

A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, APRIL 5, 2023 AT 7:00 P.M. AT THE VILLAGE OF WILLOWBROOK BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS 60527.

THE VILLAGE WILL BE PROVIDING AN OPTION TO ATTEND THE APRIL 5, 2023 PLAN COMMISSION MEETING VIRTUALLY. TO JOIN THE ZOOM MEETING, USE THE LINK BELOW:

Join Zoom Meeting:

<https://us06web.zoom.us/j/84186350378?pwd=VEFheXc1S0pJL2lNNnVFNFERszJ0UT09>

Meeting ID: 841 8635 0378

Passcode: 840000

1. CALL TO ORDER: Due to the Covid-19 Pandemic, the Village will be utilizing a Zoom webinar. Member of the public can attend the meeting via Zoom Webinar by video or audio. If a member is using Zoom, please either use your phone or computer, not both.
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes of January 11, 2023, Plan Commission Public Hearing
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 23-01: Consideration of a petition for the following:
 - i. A Preliminary Plat of Subdivision to resubdivide two (2) parcels into eleven (11) parcels.
 - ii. Approval of a variation from Section 9-11-11 "L" Definitions of the Village of Willowbrook Unified Development Ordinance (UDO) to allow a lot with no street frontage and consideration of other such relief, exceptions, and variations from Title 9 of the Village Unified Development Ordinance as are set forth in the petition.

The applicant for this petition is New Horizon Homes Builders, Inc. & MGZ Properties, LLC., 9.S.737 William Drive, Willowbrook, IL 60527.

 - A. Public Hearing
 - B. Discussion/Recommendation
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

NELSON SURVEYORS, LLC.

PLAT OF SURVEY

PARCEL 1: THE NORTH 1/2 OF LOT 13 IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1989 AS DOCUMENT 88899, IN DECATUR COUNTY, ILLINOIS.

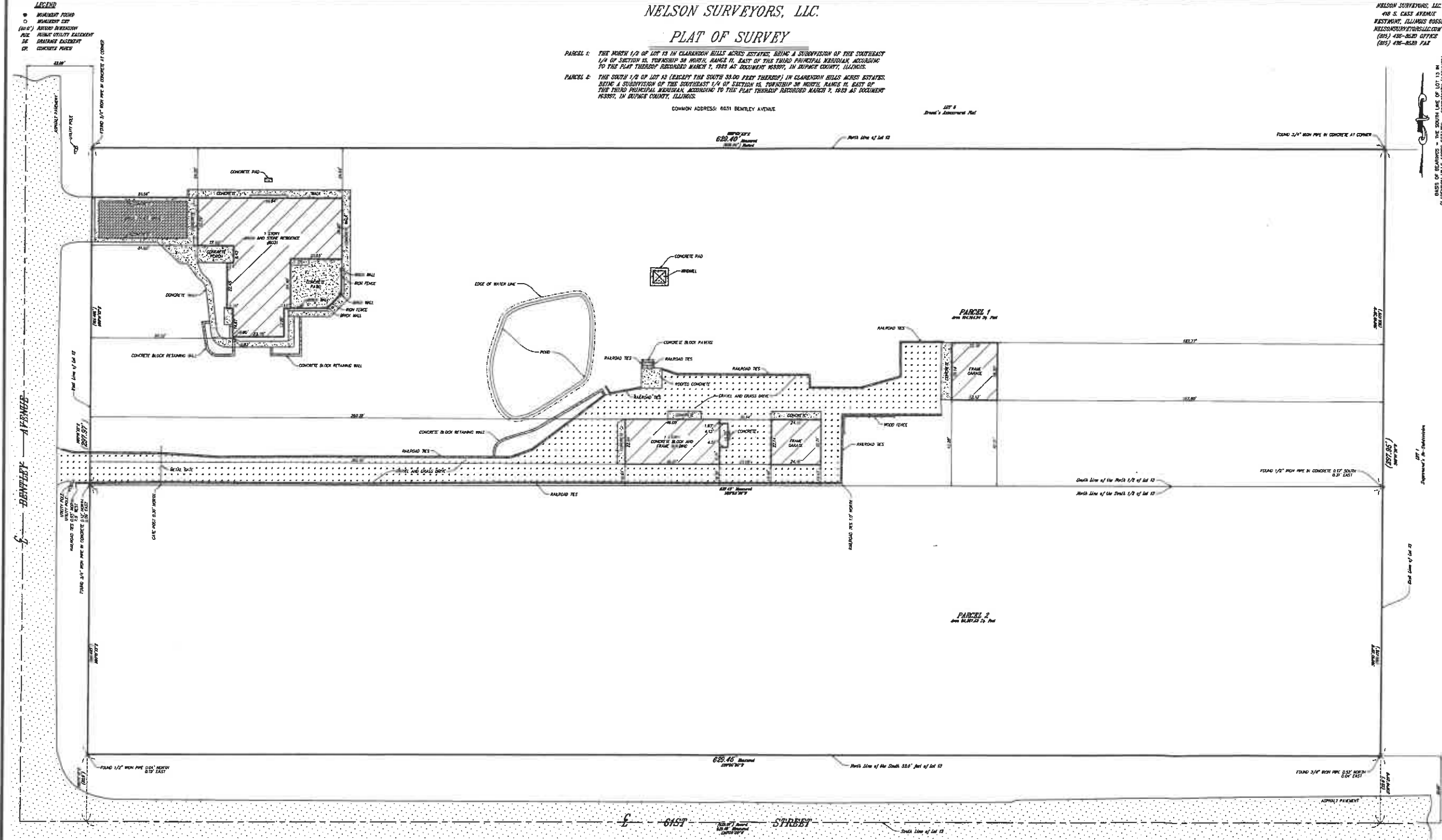
PARCEL 2: THE SOUTH 1/2 OF LOT 13 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1989 AS DOCUMENT 88899, IN DECATUR COUNTY, ILLINOIS.

