading, therefore no comment can be provided on this issue.
2. There is no indication of proposed utilities. It would be preferred that each building have a water and sanitary sewer service from existing mains. If this is not possible, such as if the fire district requires on-site fire hydrants, then public water main will have to be extended through the site.
3. With no grading or utility information, a determination on the need for storm sewers cannot be made.
4. We presume there will be cross access agreements in place between all lots.
5. Future cross access is shown to the TCF bank property to the east, which we agree with. It is not likely possible to complete without redevelopment of the neighboring property.
6. Although no engineering information is shown, there is a watermain along the west property line and within the Plainfield Road south right of way. Storm sewer is within the Plainfield Road right of way as well. The Applicant will have to coordinate with DuPage Co. Public Works for sanitary sewer connections.
7. Additional comments can be provided as more detail is provided.

#### **Traffic & Circulation Comments**

A traffic impact and parking analysis will be required. The Village Traffic Engineer (Gewalt Hamilton Associates, Inc.) suggests a scope of work for the traffic study for the 735 Plainfield Road redevelopment as provided in **Attachment 3** of this report. Other preliminary comments are listed below:

1. Concur with the Village's preliminary comments and appears that most of the preliminary questions have been addressed and/or will be addressed in the updated site plan / studies.
2. As previously noted, wayfinding signing, along with supplemental pavement markings are critical to direct traffic to the mix of uses on site and appears to have been incorporated in the updated plan.
3. The proposed restricted (right-in/right-out only) access on Plainfield Road will minimize conflicts and potential issues with the nearby signal at the Willowbrook Town Center. As noted, early coordination with DuDOT is important.
4. The updated site plan appropriately incorporates an internal driveway that provides separation and access to each of the three proposed uses.
5. A queue (stacking) in excess of 10 vehicles at the restaurant drive-thru will block access to the car wash. Drive-thru stacking should be addressed in the traffic study for the Starbucks, along with the Car Wash use, including observations / data from existing facilities. Modifications should be recommended, as necessary.
6. Show pedestrian paths / crosswalks connecting to the adjacent shopping center.
7. Again, it's important for the traffic study to analyze the proposed operations of the site access driveway at the Willowbrook Town Center intersections north and south of the site, the internal intersection to the east, along with the Plainfield Road site access.



## **Certain Relief/Waivers Requested**

To maintain compliance with the Village Zoning Code, the proposed development will require certain relief, exceptions, and waivers. Staff recommends that the Applicant work with planning staff to minimize the number of waivers and variations, as feasible.

## **Development Process & Next Steps**

1. Applicant should coordinate a development meeting with the various Village departments after the sketch plan review to coordinate issues discussed at the Plan Commission meeting and consider revisions to the site plan. The number of variations and waivers requested should be minimized.
2. Applicant submits complete application packets for both the Planned Unit Development and Subdivision.
3. Staff and consultants review the submitted documents and send out comments to applicant.
4. Applicant resubmits revised documents.
5. Project goes to Plan Commission for a public hearing and then to Village Board. The public hearing, pending a complete planning application, is tentatively anticipated for January 6, 2021.

## **Applicable Findings**

Section 9-14-5(B) of the Willowbrook Zoning Ordinance establishes seven (7) standards for a Special Use Permit that must be evaluated by the Plan Commission and Village Board. The applicant must meet all standards and draft responses to these standards if they wish to proceed with a petition for special use approval.

Additionally, the Plan Commission and Village Board shall not recommend or grant variations from the regulations of the Village's Zoning Ordinance unless affirmative findings of fact are made as to all of the standards set forth in Section 9-14-4(E) of the Willowbrook Zoning Ordinance. The applicant is also applying for a Planned Unit Development, and therefore the applicant must also draft responses to each of the Standards for Planned Unit Developments.

## **Plan Commission Feedback**

The Applicant is requesting information feedback from the Plan Commission about the use and concept plan. They understand that it is informal, and that the Plan Commission's future decisions could be impacted from later testimony that may be provided at a public hearing should the applicant choose to move forward. The intent is to determine if there are major roadblocks to the plan before they invest in a formal application. A summary of the discussion is to be forwarded to the Village Board via the Plan Commission minutes. No formal action in support of or in opposition to the proposed sketch plan will be taken at this stage.



