

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, SEPTEMBER 4, 2024, 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 Wagner called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at CRC: Chairman Wagner, Vice Chairman Walec, Commissioner Baksay, Kaczmarek, Kanaverskis, Kaucky, Louise.

Staff present: Michael Krol, Director of Community Development and Donna Guerin, Plan Commission Secretary.

ABSENT: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

A. Waive Reading of Minutes (APPROVE)

B. Minutes of May 1, 2024, Plan Commission Regular Meeting

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

Roll Call Votes:

AYES: Chairman Wagner, Vice Chairman Walec, Commissioner Baksay, Kaczmarek, Kanaverskis, Kaucky, Louise.

NAYS: None

MOTION DECLARED CARRIED.

4. Plan Commission consideration: Zoning Case 24-07: a Final Plat of Subdivision for 6200-6220 Clarendon Hills Road, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide two (2) single-family residential parcels into three (3) single-family residential parcels and consideration of the following zoning variations:
- a) Section 9-07-03(A) Streets: to leave the existing street, Clarendon Hills Road as is.
  - b) Section 9-07-03(B)(2) Sidewalks: to leave the existing public sidewalks along Clarendon Hills Road as is.

Chairman Wagner: We have a subdivision for review and asked the petitioner to present their information on the request. The petitioner is John Berry at 11S220 Jackson Street, Burr Ridge, Illinois is sworn in by Director Krol.

Petitioner Mr. Berry provides an overview on McNaughton Development on their over 40 years of custom home development and currently active in 10 developments throughout the Chicagoland area including Bentley Woods.

There are 2 current lots on the existing site from a re-subdivision approved in 2005, the Fitzpatrick Subdivision and McNaughton are proposing subdivide the lots into 3 code compliant R-2 lots. The 3 lots meet or exceed all the minimum standards outlined in the zoning code. The average lot will be just over 13,000 square feet. Mr. Berry provided home rendering designs of the house that will be built on the site. The plan is building 2 ranch homes and 1 traditional 2 story home. The homes will have 2-3 bedrooms, 2.5 bathrooms, 3 car garages, and full basements. We feel that the proposed homes proposed are an appropriate use based on recent trend, which is residential. If there are any questions, I am available.

Chairman Wagner: Director Krol, do you want to add anything to the presentation?

Director Krol: The only thing I would add is that the 2 variations are to the subdivision section of the code, which is to leave Clarendon Hills Road and the existing sidewalk as is. There are no changes proposed.

Chairman Wagner: Are there any members of the public that would like to address the Plan Commission?

Don Amirante, 221 Stanhope Drive, Willowbrook, Illinois is sworn in by Director Krol

Mr. Amirante: I am here representing Stanhope II and we have no objections to the homes being built. The concern was that the current home under construction on Clarendon Hills Road, while digging for the water main the contractor destroyed part of the existing berm on the townhome development property. We don't want the new development to ruin additional trees and berm areas. We would like to have the trees and bushes replaced that were damaged to provide the proper screening it was designed for. The berm is there to prevent noise, allow for privacy, and to keep pedestrian traffic from cutting through the townhome properties. What is the course of action for replacing our berm?

Sarah Turric, 6216 Canterbury Lane, Willowbrook, Illinois is sworn in by Director Krol.

Ms. Turric: I had a question about the plan, is there going to be one entrance off Clarendon Hills Road into 3 driveways or will there be 2 new driveways onto Clarendon Hills.

Director Krol: There will be 3 separate driveways onto Clarendon Hills Road for 3 single family homes.

Director Krol: Chairman Wagner if I could answer the other gentlemen's questions regarding the berm. Any new home built provides a restoration right-of-way bond. The Village holds a surety and cash bond. After the project is completed, we perform a right-of way inspection. It is required that any damage done is restored properly to Village standards. After the meeting I will get your information and look at the plans for the lot lines and discuss the issue with the contractor of record.

Beverly Thomas, 6234 Clarendon Hills Road is sworn in by Director Krol.

Ms. Thomas had a question regarding the timing of the project. What is the estimated timeline for completion of the homes? I have new construction going in right next door to my house and my bigger concern is safety issued. When the construction crews arrive, the parking of the vehicles cause difficulties backing out of the driveway.

Mr. Berry: we don't have an exact schedule, but we have submitted permit applications for all 3 of the proposed homes pending Village Board approval. I anticipate starting all 3 homes this fall and be completed by next spring.

Director Krol, if I could also add that I will reach out to the police department regarding the parking concerns of the residents. They have the authority to issue parking tickets if vehicles are not parked properly.

Ms. Thomas added that the trucks park at the top of the hill making it difficult to see oncoming southbound traffic.

Chairman Wagner: Are there any other members of the public who would like to speak or are their any emails or phone calls regarding the proposal.

Director Krol, just for the record I did receive a phone call with questions about the subdivision and the resident objected to the development and the anonymous caller thought that 2 lots was plenty.

Chairman Wagner: Do any of the Commissioners have any questions?

No additional questions were presented.

Chairman Wagner: I would like to hear a motion that, based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed Final Plat for 6200-6220 Clarendon Hills Road, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide two (2) single-family residential parcels into three (3) parcels and approval of the following variations:

1. Section 9-07-03(A) Streets: to leave the existing street, Clarendon Hills Road as is.
2. Section 9-07-03(B)(2) Sidewalks: to leave the existing public sidewalks along Clarendon Hills Road as is.

MOTION: Made by Commissioner Kaucky seconded by Vice Chairman Walec.

Roll Call Votes:

AYES: Chairman Wagner, Vice Chairman Walec, Commissioner Baksay, Kaczmarek, Kanaverskis, Kaucky, Louise.

NAYS: None

MOTION DECLARED CARRIED.

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS.

Director Krol, we did receive an application for Panda Express Restaurant at 7505 Kingery Highway. That will be on a Plan Commission agenda for possibly November for a special use and variations.

7. ADJOURNMENT

MOTION: Made by Commissioner Baksay seconded by Vice Chairman Walec to adjourn the meeting of the Plan Commission at 7:20 p.m.

Roll call votes AYES: Chairman Wagner, Vice Chairman Walec, Commissioner Baksay, Kaczmarek, Kanaverskis, Kaucky, Louise.

MOTION DECLARED CARRIED

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UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

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Chairman Wagner

Minutes transcribed by Director Krol