

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK
TO BE HELD ON WEDNESDAY, January 13, 2021 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: 840 3282 0560

Password: 079573

Written public comments can be submitted by no later than 6:00pm on
January 13, 2021 to planner@willowbrook.il.us.

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - December 16, 2020
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-01:
This hearing will be continued due to an incomplete
application. (Applicant: Hakim Yala of Panda Express, Inc.,
1683 Walnut Grove Avenue, Rosemead CA 91770. The property
owner is True North Energy, LLC, 10346 Brecksville Road,
Brecksville OH 44141.)
5. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-02:
Consideration of a petition to approve a variation from
Section 9-5B-3(D)4 to reduce the rear yard setback from thirty
feet (30') to twenty-five feet (25') and approval of a
variation from Section 9-5B-3(G) to increase the maximum FAR
from 0.30 to 0.39 to allow construction of a 1,081 square
foot addition to house an indoor swimming pool, and other
such relief from Title 9 of the Village Code necessary.

The applicant for this petition is Pete Baftiri (and Jain Bhagwan as property owner), 5S541 Radcliffe Road, Naperville, Illinois 60563.

A. PUBLIC HEARING

B. DISCUSSION/RECOMMENDATION

6. VISITOR'S BUSINESS

7. COMMUNICATIONS

8. ADJOURNMENT

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON
WEDNESDAY, DECEMBER 16, 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

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

2. ROLL CALL

Those physically present at VOW Police station were Chairman Kopp and Commissioner Soukup
Present Via Zoom at due to COVID -19 Pandemic were Commissioners Remkus, Kaczmarek,
Kaucky, Walec, Vice Chairman Wagner and Building Official Roy Giuntoli
Also, present Via Zoom were Planning Consultant Anne Choi and Lisa Shemroske from 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 – Regular Meeting, December 2,2020

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

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-12 : Consideration
of a petition to rezone the subject property from the R-1 Single Family Residence District
to the R-2 Single Family Residences District, and review and recommendation regarding
a Final Plat of Subdivision for 6544 Tennessee Avenue, Willowbrook, Illinois (minor
subdivision for a two residential lot subdivision) and approval of a written
recommendation regarding a Final Plat of Subdivision for 6544 Tennessee Avenue,
Willowbrook, Illinois (minor subdivision for a two residential lot subdivision). The
applicant proposes to subdivide the existing R-1 zoned single-family lot into two separate
R-2 zoned single -family lots.

- A. PUBLIC HEARING
Closed public hearing at 7:17 pm
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Commissioner Remkus and second by Vice Chairman Wagner and all-in favor

Based on the submitted petition and testimony provided, I move that the Plan Commission recommend to the Village Board to rezone the property located at 6544 Tennessee Avenue from R-1 zoning district to R-2 zoning district: that the Plan Commission has reviewed and recommends approval of the submitted written findings of fact for the standards of the variations sought from the Subdivision Regulations; that the Plan Commission has reviewed the Final Plat of Subdivision for the Pye's Resub division and recommends approval of a Final Plat of Subdivision bearing the latest revision date of December 7,2020, for PC 20-12 for the December 16,2020 Plan Commission meeting, subject to the conditions of approval and plans listed in the Staff Report prepared for PC 20-12 for the December 16,2020 Plan Commission meeting.

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

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS

None

6. COMMUNICATONS

Planner Choi updated the Commissioners that we have received two new plan application, and what we will be coming up at the January 13,2021 meeting.

Building Official Giuntoli brought up Dollar Tree coming to town.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup seconded by Commissioner Kaucky, to adjourn the meeting of the Plan Commission at the hour of 7:24p.m. all in favor

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

January 13,2021_____

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

12/16/2020

**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, DECEMBER 16, 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 16th day of December 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

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17 Staff Also Present:

18 Ann Choi - Planning Consultant

19 Roy Giuntoli - Building Official

1 CHAIRMAN KOPP: I call to order the special
2 meeting of the Plan Commission of the Village of
3 Willowbrook, and ask the Plan Commissioner Secretary to
4 call the role.

5 MS. SHEMROSKE: Commissioner Remkus?

6 MR. REMKUS: Here.

7 MS. SHEMROSKE: Commissioner Soukup?
8 Commissioner Kaczmarek?

9 MS. KACZMAREK: Here.

10 MS. SHEMROSKE: Commissioner Kaucky?

11 MR. KAUCKY: Here.

12 MS. SHEMROSKE: Commissioner Walec?

13 MR. WALEC: Here.

14 MS. SHEMROSKE: Vice Chairman Wagner?

15 MR. WAGNER: Here.

16 MS. SHEMROSKE: Chairman Kopp?

17 CHAIRMAN KOPP: Here.

18 MS. SHEMROSKE: Planner Ann Choi?

19 MS. CHOI: Present.

20 MS. SHEMROSKE: Building Official Roy
21 Giuntoli?

22 MR. GIUNTOLI: Present via Zoom.

23 MS. SHEMROSKE: And I'm Lisa Shemroske.

24 CHAIRMAN KOPP: All right. Next item on the

1 agenda is the Omnibus Vote Agenda. Would any of the
2 commissioner's like an item removed from the Omnibus
3 Vote Agenda? If not, will someone make a motion to
4 approve the Omnibus Vote Agenda?

5 MR. REMKUS: So moved.

6 CHAIRMAN KOPP: Anyone second?

7 MR. WALEC: Second.

8 CHAIRMAN KOPP: All in favor say, aye.

9 ALL: Aye.

10 CHAIRMAN KOPP: Those say neigh. So that
11 motion carries.

12 Next item on the agenda is Zoning Hearing
13 Case No. 20-12.

14 Let the record reflect that Mr. Soukup just
15 arrived.

16 MS. SHEMROSKE: Thank you.

17 CHAIRMAN KOPP: The purpose of this public
18 hearing shall be to consider a petition to rezone the
19 subject property from the R1 Single-Family Residence
20 District to a R2 Single-Family Residence District, and
21 review -- and recommendation regarding the final plat of
22 subdivision for a 6544 Tennessee Avenue in Willowbrook,
23 Illinois; and approval of the written recommendation
24 regarding the final plat of subdivision for 6544

1 Tennessee Avenue, Willowbrook Illinois, a minor
2 subdivision.

3 The final plat of subdivision will create
4 two lots suitable for single-family homes on property
5 with the address of 6544 Tennessee Avenue, Willowbrook,
6 Illinois. The applicants for this application are David
7 and Lisa Pye of 6544 Tennessee Avenue, Willowbrook,
8 Illinois.

9 A copy of this notice was published in the
10 November 26, 2020, edition of the Daily Newspaper.

11 Ann, would you like to speak on this matter?

12 MS. CHOI: Yes. Thank you, Chairman Kopp.

13 So currently the 1.36 acre subject property
14 is currently approved with a single-family home and it
15 has a detached garage. The parcel measures,
16 approximately, 181 feet by 326 feet, with a total
17 approximate area of 59,260 feet.

18 The petitioners and property owners are
19 David and Lisa Pye, and they propose to subdivide the
20 property into two buildable lots that comply with the
21 minimum lot requirements of the R2 Zoning District. The
22 two new lots will comply in all respects with the R2
23 Zoning District bulk regulations without any variations.

24 Lot one, the north lot, would measure

1 approximately, 100 feet by 326 feet; and lot two, the
2 south lot, would measure, approximately, 81 feet by
3 326 feet. A comparison of the R1 and R2 bulk standards
4 can be found on page four of staff report.

5 A right-of-way dedication on Tennessee
6 Avenue is required for the new Carrington Club
7 cul-de-sac, and is reflected in the final plat of
8 subdivision.

9 There was a regulatory wetland identified on
10 the subject property. The approximate location of the
11 wetland is indicated on Exhibit 4, in the solid green
12 lines. This consists of a small corner of a larger
13 wetland complex, extending to the west and north of the
14 property, and it's considered regulatory, so a 50 foot
15 buffer is present, and consists of tougher grass and
16 low-quality invasive species.

17 So the property owners submitted a wetland
18 delineation report which has been reviewed by the
19 Village engineer. Field confirmation of the findings
20 was conducted, and the conservation easement is set to
21 encompass the wetlands in addition to the required
22 buffer around it to prevent any impact to the wetland.

23 The Village engineer concurs with the report
24 findings and limits of the proposed wetlands and

1 conservation easement, and no further action is
2 required.

3 Pursuant to the subdivision regulations, the
4 proposed subdivision qualifies as a minor subdivision,
5 and can proceed directly to final plat approval without
6 a public hearing, but with Plan Commission review and
7 recommendation prior to Village Board consideration.
8 However, the rezoning of the property requires a public
9 hearing.

10 So consistent with the development patterns
11 for a new development to the north, no subdivision
12 approvement, such as curb, gutter and sidewalks or
13 street lights will be required with development on these
14 lots, as these would largely be inconsistent with the
15 other properties in the area. The comprehensive plan
16 designates Tennessee Avenue as a rural cross section
17 with no need for these improvements.

