

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MAY 5, 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: 821 4691 3179

Password: 311315

Written public comments can be submitted by no later than 6:00pm on May 5, 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 - April 21, 2021

PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-05: Consideration of a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code. The Applicant for this petition is Icon Building

Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, Willowbrook IL 60527.

- A. PUBLIC HEARING**
- B. DISCUSSION/RECOMMENDATION**

- 4. VISITOR'S BUSINESS**
- 5. COMMUNICATIONS**
- 6. ADJOURNMENT**

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, APRIL 21,2021 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 7:01p.m.

2. ROLL CALL

Those physically present at VOW Police station were Vice Chairman Wagner
Present Via Zoom COVID -19 Pandemic were Chairman Kopp, Commissioners Kaczmarek, Kaucky, Walec, and Building Official Roy Giuntoli

Also, present Via Zoom were Planning Consultant Anne Choi and Recording Secretary Lisa Shemroske from the Village Hall

ABSENT: Commissioner Remkus and Soukup

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting March 3,2021

MOTION: Made by Vice Chairman Wagner seconded by Commissioner Walec approve the Omnibus Vote Agenda as presented.

Roll Call Votes AYES: Commissioner Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-01:

Consideration of a petition requesting 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, 2,300 square foot building and drive-through with associated on- and off- site improvements. The Applicant is 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.

A. PUBLIC HEARING

B. DISCUSSION/RECOMMENDATION

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Planning Consultant Choi presented the project and explained that the Plan Commission last saw concepts for the subject property at their February 3, 2021 meeting. The Applicant had since submitted an amended application due to two reasons. The first reason was that the previously proposed location for the driveway on Route 83 was located too close to an existing Red Light Running (RLR) camera. The second reason was that the Route 83 driveway was within the right-of-way area in front of 7535 Kingery Highway (Red Roof Inn), the neighbor to the south. Planning Consultant Choi stated that these two reasons required some changes to the previously proposed site plan. A new public hearing was also required since the number of requested variations increased from thirteen (13) to fourteen (14) and changed the requested relief on three other variations.

Planning Consultant Choi highlighted the following changes to the site plan:

1. The 75th Street curb cut has been shifted twenty to twenty-five feet (20'-25') to the east.
2. The Route 83 curb cut has been shifted further to the south.
3. A cross access driveway has been proposed between the subject property and the property to the south (Red Roof Inn).
4. The proposed building has shifted to the east lightly (0.2 feet).
5. The interior parking spaces were reconfigured resulting in the loss of two (2) parking spaces from forty-six (46) parking spaces to forty-four (44) parking spaces.

Planning Consultant Choi explained that a review letter issued by IDOT on January 28, 2021 was received by planning staff on the date of the last public hearing on February 3, 2021. The IDOT review letter noted that the previously proposed driveway on Route 83 encroached within the right-of-way area in front of the Red Roof Inn property to the south. IDOT required that the Applicant provide a Lot Line Agreement with Red Roof Inn or shift the proposed Route 83 driveway to the north so that no part of the driveway, including the flares of the curb, were in the right-of-way area in front of Red Roof Inn. IDOT noted that an existing RLR was located in the previously proposed driveway.

Planning Consultant Choi indicated that the Applicant provided a revised site plan that included changes to the Route 83 driveway that was shifted further to the south to avoid impacts to the existing RLR camera. Planning Consultant Choi also stated that Village staff confirmed with the RLR camera vendor that the proposed location of the driveway would not require the RLR camera to be moved and that there would be no impacts to revenue for the Village. Planning Consultant Choi informed the Plan Commission that the revised site plan was reviewed with Red Roof Inn and a Lot Line Agreement and Cross Access Easement Agreement were executed by both parties, and currently under review by the Village attorney.

Planning Consultant Choi explained that the cross-access driveway was negotiated with Red Roof Inn in exchange for the Lot Line Agreement. Cross access would improve the on-site circulation on the Red Roof Inn property. Currently, Red Roof Inn's only vehicular access from Route 83 is via the Target property to the south. Cross access between the two properties

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would provide direct access to 75th Street. Planning Consultant Choi pointed out that those wishing to travel westbound on 75th Street would require vehicles to cross into the Target property to the south, make a right-turn onto Route 83 and then make an immediate maneuver into the left-turn lanes by crossing two lanes of traffic on Route 83 to make the left turn onto 75th Street. Planning Consultant Choi also noted that the cross-access drive would act as a “frontage road” along the west side of both the subject property and the Red Roof Inn property and would help minimize impacts and conflicts on the adjacent roadway network.

Planning Consultant Choi concluded her presentation by stating that planning staff does not object to the proposed special use request for a fast-food establishment with drive-through, that the building meets the user’s needs, and the proposed site improvements create an improved situation than what exists on the subject property today even though variations are required.

Chairman Kopp asked the Plan Commissioners if they had any questions of the Applicant or of Planning Consultant Choi.

Commissioner Kaucky asked Planning Consultant Choi if the route of traffic could be highlighted from the cross-access driveway for Red Roof Inn customers to get to the 75th Street exit. Planning Consultant Choi highlighted the route of traffic on the site plan. Commissioner Kaucky asked if cars would be able to make a left turn onto 75th Street. Planning Consultant Choi referred to the Traffic Control Plan and noted that as proposed, vehicles would be restricted to making a right-turn only onto 75th Street. A stop sign and right-turn only sign were proposed at the 75th Street driveway. Planning Consultant Choi asked if someone from the Applicant’s team could confirm that this would be restricted to right-turn only.

Mr. Styck, the Applicant’s engineer, confirmed that the restriction to right-turn only was one of the first traffic review comments from the Village traffic consultant. Otherwise, vehicles would be crossing two lanes of eastbound traffic and into three additional westbound lanes of traffic.

Commissioner Kaucky then asked if on-site signage such as “TO 75TH STREET, EAST-BOUND ONLY” or something to that effect that directs patrons to 75th Street from the cross-access driveway would be provided on the Red Roof Inn property. Planning Consultant Choi responded that she did not believe there was any signage of that nature proposed on the Red Roof Inn site but if the Plan Commission would like to recommend such signage, then this can be added as a condition of approval. Commissioner Kaucky pointed out that if patrons wanted to go eastbound on 75th Street they would need to use the cross access, but if patrons wished to go westbound on 75th Street, they would need to use the cross access shared with the Target property. Commissioner Kaucky noted that if patrons wanted to go westbound on 75th Street, they would drive through the Wingren Plaza and turnaround within the shopping center to travel westbound on 75th Street due to the right-out only restriction.

Commissioner Wagner stated that it would seem appropriate for hotel patrons using the cross-access driveway between the subject property and the Red Roof Inn property to have the ability

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to turn left when exiting onto 75th Street. Planning Consultant Choi concurred and pointed out that vehicles who wish to make a left turn onto 75th Street would be making that left turn regardless of the right-out only restriction. Commissioner Wagner agreed.

Mr. Maurides, attorney for the Applicant, indicated that for many years, vehicles wishing to go westbound on 75th Street have crossed the traffic on Route 83 and worked their way over to the left-turn signal since this was the only option they have had. Mr. Maurides pointed out that currently the subject property provides two existing curb cuts on 75th Street and there are no restrictions on making a left turn. The Applicant therefore moved the driveway further away from the intersection and closed the westernmost curb cut. This would allow vehicles who are entering the site from 75th Street to enter directly into the parking area, provides additional stacking for the drive-through, and for those vehicles coming from Red Roof Inn would have access to eastbound 75th Street so they were not caught up at the traffic light on northbound Route 83. Mr. Maurides clarified that Red Roof Inn requested the cross-access driveway so their customers could go eastbound, not westbound, onto 75th Street. Mr. Maurides agreed it might be a good idea to add a sign that notifies patrons of the access to 75th Street at the mouth of the driveway on the Red Roof Inn property but indicated that this is Red Roof Inn's private property, and it should be left up to Red Roof Inn if they wanted to add this sign as the Applicant could not add signs onto the Red Roof Inn property. If the Plan Commission asked the Applicant to add directional signs onto the subject property, the Applicant was open to that.

Commissioner Wagner clarified his earlier statement that he did not want to put any type of restriction for those wishing to make a left turn onto 75th Street and suggested to remove any signs that restricted movement to eastbound only. Mr. Maurides believed that most hotel patrons would be exiting in the mornings and did not know what the traffic would be like during this time but stated that the Applicant would be amenable to removing or keeping the eastbound only restriction.

Commissioner Kaucky reiterated that he preferred that patrons have the ability to make a left and right-turn onto the 75th Street driveway. Mr. Maurides stated that the left-turn movement has functioned in this way for twenty-five years.

Chairman Kopp asked the Applicant if they wished to make a presentation. Mr. Maurides stated that Panda Express is a family-owned and operated business with over 2,300 restaurants around the world in eleven different countries and in 1,100 hundred different cities, with over 40,000 employees. The Applicant is requesting fourteen variations because the subject property is a substandard lot in the B-2 zoning district, and many of the variations for setbacks have been in existence since the Shell gas station. The project is requesting a couple of new variations. Mr. Maurides highlighted the changes: the parking count went down from forty-six (46) to forty-four (44) cars, and other than that there were some requests from staff enhanced landscaping. Mr. Maurides pointed out that the Plan Commission recommended unanimous approval on the previous site plan and no significant changes were made since the last Plan Commission meeting. The existing use is a dilapidated Shell gas station at the corner and the project is

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hoping to go in there and clean it up. Mr. Maurides indicated that he believes they have all the easements necessary from Red Roof Inn which were sent to the Village.

Chairman Kopp asked the Applicant if they were okay with the twenty (20) recommended conditions of approval listed in the staff report. Mr. Maurides pointed stated that Planning consultant Choi separated Condition Nos. 18 and 19 for the requirement of the recording two different easements. One is the Cross Access Easement Agreement and the other is the Plat of Easement. Mr. Maurides stated that the way the documents were drafted, the Plat of Easement was attached to the Cross Access Agreement as an exhibit so both would be recorded simultaneously and are not two separate agreements.

The Plan Commission did not have any further questions. No questions were posed by the public. Chairman Kopp closed the public comment period and opened the discussion between the Plan Commissioners.

Plan Commission Discussion

Chairman Kopp expressed support in favor of the project and agreed with the other Plan Commissioners on making the exit onto 75th Street go both directions (left-turn/right-turn out).

Planning Consultant Choi asked the Plan Commission to clarify Commissioner Kaucky's comment about the addition of directional on-site signage on the Red Roof Inn property to direct hotel patrons to the 75th Street exit. Chairman Kopp responded that he personally liked Mr. Maurides' suggestion that Red Roof Inn should decide if their patrons would need on-site directional signage. Commissioner Kaucky agreed.

