

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, OCTOBER 4, 2023, AT THE VILLAGE COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

**Due to the expiration of the Governor's Disaster Declaration, public participation/comment is permitted solely by attending the meeting at 825 Midway Drive.**

1. CALL TO ORDER

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

2. ROLL CALL

Those present at CRC: Chairman Kopp, Commissioner Kanaverskiss, Kaczmarek, Kaucky.  
Staff present: Michael Krol, Director of Community Development

ABSENT: Commissioner Baksay, Walec, Vice Chairman Wagner.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

A. Waive Reading of Minutes (APPROVE).

B. Minutes of August 2, 2023, Plan Commission Public Hearing.

MOTION: Made by Commissioner Kaucky seconded by Commissioner Kaczmarek approve the Omnibus Vote Agenda as presented.

Roll Call Votes:

AYES: Commissioner Kaucky, Kanaverskiss, Kaczmarek, Walec, Vice Chairman Wagner, Chairman Kopp

NAYS: None

MOTION DECLARED CARRIED.

1. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 23-05: Consider a petition requesting the following zoning variations from Title 9 of the Village Unified Development Ordinance:

- a. Section 9-3-01(A) to reduce the front yard setback in R-2 district from 40 feet to the existing house location, 26 feet.
- b. Section 9-3-01(A) to reduce the exterior side yard setback in the R-2 district from 40 feet to 31 feet.

A. DISCUSSION/RECOMMENDATION

Director Krol provided a brief overview of the zoning variance request for the front yard setback and the corner/exterior side yard setback at 310 59<sup>th</sup> Street. The subject property was annexed into Willowbrook in 1987 and the home was developed prior to 1978 under DuPage County Zoning and Subdivision codes. It is believed that the front yard setback at the time the house was built was 25 feet and the corner side yard setbacks were 10 feet. There are a number of homes along 59<sup>th</sup> Street with corner yards that appear to be about 10 feet from the property line.

The property approached Village staff regarding a second-floor addition to the existing house, demolishing the existing detached three car garage and building an attached three car garage. Section 9-10-04B states that any non-confirming residential building or structure needs to be brought into compliance. Without completely demolishing the home, it cannot be brought into compliance which is why the owner is seeking the front and exterior side yard zoning variance.

Director Krol asked if the owners had any additional comments or questions.

Chairman Kopp: Does anyone from the Plan Commission have any questions? To the owner, if you would like to speak you are allowed too.

No questions or comments from the property owner.

Chairman Kopp: With that said we will close the public hearing. To me this looks like net gain and I cant image the neighbors had any objection since the garage is moving further away from the neighbors.

Director Krol: The existing house sits back from the exterior side yard 35'-1". The variance is actually for 31 feet because the new three car attached garage will be located about 5 feet closer from the current location of the detached garage. Village staff has no objection to the proposal. Similar variations have been granted in the area for side and front yard setbacks for similar situations.

Chairman Kopp read the proposed motion into the record.

MOTION: to close the public hearing made by Commissioner Kaucky seconded by Commissioner Walec, all in favor

Roll Call Votes:

AYES: Commissioner Kaucky, Kanaverskiss, Kaczmarek, Chairman Kopp

NAYS: None

MOTION DECLARED CARRIED

**MOTION: Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed zoning variance requests to the front and exterior side yard setbacks in the R-2 District of the Unified Development Ordinance to allow a 26-foot front yard setback and a 31-foot exterior side yard setback for the subject property.**

Made by: Commissioner Kaucky seconded by Commissioner Kaczmarek.

Roll Call Votes:

AYES: Commissioner Kaucky, Kanaverskis, Kaczmarek, Chairman Kopp.

NAYS: None

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS

Director Krol, no report but can answer any questions about ongoing projects.

Commissioner Kaucky, asked about the project at 75<sup>th</sup> and 83, the Panda Express.

Director Krol, The project is still open, however the deadline for permit approval for Panda Express is November 10<sup>th</sup>. After that date there is no further extensions that can be granted by the Board, which they have granted two extensions already which is allowed by code. There are still several open items that the applicant needs to submit prior to permit issuance, two of which need Village Board approval. Part of the delay has been IEPA NFR letter from site cleanup.

Commissioner Kanaverskis, asked about the landscapers witnessed on the property. And installed concrete barriers.

Director Krol, that was requested by staff to keep up property maintenance. Tall grass and weeds were becoming too tall. The barriers were installed by property ownership to keep the semi-trucks and parked cars off the property.

Chairman Kopp, will the change in the zoning ordinance impact Panda?

Director Krol, Panda Express was granted 14 zoning variations for the property. The new UDO will apply to any new application for a Panda Express and zoning variations might be required.

Commissioner Kanaverskis, are they working at the cannabis dispensary business?

Director Krol, yes, they are working, and I don't have a timeline of project completion. They have had rough inspections completed and approved recently.

Chairman Kopp, in my neighborhood everyone was happy that the hoarder on Bentley got their front yard cleaned up.

Director Krol, there were multiple court orders for the Village to go on the property, to tow vehicles away, and cleanup and remove debris from the property. Public Works had several staff members there cleaning up debris for several hours and a tow company on site.

## 7. ADJOURNMENT

MOTION: Made by Commissioner Kaucky seconded by Commissioner Kaczmarek to adjourn the meeting of the Plan Commission at 7:11 p.m.

Roll call votes AYES: Commissioners, Kanaverskis, Kaczmarek, Kaucky, and Chairman Kopp.

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

October 4, 2023

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Chairman Kopp

Minutes transcribed by Director Krol