18 Staff has no objection to the proposed
19 rezoning and subdivision request. The request complies
20 with the guidelines set forth in the comprehensive plan
21 and other land development regulations. The request of
22 zoning and lot configurations should have no negative
23 impacts on surrounding land uses, and the newly proposed
24 lots will be similar to the typical lot sizes in this

1 neighborhood.

2 Should the Plan Commission wish to support
3 this request, staff recommends that the following
4 conditions be included:

5 The subdivider shall provide a mylar of the
6 final plat of subdivision with all required signatures
7 within 60 days of approval by the Village Board.

8 And the following variations from the
9 subdivision regulations by the Village Board should be
10 specifically included. Section 10-72C related to curb
11 and gutter drainage improvements should be waived.
12 Section 10-74A related to sidewalks should be waived,
13 and Section 10-74D related to street lights be waived.

14 Staff supports the proposed subdivision and
15 rezoning request, and a sample recommendation is on page
16 seven of the staff report for consideration; and that
17 concludes my report.

18 CHAIRMAN KOPP: All right. Do any of the
19 commissioner's have any questions of Ann on that
20 presentation?

21 MR. REMKUS: Yes, I do. This is Remkus. I
22 have a couple questions.

23 Why didn't this come under the R1A instead
24 of -- what was the reason for going with the R2? Is it

1 because of the location of the house on the property?

2 MS. CHOI: Well, directly north and to the
3 west of the property, surrounded by R2 zoning; also, the
4 interior lot -- the interior side yard setback would be
5 much less than what's required in the R1A.

6 So, for instance, the R1A is the same as R1.
7 They require a 10-foot or 15 percent of lot width for
8 the interior side yard setbacks, whereas the R2 would
9 require 8-and-a-half feet or 10 percent.

10 MR. REMKUS: Is it because of the location
11 of the house that went to R2?

12 MS. CHOI: Yes.

13 MR. REMKUS: Okay. So my other question is,
14 there is curb and gutter across the street; and I have
15 no problem with the -- allowing the no curb and gutter,
16 but it looks kind of awkward; you know, it looks kind of
17 not conforming with it, with curb and gutter on one side
18 and no curb and gutter on the other.

19 I like -- I know that we had approved the
20 country cross section to where no sidewalks, no curb and
21 gutter and stuff like that, and I like that. That's the
22 area that I live in, so I like that.

23 My question is, why didn't we require curb
24 and gutter on the other side, when it was a cross

1 section? I know that was a whole different thing, and I
2 think that was -- not a PUD, but with that development
3 over there of the zero lot line subdivision.

4 Shouldn't we have taken a look at that, to
5 not require the curb and gutter to keep with the whole
6 area there, to make it all conforming, to make it all
7 look like a rural cross section instead of now we have
8 this big gutter thing, curb and gutter over there, and
9 it doesn't conform with the rest of the area or the
10 street, and I think maybe that was a mistake on our
11 part, and, I mean, hindsight is always 20/20, but when
12 you drive over there and you look at things, it kind of
13 sticks out like a sore thumb.

14 MS. CHOI: I --

15 MR. REMKUS: It might be for future
16 consideration.

17 MS. CHOI: So the Carrington Club across the
18 street is actually part of the PUD, and I was not part
19 of that effort, but I can definitely go back and
20 research for you, the reasons why that might have been
21 required.

22 MR. REMKUS: Because, you know, when it
23 borders something that we designated as a rural cross
24 section, and then all of a sudden you see it -- and I

1 never paid any attention to that, because you're looking
2 at all the other things in that PUD, and I didn't pay
3 much attention, but when you drive over, and you look at
4 the property, all of a sudden it kind of sticks out and
5 it doesn't fit in with that rural cross section that we
6 were trying to create for these neighborhoods; and, I
7 mean, maybe shame on us, shame on me for not looking
8 closer at that, but I guess you don't realize it until
9 you see it, when you go and look at it. Maybe I should
10 drive up and down the streets a few more times.

11 MS. CHOI: I see Paul Garver, representing
12 the petitioners, raising your hand.

13 CHAIRMAN KOPP: Anyone that speaks for the
14 petitioner will need to be sworn in by the court
15 reporter.

16 (Whereupon, Paul Garver is duly
17 sworn.)

18 MR. GARVER: Paul Garver, I'm the attorney
19 for the sellers, or for the petitioners I should say.

20 Bill, I'm sorry -- and maybe I'm just
21 lagging behind, or maybe Google Street Maps is lagging
22 behind, but when I look at the property, and I look at
23 both sides of the street, I'm not seeing a curb.

24 MR. REMKUS: I don't know.

1 MR. GARVER: Am I missing something? I
2 don't --

3 MS. CHOI: Can I interject? I think, when I
4 was talking to the Village engineer -- and I'm trying to
5 jog my memory -- there is a bit of a curb right where
6 the emergency vehicle access is, coming off Tennessee
7 Avenue, but I believe that's only a short stretch, and
8 that was to prevent regular cars from using that
9 emergency vehicle access.

10 MR. GARVER: Yeah, because this is a
11 cul-de-sac, right? It comes down to a cul-de-sac.

12 Yep, I see a small section of curb that
13 might be -- I see where you're talking about, Ann. It's
14 really north of where the property is, and it just runs
15 that section. I don't know. I'm happy to share this
16 with everybody if it helps.

17 CHAIRMAN KOPP: I don't think I'd be
18 surprised if our vote is to require curb and gutter.

19 MR. GARVER: Okay. Yeah. I just wanted to
20 throw in there, when I'm looking at it, I don't see any
21 curb or gutter on either side, except for that little
22 20-foot section maybe, to block off the vehicle entry
23 that Ann was talking about. Thanks, guys.

24 MR. REMKUS: I'm against curb and gutter, so

1 I don't want to see the curb and gutter. I'm kind of
2 looking at that, when we were defining the real cross
3 section, that, why did we do that on the other side when
4 I think we could have done it in a better way, to more
5 reflect what the whole street looks like; and that was
6 more my question, not about requiring curb and gutter
7 for this particular development there, the splitting of
8 the lot.

9 MR. GARVER: Got it. Thanks.

10 MR. REMKUS: It's more of a thing for --
11 what I'm saying is, more of a thing for the staff and
12 for the commissioners to maybe look at when we're doing
13 this, that we need to kind of look at the whole street,
14 and be more conscious of what's going on around it; that
15 I just thought that section there kind of stuck out like
16 a sore thumb.

17 CHAIRMAN KOPP: So, actually, Mr. Garver,
18 now's the opportunity for you, or the applicants, if you
19 want to say anything about this petition.

20 MR. GARVER: Thanks for that. I mean,
21 it's -- first of all, I just want to thank Ann; she's
22 been great to work with, and I appreciate her input in
23 getting back to us on this. It's been a challenge
24 dealing with all of this stuff in 2020, as it's a

1 challenge dealing with everything in 2020 lately, so I
2 appreciate Ann helping out there.

3 This is really just a fairly simple
4 subdivision of a larger lot into two lots. I don't know
5 that there's much to add to what Ann said, but I
6 appreciate everybody's consideration.

7 CHAIRMAN KOPP: Do any of the commissioners
8 have any questions of the applicant or their attorney?

9 MR. SOUKUP: Could they build a house in
10 there?

11 CHAIRMAN KOPP: Oh, yeah.

12 MR. SOUKUP: Is it legal?

13 CHAIRMAN KOPP: Yes.

14 MR. SOUKUP: With all that water?

15 CHAIRMAN KOPP: No, the water is just here.

16 MR. REMKUS: Way at the back corner.

17 MR. SOUKUP: One of the neighbors living
18 there was talking about how much water there was, and if
19 she kept getting flooding and everything -- this was a
20 number of years back, that was brought up in this group.

21 CHAIRMAN KOPP: The new -- so the house is
22 on the lot that's slightly bigger. So the new lot, the
23 new house would be on this part, and the water is up
24 there.

1 MR. SOUKUP: There was talk of here, I
2 think. I don't know if you recognize it, but she was
3 complaining about the water there, if they were going to
4 do anything about it. I don't know.

5 MR. REMKUS: She was complaining about water
6 coming off of Bentley, through the Bentley Avenue area.
7 That's when we did that subdivision over on Bentley.
8 She was complaining about that, and she was going to get
9 more water from that, but all the necessary retention on
10 Bentley was met. I mean, the water's going to be there.
11 I mean, she always had water. The water's going to be
12 there tomorrow, and it's going to be there 100 years
13 from now, so we can't change that.

14 CHAIRMAN KOPP: Right. If you're talking
15 about the lady that used to show up every meeting about
16 ten years ago --

17 MR. SOUKUP: Yeah.

18 CHAIRMAN KOPP: -- she's several hundred
19 yards -- she's quite a distance from here. I know that
20 because I live just north of it.

21 MR. SOUKUP: That whole area is sort of wet.

22 CHAIRMAN KOPP: Yes, it is.

23 MR. REMKUS: It's a long story.

24 CHAIRMAN KOPP: Are there any members -- I

1 see there's some faces here and phone numbers I don't
2 recognize. Are there any members of the public that
3 have any questions of the applicant, their attorney, or
4 Ann, or the commissioners?