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**Attachment 1**  
Site Plan (1 page)



SHOPPING CENTER

RETAIL /  
GROCERY

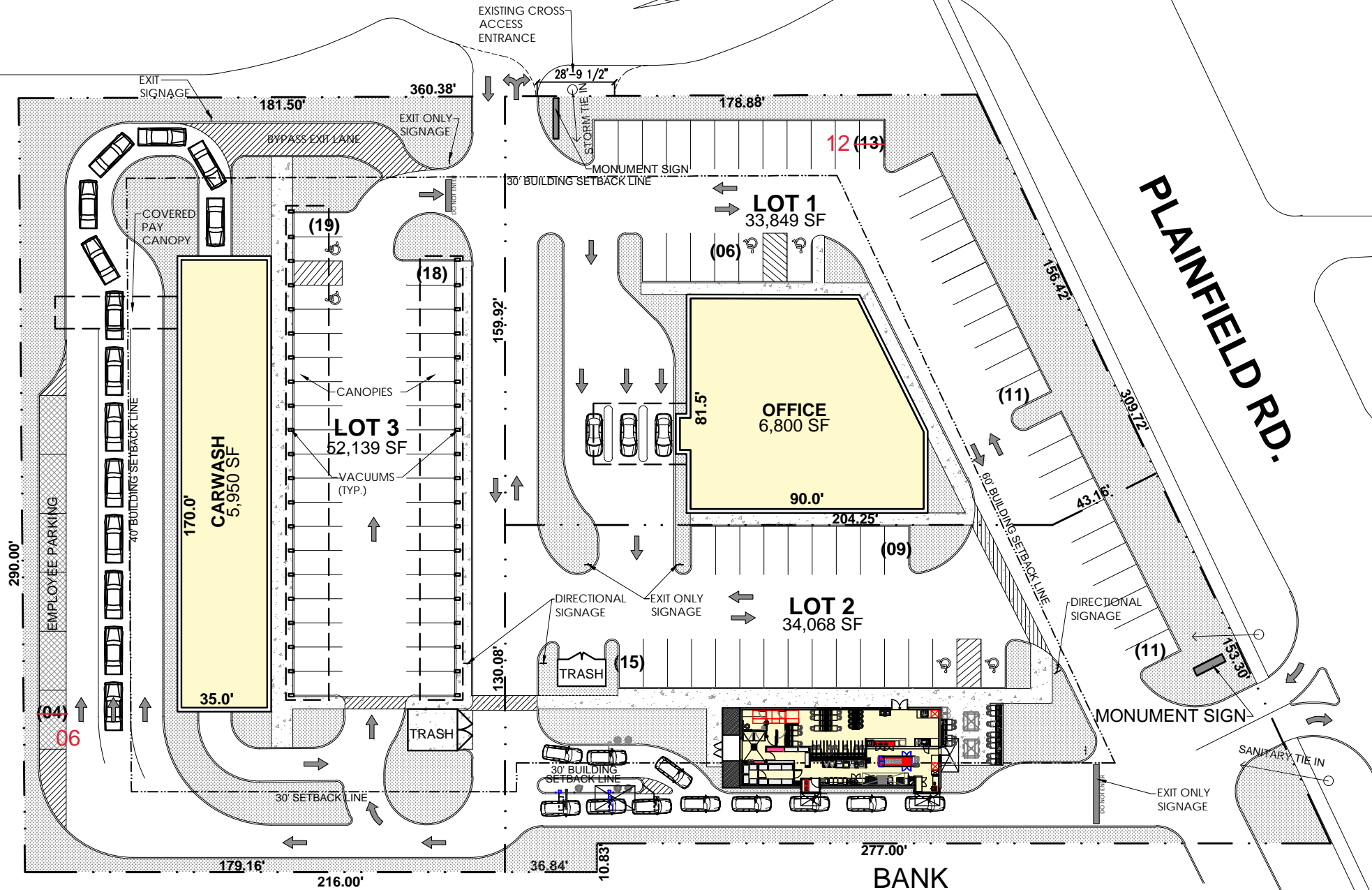
ZONING	: B-2
LOT AREA	: 1 AC
LOT WIDTH	: 150'
LOT DEPTH	: 200'
FRONT YARD	: 60'
INTERIOR SIDE YARD	: 30'
EXTERIOR SIDE YARD	: 60'
REAR YARD	: 40'
TRANSITION YARD	: 100'
MAXIMUM LOT COVERAGE	: 50%
MAXIMUM BUILDING HEIGHT	: 30'
MAXIMUM F.A.R.	: 0.3