COMMON ADDRESS: 6051 BENTLEY AVENUE

DECATUR COUNTY, ILLINOIS

NELSON SURVEYORS, LLC
410 S. EAST AVENUE
WESTMONT, ILLINOIS 60090
TEL: 630-580-1100
FAX: 630-580-1101

BASED ON BEARINGS - THE SOUTH LINE OF LOT 13 IN CLARENDON HILLS ACRES ESTATES - 89°00'00" (ASSUMED)



PREPARED FOR	ALLAN ALONCI, LAY
DATE	JULY 11, 2018
SCALE	1"=20'
BY	MD, DCP
CHECKED BY	MD, DCP

NOTES:
THIS MAP WAS PREPARED BY THE SURVEYOR IN ACCORDANCE WITH THE ILLINOIS SURVEYING ACT AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THIS SURVEY. THE SURVEYOR HAS ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THIS SURVEY.



STATE OF ILLINOIS
COUNTY OF DECATUR
I, MICHAEL J. NELSON, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT I HAVE PERSONALLY CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THIS SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO EVIDENCE OF ANY OTHER SURVEY OR RECORD THAT WOULD AFFECT THIS SURVEY.

EXISTING	PROPOSED

- DEVELOPMENT NOTES:**
- LOTS #1-7 & #9-10 SHALL PROVIDE TWO (2) PARKWAY TREES DURING HOME CONSTRUCTION.
 - LOT #8 SHALL PROVIDE FOUR (4) PARKWAY TREES, TWO (2) ON 61ST STREET & TWO (2) ON BENTLEY AVENUE, DURING HOME CONSTRUCTION.
 - SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME SITE, OR SHALL BE CONSTRUCTED PRIOR TO SUBDIVISION APPROVAL. SUBDIVISION WILL NOT BE CLOSED OUT UNTIL ALL SIDEWALKS ARE INSTALLED.
 - WETLAND LIMITS AND BUFFER LIMITS SHALL BE DELINEATED PRIOR TO FINAL APPROVALS. ANY PERMITTING NEEDED DUE TO WETLANDS MUST BE OBTAINED PRIOR TO FINAL PLAT AND FINAL ENGINEERING APPROVAL.
 - WATER SERVICES AND SANITARY SERVICES ARE REQUIRED TO BE BORED UNDER ROADWAYS. WATER SERVICES MAY BE CONSTRUCTED AT THE TIME OF INDIVIDUAL HOME CONSTRUCTION.
 - TREES WILL BE INVENTORIED PRIOR TO FINAL APPROVALS.