5 All right. I'm going to close the public
6 hearing for Zoning Hearing Case 20-12. We'll have our
7 discussion and recommendation.

8 This seems like a slam dunk to me. It fits
9 in perfectly with the neighborhood. They've
10 investigated the water issues, and have a plan for that,
11 and they have to comply with the county requirements
12 anyway. So this -- like I said, this seems like a slam
13 dunk to me.

14 Does anybody else have any thoughts before
15 we call it to a vote?

16 MR. WAGNER: I have a couple questions.

17 Isn't this the division between Darien and
18 Willowbrook, and that's why this cul-de-sac was put in
19 at one point in the past?

20 MS. CHOI: That's correct. It's actually
21 the last lot right on the boundary line of -- between
22 Willowbrook and Darien.

23 MR. WAGNER: Correct.

24 On the other side of the street there's a

1 sidewalk that seems to follow the cul-de-sac, and then
2 terminate, essentially, on the west side of the
3 cul-de-sac, and then heads south again? Am I correct on
4 that?

5 MS. CHOI: That's correct.

6 MR. WAGNER: And is there curb and gutter on
7 the cul-de-sac?

8 MS. CHOI: I don't believe there's any curb
9 and gutter on the cul-de-sac. Let me pull up an aerial.

10 MR. WAGNER: I looked up, on the satellite
11 image, and it's not accurate, it's not current, at least
12 on mine. So I couldn't tell, but it doesn't appear on
13 the Showmeg survey, it doesn't appear that there's any
14 curb on that street; and I guess my question further is,
15 if we're waiving some of the subdivision regs, are they
16 planting any trees, or do we have any requirement for
17 right-of-way trees?

18 MS. CHOI: We do not have any requirements
19 for parkway trees currently, and --

20 MR. REMKUS: There's a lot of trees already,
21 when you -- that was one of the reasons that we didn't
22 require that, if I can remember, going back, because in
23 most of the rural cross sections there is not -- there's
24 already trees in the parkway and stuff, and if you

1 look -- with the picture we're seeing now, you can see a
2 bunch of growth there. No matter how they are, some of
3 them are just old growth, kind of shrub trees, from
4 Boxelders to -- things like that.

5 MR. WAGNER: Thank you. I've answered my
6 questions.

7 CHAIRMAN KOPP: That picture must be in the
8 winter, because I occasionally walk down there, and it's
9 pretty. There's a lot of trees right at that --

10 MR. REMKUS: Pretty dense.

11 CHAIRMAN KOPP: -- right at that portion.

12 All right. If no one has anything else,
13 will someone make a motion, that based on the submitted
14 petition and testimony provided, I move that the Plan
15 Commission recommend to the Village Board to rezone the
16 property located at 6544 Tennessee Avenue from the R1
17 Zoning District to the R2 Zoning District; that the Plan
18 Commission has reviewed and recommends approval of the
19 submitted written findings of fact through the standards
20 of the variation sought from the subdivision
21 regulations; that the Plan Commission has reviewed the
22 final plat of subdivision for the Pye's re-subdivision,
23 and recommends approval of a final plat of subdivision
24 bearing the latest revision date of December 7, 2020,

1 for PC20-12 for the December 16, 2020, Plan Commission
2 meeting, subject to the conditions of approval and plans
3 listed in the staff report prepared for PC20-12 for the
4 December 16, 2020, Plan Commission meeting.

5 Will someone make that motion?

6 MR. REMKUS: Remkus so moved.

7 MR. WAGNER: Wagner second.

8 CHAIRMAN KOPP: I ask the Plan Commission
9 Secretary to call the vote.

10 MS. SHEMROSKE: Commissioner Remkus?

11 MR. REMKUS: Yes.

12 MS. SHEMROSKE: Commissioner Soukup?

13 MR. SOUKUP: Yes.

14 MS. SHEMROSKE: Commissioner Kaczmarek?

15 MS. KACZMAREK: Yes.

16 MS. SHEMROSKE: Commissioner Kaucky?

17 MS. KAUCKY: Yes.

18 MS. SHEMROSKE: Commissioner Walec?

19 MR. WALEC: Yes.

20 MS. SHEMROSKE: Vice Chairman Wagner?

21 MR. WAGNER: Yes.

22 MS. SHEMROSKE: And Chairman Kopp?

23 CHAIRMAN KOPP: Yes.

24 All right. So that's it for that item on

1 the agenda.

2 (WHICH WERE ALL THE PROCEEDINGS HAD.)

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1 STATE OF ILLINOIS)
2) SS:
3 COUNTY OF DUPAGE)
4

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

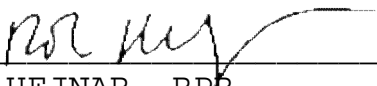
7 That prior to being examined, the witness in
8 the foregoing proceeding was by me duly sworn to testify
9 to the truth, the whole truth, and nothing but the
10 truth;

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

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

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

21 Dated: December 28, 2020

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





Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date: January 13, 2021

Prepared By: Ann Choi, Village Planning Consultant

Case Title: **Zoning Hearing Case No. 21-02: 6401 Meadow Lane Addition**

Applicant: Pete Baftiri as Applicant
55541 Radcliff Rd, Naperville IL 60563

And

Jain Bhagwan as Property Owner)
6401 Meadow Lane, Willowbrook IL 60527

Action Requested: Consideration of a petition to for approval of a variation from Section 9-5B-3(D)4 to reduce the rear yard setback from thirty feet (30') to twenty-five feet (25') and approval of a variation from Section 9-5B-3(G) to increase the maximum FAR from 0.30 to 0.39 to allow for the construction of a 1,081 square foot addition to house an indoor swimming pool, and other such relief from Title 9 of the Village Code as necessary.

Applicable Regulations: Zoning Ordinance

Location: 6401 Meadow Lane, Willowbrook IL 60527

PINs: 09-24-112-035

Existing Zoning: R-2 Single Family Residence District

Proposed Zoning: R-2 Single Family Residence District

Existing Land Use: Low Density Residential (1-4 du/acre)

Property Size: 0.28 acres

Surrounding Land Use:	Use	Zoning
North	Single Family Residential	R-2
South	Single Family Residential	R-2
East	Single Family Residential	R-2
West	Single Family Residential	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: Findings of Fact –Variations
- Attachment 2: Public Hearing Notice
- Attachment 3: Legal Description
- Attachment 4: Boundary and Topographic Survey – 1 sheet (Job. No. 1612705), dated 06/09/2016, prepared by Professional Land Surveying, Inc., and prepared for Koziol Engineering Services
- Attachment 5: Site Plan – 1 sheet, Sheet A1 (Job. No. 20-058), dated 09-21-20 and bearing the latest revision date of 9/23/2020, and prepared by Agama Design Architecture
- Attachment 6: Architectural Drawings – 4 sheets, Sheets A1, A-2, A-4, A-5 (Job. No. 20-058), dated 09-21-20, prepared by Agama Design Architecture
- Attachment 7: Site Engineering Plan – 1 sheet, Sheet A1 (Job. No. 20-058), bearing the latest revision date of 01/05/21, and prepared by Koziol Engineering Services
- Attachment 8: Engineer’s Review Letter (CBBEL), dated December 11, 2020

Background

Site Description

The 0.28-acre subject property is currently improved with a single-family home. The parcel measures approximately 85' by 146' with a total approximate lot area of 12,383 square feet. The parcel was platted in DuPage County as part of the Gallagher and Henry's Waterford Unit No. 2 Subdivision according to the plat recorded on November 9, 1978 as Document No. R78-108411 in DuPage County, Illinois. The subject property is zoned R-2 Single Family Residence District.