The following motion made by Kaucky was seconded by Wagner and approved unanimously, a 5-0 roll call vote of the members present:

MOTION: The following motion made by Commissioner Kaucky and second by Vice Chairman Wager

I move that the Plan Commission approve and adopt the Findings of Fact submitted in response to the Standards for Special Use Permits and Standards for Variations outlined in Attachments 3 and 4, respectively, of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a special use for a fast food establishment with a drive-through, including the list of variations as outlined in the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting, and as deliberated by the Plan Commission, according to the plans listed in the Staff Report for PC 21-01 for the April 21, 2021 Plan Commission meeting, and subject to the following conditions, and as modified below:

Conditions of Approval:

1. Improvements shall be in substantial compliance with all plans described in Attachment 2 of the staff report prepared for PC 21-01 except as may be modified in response to compliance with Village Codes or conditions recommended by the Plan Commission and as approved by the Village.
2. The special use permit shall be null and void if construction for the proposed use is not commenced within eighteen (18) months of the date of any approval of the special use by the Village Board.
3. Approved signage is limited to two hundred ninety square feet (290 SF) of signage including one monument sign and four wall signs in substantial conformance with the sign package included in Attachment 2 of the staff report.
4. The Landscape Plan shall be revised, resubmitted, and approved by the Village in compliance with Village Codes prior to final zoning approval from the Village Board.
5. Plans shall be revised prior to being considered by the Village Board in compliance with the planning comments outlined in Attachment 7 of the staff report prepared for PC 21-01 for the April 21, 2021 Plan Commission meeting.
6. The trash enclosure shall be constructed to look like masonry and shall appear similar to the color and style of the building.
7. All landscaped areas shall be constructed, and landscape material installed prior to the issuance of any permanent occupancy permit for the subject realty, or such earlier time, as is reasonably practical.
8. The Red Maple tree (or any other tree proposed in that location) located to the northeast of the cross-access drive shall be maintained so that its leaves and/or foliage are higher than three and five tenths' feet (3.5') from grade to maintain the sight distances at the proposed access driveway on Kingery Highway and 75th Street and internal site intersections.
9. A separate sign permit shall be obtained for the proposed building signage, pursuant to the Village Code.
10. Construction on the subject realty is subject to the issuance of building permits, which shall not be authorized by the Village until the Applicant submits an executed "Traffic and Regulation Enforcement Agreement" attached hereto as Attachment 6, together with satisfactory evidence to the Village that the subject realty was conveyed by the current property owner (True North Energy LLC) to the Applicant (Panda Express, Inc.).
11. Prior to the issuance of any site/civil engineering/grading and or new building permits, the Applicant shall obtain approval of the site plan for the subject realty by the Illinois Department of Transportation (IDOT) relative to access to Route 83.
12. A permit is required from IDOT prior to any work in the IL Route 83 right of way.
13. A permit is required from the Du Page County Public Works Department for the sanitary sewer connection.

14. Prior to the start of construction, the Applicant shall file a Notice of Intent with the Illinois Environmental Protection Agency (IEPA).
15. Prior to issuance of a building permit, the Applicant shall provide the Village with a letter of No Further Remediation (NFR) from the IEPA.
16. Prior to issuance of a building permit, the Village will require a Plat of Easement to grant access to the B-Box at the building. This can be a 10-foot-wide non-exclusive easement over the water service from 75th Street to the building.
17. Prior to issuance of a building permit, the Applicant shall provide a roadway impact statement from Du Page County Department of Transportation (DuDOT) for the 75th Street driveway.
18. Prior to issuance of a building permit, the Applicant shall enter, and record, a cross access agreement with the property owner of 7535 Kingery Highway (Red Roof Inn) in a form to be approved by the Village Attorney.
19. Prior to issuance of a building permit, the Applicant shall record a Plat of Easement granting cross access between the subject property and the property to the south (7535 Kingery Highway) in a form acceptable to the Village.
20. All plans and documents shall be revised and resubmitted as required by Village staff and the Plan Commission as indicated in the staff report or as discussed during the April 21, 2021 meeting and approved by staff prior to being forwarded to the Village Board for final consideration.

Added by the Plan Commission at the April 21, 2021 Plan Commission meeting (public hearing):

1. Condition Nos. 18 and 19 can be accomplished through one agreement.
2. The Plan Commission recommends that the exit onto 75th Street should be allowed to go both directions.

Roll call votes: AYES: Commissioners Kaczmarek, Kaucky, Walec, Vice Chairman Wanger and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS

Planner Choi informed the Commissioners that the project at 735 Plainfield Road was denied at the Village Board meeting. April 12,2021pud denied. Developer is looking at other options. Reason, too many things on the site, and traffic and too many waivers that they brought up. May 5, 2021 Public Hearing is on a minor sub-division request.

7. ADJOURNMENT

MOTION: Made by Commissioner Walec seconded by Vice Chairman Wagner to adjourn the meeting of the Plan Commission at the hour of 7:30 p.m.

Roll call votes AYES: Commissioners, Kaczmarek, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

May 5,2021

Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

5/4/2021

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

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

WEDNESDAY, APRIL 21, 2021

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 21st day of April 2021, 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.

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3 APPEARANCES:

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5 Daniel Kopp - Chairman

6 John Wagner - Vice-Chairman

7 Lisa Shemroske - Recording Secretary

8 Maciej Walec - Member

9 Catherine Kaczmarek - Member

10 Leonard Kaucky - Member

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18 Staff Also Present:

19 Ann Choi - Planning Consultant

20 Roy Giuntoli - Building Official and interim acting
21 Secretary

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5 CHAIRMAN KOPP: I open up the special
6 meeting of the Plan Commission of the Village of
7 Willowbrook, and ask the Plan Commission Secretary to
8 call the role.

9 MS. SHEMROSKE: Commissioner Remkus?
10 Commissioner Soukup? Commissioner Kaczmarek?

11 MS. KACZMAREK: Here.

12 MS. SHEMROSKE: Commissioner Kaucky?

13 MR. KAUCKY: Here.

14 MS. SHEMROSKE: Commissioner Walec?

15 MR. WALEC: Here.

16 MS. SHEMROSKE: Vice Chairman Wagner?

17 MR. WAGNER: Here.

18 MS. SHEMROSKE: And Chairman Kopp?

19 CHAIRMAN KOPP: Here.

20 MS. SHEMROSKE: Planner Ann Choi?

21 MS. CHOI: Present via Zoom.

22 MS. SHEMROSKE: Building Official Roy

1 Giuntoli?

2 MR. GIUNTOLI: Present via Zoom.

3 MS. SHEMROSKE: And I'm Recording Secretary
4 Lisa Shemroske.

5 CHAIRMAN KOPP: I want to announce that, due
6 to the COVID 19 pandemic, we are utilizing a conference
7 call for this meeting.

8 Next item on the agenda for the
9 commissioners is the omnibus vote agenda. Would any of
10 the commissioners like an item removed from the omnibus
11 vote agenda? If not, would someone make a motion to
12 approve the omnibus vote agenda?

13 MR. WAGNER: So moved, Wagner.

14 MR. WALEC: Walec, second.

15 CHAIRMAN KOPP: All right. Next item --

16 MS. SHEMROSKE: Excuse me, Dan, do we have
17 to do a role call each time?

18 CHAIRMAN KOPP: I'm sorry, you're right. He
19 did tell us that. Thank you for reminding me.

20 MS. SHEMROSKE: That everybody approves?

21 Commissioner Kaczmarek, do you approve? All
22 in favor?

1 MS. KACZMAREK: Yes, even though I wasn't in
2 attendance.

3 MS. SHEMROSKE: Correct. Okay.
4 Commissioner Kaucky?

5 MR. KAUCKY: Yes.

6 MS. SHEMROSKE: Commissioner Walec?

7 MR. WALEC: Yes.

8 MS. SHEMROSKE: Vice Chairman Wagner?

9 MR. WAGNER: Yes.

10 MS. SHEMROSKE: And Chairman Kopp?

11 CHAIRMAN KOPP: Yes.

12 MS. SHEMROSKE: All in favor. Okay.

13 CHAIRMAN KOPP: Next item on the agenda is
14 Zoning Hearing Case 21-01, consideration of a petition
15 requesting approval of a special use permit for a
16 fast-food establishment, and a special use permit for a
17 drive-through in the B2 community shopping district,
18 including certain variations from Title 9 of the Village
19 Code. The applicant seeks to demolish the existing
20 gas/service station, construct a one-story 2,300 square
21 foot building and drive-through with associated
22 on-and-off site improvements.

1 The applicant is Hakim Yala of Panda Express
2 of Rosemead, California. The property owner is True
3 North Energy of Brecksville Ohio, and notice of this
4 public meeting was published -- I don't have that in
5 front of me.

6 MS. SHEMROSKE: I thought I gave that in
7 that folder.

8 CHAIRMAN KOPP: You probably did.

9 MS. SHEMROSKE: Oh, I'm sorry.

10 CHAIRMAN KOPP: I'll come back to that when
11 we find it, or when I find it.

12 Ann, would you like to make your
13 presentation?

14 MS. CHOI: So it was published in the
15 April 5th Edition of the Chicago Sun Times Newspaper.

16 CHAIRMAN KOPP: Great.

17 MS. SHEMROSKE: Thank you.

18 MS. CHOI: All right. So I'm going to,
19 actually, share my screen, and let me know if everyone
20 can see the screen.

21 So, thank you, Chairman Kopp. The
22 petitioner, again, is requesting approval of this

1 special use permit, including certain relief from Title
2 9 of the Village Code, to demolish the existing Shell
3 Gas Station, and replace it with the construction of a
4 one-story, 2,300 square foot fast-food establishment
5 with associated drive-through and on-and-off site
6 improvements.

7 The proposed single-story building is
8 situated towards the northwest portion of the subject
9 property, and will require several variations because
10 the building will not meet required setbacks, minimum
11 required lot area for the proposed uses, and certain
12 landscape requirements.

13 The property is a total of one acre, located
14 at the southwest corner of Route 83 and 75th Street.
15 Property is zoned B2 community shopping, and is
16 surrounded by the Willowbrook Wingren Shopping Center to
17 the north, Potbelly's Restaurant to the west,
18 Willowbrook Wingren -- I'm sorry, Willowbrook Key Light
19 Manufacturing to the east, and the Red Roof Inn to the
20 south.

21 So this may look very familiar, because the
22 Plan Commission last saw concepts for this site back at

1 their February 3rd, 2021, meeting; and the reason for
2 why we're back here, is that there was an amended
3 application that was submitted.

4 There were two major issues identified with
5 the previous site plan. The first issue, since the last
6 review, was that an existing red light camera was
7 located too close to the proposed Route 83 driveway.
8 The red light camera is right here. I'm going to switch
9 over to another exhibit, and just highlight the changes
10 that were made.

11 So what you see in the red dot is the
12 previous site plan that the Plan Commission made a
13 recommendation on. There was an existing red light
14 camera that was within the proposed driveway, and then
15 the Village did not wish to relocate this red light
16 camera.

17 The second issue was that the Route 83 curb
18 cut within the right-of-way area of the property to the
19 south, here and here, it was within the right-of-way
20 area of Red Roof Inn, which IDOT would not approve
21 without a lot-line agreement in place with that property
22 owner.

1 So these two issues necessitated some
2 changes to the site plan, which will be discussed in
3 greater length; but, in short, these issues required a
4 new public hearing, because the variations increased
5 from 13 to 14, and change the request of relief on three
6 other variations.

7 So, as you can see on the following PDFs,
8 the major changes to this site plan include -- and this
9 was the site plan that was previously recommended for
10 approval. The 75th curb cut has been shifted further to
11 the east. This was the previous site plan. This is the
12 new site plan, and the Route 83 curb cut has been
13 shifted further to the south. This is the old plan
14 again. This is the new plan, and a cross-access
15 driveway has been established between the subject
16 property and the property to the south.

1 So just, first, some background, and I
2 believe we did touch upon this at the last public
3 hearing. There was a review letter issued by IDOT on
4 January 28th. It was received by the Village on the
5 date of the public hearing, which was February 3rd,
6 2021, and this is included as attachment eight of the
7 Staff Report.

8 IDOT noted that the previously proposed curb
9 cut on Route 83 encroached within the right-of-way area
10 in front of the Red Roof Inn property. IDOT required
11 that the applicant provide a lot-line agreement with Red
12 Roof Inn, or shift the proposed driveway on Route 83 to
13 the north, so that no part of the proposed driveway,
14 including the flares of the curbs, were within that
15 right-of-way in front of Red Roof Inn. IDOT also noted
16 that there was a red light running camera located in the
17 previously proposed driveway on Route 83.

18 So the applicant provided a revised site
19 plan that included changes to the driveway. It was
20 shifted south, as mentioned previously, to avoid impacts
21 to the camera. Village staff confirmed with the camera
22 vendor, that the proposed location of the driveway would

1 not require that camera to be moved, and there would be
2 no impacts to revenue for Willowbrook.

3 The revised site plan was also reviewed with
4 Red Roof Inn, and Red Roof Inn was agreeable to the
5 lot-line agreement; and in exchange, requested that
6 Panda Express provide cross access between the two lots
7 to improve the on-site circulation on the hotel
8 property. So let me pull up a map. I'm just going to
9 look at the issues, why that cross access was requested
10 by Red Roof Inn.