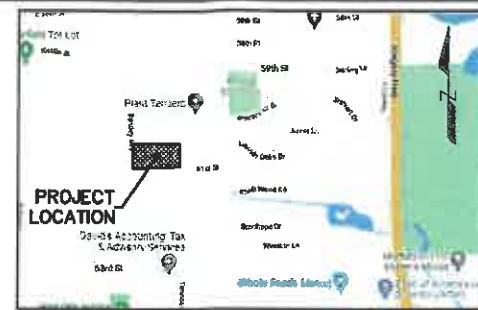
PRELIMINARY PLAT FOR **BENTLEY WOODS** WILLOWBROOK, ILLINOIS

LEGAL DESCRIPTION

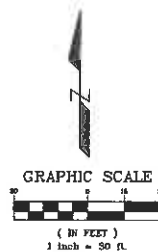
PARCEL 1:
THE NORTH 1/2 OF LOT 13 IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT 183367, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THE SOUTH 1/2 OF LOT 13 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT 183367, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 6031 BENTLEY AVENUE - WILLOWBROOK, ILLINOIS



LOCATION MAP
NOT TO SCALE



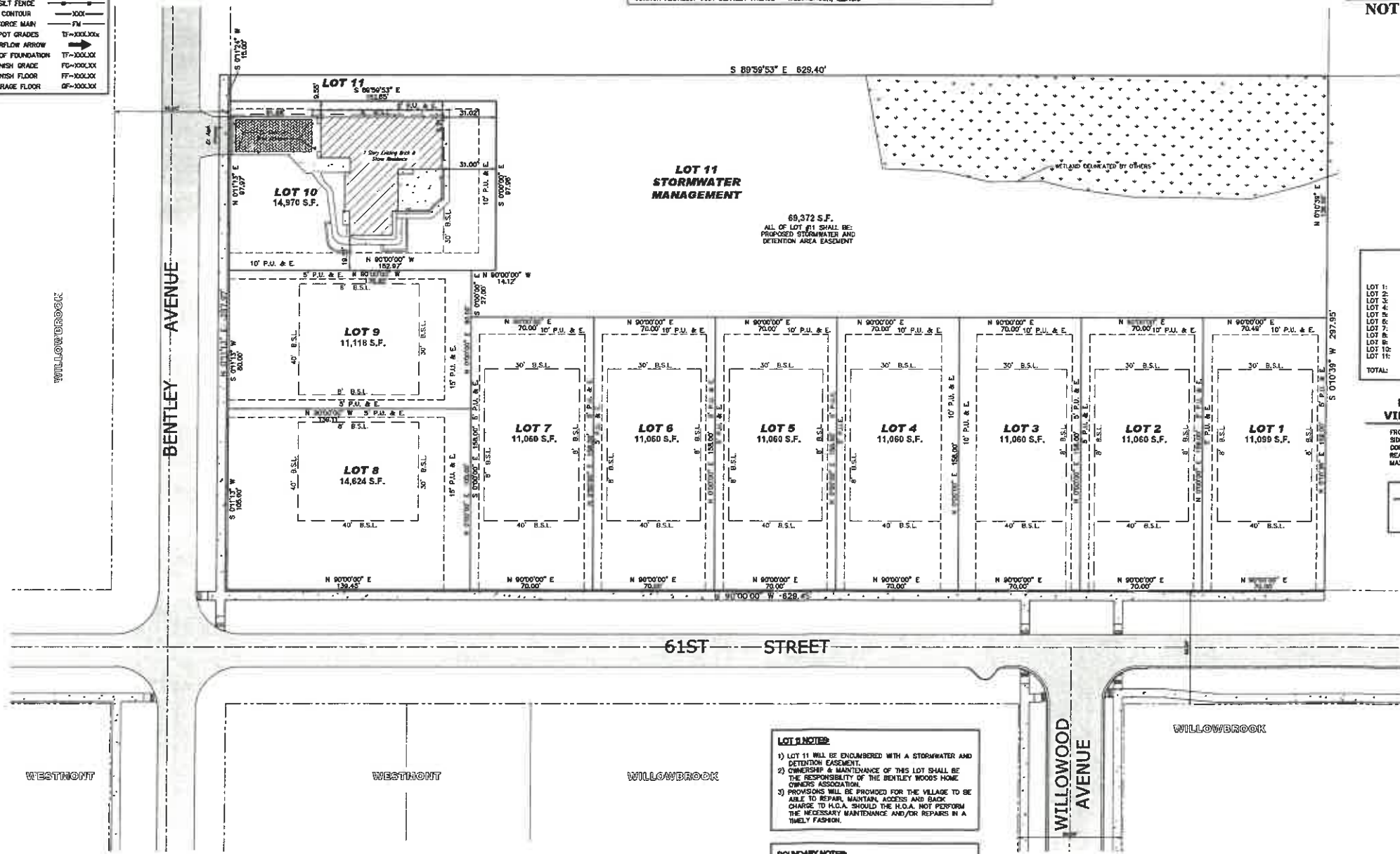
LOT SIZE	MAX IMPERVIOUS
LOT 1:	11,060 S.F.
LOT 2:	11,060 S.F.
LOT 3:	11,060 S.F.
LOT 4:	11,060 S.F.
LOT 5:	11,060 S.F.
LOT 6:	11,060 S.F.
LOT 7:	11,060 S.F.
LOT 8:	14,624 S.F.
LOT 9:	11,118 S.F.
LOT 10:	14,970 S.F.
LOT 11:	69,372 S.F.
TOTAL:	187,543 S.F. (4.31 AC) 47,289 S.F.