Exhibit 1: Map View of the Subdivisions

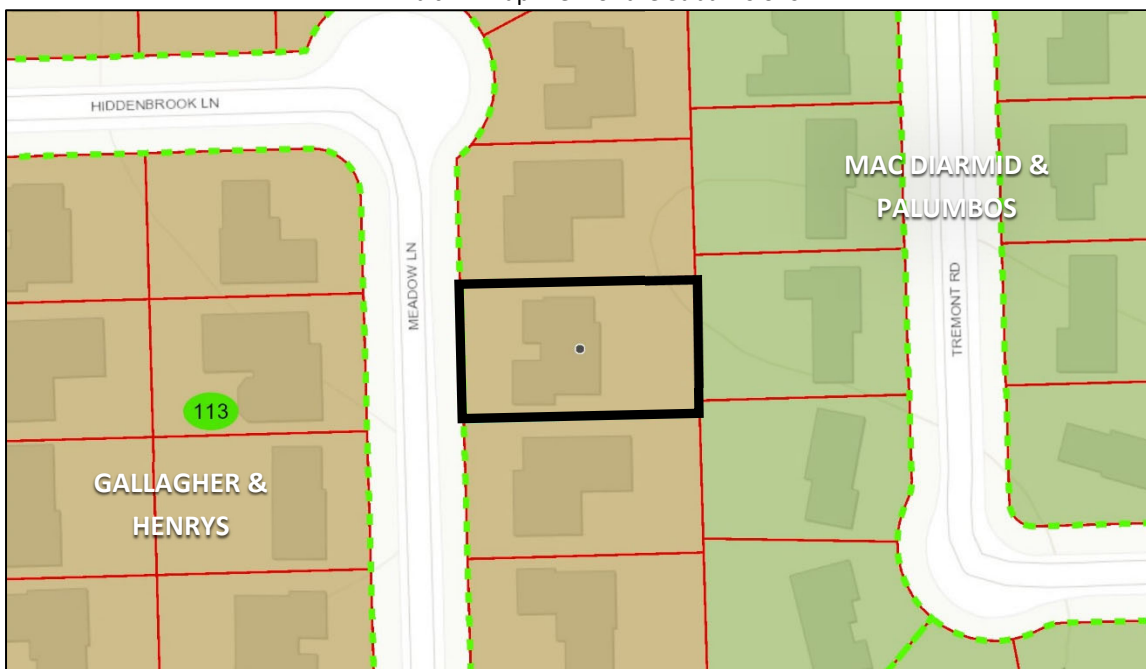


Exhibit 2: Aerial View of the Subject Property

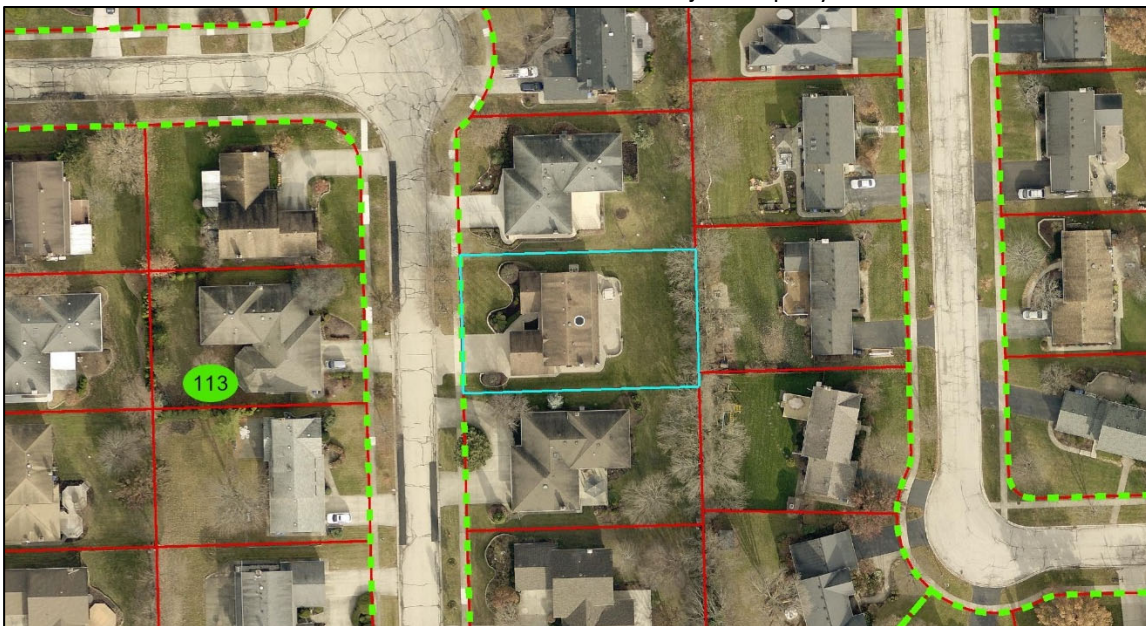




Exhibit 3: Zoning Map (R-2 Single Family Residence District)



Development Proposal

The petitioner, Pete Baftiri (“Applicant”), on behalf of the property owner, Jain Bhagwan, desires to construct a 26'-6" x 42'-10" addition off the rear exterior wall of the residence. The addition is proposed to a maximum height of twenty-one feet (21') and would house an indoor swimming pool for therapeutic purposes to serve its elderly residents. The construction of the addition of the size desired would encroach approximately five point fifty-four feet (5.54') into the required rear yard setback of the property and increase the allowable floor area. As such, the Applicant on behalf of the property owner, has applied for two variations from the rear yard setback and floor to area ratio (FAR) requirement within the R-2 Zoning District.

It should be noted that the public hearing notice that was sent to property owners within a 250-foot radius and was noticed in the December 24, 2020 edition of the Doings newspaper incorrectly stated that the variation for the reduce rear yard setback was 25 feet. **The correct variation for a reduced rear yard setback is 24.46 feet.**

Staff Analysis

Appropriateness of Use

Single-family detached homes are permitted uses in the R-2 district. The existing lot currently does not conform to current zoning regulations in terms of the required minimum lot area, lot width and lot depth under the R-2 Single Family District. The subject property is part of the Gallagher and Henry's Waterford Unit No. 2 Subdivision, platted in 1978, and the minimum requirements for lot area and lot depth may have been modified over the years. The minimum required lot depth according to current zoning regulations is 150 feet. The existing lot length along the subject property's north lot line measures 145.91 feet long and along the south lot line measures 146.02 feet long, indicating that the lot depth is deficient by a minimum of 3.98 feet to 4.09 feet. If the subject property had been platted to current zoning standards and complied with the minimum required lot depth requirement, the variation for the reduced rear yard setback would likely not be required, and only the variation for increased FAR would be needed.

The departures from the bulk regulations for the R-2 district are provided in the following chart:



Bulk Regulation	Code Section	Requirement	Proposed	% Variation
Min. Lot Area	9-5B-3(A)1	13,000 SF	12,377.75 SF	Existing Condition
Min. Lot Width	9-5B-3(B)1	75 feet	85 feet	Existing Condition
Min. Lot Depth	9-5B-3(C)	150 feet	145.91 feet	Existing Condition
Front Yard	9-5B-3(D)1	40 feet	< 40 feet but relief granted by Section 9-5B-3(D)5	Complies
Interior Side Yard	9-5B-3(D)2	8.5 feet	> 8.5 feet	Complies
Rear Yard Setback	9-5B-3(D)4	30 feet	24.46 feet	18.5%
Max. Lot Coverage	9-5B-3(E)	30%	27.59%	Complies
Max. Height	9-5B-3(F)	35 feet or 2 stories	21 feet	Complies
FAR	9-5B-3(G)	0.30	0.39	130%
Min. Habitable Area	9-5B-3(H)	900 SF on 1 st Floor	3,419 SF	Complies

Findings of Fact

Standards for Variations

Section 9-14-4(E) of the Willowbrook Zoning Ordinance establishes seven (7) standards that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the variations. A list of the variation standards are provided in **Attachment 1**, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

Staff Recommendation

Staff does not object to the requested variations to reduce the rear yard setback requirement and to increase the FAR to accommodate the proposed addition for an enclosed pool. Due to the current climate of Covid-19 and the unprecedented shutdown of many businesses including health clubs that are only able to provide limited services and access to its facilities, and the increased risks to the elderly population associated with congregating in public places, a hardship that was not previously contemplated, is present. The granting of these variations would allow the property owners, who are elderly, to benefit from the therapeutic purposes of a private indoor swimming pool.

Staff therefore recommends approval of the proposed variations from Title 9 of the Village Code for the subject property as legally described in **Attachment 3**, subject to the following conditions:

Recommended Conditions of Approval:

1. The applicant shall revise the Site Plan, included as **Attachment 5**, to reflect the correct variation to reduce the rear yard from twenty feet (25') to twenty-four point forty-six feet (24.46').
2. The variations granted shall only apply to the proposed addition to accommodate an indoor swimming pool. The proposed addition shall not be used as habitable space and/or non-recreational purposes, including, but not limited to, bedrooms, living room, kitchens, etc.
3. The variation shall be null and void if construction of the proposed use is not commenced and a certificate of completion is not granted within twelve (12) months of the date of any approval of the variation by the Village Board.

Planning staff would also recommend acceptance of the submitted written findings of fact in response to the standards of the variations from the zoning ordinance sought, which are included as **Attachment 1** of this report. If the Plan Commission concurs, the following sample recommendation is offered for consideration.



Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission approve and adopt the Findings of Fact made to the Standards for Variations outlined in the Staff Report for PC 21-02 for the January 13, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-5B-3(D)4 to reduce the rear yard setback requirement from 30 feet to 24.46 feet and approval of a variation from Section 9-5B-3(G) to increase the FAR requirement from 0.30 to 0.39 for the property located at 6401 Meadow Lane as outlined in the Staff Report dated for the January 13, 2021 Plan Commission meeting and as deliberated by the Plan Commission, subject to the recommended "Conditions of Approval" listed in the Staff Report prepared for PC 21-02 for the January 13, 2021 Plan Commission meeting.



Attachment 1

Findings of Fact and Standards For Variations (2 pages)

9-14-4(E): Standards for Variations

The Plan Commission shall not recommend and the Board of Trustees shall not grant variations from the regulation of this title unless affirmative findings of fact shall be made as to all of the standards hereinafter set forth, which findings of fact shall be based upon evidence adduced upon the hearing held thereon, that:

(A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.