11 So, currently -- this is Red Roof Inn here,
12 as you know, and this is the existing Shell Gas Station.
13 Red Roof Inn's only vehicular access is -- from
14 Route 83, is via the Target parcel to the south. A
15 cross access between Red Roof Inn and Panda Express
16 would provide Red Roof Inn patrons direct access to 75th
17 Street, through here, through the site. For those
18 wishing, currently, to travel westbound on 75th Street
19 from the hotel property, this would require vehicles to
20 cross the Target property to the south, make an
21 immediate right, and then cross two lanes of traffic to
22 make that left onto 75th Street.

1 The cross access drive would act as a
2 frontage road -- let me go back to the site plan here --
3 and this would help minimize conflicts and impacts on
4 the adjacent roadway network. The response from Red
5 Roof Inn has been positive, and it appears full
6 cooperation is achieved.

7 The Village has required that, as part of
8 the special use permit approval, the applicant shall
9 enter into record a cross-access agreement with the
10 property owner of 7535 Kingery Highway, in a form to be
11 approved by the Village attorney. Also, there's a
12 condition that, prior to issuance of a building permit,
13 the applicant shall record a Plat of Easement granting
14 cross access between the subject property and Red Roof
15 Inn.

16 So both parties have executed a lot-line
17 agreement and a cross-access easement agreement. That
18 was received today by the Village, and it's -- they're
19 both currently under review by the Village attorney; and
20 the Village also received an email from Panda --
21 today -- or the Panda team today, that indicated IDOT's
22 confirmation, that IDOT does not have an issue with the

1 proposed driveway layout, the geometry, or the lot-line
2 agreement.

3 So that, basically, summarizes all of the
4 changes made since the last site plan was reviewed.

5 Staff does not have any objections to the proposed
6 special use for this fast-food establishment with a
7 drive-through. The building meets the users' needs,
8 site improvements create an improved situation that
9 would exist there today, and staff would also recommend
10 acceptance of the written findings of fact in response
11 to the standards for special use permits and standards
12 for variations, which are included as attachments three
13 and four of this report.

14 So a sample motion can be found on pages 16
15 and 17 of the Staff Report, and that concludes my
16 presentation. I am here for any questions, as well as
17 the applicant's team.

18 CHAIRMAN KOPP: Do any of the commissioners
19 have any questions for Ann about her presentation?

20 MR. KAUCKY: Yes -- this is Len Kaucky -- I
21 do.

22 Ann, if you could, with your mouse, can you

1 show me, on your diagram that you have there, the route
2 of traffic for that special access for the Red Roof Inn
3 customers to get to the 75th Street -- where is that --

4 MS. CHOI: Right. Can you see the mouse
5 arrow?

6 MR. KAUCKY: Yes.

7 MS. CHOI: So there is a north arrow going
8 up that way, and then the southbound arrow. So you
9 would either come in from the parking here, or you would
10 come from this driveway here. So you would go
11 northbound, you would make a right, and then you could
12 either turn here, or you could turn here, and go
13 straight out on to 75th Street.

14 MR. KAUCKY: And where the arrow's now,
15 they're allowed to make a left-hand turn there then?

16 MS. CHOI: Yes.

17 MR. KAUCKY: And I'm assuming, all along the
18 route, is there going to be a sign saying, "To 75th
19 Street," or how does that work, or will it be obvious?

20 MS. CHOI: Let me pull up the traffic plan.

21 Okay. So towards the end of your packet --
22 and it says, "Traffic Plan Sheet DX-02." Let me try to

1 find it on here, my apologies. Let me just go through
2 this really quickly. Here we go.

3 So there's, actually, a stop sign proposed
4 in the traffic control plan. Sorry, it looks like
5 there's a right-turn only on there. I'm not sure if
6 someone from the applicant's team can state if this is
7 restricted to right-turn only.

8 MR. STYCK: This is Brian Styck with Atwell.

9 I think that was one of the first traffic
10 review comments from the Village traffic reviewer, was
11 to make that a right-turn only. There's -- otherwise,
12 they would be turning across two lanes of traffic, and
13 into three more lanes, which that would be a left turn,
14 a straight turn, and a right turn.

15 CHAIRMAN KOPP: I'm sorry to interrupt. We
16 should have had you sworn in before you testified.

17 (Whereupon, Brian Styck is duly
18 sworn.)

19 MR. STYCK: Thank you.

20 MS. CHOI: Okay. Then that was my mistake,
21 then. I think those are restricted to right-turn only.

22 MR. KAUCKY: I guess, my question is, if I'm

1 a Red Roof patron, and I want to go to 75th Street, and
2 I elect to take that driveway that you had just shown us
3 with your mouse, is it going to say, "To 75th Street,
4 eastbound only," or something to that effect, so they
5 know?

6 MS. CHOI: I don't believe we had any of
7 that type of signage on there.

8 MR. KAUCKY: I see. Okay. I was just
9 curious, that's all.

10 MS. CHOI: But if the Plan Commission thinks
11 that's a good idea, we can always add that as a
12 condition of approval here at the hearing.

13 MR. KAUCKY: It sounds to me that that's the
14 only route that they can go, and it will only be
15 eastbound on 75th. Now, if they want to go westbound,
16 they'll have to use the other drive that we mentioned.
17 You know what I'm saying?

18 MS. CHOI: Yes.

19 MR. KAUCKY: What you're going to have, is
20 people going in that Wingren Plaza, pulling in there,
21 and turning around -- you know what I'm saying? -- if
22 they want to go west on 75th Street. I live right

1 there, so I know exactly how this is going to work. I
2 can tell, you know.

3 MR. WAGNER: It seems to me that the
4 discussion earlier was that it was a dangerous move to
5 leave the Red Roof Inn property, to cross many lanes
6 across 83 to go westbound on 75th Street. It seems to
7 me that if we're going to have this cross access for Red
8 Roof Inn, to go through the property, to exit onto 75th
9 Street, it would be appropriate for them to be allowed
10 to turn left, to exit onto 75th Street in a westbound
11 manner.

12 MS. CHOI: Yes, and I feel as if people who
13 really wanted to make that left turn, would be making
14 that left turn regardless of -- if it was restricted.

15 MR. WAGNER: I would agree with that.

16 MR. MAURIDES: Commissioner Wagner?

17 MR. WAGNER: Yes.

18 MR. MAURIDES: My name's George Maurides.
19 We spoke with you last time. I'm the attorney for the
20 Group, and --

21 COMMISSIONER WAGNER: Yes, sir.

22 MR. MAURIDES: It's pretty obvious, that for

1 years, and years, and years, people going westbound on
2 75th Street out of Red Roof Inn have crossed the traffic
3 and worked their way over with a turn signal. That's
4 the only way they've had to go. And, also, as far as
5 the gas station goes, on 75th Street, there were two
6 curb cuts, and there was no restrictions on people
7 leaving and going left out of the gas station.

8 So what we did was, we moved it a little bit
9 further away from the intersection; this one here,
10 closed the other entranceway here, so that people can --
11 first of all, have -- when they're coming in, they can
12 run into a parking aisle; and, secondly, it gets
13 additional stacking that won't stack up on the site;
14 and, thirdly, it gave people coming out of Red Roof
15 Inn -- and I think the reason they wanted it was more
16 for people going eastbound, so they didn't have to slug
17 through the traffic light there on their way out,
18 because I think, for years -- like I said, the only way
19 they had to go westbound was to exit down there by
20 Target, which everybody from Target leaves that exit,
21 and goes north, and then cuts left if they want to go
22 left.

1 THE REPORTER: So at this time I will swear
2 in anyone who intends on speaking. Raise your right
3 hand.

4 (Whereupon, George Maurides is duly
5 sworn.)

6 MR. MAURIDES: From this drawing, it ensures
7 one driveway with Target down here at the bottom, and
8 anybody leaving Red Roof Inn has to use that driveway;
9 and I think the main -- I think the main reason Red Roof
10 Inn -- they were the ones who requested this cross
11 access, not us; and the reason they wanted it, was they
12 wanted an easier way for their people to go to the east,
13 not to go to the west. They may end up that they'll go
14 to the west, because it's not prohibited, and nothing in
15 the traffic studies, from anybody, indicated that it
16 should be, but I really think that that's what their
17 thought process was, and that's why, when we went to
18 them to ask for the lot--line agreement, they said, "Oh,
19 by the way, can we get cross access easement," and we
20 said, "Fine, let's design something," which is what we
21 did, and then we gave it back to staff, and they looked
22 through it, and nobody raised that issue.

1 I would think that it would be a smart idea,
2 if I owned the Red Roof Inn, to put a sign there that
3 says, "Exit to 75th Street," right at the mouth of that
4 easement, but that's up to them. That's their property.
5 We can't put signs on their property.

6 If you wanted us to put directional signs on
7 our property, we could do that.

8 MR. WAGNER: This is Vice Chairman Wagner.
9 Maybe I wasn't clear. I was not suggesting that there
10 was any restriction along the -- Route 83 at all.

11 MR. MAURIDES: Right.

12 MR. WAGNER: I was questioning whether there
13 should be a left hand out of the 75th Street entrance,
14 to turn left, to go west on 75th Street, because the
15 drawing suggested it was right-turn out only eastbound.
16 I would think it would be something that people will do
17 anyway, and I also think it's a safer move for people to
18 come out of a Red Roof Inn.

19 So I would suggest we remove the sign that
20 says eastbound only. That was my question.

21 MR. MAURIDES: Brian, do you know how that
22 sign got put on there? Was that a suggestion from the

1 Village traffic engineer or what?

2 MR. STYCK: I thought it was. I was looking
3 through the -- while we were discussing it, I was trying
4 to find out where that came from, because I thought it
5 was feedback from the traffic reviewer, why that was
6 added.

7 MR. MAURIDES: I think we're amenable either
8 way. Like I said, these entranceways here, on 75th
9 Street, have functioned as a left and a right turn for
10 as long as that gas station's been there, since 1994. I
11 don't know, personally, because I don't live there, how
12 much traffic there is.

13 I don't think most people from the Red Roof
14 Inn are going to be leaving in the morning. You know,
15 you go to a hotel, you get up, check out 10, 11 o'clock,
16 and then you exit. I don't know what the traffic is
17 like on 75th then, but if you wanted to have a
18 restriction to right only, we could do that, or if you
19 wanted it unrestricted, we could do that.

20 CHAIRMAN KOPP: Okay.

21 MR. MAURIDES: Ann, do you know where that
22 suggestion for that sign came?

1 MS. CHOI: I would have to go back through
2 all the planning review letters.

3 MR. MAURIDES: We could do it either way,
4 and I think we were just trying to do what the traffic
5 consultants wanted, David Hamilton.

6 CHAIRMAN KOPP: Okay. Any other
7 commissioners have any questions; or Commissioner
8 Kaucky, or Vice Chairman Wagner, are you satisfied with
9 the responses?

10 MR. KAUCKY: This is Commissioner Kaucky. I
11 do like the idea of it not being defined as a right
12 only. Like, let them turn left or right. That's my
13 opinion.

14 MR. MAURIDES: That's fine with us.

15 MR. KAUCKY: That's my opinion, so.

16 CHAIRMAN KOPP: All right.

17 MR. MAURIDES: It functioned that way for
18 25 years.

19 MR. KAUCKY: Right.

20 CHAIRMAN KOPP: So for the applicant, do you
21 have anything that you want to -- do you have anything
22 you want to present? You don't have to, but, of course,

1 you have the opportunity.

2 MR. MAURIDES: Well, we gave a presentation
3 last time, and I gave you the background on the company.
4 I don't know if anybody remembers it, but as Chairman
5 Kopp said, this company is based in Rosemead,
6 California. It's a family-owned and operated business.
7 They have 2,300 restaurants around the world, in 11
8 different countries, and 1,100 different cities. They
9 have about 40,000 employees.

