

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=VEFheXc1S0pJL2INNnVFNFErSzJ0UT09>

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 CLARENCE HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT #15357, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2: THE SOUTH 1/2 OF LOT 13 (EXCEPT THE SOUTH 300 FEET THEREOF) IN CLARENCE HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 30 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT #15357, IN DUPAGE COUNTY, ILLINOIS.

COMMON ADDRESS: 6031 BENTLEY AVENUE

447-5

ELSON SURVEYORS, LLC
418 S. CASS AVENUE
ST. MONT, ILLINOIS 60559
ELSONSURVEYORSLLC.COM
(847) 436-8520 OFFICE
(847) 436-8529 FAX

BASIS OF BEARINGS = THE SOUTH LINE OF LOT 13 IN
CLARENDON HILLS ACRES ESTATES = S90°00'00" W (ASSUMED)

LEGEND

•	MONUMENT FOUND
○	MONUMENT SET
(60')	ARMED DIRECTION
PL	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
CP	CONCRETE POUCH

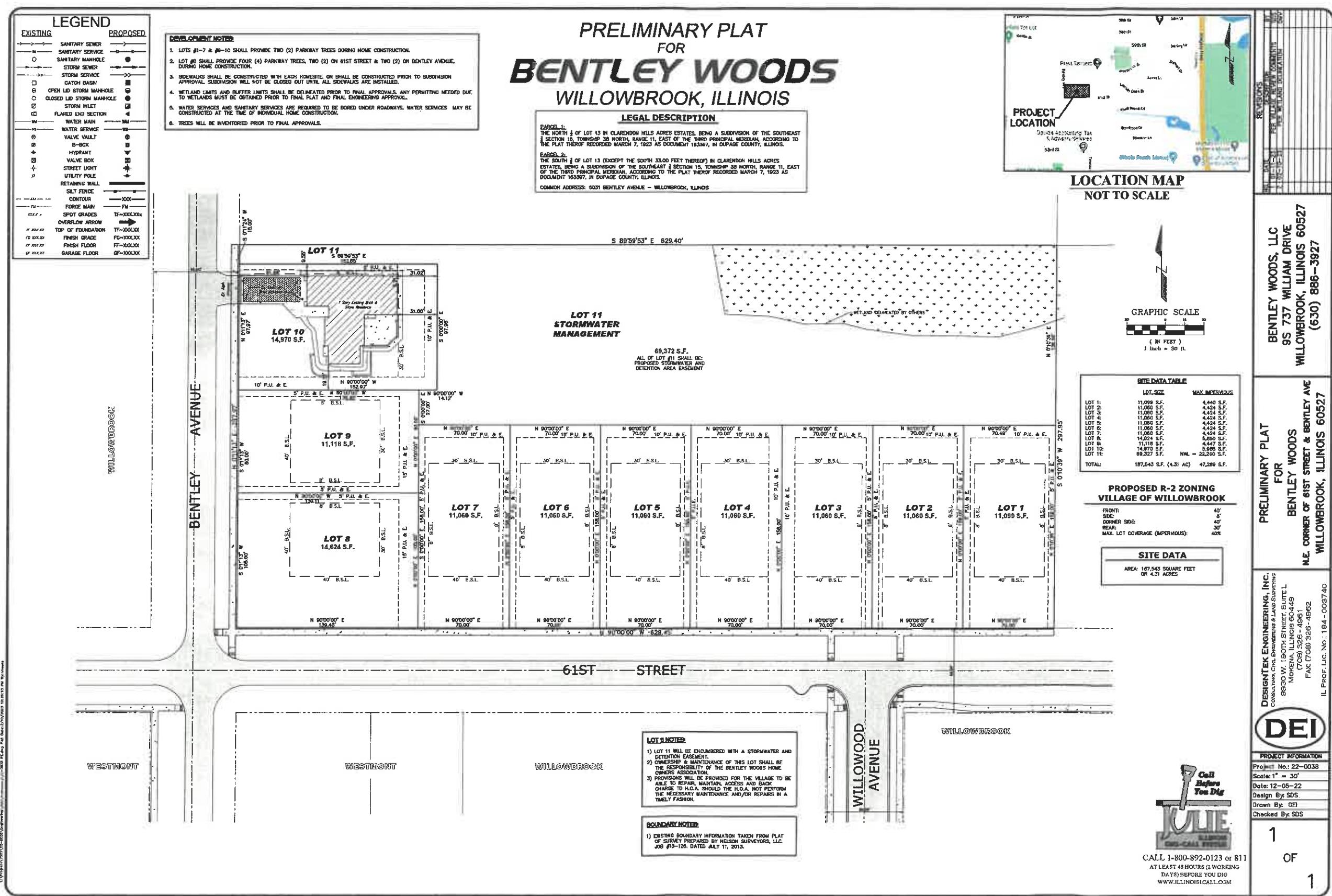
629.45 *Reserve*
5990' 30' S
North line of the South 33.0' feet of lot 53