Applicant Finding: The variance request does not seek a change in zoning and will retain the character of the zoning district. The request for variance is only for a minor allowance to the FAR so that a pool addition may be built for therapeutic purposes of its elderly residents. The addition is allowed, but a minor size variance is requested in order to accommodate the pool in an orientation that best suits the property lighting and privacy.

Staff Finding: The existing lot currently does not conform to current zoning regulations in terms of the required minimum lot area, lot width and lot depth under the R-2 Single Family District. The subject property is part of the Gallagher and Henry's Waterford Unit No. 2 Subdivision which was platted in 1978 and the minimum requirements for lot area and lot depth may have been modified over the years. The minimum required lot depth according to current zoning regulations is 150 feet. The existing lot length along the subject property's north lot line measures 145.91 feet long and along the south lot line measures 146.02 feet long, indicating that the lot depth is deficient by a minimum of 3.98 feet to 4.09 feet. If the subject property had been platted to current zoning standards and complied with the minimum required lot depth requirement, the variation for the reduced rear yard setback would likely not be required. Therefore, the existing conditions do not allow the property to be used to yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the R-2 zoning district.

(B) The proposed variation will not merely serve as a convenience to the applicant, but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.

Applicant Finding: The proposed variation is not merely for the convenience of the property owner, but rather, if granted, will allowed for a more appropriate orientation to the building that suits the property better. Thus, the regulations without variation would create a hardship to the owner and neighbors.

Staff Finding: The requested variations are necessary to alleviate an unusual hardship in making reasonable use of the property. The subject property is a sub-standard lot according to the current zoning regulations as the subject property does not meet the minimum lot area and lot depth requirements. If the subject property had been platted to current zoning standards and complied with the minimum required lot depth requirement, the variation for the reduced rear yard setback would likely not be required.



Additionally, a new wave of Covid-19 is surging across the state of Illinois and the nation and DuPage County has been operating under the Tier 3 Mitigation requirements under the Restore Illinois resurgence plan since November 20, 2020. Under the Tier 3 Resurgence Mitigations, health and fitness centers are not allowed to operate beyond a 25% capacity, no indoor group classes are permitted, and locker room areas are closed. The current health crisis and the increased risks to the elderly population associated with congregating in public places such as health clubs may be considered a demonstrable and unusual hardship.

- (C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.**

Applicant Finding: The hardship is not created by any person presently having a proprietary interest in the premises.

Staff Finding: The hardship to the applicant is created by the subject property's sub-standard lot depth that currently does not conform to current zoning regulations. The hardship can also be attributed to the current health crisis and its increased risk to the elderly population. The desire to use the rear yard for recreational purposes and the lack of access to adequate health facilities has not been created by any person having a propriety interest in the premises.

- (D) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.**

Applicant Finding: The variation will not be materially detrimental to the public welfare or injurious other properties.

Staff Finding: During the building permit review, a set of detailed grading plans will also be required and reviewed by the Village Engineer before a building permit is issued. These reviews will ensure compliance with required codes so that the proposed addition will not be detrimental to the public welfare nor injurious to other property or improvements in the neighborhood.

- (E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.**

Applicant Finding: Adjacent neighbors are far enough away that he proposed addition will not impact their light and air nor will it substantially increase traffic or the risk of fire.

Staff Finding: The proposed variations will not impair the supply of light and air to adjacent properties, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety. The height of the proposed one-story addition is 21 feet and is well below the permitted maximum height of 35 feet or two stories.

- (F) The proposed variation will not alter the essential character of the locality. (Ord. 77-O-4, 2-14-1977)**

Applicant Finding: The proposed variation will not alter the essential character of the locality. It is a construction that will enhance the area and fit the character of the neighborhood.

Staff Finding: The proposed variations will accommodate an indoor swimming pool and is consistent with single-family residential development and compatible with the development in the area.



(G) The proposed variation is in harmony with the spirit and intent of this title. (Ord. 97-O-05, 1-27-1997)

Applicant Finding: The proposed variation is in harmony with the spirit and intent of Title 9 of the Code.

Staff Finding: The conditions of approval will allow utilization of the rear yard solely for recreational and therapeutic purposes for its elderly residents and will result in a convenient and safe use of the property. The proposed variation is in harmony with the spirit and intent of Title 9 of the Code.



Attachment 2
Public Hearing Notice (3 pages)

NOTICE OF PUBLIC HEARING
ZONING HEARING CASE NO. 21-02

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 13th of January 2021 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 approval of a variation from Section 9-5B-3(D)4 to reduce the rear yard setback from thirty feet (30') to twenty-five feet (25') and approval of a variation from Section 9-5B-3(G) to increase the maximum FAR from 0.30 to 0.39 to allow construction of a 1,081 square foot addition to house an indoor swimming pool, and other such relief from Title 9 of the Village Code necessary, on the property legally described as follows:

LOT 176 IN GALLAGHER AND HENRY'S WATERFORD UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTH WEST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1978 AS DOCUMENT R78-108411, IN DUPAGE COUNTY ILLINOIS.

PIN: 09-24-112-035

ADDRESS: 6401 Meadow Lane, Willowbrook, Illinois 60527

The applicant for this petition is Pete Baftiri (and Jain Bhagwan as property owner), 5S541 Radcliffe Road, Naperville, Illinois 60563.

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 January 13, 2021 to 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 December 24, 2020 edition of *The Doings* Newspaper.

EQUAL HOUSING UNITIES

advertised in is subject to the Fair Housing Act, it is illegal to discriminate on the basis of race, religion, sex, marital status, or age in the sale, rental, or financing of housing. The Illinois Fair Housing Act prohibits discrimination on the basis of race, religion, sex, marital status, or age in the sale, rental, or financing of housing. The Illinois Fair Housing Act prohibits discrimination on the basis of race, religion, sex, marital status, or age in the sale, rental, or financing of housing.

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Legal Notices

Notice of Public Sale of Personal Property Metro Self Storage

Notice is hereby given that the undersigned self storage units will be sold at a public sale by competitive bidding, in their entirety to the highest bidder to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. The sale will be conducted under the guidance of Christopher Rosa (441.002059) on behalf of the facility's management. Units will be available for viewing and bidding five (5) days prior to the sale on www.StorageTreasures.com. The bidding will close on January 20, 2021 beginning at 9:30 AM. The terms of the sale will be cash only to the highest bidder. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner.

Metro Self Storage - 3220 West Touhy Ave, Skokie, IL 60076, 847-265-1006
Unit 763 Amado Guilarte.

Metro Self Storage - 2121 Shermer Road, Northbrook, IL 60062, 847-265-0200
Unit 568 Carl Dunham.

12/24, 12/31/2020 6840829

Notice of Public Sale

Notice is hereby given that the undersigned will sell, to satisfy lien of the owner, according to (770 ILCS 95) Self-Service Storage Facility Act, 1 at public sale by competitive bidding on www.storage-treasures.com, ending on, January 6, 2021 at 10:00am or after for units located at:

Compass Self Storage
3000 N River Rd.
River Grove, IL 60171

The personal goods stored thereunder by the following may include, but are not limited to: general household, furniture, boxes, clothes and appliances. Purchases must be made with cash only and paid at the time of sale. All goods are sold as is and must be removed at the time of purchase. Compass Self Storage reserves the right to refuse any bid. Sale is subject to adjournment.

Unit#	Tenants Name
1015	Angela F Roberts
163	Anha Hesse
124	Michael Jordan
365	Heier Lemus
461	Tramell Richard

12/17, 12/24/20 6834208

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Public Hearings

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 21-01

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 13th of January, 2021 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 approval of a special use permit for a fast food establishment and a special use permit for a drive-through in the B-2 Community Shopping District including certain variations from Title 9 of the Village Code. The applicant seeks to demolish the existing gas/service station and construct a one-story building and drive-through with associated site improvements on the property legally described as follows:

THE NORTH 170.0 FEET OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST RIGHT OF WAY OF STATE ROUTE 83, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 102.65 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET; THENCE SOUTH, ALONG A LINE PARALLEL WITH THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170 FEET; THENCE WEST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 256.24 FEET TO THE INTERSECTION OF SAID PARALLEL LINE WITH THE EAST RIGHT OF WAY OF SAID STATE ROUTE 83, WHICH POINT IS 102.45 FEET EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH, ALONG THE EAST RIGHT OF WAY LINE OF SAID STATE ROUTE 83, A DISTANCE OF 170.0 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-26-400-013

ADDRESS: 7505 S. Kingery Highway, Willowbrook IL 60527.

The applicant for this petition is Hakin Yala of Panda Express, Inc., 1683 Walnut Grove Avenue, Rosemead CA 91770. The property owner is True North Energy, LLC, 10346 Brecksville Road, Brecksville OH 44141.

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 January 13, 2021 to 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

12/24/2020 6839354

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Public Hearings

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 21-02

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

12/24/2020 6839375

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Public Notices

FLAGG CREEK WATER RECLAMATION DISTRICT 2021 BOARD MEETING SCHEDULE

All meetings are scheduled to start at 10:00 A.M. (CST) on the dates stated below at the District's main office located at 7001 North Frontage Road, Burr Ridge, Illinois 60527.