10 This site has a lot of variations that are
11 required because it's a substandard lot in the B2 zoning
12 district, and most of these variations, and setbacks and
13 everything, were already in place because of the gas
14 station that was on there, with the canopy, and, so,
15 these variations have been in existence for a long time.

16 A couple new ones that had changed from the
17 last time is, the parking count went from 46 to 42; and
18 other than that, there's been some requests from staff
19 for some beefed up landscaping which we've put on this
20 site also, but I don't know if you recall, the last time
21 you recommended this unanimously, and we don't think
22 there's anything to really change. It's a good use for

1 this corner, which is kind of a dilapidated, old Shell
2 Gas Station, so we're hoping to go in there and clean it
3 up; and we've gotten, I think, all of the easements that
4 are necessary from Red Roof Inn, and they've been -- and
5 I think signed copies were sent to Ann, so we're ready
6 to go.

7 CHAIRMAN KOPP: And, so, in the Staff
8 Report, there were conditions. They had 20 conditions.
9 Is the applicant okay with those conditions?

10 MR. MAURIDES: Yes, the other thing I would
11 point out to you is, she separated them in -- and I
12 think they're items 18 and 19 -- the recording of two
13 different easements. One is the Cross-Access Easement
14 Agreement, and the other one is the Plat of Easement;
15 and the way the documents were drafted, the Plat of
16 Easement was attached to the Cross-Access Agreement as
17 an exhibit. So there's -- they'll both be recorded
18 simultaneously. It's not two separate agreements.

19 CHAIRMAN KOPP: All right. Understood.

20 So do any of the commissioners have any
21 questions of the applicant?

22 All right. Are there any members of the

1 public that have questions of either the Village staff
2 or the applicant?

3 All right. With that being said -- not
4 being said, I close the public hearing on Zoning Hearing
5 case 21-01.

6 I'm, of course, still in favor of this, I
7 assume the rest of the commissioners are. I agree with
8 --

9 MS. CHOI: I'm sorry, Chairman Kopp, this is
10 Ann. Are you closing the public hearing, or are you
11 closing the public comment period?

12 CHAIRMAN KOPP: I'm sorry, you're right.
13 Closing public comment on the public hearing.

14 So I agree with the other commissioners
15 about the -- making the exit onto 75th Street go both
16 directions. I don't know if anybody else has anything
17 to say, or any other questions before I ask for a vote
18 on the motion.

19 MS. CHOI: There was a comment, I think, by
20 Commissioner Kaucky, that would recommend adding
21 directional signs on this property, to state that
22 directing patrons of Red Roof Inn to go to 75th Street.

1 MR. KAUCKY: I guess --

2 Mr. Maurides' suggestion, that, let's let Red Roof Inn
3 decide if they think their patrons need that.

4 MS. CHOI: Okay.

5 CHAIRMAN KOPP: Do you agree, Len?

6 MR. KAUCKY: That's fine. I agree.

7 CHAIRMAN KOPP: All right. Will someone
8 make a motion, that based on the submitted petition and
9 testimony presented, I move that the Plan Commission
10 approve and adopt the findings of fact submitted in
11 response to the standards for special use permits and
12 standards for variations outlined in the attachments
13 three and four, respectively, of the Staff Report
14 prepared for PC21-01 for the April 21, 2021, Plan
15 Commission meeting, and that the Plan Commission
16 recommend to the Village Board approval of a special use
17 for a fast-food establishment with a drive-through,
18 including the list of variations as outlined in the
19 Staff Report prepared for PC21-01 for the April 21,
20 2021, Plan Commission meeting, and as deliberated by the
21 Plan Commission according to the plans listed in the
22 Staff Report for PC21-01, for April 21, 2021, Plan

1 Commission meeting, and subject to the conditions set
2 forth in the Staff Report prepared for PC21-01 for the
3 April 21, 2021, Plan Commission meeting, with the
4 following changes: Conditions 18 and 19 can be
5 accomplished through one agreement, and then and, an
6 additional commission, that the Plan Commission
7 recommends that the exit onto 75th Street should be
8 allowed to go both directions.

9 Will someone make that motion?

10 MR. KAUCKY: So moved, Len Kaucky.

11 MR. WAGNER: So moved.

12 CHAIRMAN KOPP: I'll ask the Plan Commission
13 Secretary to call the vote.

14 MS. SHEMROSKE: Commissioner Kaczmarek?

15 MS. KACZMAREK: Yes.

16 MS. SHEMROSKE: Commissioner Kaucky?

17 MR. KAUCKY: Yes.

18 MS. SHEMROSKE: Commissioner Walec?

19 MR. WALEC: Yes.

20 MS. SHEMROSKE: Vice Chairman Wagner?

21 MR. WAGNER: So moved.

22 MS. SHEMROSKE: And Chairman Kopp?

1 CHAIRMAN KOPP: Yes.

2 MR. MAURIDES: Thank you very much, and we
3 thank you for having this special meeting for us.

4 CHAIRMAN KOPP: Looking forward to it.

5 (WHICH WERE ALL THE PROCEEDINGS HAD.)

6 STATE OF ILLINOIS)

7) SS:

8 COUNTY OF DUPAGE)

9
10 I, ROBIN HEJNAR, a certified shorthand reporter
11 and registered professional reporter do hereby certify:

12 That prior to being examined, the speakers in
13 the foregoing proceeding were, by me, duly sworn to
14 testify to the truth, the whole truth, and nothing but
15 the truth;

16 That said proceedings were taken remotely
17 before me at the time and places therein set forth and
18 were taken down by me in shorthand and thereafter
19 transcribed into typewriting under my direction and
20 supervision;

21 I further certify that I am neither counsel
22 for, nor related to, any party to said proceedings, not

1 in anywise interested in the outcome thereof.

2 In witness whereof, I have hereunto subscribed
3 my name.

4 Dated: May 5, 2021



5
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7 Robin Hejnar
8 ROBIN HEJNAR, RPR

9 CSR No. 084-004689

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Village of Willowbrook
Staff Report to the Plan Commission

Plan Commission Date: May 5, 2021

Prepared By: Ann Choi, Village Planning Consultant

Case Title: **Zoning Hearing Case No. 21-05: Final Plat of Resubdivision of Monchichi Manor**

Applicant: Icon Building Group
106 Roman Lane
Hawthorne Woods, IL 60047

Property Owners: Joseph and Catherine McHugh
7815 Clarendon Hills Road
Willowbrook IL 60527 Michael Gwozdz and Catherine McHugh (Gwozdz)
7809 Clarendon Hills Road
Willowbrook IL 60527

Action Requested: Consideration of a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code.

Applicable Regulations: Comprehensive Plan, Zoning Ordinance, Subdivision Regulations

Location: 7809 and 7815 Clarendon Hills Road, Willowbrook IL 60527

PINs: 09-26-306-008 (Lot 53) and 09-26-306-009 (Lot 54)

Existing Zoning: R-2 Single Family Residence District

Proposed Zoning: R-2 Single Family Residence District

Existing Land Use: Low Density Residential (1-2 du/acre)

Property Size: 0.5 acres (Lot 53) and 0.27 acres (Lot 54)

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-3

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 9.**

Documents Attached:

- Attachment 1: Public Hearing Notice and Sign
- Attachment 2: Legal Description
- Attachment 3: Plat of Survey – 1 sheet, Sheet 1 of 1, Project No. 3908, dated 03/05/21, and prepared by Mackie Consultants.
- Attachment 4: Final Plat of Resubdivision of Monchichi Manor – 1 sheet, Sheet 1 of 1, Project No. 3908, dated 04/24/20, bearing the latest revision date of 04/28/21 and prepared by Mackie Consultants.
- Attachment 5: Findings of Fact – Standards for Variations
- Attachment 6: Engineer's Review Letter (CBBEL), dated March 30, 2021
Engineer's Review Letter (CBBEL), dated April 29, 2021

Background

Site Description

The subject property is currently composed of two lots, Lot 53 and Lot 54 within the Clarendon Gardens Subdivision. Lot 53 (7809 Clarendon Hills Road) is approximately 0.5 acre and Lot 54 (7815 Clarendon Hills Road) is approximately 0.27 acre. Each lot is currently improved with a single-family home. Lot 53 measures approximately one hundred twenty feet (120') by one hundred eighty feet (180') with a total approximate lot area of 21,600 square feet and Lot 54 measures approximately sixty-five and eighty-one hundredths feet (65.81') by one hundred eighty feet (180') with a total approximate lot area of 11,845 square feet. The parcel was platted in DuPage County as part of the Clarendon Gardens Subdivision according to the plat recorded on May 16, 1944 as Document No. R44-462391 in DuPage County, Illinois.

Exhibit 1: Map View of the Subdivisions

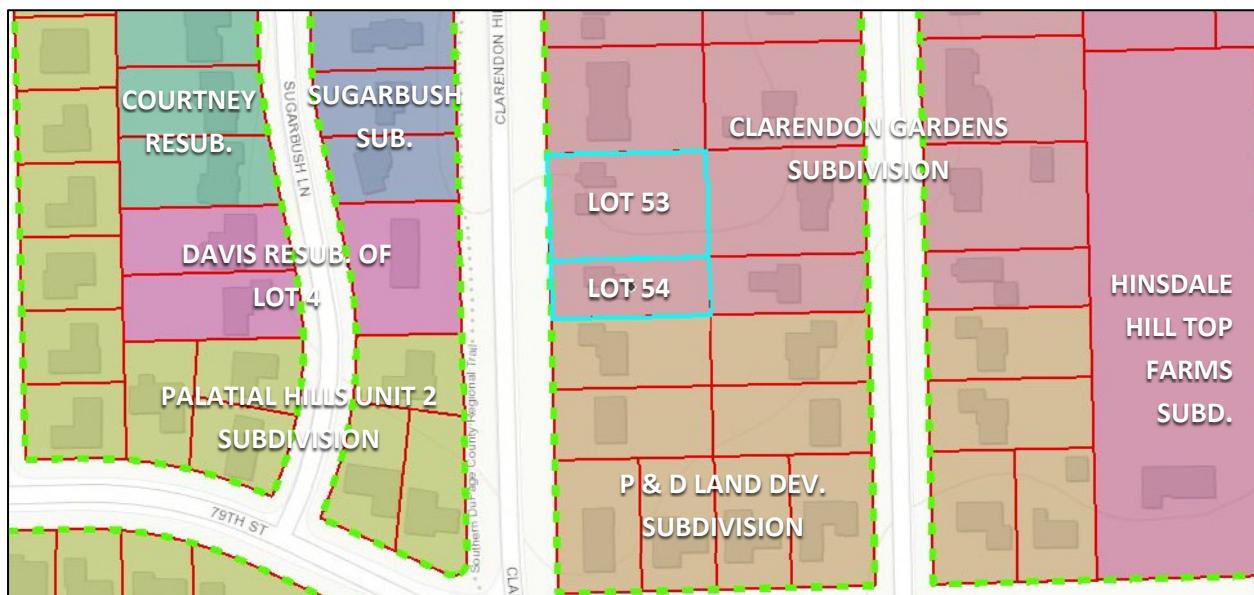
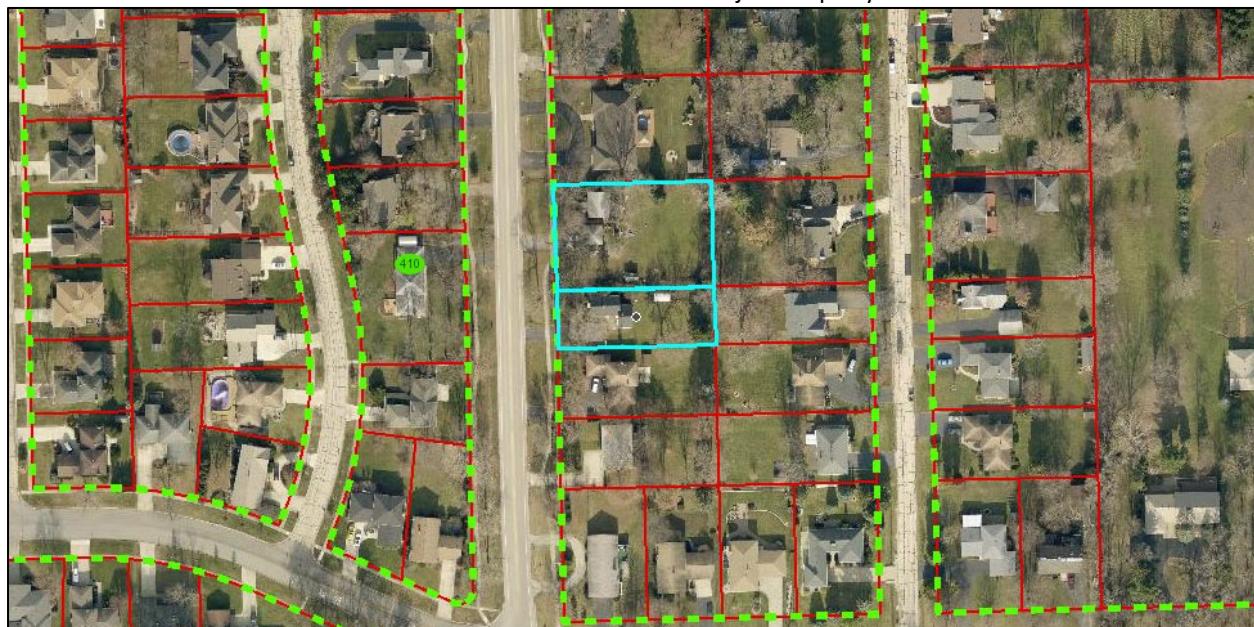