PARKING		
RESTAURANT : 1/100 sf	:22	
OFFICE : 1/300 sf	:23	
CAR LAUNDRY: 1/ 1.5 EMPLOYEES	:02	
SPACES REQUIRED	:47	
SPACES PROVIDED :	<del>100</del> + 6 H.A.= <del>106</del>	<del>107</del>

STORAGE FACILITY

PLAINFIELD RD.

BANK



SITE PLAN  
SCALE: 1" = 50'-0"  
NORTH

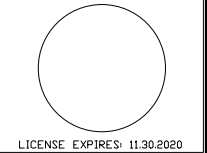
SITE PLAN STUDY

PROPERTY DEVELOPMENT  
735 Plainfield Rd  
WILLOWBROOK, IL

STATEMENT OF COMPLIANCE  
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Codes and Ordinances of WILLOWBROOK, IL.

STATEMENT OF COMPLIANCE  
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Ill. Rev Stat 1985, ch III 1/2, pars 371) as seq as amended and the Illinois Accessibility Code, 71 ILCS Code 408.

DATE	09.28.20
REVISIONS	
04.07.20	PAD SITE OPTION
05.07.20	ISSUE FOR REVIEW
05.21.20	ISSUE FOR REVIEW #2
06.29.20	ISSUE FOR REVIEW #3
08.11.20	ISSUE FOR REVIEW #4
09.17.20	ISSUE FOR REVIEW #5
09.28.20	ISSUE FOR REVIEW #6
SCALE	AS SHOWN



ST1.1



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**Attachment 2**  
Building Elevation (1 page)







**Attachment 3**  
Traffic Impact and Parking Study  
Suggested Scope of Work (1 page)

**Traffic Impact and Parking Study  
Suggested Scope of Work  
Mixed-Use Development  
735 Plainfield Road  
Willowbrook, Illinois**



625 Forest Edge Drive, Vernon Hills, IL 60061

TEL 847.478.9700 ■ FAX 847.478.9701

[www.gha-engineers.com](http://www.gha-engineers.com)

The study should be performed in accordance with Institute of Transportation Engineers (ITE) and DuPage County Division of Transportation (DuDOT) guidelines and should include the following tasks:

1. Conduct weekday morning (6-9 AM), weekday evening (3-6 PM) and Saturday midday (10AM – 2PM) traffic counts at the following intersections:
  - Plainfield Road at Willowbrook Town Center
  - Willowbrook Town Center at Site Access
  - Plainfield Road at Site Access
  - Plainfield Road at Adams Street
2. Determine project characteristics, including trip generations, traffic distribution and traffic assignments. Trip generation rates should be based on published rates contained in current edition of the ITE Trip Generation Handbook, 10<sup>th</sup> Edition, and/or local data collected from similar uses.
3. Please include a “no-build” scenario based on Chicago Metropolitan Agency for Planning Year 2050 traffic projections, as well as any planned developments and/or improvement projects within the study area anticipated to occur within the project design horizon.
4. Analyze the traffic impacts using Synchro and/or Highway Capacity Manual software.
5. Recommend any intersection and/or access improvements, if necessary, to accommodate the project traffic flows both on and off site.
6. Tabulate the parking requirements of the proposed development in accordance with the Village of Willowbrook Zoning requirements.
7. Tabulate the parking requirements based on national “best practices,” using available ITE, Urban Land Institute and/or local data collected from similar uses, including a shared parking analysis based on the time-of-day distributions for the proposed mix of uses, as applicable.
8. Perform a review of the site plan components, including the adequacy of vehicular and pedestrian circulations and drive-thru stacking for the coffee-shop use, as well as stacking for the car wash. Provide recommendations to improve operations, if necessary.
9. Prepare an AutoTurn analysis for fire and refuse trucks. Also include larger deliveries, as appropriate, to serve the all uses of the development.
10. Prepare a traffic impact and parking summary report, including exhibits and tables, as necessary.