PROPOSED R-2 ZONING
VILLAGE OF WILLOWBROOK

FRONT: 40'
SIDE: 30'
CORNER SIDE: 40'
REAR: 30'
MAX LOT COVERAGE (IMPERVIOUS): 45%

SITE DATA

AREA: 187,543 SQUARE FEET
OR 4.31 ACRES



- LOT 11 NOTES:**
- LOT 11 WILL BE ENCUMBERED WITH A STORMWATER AND DETENTION EASEMENT.
 - OWNERSHIP & MAINTENANCE OF THIS LOT SHALL BE THE RESPONSIBILITY OF THE BENTLEY WOODS HOME OWNERS ASSOCIATION.
 - PROVISIONS WILL BE PROVIDED FOR THE VILLAGE TO BE ABLE TO REPAIR, MAINTAIN, ACCESS AND BACK CHARGE TO H.O.A. SHOULD THE H.O.A. NOT PERFORM THE NECESSARY MAINTENANCE AND/OR REPAIRS IN A TIMELY FASHION.

BOUNDARY NOTES:

- EXISTING BOUNDARY INFORMATION TAKEN FROM PLAT OF SURVEY PREPARED BY NELSON SURVEYORS, LLC, JOB #13-126, DATED JULY 11, 2013.

BENTLEY WOODS, LLC
9S 737 WILLIAM DRIVE
WILLOWBROOK, ILLINOIS 60527
(630) 886-3927

PRELIMINARY PLAT
FOR
BENTLEY WOODS
N.E. CORNER OF 61ST STREET & BENTLEY AVE
WILLOWBROOK, ILLINOIS 60527

DESIGN/TEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60449
(708) 326-4961
FAX: (708) 326-4962
IL Prof. Lic. No.: 184-003740



PROJECT INFORMATION

Project No.: 22-0038
Scale: 1" = 30'
Date: 12-05-22
Design By: SDS
Drawn By: DEI
Checked By: SDS

1 OF 1

PRELIMINARY PLAT



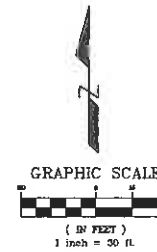
CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING
DAYS) BEFORE YOU DIG
WWW.ILLINOISCALL.COM

BENTLEY WOODS
WILLOWBROOK, ILLINOIS

PAGE 1 -
THE SOUTH 1/4 OF LOT 13 IN CLAUDEN HILLS ADRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT 1307 RECORDED MARCH 7, 1923 AS DOCUMENT 183397, IN DU PAGE COUNTY, ILLINOIS.