Exhibit 2: Aerial View of the Subject Property

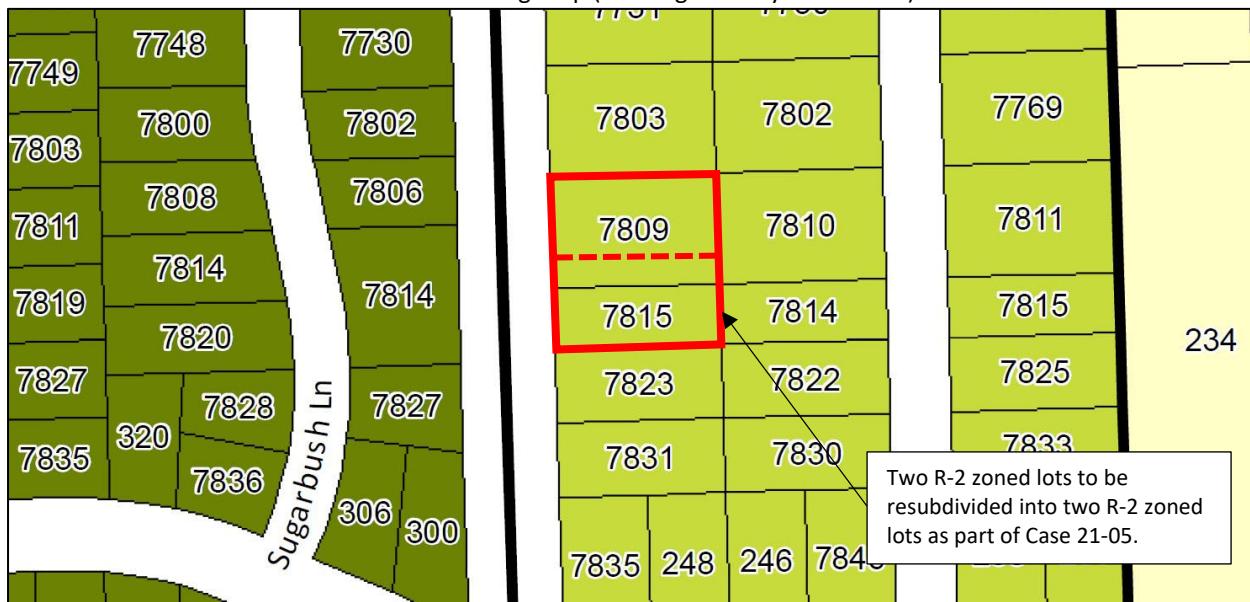


Development Proposal

The Applicant, Icon Building Group (“Applicant”), on behalf of Michael Gwozdz and Catherine McHugh (Gwozdz) of 7809 Clarendon Hills Road (Lot 53) and Joseph and Catherine McHugh of 7815 Clarendon Hills Road (Lot 54), is requesting to 1) adjust the lot line between the two existing parcels to create two (2) new buildable lots (resubdivision); and 2) to obtain a specific setback variation from Section 9-3-7(B)1 for 7815 Clarendon Hills Road from seventy feet (70') to forty feet (40') to enable the construction of one (1) new single-family home. The two new lots will comply in all respects with the R-2 zoning district bulk standards without variations.

One of the property owners, Joseph and Catherine McHugh, who currently own 7815 Clarendon Hills Road (Lot 54) have acquired approximately thirty-five feet (35') of additional property from the adjacent lot to the north (Lot 53). Catherine McHugh has partial ownership with the adjacent lot to the north. Village staff had previously confirmed that the loss of thirty-five feet on the property to the north would not create a zoning non-conformity with regard to Lot 53. With the additional thirty-five feet (35') of land, the two existing lots can be resubdivided into two (2) separate lots meeting all bulk regulation requirements of the Village’s R-2 zoning district. To facilitate the resubdivision and new lot boundaries, the existing single-family residence and shed on Lot 54 must be removed.

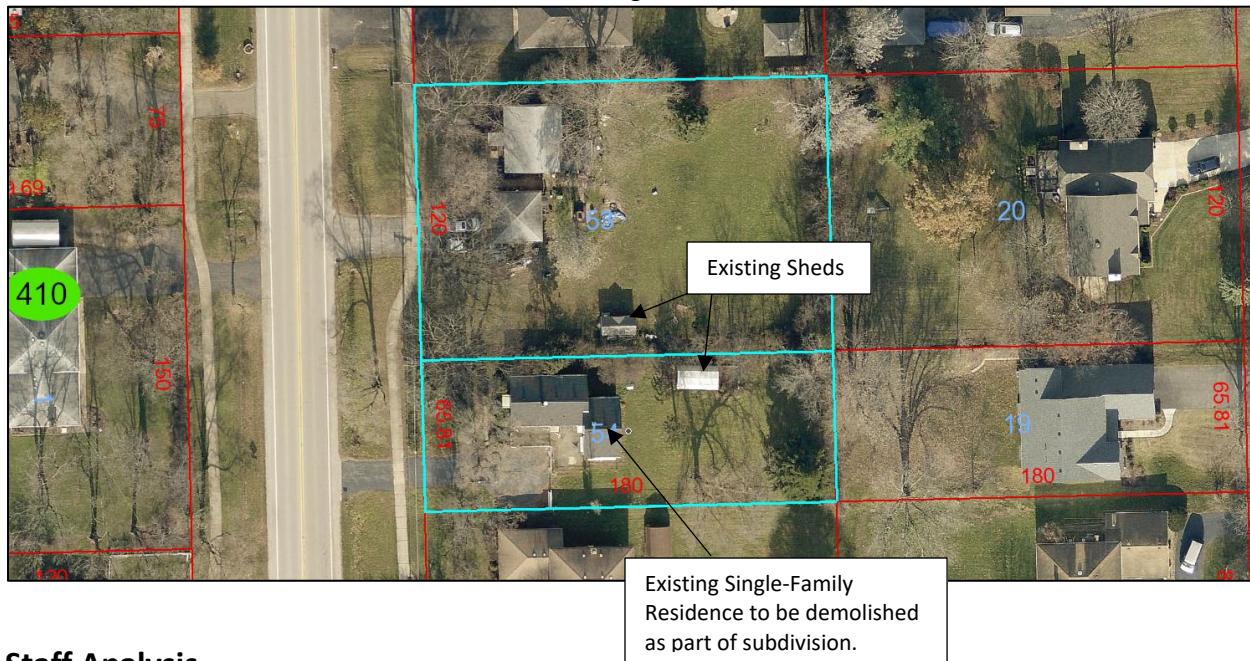
Exhibit 3: Zoning Map (R-2 Single-family Residential)



Pursuant to Section 10-3-4(G) of the Subdivision Regulations, the proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration. The Plan Commission must also review and make a recommendation for any variations from the Subdivision Regulations without the requirement of a public hearing. The Applicant is not requesting any variations from the Subdivision Regulations. A public hearing, however, is required for the requested variation from Section 9-3-7(B)1.

As illustrated on the Plat of Survey, included as **Attachment 3** of the staff report, and in the enlarged aerial on the following page, both Lots 53 and 54 each contain an existing shed. To facilitate the resubdivision and new lot boundaries, the existing single-family residence and shed structure located upon Lot 2 must be removed. For any structures to be demolished as part of the resubdivision request, staff recommends that the demolition of these structures occur prior to the recording of the plat.

Exhibit 4: Enlarged Aerial View



Staff Analysis

Appropriateness of Use

Single-family detached homes are permitted uses in the R-2 district. The bulk regulations for the R-2 district are provided in **Table 1** below. Both proposed lots will meet these minimum requirements.

Table 1: R-2 Bulk Regulations

Bulk Regulation	Code Section	Requirement	Proposed		Departure
			Lot 1	Lot 2	
Lot Area	9-5B-3(A)1	13,000 sq. ft.	15,323 SF	1,849 SF	None
Lot Width	9-5B-3(B)1	75 ft.	85 ft.	100.91 ft.	None
Lot Depth	9-5B-3(C)	150 ft.	180 ft.	180 ft.	None
Front Yard Setback	9-5B-3(D)1	40 ft.	40 ft.	30 ft.*	None
Interior Side Yard Setback	9-5B-3(D)2	10% or 8.5 ft.	10.1 ft.	8.5 ft.	None
Exterior Side Yard Setback	9-5B-3(D)3	40 ft.	Not Applicable		
Rear Yard Setback	9-5B-3(D)4	30 ft.	30 ft.	30 ft.	None

Once the resubdivision is platted, the Applicant would like to move forward with the construction of the one (1) new residence on Lot 2. As such, the Applicant has submitted a request for a reduction in the required specific (front) yard setback requirement for Lot 2 only, since the residence on Lot 1 will remain. The requested variation is to reduce the required specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2.

The existing single-family residence will be allowed to remain on Lot 1 as the Village considers this a legal non-conforming structure, and will not be required to comply with the specific setback requirement on Clarendon Hills Road. Once the existing single-family residence on Lot 1 is demolished and new construction is proposed, or the existing single-family structure is enlarged, the property owner will be required to seek a

variation if the proposed new structure or addition cannot demonstrate compliance with Section 9-3-7(B)1 or any other bulk regulations required under the R-2 zoning district.

Table 2: Specific Setback on Clarendon Hills Road

Bulk Regulation	Code Section	Requirement	Proposed	Departure
Specific Setback from CHRD (Lot 1)	9-3-7(B)1	70 feet	30 ft.*	None
Specific Setback from CHRD (Lot 2)	9-3-7(B)1	70 feet	40 ft.	Yes

** The existing single-family residence on Lot 1 will be considered a legal non-conforming structure and will not be required to comply with the specific setback requirement from Clarendon Hills Road. Once the existing single-family residence is demolished and new construction is proposed, or the existing single-family structure is enlarged, the property owner will be required to seek a variation if the proposed new structure or addition cannot demonstrate compliance from Section 9-3-7(B)1 or any other bulk regulations required under the R-2 zoning district.*

The Applicant has submitted written findings of fact as to the standards of the requested variation, which are included as **Attachment 5** in this report.