January 29, 2021 (Friday)
February 26, 2021 (Friday)
March 26, 2021 (Friday)
April 16, 2021 (Friday) - Budget Study Session
April 30, 2021 (Friday)
May 28, 2021 (Friday)
June 25, 2021 (Friday)
July 30, 2021 (Friday)
August 27, 2021 (Friday)
September 24, 2021 (Friday)
October 29, 2021 (Friday)
November 19, 2021 (Friday)
December 17, 2021 (Friday)

Any changes in meeting dates, times or location of the meeting will be published on the District's website, posted on the front door of the District's main office and published in the Hinsdale Doings per the Open Meeting Act requirements. This schedule was approved at the District's regularly scheduled Board meeting on September 25, 2020.
12/24/2020 6841716

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Attachment 3
Legal Description (1 page)

LOT 176 IN GALLAGHER AND HENRY'S WATERFORD UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1978 AS DOCUMENT R78-108411, IN DUPAGE COUNTY, ILLINOIS.

Property Address: 6401 Meadow Lane, Willowbrook, IL 60527

PIN #: 09-24-112-035

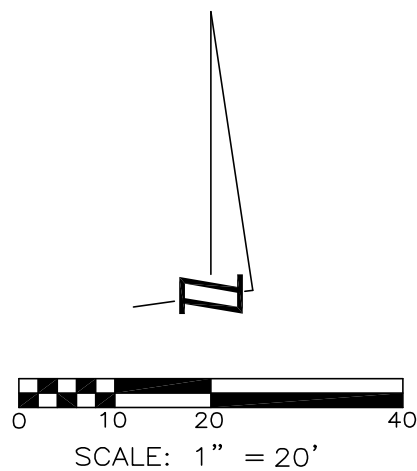


Attachment 4
Boundary and Topographic Survey (1 sheet)

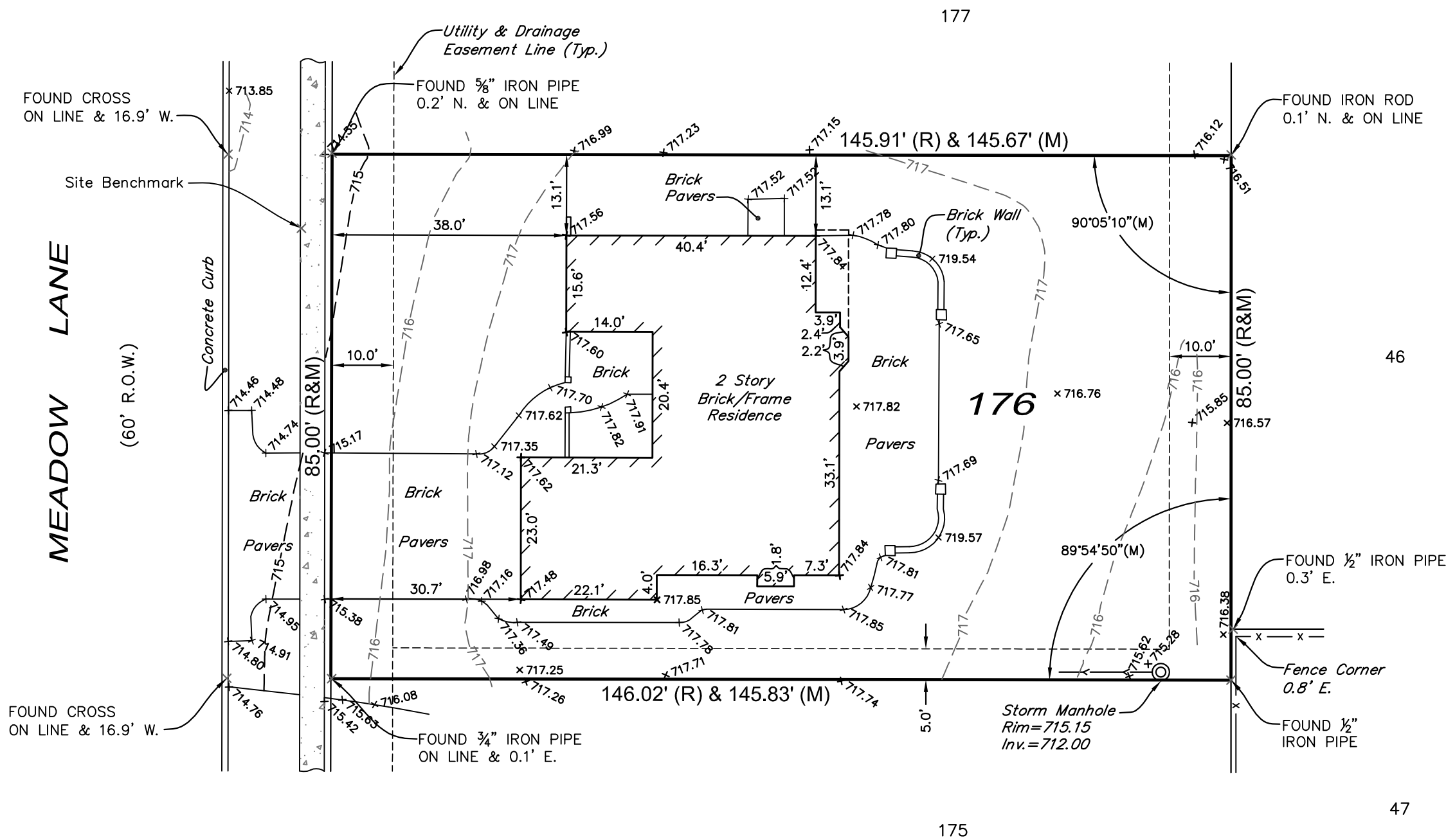
BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com



PERMANENT TAX INDEX NUMBER
09-24-112-035



BENCHMARK

DUPAGE COUNTY BM DK3296 - BRONZE DISK ON THE BASE OF A TRAFFIC SIGNAL LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET.

ELEVATION = 732.18 (NAVD 88)

PLSI 01 - NGS OPUS PID BDDM17: CUT CROSS IN TOP OF CURB AT NOSE OF NORTHERLY CURB ISLAND BETWEEN 3080 AND 3060 OGDEN AVE IN LISLE, ILLINOIS.

ELEVATION = 733.51 (NAVD 88)

SITE BENCHMARK:

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 12 FEET SOUTH OF NORTH LINE OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 714.64

LEGAL DESCRIPTION

LOT 176 IN GALLAGHER AND HENRY'S WATERFORD UNIT NO. 2, A SUBDIVISION OF PART OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 1978 AS DOCUMENT R78-108411, IN DUPAGE COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



PREPARED FOR: KOZIOL ENGINEERING
ADDRESS: 6401 MEADOW LANE, WILLOWBROOK, ILLINOIS
BOOK & PG: 97/36 DATE: 06/09/16 JOB NO.: 1612705
DRAWN BY: JLK CHECK BY: JHH
REVISED: _____

SYMBOL LEGEND

⊙ - MANHOLE
[CONCRETE SURFACE] - CONCRETE SURFACE
*** - FENCE LINE
xxx.xx - EXISTING ELEVATION

(R) - RECORD DATA
(M) - MEASURED DATA
—> - STORM SEWER
----- EXIST. CONTOURS

SURVEYED AREA: 12,389± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS ss
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.



FIELD WORK COMPLETED AND DATED
THIS 7TH DAY OF JUNE, 2016.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.



Attachment 5
Site Plan (1 sheet)



PROJECT: PROPOSED SWIMMING POOL ADDITION
6401 MEADOW LANE
WILLOWBROOK, IL 60527
CLIENT: A&E LUXURY HOMES
PHONE: 630-696-7431