PAGE 2 -
THE SOUTH 1/4 OF LOT 13 (EXCEPT THE SOUTH 30.00 FEET THEREIN) IN CLAUDEN HILLS ADRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 SECTION 10, TOWNSHIP 36 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT 1307 RECORDED MARCH 7, 1923 AS DOCUMENT 183397, IN DU PAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 6031 BENTLEY AVENUE - WILLOWBROOK, ILLINOIS



(EX)	48" M.H., C.I. RM 734.20 INV 729.20	(2)	48" M.H., C.I. RM 734.00 INV 730.85
(1)	48" M.H., C.I. RM 735.00 INV 730.24	(3)	48" M.H., C.I. RM 735.50 INV 732.05

BENTLEY WOODS, LLC
95 737 WILLIAM DRIVE
WILLOWBROOK, ILLINOIS 60527
(630) 886-3927

**PRELIMINARY ENGINEERING
FOR
BENTLEY WOODS
N.E. CORNER OF 61ST STREET & BENTLEY AVE
WILLOWBROOK, ILLINOIS 60527**

























































DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO.: 184-003740



PROJECT INFORMATION
Project No.: 22-0038
Scale: 1" = 30'
Date: 12-05-22
Design By: SDS
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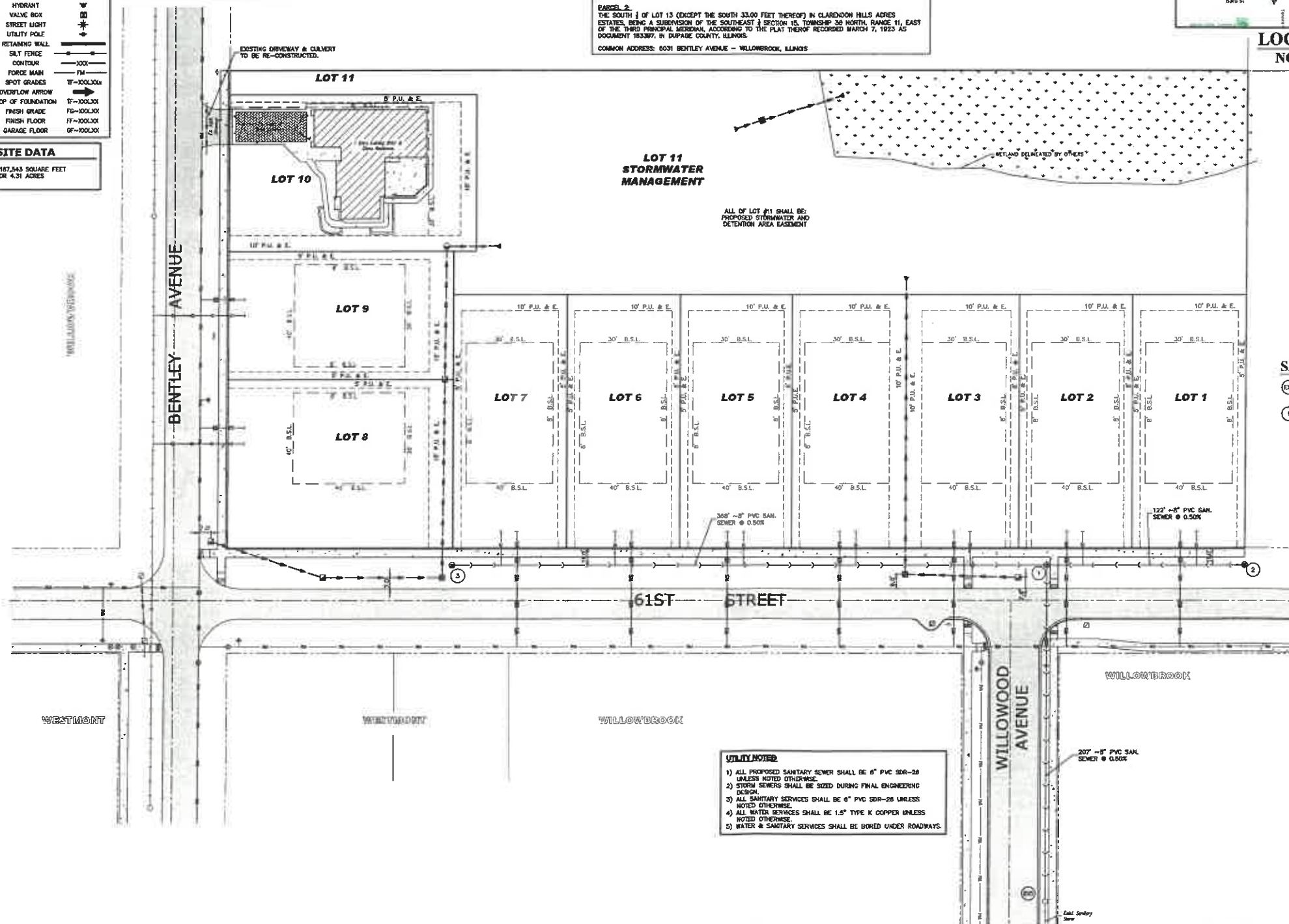
2
OF
2