Comprehensive Plan/Compatibility

The Village of Willowbrook's Comprehensive Plan indicates that the R-2 Single-Family zoning is appropriate for this property. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. There are existing lots zoned R-2 in the area to the north, south and east of the subject property as well as lots zoned R-3 directly to the west. The lot widths of the R-2 zoned properties on the same block are approximately 75 feet to 120 feet and lot areas of approximately 13,500 square feet and 21,600 square feet. The proposed lots fall within the range of the existing lot areas in the immediate area.

Lot 1 – 15,323 square feet

Lot 2 – 18,149 square feet

The Comprehensive Plan designates Clarendon Hills as a rural cross section intended to be improved to urban standard. However, the neighborhood along Clarendon Hills Road from 75th Street to the north, and to 79th Street to the south, maintains a rural cross section. Since the proposed subdivision in this case only creates two lots out of two existing lots (zero net new lots), staff had previously determined that the improvements listed under Chapter 7 of the Subdivision Regulations are not required.

Easements and Subdivision Improvements

Although the plat of subdivision is subject to Title 10 as well as Title 9, it is not required to provide utility easements in addition to what is already in place. The utility easement requirement in Section 10-4-2 would not apply to this small subdivision because it does not create a "block." Sections 10-4-1 and 10-4-2 deal with larger subdivisions of land that create streets and multiple lots that constitute a block or blocks. As previously stated, the proposed subdivision in this case only creates two new lots out of two existing lots. Therefore, staff has determined that the only standards applicable are Section 10-4-3, that deal with "lots," and Section 10-4-4, dealing with "environmental features."

The proposed subdivision complies with the requirements of Section 10-4-3 Design Layout Standards – Lots:

(A) Sizes and Shapes:

1. The lot size, width, depth and shape in any subdivision proposed for residential uses shall be appropriate for the location and the type of development contemplated.

The proposed resubdivision (lot line adjustment) creates two lots out of two existing lots and would meet the minimum requirements for lot area, lot width and lot depth in the R-2 zoning district. The proposed resubdivision would result in lot areas of approximately 15,323 square feet and 18,149 square feet for Lots 1 and 2, respectively; lot widths of approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet (100.91') for Lots 1 and 2, respectively; and a lot depth of approximately one hundred eighty feet (180') for each lot. The shape of the newly subdivided lots would remain regular and rectangular. The applicant is requesting a resubdivision to increase the lot area for the newly created Lot 2, which would upgrade a substandard lot to comply with the bulk regulations of the R-2 zoning district. Currently, Lot 54 does not meet the current R-2 bulk standards for lot area and lot width. The larger lot size would allow for the construction of a new single-family residence. The lot size, width, depth and shape are appropriate for the location and the type of development contemplated.

2. Lot areas and widths shall conform to at least the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed.

The minimum lot area and width requirements for the R-2 zoning district are 13,000 square feet and 75 feet, respectively. The proposed resubdivision would result in lot areas of approximately 15,323 square feet and 18,149 square feet for Lots 1 and 2, respectively; and lot widths of approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet (100.91') for Lots 1 and 2, respectively. Therefore, the lot area and width would conform to the minimum requirements of the zoning ordinance for the district in which the subdivision is proposed.

3. Building setback lines shall conform to at least the minimum requirements of the zoning ordinance.

The existing single-family residence on Lot 53 is setback from the west property line at a distance of thirty-two and twenty-nine hundredths feet (32.29') and the existing single-family residence on Lot 54 is setback from the west property line at a distance of thirty-eight and forty-five hundredths feet (38.45'). Since the parcels were platted in 1944 as part of the Clarendon Gardens Subdivision, the front yard building setback at that time was thirty feet (30') and all properties within this subdivision have legal nonconforming status related to the 30-foot front yard building setback. However, the property owner of 7815 Clarendon Hills Road (Lot 54) wishes to demolish the existing single-family residence, construct a new residence, and therefore must build to current zoning regulations. Under current zoning regulations, the front yard setback under the R-2 zoning district is forty-feet (40') and there is an additional required specific setback of seventy feet (70') along Clarendon Hills Road. The applicant is requesting approval of a variation from Section 9-3-7(B)1 to permit a reduction in the specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2. Approval of the variation from Section 9-3-7(B)1 for Lot 2 would allow the construction of a future single-family residence with regard to the specific setback requirement along Clarendon Hills. The existing single-family residence on Lot 1 will be considered a legal non-conforming structure and will not be required to comply with the specific setback requirement from Clarendon Hills Road until the existing single-family residence is demolished and new construction is proposed, or if the property owner constructs an addition or enlarges the existing structure. When that occurs, the property owner for Lot 1 will be required to seek a variation if the proposed new structure or addition cannot demonstrate compliance with Section 9-3-7(B)1 or any other regulations required under the R-2 zoning district. Approval of the

requested variation will allow any new structure to conform to the minimum requirements of the zoning ordinance.

4. Excessive lot depth in relation to width shall be avoided. A depth to width ratio of three to one (3:1) shall normally be considered a maximum. (Ord. 79-O-43, 11-26-1979)

The lot depth is currently approximately 180 feet and the proposed lot widths for Lots 1 and 2 would be approximately eighty-five feet (85') and one hundred and ninety-one hundredths feet, respectively. The proposed resubdivision would result in lot depth to width ratios of 2.2:1 and 1.8:1, respectively; lower than the 3:1 maximum requirement.

5. Through lots having frontage on two (2) parallel streets are discouraged and shall only be permitted in circumstances where the Village Board determines that the health, safety and general welfare of the affected public will not be adversely impacted. (Ord. 05-O-17, 6-13-2005)

This requirement is not applicable since the subject properties are not currently through lots and will not become through lots after resubdivision.

(B) Arrangement:

1. Every lot shall front on a street.

The proposed resubdivision would create two lots out of two existing lots that front on Clarendon Hills Road.

2. Side lot lines shall be at right angles or radial to the street lines.

The subject properties are located on the east side of Clarendon Hills Road. As indicated in the Final Plat of Resubdivision, the side lot lines will be at right angles to Clarendon Hills Road.

3. Streets and lots shall be arranged, to the extent possible, so as to assure that dwellings do not face rear or side yards of lots across streets wherever possible. Where such lot relationships are permitted to exist, through lots shall be screened from the street by berms or intensive and obscuring landscaping. (Ord. 79-O-43, 11-26-1979)

The proposed resubdivision will not alter the orientation of the existing lots. The existing single-family residences currently face Clarendon Hills Road and the newly proposed lots will continue to face Clarendon Hills Road after subdivision occurs.

Natural Environmental Features

Section 10-4-4 provides that the natural environmental features and character of lands shall be preserved wherever possible. Due regard must be shown for all natural features such as large trees, natural groves, watercourses and similar community assets that will add attractiveness and value to the property, if preserved. The preservation of drainage and natural stream channels shall be considered by the subdivider and the dedication and provision of adequate barriers where appropriate, shall be required. The resubdivision of two existing residential lots into two new lots will occur on previously platted and graded land. No natural groves, watercourses or natural stream channels have been identified in this area.

Wetlands/Stormwater Management

The resubdivision of two existing residential lots into two new lots will not generate an increase of any net new impervious area. Therefore, no stormwater detention is required.

Staff Recommendation

Staff has no objection to the proposed resubdivision and requested variation. The newly created Lot 1 will be considered legal nonconforming until the existing single-family residence is demolished and a new structure is constructed in its place, or if any additions/enlargements are proposed to the existing structure. At such time, it is anticipated that the property owner of Lot 1 will seek variations. The newly created Lot 2 will fully comply with the bulk regulation requirements of the R-2 zoning district without the need for variations but will require relief from the specific setback of seventy feet (70') on Clarendon Hills Road since the property owner intends to construct a new residence to the front yard setback of forty feet (40'). The variation from the required 70-foot specific setback on Clarendon Hills Road for Lot 2 is consistent with the setbacks currently exhibited by surrounding residences fronting Clarendon Hills Road within the same neighborhood. The existing single-family residence (to be removed) located at 7815 Clarendon Hills Road is currently setback thirty-eight and forty-five hundredths feet (38.45') from the right-of-way, therefore the new home would be further away from the road than the existing home. The request complies with the guidelines set forth in the Village's Comprehensive Plan and other land development regulations. The requested zoning and lot configurations should have no negative impacts on surrounding land uses. The proposed lots will upgrade a substandard lot (Lot 54) and both lots will be similar to the typical lot sizes offered in this neighborhood.

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

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

Planning staff would also recommend acceptance of the submitted written findings of fact as to the standards of the variations from the Zoning Ordinance sought, which are included as **Attachment 5** of this staff report.

Sample Motion

Based on the submitted petition and testimony provided, I move that the Plan Commission finds that the proposed Final Plat of Resubdivision for Lot 53 and 54 in Clarendon Gardens resubdividing 7809 and 7815 Clarendon Hills Road into two new lots of record, which requires a variation from Section 9-3-7(B)1 of the Zoning Ordinance, meets the Subdivision Regulation standards for approving such final plat and associated variation; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 21-05 for the May 5, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-3-7(B)1 to reduce the minimum specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2; and the Plan Commission has reviewed the Final Plat of Resubdivision and recommends approval of a Final Plat of Resubdivision for PC 21-05 for the May 5, 2021 Plan Commission meeting, subject to the conditions of approval and plans listed in the Staff Report prepared for PC 21-05 for the May 5, 2021 Plan Commission meeting.



Attachment 1
Public Hearing Notice and Sign (4 pages)

NOTICE OF PLAN COMMISSION MEETING AND PUBLIC HEARING
ZONING CASE NO. 21-05

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 5th of May 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 meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7(B)1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed Lot 2, and consideration of other such relief, exceptions, and variations from Title 9 and Title 10 of the Village Code as are set forth in the petition, on the properties legally described as follows:

LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

LOT 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

PINs: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54)

ADDRESS: 7809 and 7815 Clarendon Hills Rd., Willowbrook, Illinois

The applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Road, 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 May 5, 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 April 15, 2021 edition of *The Doings* Newspaper.

Legal Notices

LEGAL NOTICE
TAKE NOTICE that the Board of Trustees of the Village of Leyden will hold a public hearing at 10:00 a.m. on Monday, May 3, 2021, at the Leyden Town Hall, 2501 N. Mannheim Road, Franklin Park, Illinois, to consider the 2021-2022 Budget and Appropriation Ordinances for all Town, Sewer and Water and Road and Bridge District purposes. Copies of the tentative budget will be available for public inspection thirty days before the meeting from the Town Clerk at the Leyden Town Hall.

18-7962
15-6781
15-7960
coming
District
child's

Jamie Losurdo
Town Clerk
4/15/2021 6927617

LEGAL NOTICE
Oak Brook Park District
Public Notice for Proposed
Budget and Appropriation
Ordinance

Public Notice is hereby given that the proposed combined Budget and Appropriation Ordinance for the Oak Brook Park District, DuPage and Cook counties, for the fiscal year beginning May 1, 2021 and ending April 30, 2022, is available for public inspection at the Oak Brook Park District Administration Office, 1450 Forest Gate Road, Oak Brook, Illinois 60523, during the normal business hours, Monday – Friday, 9:00 am – 4:30 pm.
4/15/2021 6927374

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Call 866-399-0537 or visit us online at placeanad.tribune suburbs.com

ONLINE

Go to placeanad.tribunesuburbs.com to order and pay for your classified ad. Online. Anytime. It's fast! It's easy!