JOB NO.: 20-058
DATE: 09-21-20

SHEET TITLE
POOL HOUSE
SITE PLAN

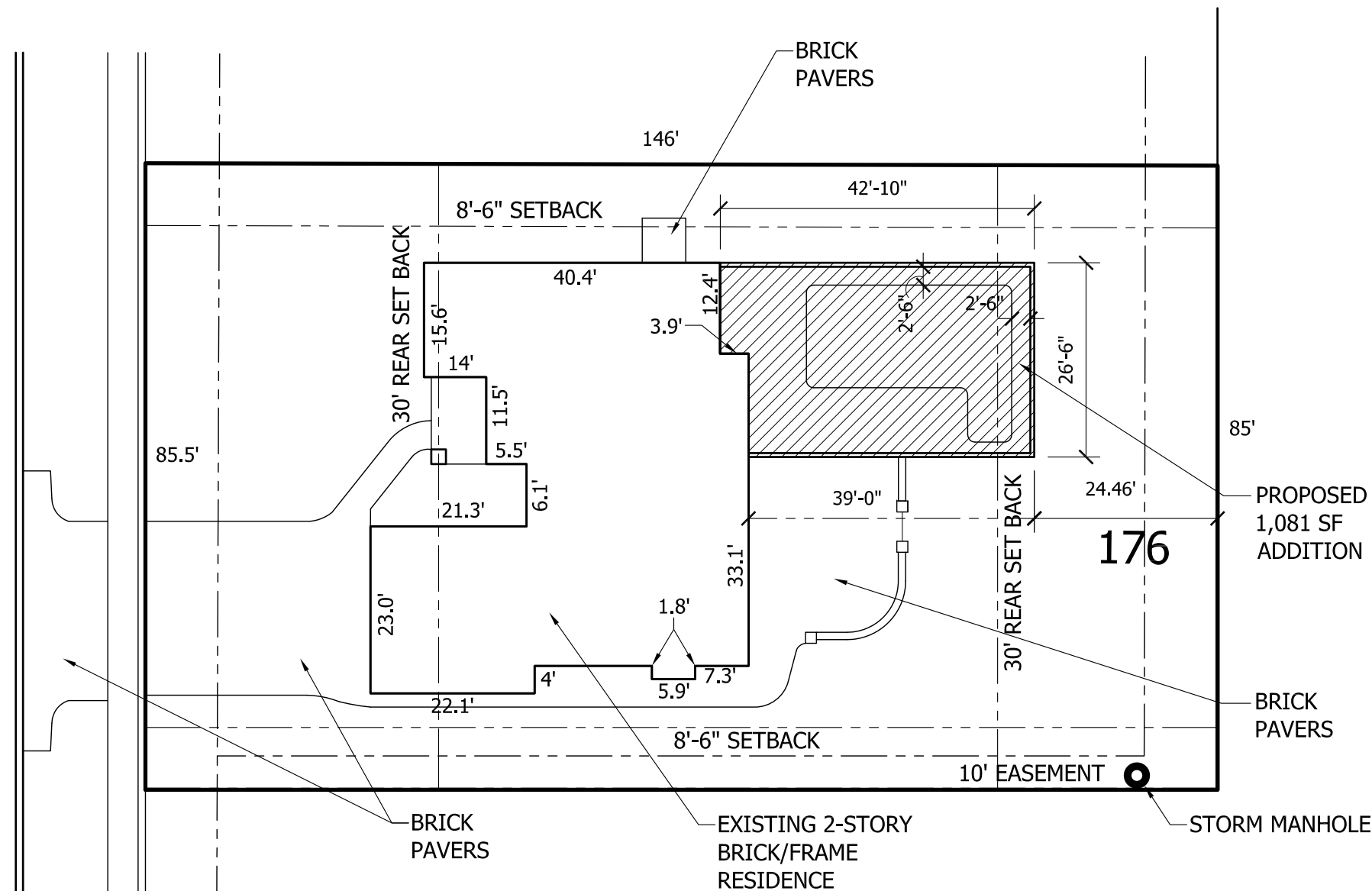
SHEET NUMBER

A1

SITE INFORMATION	
ZONING CODE =	R2
LOT AREA =	12,388.75
MAX. ALLOWABLE LOT COVERAGE =	30%
EXISTING HOUSE AND GARAGE FOOTPRINT =	2,338 SF
PROPOSED ADDITION FOOTPRINT =	1,081 SF
TOTAL LOT COVERAGE =	3,419 SF
PROPOSED LOT COVERAGE =	27.59%
MAXIMUM F.A.R. =	0.30
MAX. AREA ALLOWED=	3,717 S.F.
EXIST. 1ST FLOOR =	2,338 S.F.
EXIST. 2ND FLOOR =	1,446 S.F.
TOTAL EXISTING AREA =	3,784 S.F.
ADDITION AREA =	1,081 S.F.
TOTAL AREA =	4,865 S.F.
REQUESTED VARIANCE	1,148 S.F.
<u>IMPERVIOUS AREAS</u>	
SIDEWALK AND PORCH =	1,646 SF
BUILDING LOT COVERAGE =	2,761 SF
TOTAL IMPERVIOS AREA =	4,407 SF
<u>SETBACK REQUIREMENTS</u>	
MIN. FRONT YARD=	40'
MIN. INTERIOR SIDE YARD =	8.5'/10%
MIN. EXTERIOR SIDE YARD =	40'
MIN. REAR YARD =	30'
<u>SETBACK REQUESTED CHANGE</u>	
REAR YARD	25'

1ST STORY ADDITION
POOL ADDITION
TOTAL: 1,081 S.F.

MEADOW LANE



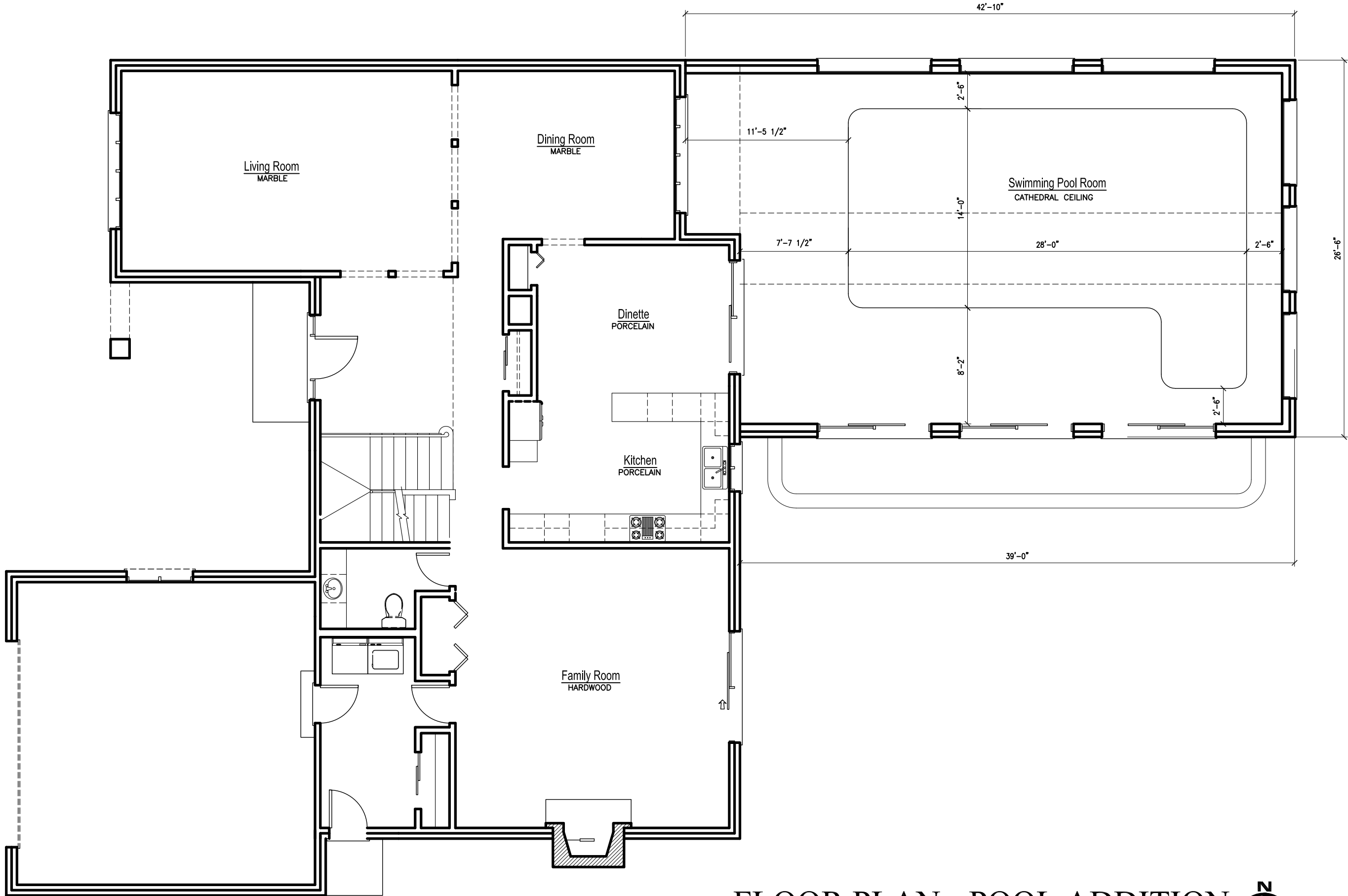
- NOTES:
1. AN UPDATED TOPOGRAPHY AND PLAT OF SURVEY WILL BE REQUIRED PRIOR TO SCHEDULING FINAL INSPECTIONS
 2. A TEMPORARY PERIMETER CONSTRUCTION FENCE WILL BE NEEDED THRUOUT THE PROJECT UNTIL THE ADDITIONS ARE SECURED. AN ORANGE SNOW FENCE WITH METALLIC STANCHIONS IS ACCEPTABLE

SITE PLAN - 6401 MEADOW LANE, WILLOWBROOK, IL





Attachment 6
Architectural Drawings (4 sheets)



THESE DRAWINGS, INCLUDING ALL DESIGNS, DETAILS, SPECIFICATIONS AND INFORMATION, ARE THE SOLE PROPERTY AND COPYRIGHT OF AGAMA DESIGNS AND ARE FOR USE ON THIS SPECIFIC PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK WITHOUT THE AGREEMENT AND WRITTEN PERMISSION OF AGAMA DESIGNS