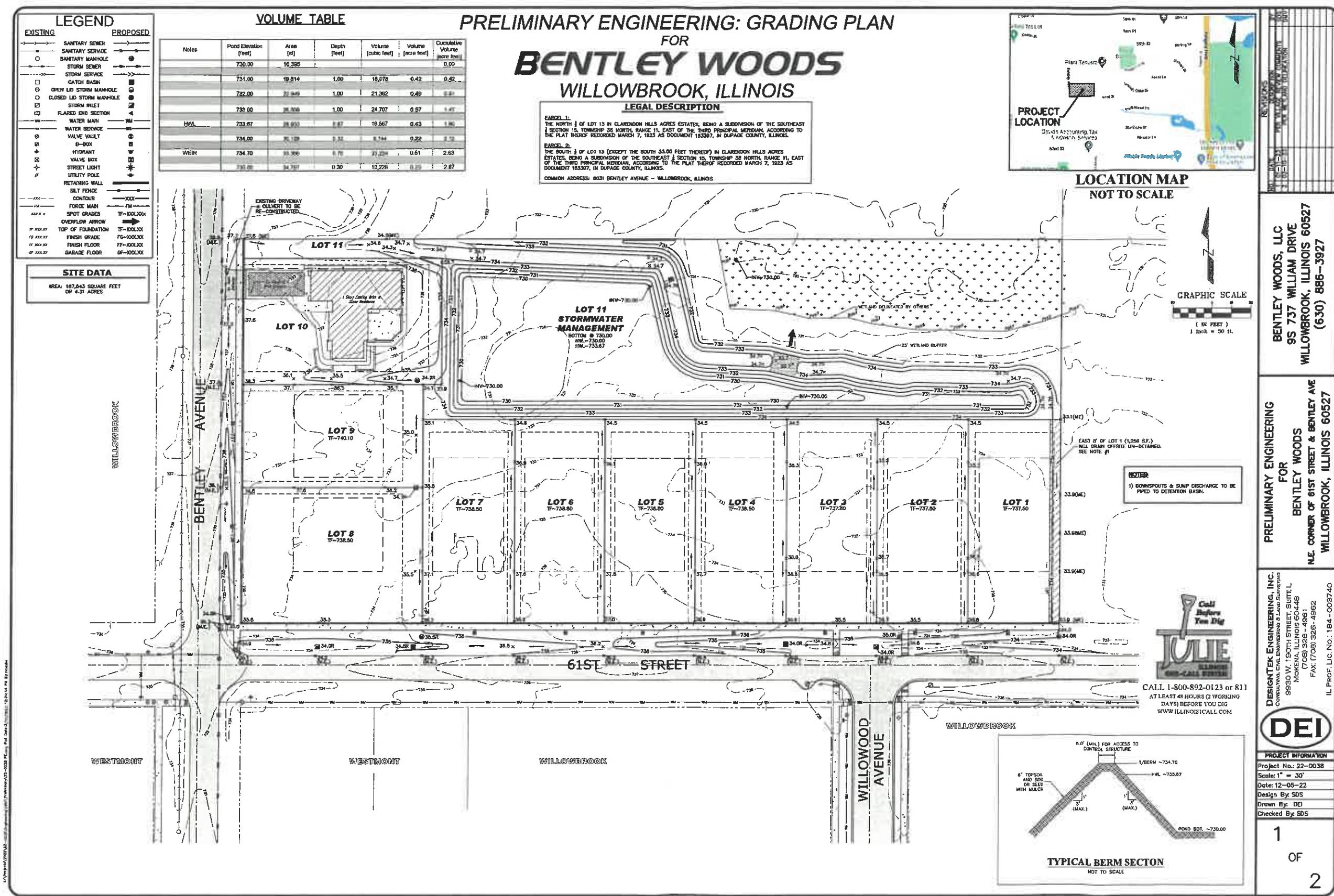
3/8" IRON PIPE DSY. NORTH
0.04" EAST

LICENSE EXPIRES NOVEMBER 30, 2014

14. I BELIEVE, AS ILLINOIS PROFESSIONAL LAW ATTORNEY
TODAY, I HAVE MAINTAINED THE PROFESSIONAL
STANDARDS OF THE ILLINOIS BAR ASSOCIATION
FOR ALL THESE YEARS. I HAVE ADHERED TO THE STANDARDS
OF PROFESSIONALISM.

PREPARED FOR ALLAN ALONEY LAW
DATE JULY 11, 2013
SCALE 1" = 20' E: MIN
FBI 13-126 FBI LAB/PC 6/3/13





PRELIMINARY ENGINEERING: GRADING PLAN

PRELIMINARY ENGINEERING: UTILITY PLAN

BENTLEY WOODS

WILLOWBROOK, ILLINOIS

LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 1/2 OF LOT 13 IN CLARENDON HILLS ADDS ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST 1/2 SECTION 17, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT #83367, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
THE SOUTH $\frac{1}{2}$ OF LOT 13 (EXCEPT THE SOUTH 33.00 FEET THEREOF) IN CLARENDON HILLS ADDRES
ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST $\frac{1}{2}$ SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS
DOCUMENT NUMBER W. CLARKE CO. 1000, ILLINOIS.

COMMON ADDRESS: 8031 BENTLEY AVENUE - WILLOUGHBOOK, ILLINOIS

LOCATION MAP
NOT TO SCALE

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GRAPHIC SCALE

SANITARY STRUCTURES

(EM)	48° M.H., C.L. RM 734.20 INV 729.20	(2)	48° M.H., C.L. RM 734.00 INV 730.65
(1)	48° M.H., C.L. RM 735.00 INV 732.24	(3)	48° M.H., C.L. RM 735.50 INV 732.06

DESIGNEK ENGINEERING, INC.	
Consulting, Civil Engineering & Land Surveying	
9930 W. 190TH STREET, SUITE L	
MOKENA, ILLINOIS 60448	
(708) 326-4961	
FAX: (708) 326-4962	
DEI	
PROJECT INFORMATION	
Project No.: 22-0036	
Scale: 1" = 30'	
Date: 12-05-22	
Design: By SDS	
Drawn By: DEI	
Checked By: SDS	
2	
OF	
2	

PRELIMINARY ENGINEERING: UTILITY PLAN

2

2

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

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