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classified
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Public Hearings

NOTICE OF A PUBLIC HEARING
PLAN COMMISSION – ZONING
BOARD OF APPEALS
CITY OF COUNTRYSIDE,
ILLINOIS

NOTICE IS HEREBY GIVEN, THAT A PUBLIC HEARING WILL BE HELD BY THE PLAN COMMISSION – ZONING BOARD OF APPEALS OF THE CITY OF COUNTRYSIDE, COOK COUNTY, ILLINOIS, ON TUESDAY, MAY 4, 2021, AT 7:15 P.M., IN THE CITY COUNCIL CHAMBERS, 809 JOLIET ROAD, COUNTRYSIDE, ILLINOIS, 60525 TO CONSIDER:

SPECIAL USE PERMITS PURSUANT TO SECTION 10-6A-2 ENTITLING SPECIAL USES OF THE MUNICIPAL CODE (ZONING CODE):

TO PERMIT A FINANCIAL INSTITUTION (BANK) IN THE B-1 ZONING DISTRICT; AND TO PERMIT A DRIVE-THROUGH FACILITY (AS PART OF THE FINANCIAL INSTITUTION) IN THE B-1 ZONING DISTRICT

AT THE REAL ESTATE COMMONLY KNOWN AS 600 W. PLAINFIELD ROAD, COUNTRYSIDE, IL 60525.

PIN#: 18-16-100-012-0000

LEGALLY DESCRIBED AS FOLLOWS: THAT PART OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF PLAINFIELD ROAD WITH THE WEST LINE OF THE EAST 1781.30 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 16, AS MEASURED ALONG THE NORTH LINE OF SAID NORTHWEST 1/4; THENCE SOUTH ALONG SAID WEST LINE 284 FEET; THENCE WEST ALONG A LINE FORMING AN ANGLE OF 89 DEGREES 12 MINUTES 40 SECONDS WITH THE LAST DESCRIBED COURSE AS MEASURED FROM NORTH TO WEST; FOR A DISTANCE OF 247 FEET; THENCE NORTH ALONG A LINE FORMING AN ANGLE OF 91 DEGREES 53 MINUTES 01 SECONDS WITH THE LAST DESCRIBED COURSE (AS DESCRIBED FROM EAST TO NORTH) FOR A DISTANCE OF 150 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF 60' FOOT PLAINFIELD ROAD AFORESAID, SAID POINT BEING 250 FEET SOUTHWESTERLY FROM THE POINT OF BEGINNING; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE 250 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

THE APPLICANT IS FIFTH THIRD BANK (HANNAH BRYANT - AUTHORIZED AGENT) WHOSE ADDRESS IS 2100 15TH AVENUE NORTH #100, BIRMINGHAM, ALABAMA 35203. THE PROPERTY OWNER IS FIFTH THIRD BANK WHOSE ADDRESS IS 38 FOUNTAIN SQUARE PLAZA, MD 10903K, CINCINNATI, OH 45202.

NOTICE IS FURTHER GIVEN, THAT ALL PERSONS PRESENT AT SAID HEARING AND DESIRING TO BE HEARD FOR OR AGAINST THE REQUESTED SPECIAL USES (CASE NUMBER PSU21-0001) AND OR TO ASK QUESTIONS SHALL BE GIVEN SUCH OPPORTUNITY FOR THE PURPOSES OF THE NOTICE PLEASE CONTACT RICHARD TRENT – PLANNING MANAGER AT (708) 485-4775.

RICHARD FULLMER, JR., CHAIRMAN
PLAN COMMISSION – ZONING
BOARD OF APPEALS

4/15/2021 6927498

APARTMENT FOR

RENT?

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Public Hearings

NOTICE OF PLAN COMMISSION MEETING AND PUBLIC HEARING

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 5TH OF MAY, 2021 AT THE HOUR OF 7:00 P.M. THIS MEETING WOULD TYPICALLY BE HELD 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 ADDRESSES 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 meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-701 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70') to forty-feet (40') for the newly proposed lot 2, and consideration of other such relief, exceptions, and variations from the 9 and 10 of the Village Code as are set forth in the petition, on the properties legally described as follows:

LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT #42391 IN DUPAGE COUNTY, ILLINOIS.

PINS: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54). ADDRESS: 7809 and 7815 Clarendon Hills Rd., Willowbrook, Illinois.

The applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60041. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Rd., Willowbrook, IL 60527, and Michael Gwozdz and Catherine McHugh (Gwozdz), 7809 Clarendon Hills Rd., 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, IL 60527, 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 (330) 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 May 5, 2021 to planner@willowbrookil.us. This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst
 Village Administrator
 (630) 920-2261
 4/15/2021 6927232

Public Hearings

NOTICE OF PUBLIC HEARING REGARDING THE VILLAGE OF BURR RIDGE'S FISCAL YEAR 2021-2022 BUDGET

The Corporate Authorities of the Village of Burr Ridge will conduct a public hearing to consider the tentative budget for Fiscal Year 2021-22 (covering May 1, 2021 to April 30, 2022) on April 26, 2021, at 7:00 p.m. in the Village Hall Board Room located at 7660 County Line Road, Burr Ridge, Illinois 60527. This hearing shall be open to the public. Any person desiring to appear at the public hearing and provide comments on the tentative budget for Fiscal Year 2021-22 to the Corporate Authorities will be heard. The tentative budget is available and may be inspected by the public at the Village Hall front counter located at 7660 County Line Road, Burr Ridge, Illinois 60527, phone number 630-654-8181.

VILLAGE OF BURR RIDGE,
 ILLINOIS
 04/15/2021 6928484

LEGAL NOTICE
A PUBLIC HEARING WILL BE HELD BY THE VILLAGE BOARD OF APPEALS, PLANNING AND ECONOMIC DEVELOPMENT COMMISSION OF THE CITY OF NORTHLAKE, COOK COUNTY, ILLINOIS ON THURSDAY, APRIL 29, 2021 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS OF CITY HALL, 55 E. NORTH AVENUE, NORTHLAKE, ILLINOIS TO:

Discuss and act upon a variance request to the City of Northlake Zoning Ordinance. The applicant Charles Fredrickson at 272 E. Palmer Ave is requesting the following:

1. Section 8-8-1 – Accessory Buildings: A variance to reduce from required three feet (3') from side lot line to match existing one and one half feet (1.5')

The legal description of the property is as follows:

Parcel 1:

Lot 19 in Block 2 in Section 2 of Country Club Addition to Midland Development Company's Northlake Village, a subdivision of the Southwest quarter (except the South 100 rods), the South half of the Northwest quarter and the Southwest quarter of the Northeast quarter in Section 32, Township 40 North, Range 12 East, of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12-32-105-019-0000

ALL INTERESTED PARTIES WILL BE GIVEN THE OPPORTUNITY TO BE HEARD.

Nancy Paulette
 City Clerk

4/15/2021 6926270

Legal Notice
Notice of Public Hearing
Wednesday, May 5th, 2021 at 7:00 P.M.
ZBA 21-06

Notice is hereby given to all interested parties that the Zoning Board of Appeals of the Village of Franklin Park will hold a Public Hearing on Wednesday, May 5th, 2021 at 7:00 P.M. in the Community Room at 9451 West Belmont Avenue, Franklin Park, Illinois, to take public comment and testimony concerning a Conditional Use for a "Daycare Center" in the C-1 Neighborhood Convenience District per Village Code section 9-5A-3 for the property commonly known as 3541 Rose Street in Franklin Park, Illinois.

PINS: 12-22-316-036-0000

Further information regarding the application is available at the office of the Department of Community Development and Zoning.

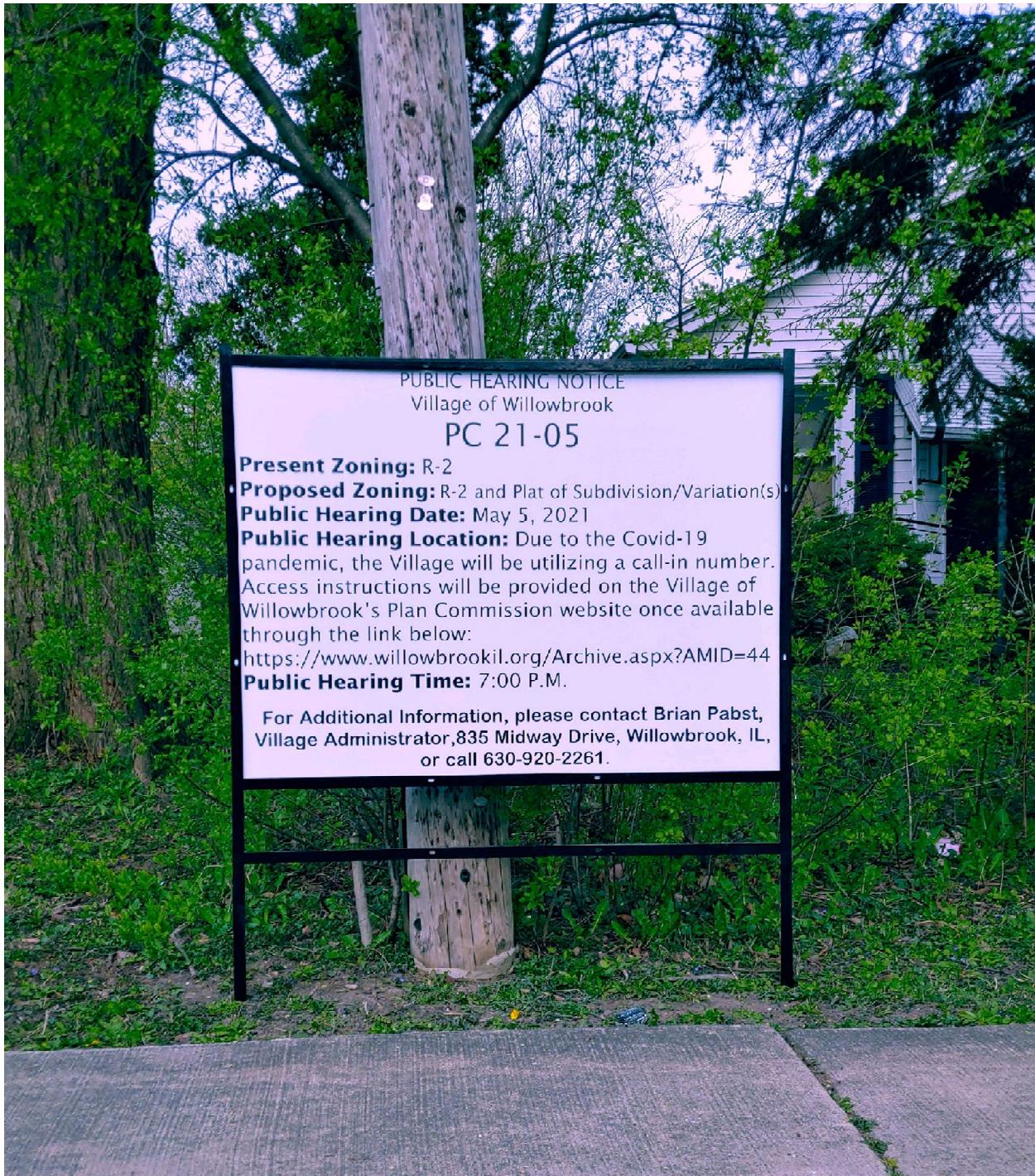
Case Number ZBA 21-06
 Publication Date this 15th day of April

Mark Cwik, Chairman
 Zoning Board of Appeals
 Village of Franklin Park

4/15/2021 6927866

BUY LOW, SELL HIGH
 Place your automobile
 classified ad online at
 placeanad.
 tribunesuburbs.com

Notice of Sign on Clarendon Hills Road frontage (posted on April 5, 2021)





Attachment 2
Legal Description

LOT 53 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

LOT 54 IN CLARENDON GARDENS, BEING A SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 16, 1944 AS DOCUMENT 462391, IN DUPAGE COUNTY, ILLINOIS.

Common Address(es): 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois.