PROJECT: **PROPOSED SWIMMING POOL ADDITION**
6401 MEADOW LANE
WILLOWBROOK, IL 60527
CLIENT: **A&E LUXURY HOMES**
PHONE: 630-696-7431

JOB NO.: 20-058
DATE: 09-21-20

SHEET TITLE
SWIMMING POOL FLOOR PLAN

SHEET NUMBER

A1

FLOOR PLAN - POOL ADDITION



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REAR ELEVATION - EAST

PROJECT:
PROPOSED SWIMING POOL ADDITION
6401 MEADOW LANE
WILLOWBROOK, IL 60527
CLIENT:
A&E LUXURY HOMES
PHONE: 630-696-7431

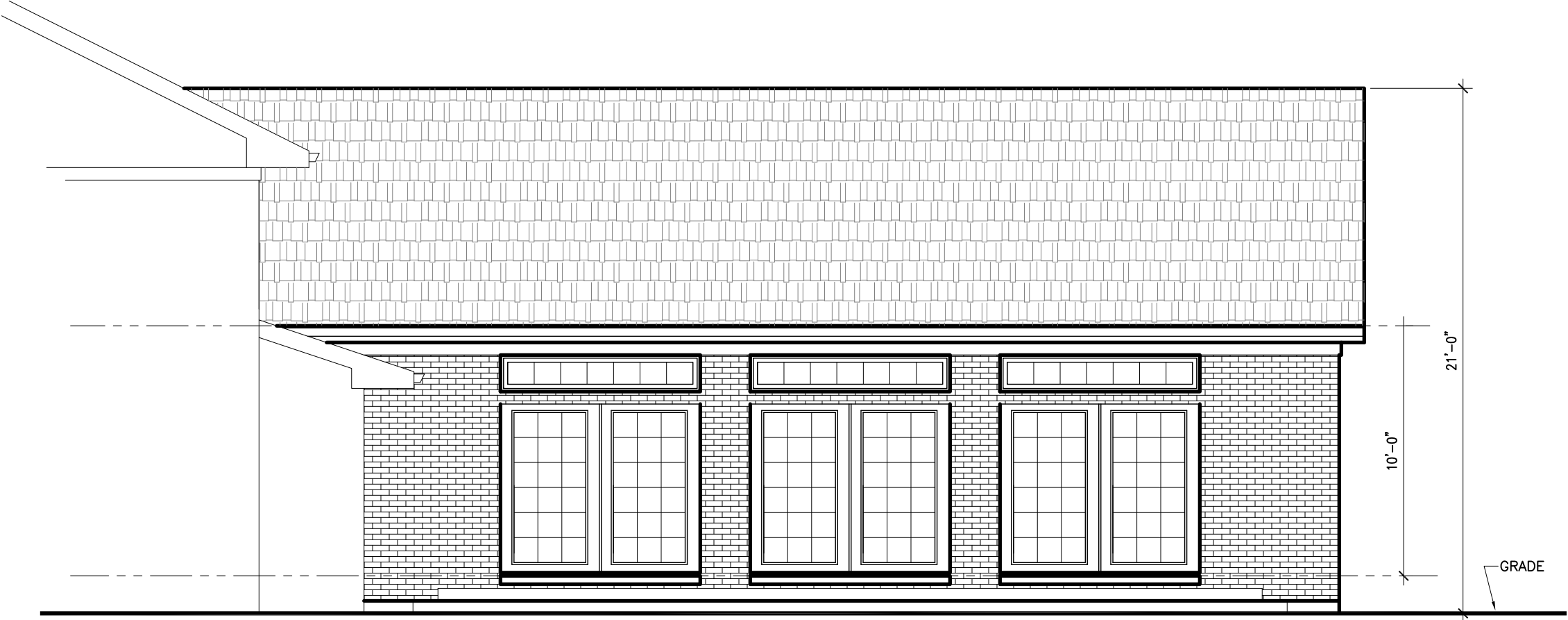
JOB NO.: 20-058
DATE: 09-21-20

SHEET TITLE
POOL HOUSE
REAR ELEVATION

SHEET NUMBER

A2

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RIGHT SIDE ELEVATION - SOUTH

PROJECT: PROPOSED SWIMMING POOL ADDITION
6401 MEADOW LANE
WILLOWBROOK, IL 60527
CLIENT: A&E LUXURY HOMES
PHONE: 630-696-7431

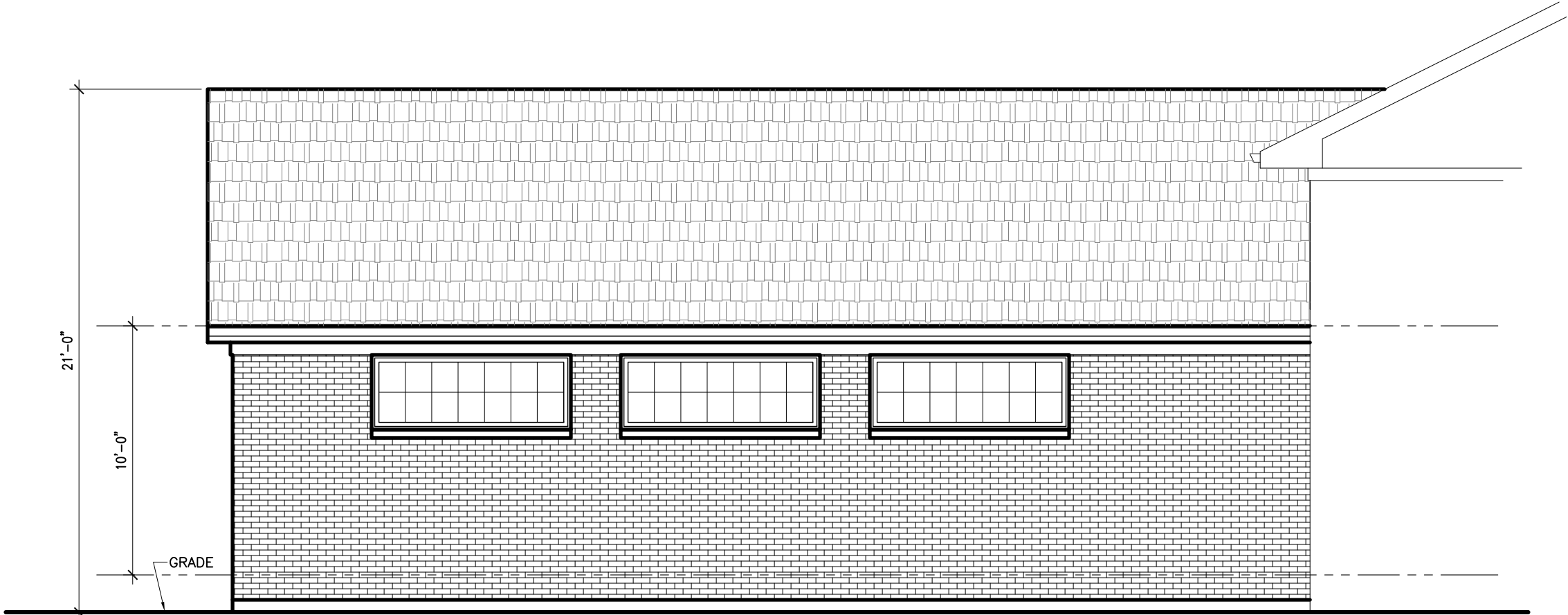
JOB NO.: 20-058
DATE: 09-21-20

SHEET TITLE
POOL HOUSE
RIGHT SIDE ELEVATION

SHEET NUMBER

A4

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LEFT SIDE ELEVATION - NORTH

PROJECT:
PROPOSED SWIMMING POOL ADDITION
6401 MEADOW LANE
WILLOWBROOK, IL 60527
CLIENT:
A&E LUXURY HOMES
PHONE: 630-696-7431

JOB NO.: 20-058
DATE: 09-21-20

SHEET TITLE
POOL HOUSE
LEFT SIDE ELEVATION

SHEET NUMBER

A5



Attachment 7
Engineering Drawings (1 sheet)



Attachment 8
Engineer's Review Letter (1 page)



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

December 11, 2020

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 6401 Meadow Lane – Home Addition
(CBBEL Project No. 900144 LR295)

Dear Ann:

As requested, I have reviewed the Pool House Site Plan and supporting documents for the above property prepared by Agama Design Architecture and dated September 21, 2020. You had also provided previous grading plans from a proposed addition in 2016 which was never constructed. My review was with respect to the requested zoning variation only and is not for building permit or final approval. The project consists of an approximately 41.5' by 26.5' home addition to house an indoor swimming pool. The 1100 square foot addition is less than the threshold to trigger stormwater improvements and does not encroach into easements on the lot. We have no objection, from an engineering standpoint, to a variation being granted. Please note that if the variation is granted, the building permit application should include a grading plan prepared by a licensed professional engineer

If you have any questions, please do not hesitate to contact me.

Sincerely,

Daniel L. Lynch, PE, CFM
Head, Municipal Engineering Department

Cc Roy Giuntoli – Village of Willowbrook