PRELIMINARY ENGINEERING: UTILITY PLAN

EXISTING		PROPOSED	
	SANITARY SEWER		
	SANITARY SERVICE		
	SANITARY MANHOLE		
	STORM SEWER		
	STORM SERVICE		
	CATCH BASIN		
	OPEN END STORM MANHOLE		
	CLOSED END STORM MANHOLE		
	STORM INLET		
	FLARED END SECTION		
	WATER MAIN		
	WATER SERVICE		
	VALVE VAULT		
	IS-BOX		
	HYDROTIGHT		
	VALVE BOX		
	STREET LIGHT		
	UTILITY POLE		
	RETAINING WALL		
	SILT FENCE		
	CONTOUR		
	FORCE MAIN		
	SPOT ELEVATION		
	OVERFLOW ARROW		
	TOP OF FOUNDATION		
	FRESH GRADE		
	FINISH FLOOR		
	GRASSY FLOOR		

AREA: 187,543 SQUARE FEET
OR 4.31 ACRES

1. LOTS #1-7 & #9-10 SHALL PROVIDE TWO (2) PARKWAY TREES DURING HOME CONSTRUCTION.
2. LOT #8 SHALL PROVIDE FOUR (4) PARKWAY TREES, TWO (2) ON BELL STREET & TWO (2) ON BENTLEY AVENUE, DURING HOME CONSTRUCTION.
3. SIDEWALKS SHALL BE CONSTRUCTED WITH EACH HOME SITE, OR SHALL BE CONSTRUCTED PRIOR TO SUBDIVISION APPROVAL. SUBDIVISION WILL NOT BE CLOSED UNTIL ALL SIDEWALKS ARE INSTALLED.
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5. WATER SERVICES AND SANITARY SERVICES ARE REQUIRED TO BE BORED UNDER ROADWAYS. WATER SERVICES MAY BE CONSTRUCTED AT THE TIME OF INDIVIDUAL HOME CONSTRUCTION.
6. TREES WILL BE INVENTORIED PRIOR TO FINAL APPROVALS.



- 1) ALL PROPOSED SANITARY SEWER SHALL BE 8" PVC SDR-26 UNLESS NOTED OTHERWISE.
- 2) STORM SEWERS SHALL BE SIZED DURING FINAL ENGINEERING DESIGN.
- 3) ALL SANITARY SERVICES SHALL BE 8" PVC SDR-26 UNLESS NOTED OTHERWISE.
- 4) ALL WATER SERVICES SHALL BE 1.5" TYPE K COPPER UNLESS NOTED OTHERWISE.
- 5) WATER & SANITARY SERVICES SHALL BE BORED UNDER ROADWAYS.



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