PINs: 09-26-306-008 (LOT 53) and 09-26-306-009 (LOT 54)



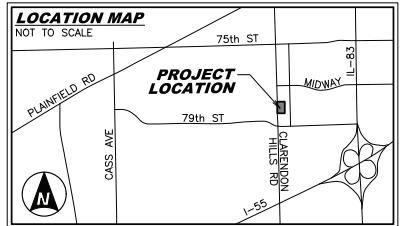
Attachment 3
Plat of Survey (1 sheet)



Attachment 4

Final Plat of Resubdivision of Monchichi Manor (1 sheet)

FINAL PLAT OF RESUBDIVISION OF MONCHICHI MANOR



P.I.N.
09-26-306-008
09-26-306-009



SCALE: 1" = 20'

LOT 52
CLARENDO GARDENS PER
DOCUMENT R1944-462391

LOT 21
CLARENDO GARDENS PER
DOCUMENT R1944-462391

S88°16'05"W 180.00'(R)
180.05'

CLARENDO HILLS ROAD

185.81'(R)
185.91'

120'(R)
85.00

LOT 1
15,323 SF

LOT 53
CLARENDO GARDENS PER
DOCUMENT R1944-462391

N88°20'08"E
180.00"

LOT 20
CLARENDO GARDENS PER
DOCUMENT R1944-462391

85.21'

N01°39'52"W 185.89'
185.81'(R)

LOT 2
18,149 SF

LOT 54
CLARENDO GARDENS PER
DOCUMENT R1944-462391

100.68'

LOT 19
CLARENDO GARDENS PER
DOCUMENT R1944-462391

105.91'

N88°15'36"E 180.07'
180.00'(R)

SOUTH LINE OF THE NORTH 35 ACRES OF
THE NORTH HALF OF THE WEST HALF OF THE
SOUTHWEST QUARTER OF SECTION 26-38-11

LOT 1
P & D LAND DEVELOPMENT SUBDIVISION
PER DOCUMENT R1972-046894

LOT 8
P & D LAND DEVELOPMENT SUBDIVISION
PER DOCUMENT R1972-046894

100.30'S

NOTES:

1. COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT, THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED 24" IN FROM THE EXTERIOR BOUNDARY, LOR CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
8. ALL AREAS ARE MORE OR LESS.



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

MR. JOSEPH McHUGH
7815 CLARENDO HILLS
WILLOWBROOK, ILLINOIS 60527

DATE	REVISION	DESIGNED	DRAWN	APPROVED	DATE	SCALE	BY
04/28/21	REVISED PER ENGINEER AND CLIENT COMMENTS	MRD	---				
04/26/21	REVISED PER VILLAGE COMMENTS	MRD	MRD				
03/05/21	REVISED LOTS AND SETBACKS PER CLIENT'S COMMENTS	MRD					
09/23/20	REVISED LEGAL DESCRIPTION PER PROVIDED DEEDS	JDD		JDD			
07/22/20	REVISED LOTS PER CLIENT'S COMMENTS	MRD			04/24/20		
05/28/20	REVISED PER ENGINEER'S COMMENTS	MRD					
	DESCRIPTION OF REVISION						

OWNERSHIP CERTIFICATE

STATE OF _____)
SS _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY, UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WILLOWBROOK, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: _____

HIGH SCHOOL: _____

OTHER: _____

WITNESS MY (OUR) HAND AND SEAL AT _____
20_____

OWNER (PRINTED NAME)

OWNER (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF _____)
SS _____)
COUNTY OF _____)

I, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER) THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
DAY OF _____, 20_____

NOTARY PUBLIC

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT ALL IMPROVEMENTS REQUIRED IN CONJUNCTION WITH THIS PLAT OF SUBDIVISION HAVE BEEN INSTALLED OR THAT PROPER COLLATERAL IN THE FORM OF A COMPLETION GUARANTEE, REVIEWED AND APPROVED BY THE VILLAGE ATTORNEY, HAS BEEN POSTED.

DATED AT WILLOWBROOK, ILLINOIS, THIS _____ DAY OF

BY

VILLAGE ENGINEER

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF DUPAGE)

I, VILLAGE CLERK OF THE VILLAGE OF WILLOWBROOK, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR OTHER PUBLIC CHARGES OR INSTRUMENTS WHICH HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF

VILLAGE CLERK

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, ILLINOIS, THIS _____ DAY OF

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF DUPAGE)

I, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID FORFEITED TAXES, AND NO UNREDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF DUPAGE) PLAT ENVELOPE # _____

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THIS _____ DAY OF

AT

O'CLOCK M.

DUPAGE COUNTY RECORDER

OWNERSHIP CERTIFICATE

STATE OF _____)
SS _____)
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY, UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WILLOWBROOK, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF FOLLOWING SCHOOL DISTRICTS:

ELEMENTARY: _____

HIGH SCHOOL: _____

OTHER: _____

WITNESS MY (OUR) HAND AND SEAL AT _____
20_____

OWNER (PRINTED NAME)

OWNER (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF _____)
SS _____)
COUNTY OF _____)

I, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS (HER) THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS
DAY OF _____, 20_____

NOTARY PUBLIC

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS _____)
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SUCH SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SURFACE WATERS OR ANY THEREOF. THAT SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT THE SUBDIVIDER WILL CONSTRUCT AND MAINTAIN THE DRAINS WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION DATE

OWNER'S SIGNATURE

OWNER'S PRINTED NAME

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO SUBDIVISION.

DATED THIS _____ DAY OF _____, 20_____

JEFFREY D. DERANGO
Email: jderango@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004021
LICENSE EXPIRES: NOVEMBER 30, 2020

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS _____)
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT THE FOLLOWING PLAT, PREPARED PURSUANT TO THE SURVEY DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

LOTS 53 AND 54 IN CLARENDO GARDENS SUBDIVISION OF THE NORTH 35 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF WILLOWBROOK, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF

Attachment 5
Findings of Fact
Standards for Variations
Monchichi Manor Resubdivision (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 property is in a long established area of subdivision boundaries and lot configurations. The majority of the lots on the block have been built with a required setback of 30', with no negative impacts, thereby establishing a standard for setbacks and reasonable return. Therefore, to deny the requested variances would deny the applicant the same reasonable return enjoyed by the surrounding properties that have been established in this neighborhood.

(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 hardship is created by the application of a 70' setback in a subdivision that was developed before that requirement was codified. The development of the original subdivision has resulted in a trend in setbacks, on this area of Clarendon Hills Road, which do not meet today's standards without certain variations. To vary from these established setback trends, by more than doubling the required setback on the subject property, would create an undesirable mix of structure setbacks. This property also falls under R-2 zoning district, and the requested 40' setback is consistent with those requirements.

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

Applicant Finding: The subdivision was created prior to the Village annexing this parcel, and establishing the current setback standards. Therefore the present owners did not create the hardship.

(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 keep the status quo within the block. Adjacent properties contain structures that existed before the current zoning laws were enacted, and have been built with a 30' required setback. Therefore the requested setback will not be detrimental or injurious in any way.

(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: The current single family detached dwelling on the lot is setback 38.45', and the proposed building area is set back 40', so there will be no substantial impact on adjacent properties with respect to the supply of light and air, traffic congestion, nor increases in the danger of fire or public safety.

(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 act to retain the essential character of the neighborhood by preserving existing setback standards on R-2 zoned lots. Conversely, not proceeding with this variation will alter the essential character by creating an undesirable mix of structure setbacks.

(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 requested variations are within the scope of authorized variations provided for in Title 9 Zoning of the Willowbrook Code of Ordinances. Standard R-2 zoning requirements have the stipulation:

“9-5B-3(D)5. - When a lot has a front or exterior side yard on a street where fifty percent (50%) or more of the frontage on the same side of the street in the same block has been developed, the front or exterior side yard requirement applicable to such lot shall be calculated by taking the average of the setbacks on all buildings in that block on the same side of the street whose setbacks are less than requirements set forth in subsection”.

The spirit and intent of Title 9 is to maintain setback continuity on a developed block, and this variation will provide that.



Attachment 6
Engineer's Review Letters (4 pages)



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

March 30, 2021

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Ann Choi

Subject: Lot 53 and Lot 54 Final Plat of Resubdivision
(CBBEL Project No. 900144.0H225)

Dear: Ann

As requested, we have reviewed the engineering plans for the above project prepared by Mackie Consultants, LLC. Last revised on March 5, 2021. Also submitted was a Plat of Survey also prepared by Mackie Consultants and dated March 5, 2021. Please note that Mackie Consultants is an affiliate company of CBBEL. The following comments must be addressed before we can recommend approval of the plat:

1. No documentation has been provided to us which, if any, of the existing structures (houses, sheds, etc.) on the property to be subdivided are to remain or be demolished. For structures to remain that may not meet current zoning standards, we suggest that the approving ordinance clarify if they will be grandfathered as existing non-conforming for as long as they remain, or if there will be a trigger which requires compliance. For any structures to be demolished as part of the subdivision, we suggest that the approving ordinance provide a condition that the demolition occur prior to the plat being recorded.
2. The existing frame shed that is currently on 7809 Clarendon Hills Road will be on Lot 2 of the proposed subdivision. There is also an existing frame shed on 7815 Clarendon Hills Road. No documents have been submitted for our review clarifying which, if any, of the existing structures on the two lots will remain or are to be removed. Section 9-12-1 of the Zoning Code provides for only one accessory building (storage shed) per lot.
3. The front building line setback should be 70' as defined in the Zoning Code Section 9-3-7.B Specific Setbacks. We understand that the applicant has requested a variation to allow for a 40 foot front yard, which is shown on proposed Lot 2, but no proposed front setback line is shown for Lot 1. The proposed front setback must be shown for Lot 1, and if the variation is not granted by the Village, the plat must be revised to show the 70 foot setback as required by code.
4. The Du Page County GIS database indicates separate owners for the two existing lots. If this is the case, two owner and notary certificates will be required on the plat with clarification on each for which lot is covered. If the County database is outdated, this comment can be disregarded. Documents to confirm this should be provided for the record.
5. Modify the Village Collector Certificate to be Village Clerk Certificate. Other than changing all references to Collector to Clerk, the plat may remain the same.

6. The County Health Officer Certificate should be removed as this property will not be served with well and septic.
7. The County Engineer Certificate should be removed as the lot does not front on a County Highway.

Please note that except as specifically noted in the above comments, we have not reviewed the proposed subdivision with respect to the Village Zoning Code, and we understand that there are no public improvement associated with the proposed project. Existing watermain and sanitary sewer are across the frontage of this property.

If you have any questions, feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel L. Lynch".

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

Cc Brian Pabst, Village Administrator
Roy Giuntoli, Building Official



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

April 29, 2021

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Ann Choi

Subject: Monchichi Manor Subdivision
7809-7815 Clarendon Hills Road
(CBBEL Project No. 900144.0H225)

Dear: Ann

As requested, we have reviewed the engineering plans for the above project prepared by Mackie Consultants, LLC. and last revised on April 28, 2021. Also submitted was a Plat of Survey also prepared by Mackie Consultants and dated March 5, 2021. Please note that Mackie Consultants is an affiliate company of CBBEL. In our opinion, the Plat of Subdivision is now in general compliance with Village Code, subject to the following:

1. It is our understanding that the existing house and accessory structure on the south lot will be demolished as part of this subdivision, and that the north house is to remain (at least for the foreseeable future). For structures to remain that may not meet current zoning standards, we suggest that the approving ordinance clarify that they will be grandfathered as existing non-conforming for as long as they remain, or if there will be a trigger which requires compliance. For any structures to be demolished as part of the subdivision, we suggest that the approving ordinance provide a condition that the demolition occur prior to the plat being recorded.
2. The existing frame shed that is currently on 7809 Clarendon Hills Road will be on Lot 2 of the proposed subdivision. There is also an existing frame shed on 7815 Clarendon Hills Road. Section 9-12-1 of the Zoning Code provides for only one accessory building (storage shed) per lot. It is our understanding that this shed will be demolished as part of this subdivision, and therefore a condition of the approving ordinance should be that the shed be demolished prior to the plat being recorded.

Please note that except as specifically noted in the above comments, we have not reviewed the proposed subdivision with respect to the Village Zoning Code, and we understand that there are not any public improvement associated with the proposed project. Existing watermain and sanitary sewer are across the frontage of this property.

If you have any questions, feel free to contact me at any time.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel L. Lynch".

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

Cc Brian Pabst, Village Administrator
Roy Giuntoli, Building Official