

A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, SEPTEMBER 4, 2024 AT 7:00 P.M. AT THE VILLAGE OF WILLOWBROOK COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS 60527.

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
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes of May 1, 2024, Plan Commission Regular Meeting
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 24-07: Consider a petition requesting a subdivision and zoning variations from Title 9 of the Village Unified Development Ordinance to allow the following:
 - a. A final plat of subdivision to resubdivide two (2) parcels into three (3) parcels at 6200-6220 Clarendon Hills Road for the Clarendon Cove Subdivision.
 - b. Approval of variations from Title 9 Unified Development Ordinance as part of the proposed subdivision.
 - A. Public Hearing
 - B. Discussion/Recommendation
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 1, 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 Kanaverskis, Kaucky, Louise.

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

ABSENT: Commissioner Baksay and Kazczmarek.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

A. Waive Reading of Minutes (APPROVE)

B. Minutes of April 3, 2024, Plan Commission Regular Meeting

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

Roll Call Votes:

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

NAYS: None

MOTION DECLARED CARRIED.

4. Plan Commission consideration: Zoning Case 24-05: Zoning variance request from Title 9 of the Village Unified Development Ordinance for the property address of 740 67th Place, Willowbrook, Illinois to allow the following:

- a. Section 9-3-01(A) to increase the maximum impervious surface coverage in the R-2 district from 40% to 41.5%.
- b. Section 9-5-03(A)(2)(a) to increase the maximum width of a single-slab driveway from 33 feet to 38.32 feet to allow the existing non-compliant driveway.

Chairman Wagner: The petitioner is Cornelius Griggs at 740 67th Place, Willowbrook, Illinois. The public hearing was published in the Chicago Sun-Times, on April 16th, 2024. I see that the petition is not here this evening, I suppose we can wait a few minutes. Chairman Wagner stated we will wait for another five minutes or so for the petitioner to arrive.

The petitioner arrived at approximately 7:06 p.m.

Director Krol swore in the petitioner; Markuail Griggs, 740 67th Place, Willowbrook, Illinois.

Petitioner Ms. Griggs provides an overview of the two zoning variation requests, one to increase the impervious surface and keep the existing driveway as is. Ms. Griggs stated that they had purchased the home within the last year and were unaware the previous owners widened the driveway and concrete without a permit. Secondly the three-car garage cannot fit their three cars and have two children of driving age and multiple vehicles. They are proposing to build a detached garage in the rear yard. This is the only way to access the garage in the rear.

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

Chairman Wagner: After hearing no additional questions, he states that the proposal keeps with Village standards and feels the proposal keeps with the aesthetics of the neighborhood. No other Plan Commission members express any concern about the proposal.

Director Krol: Added that the home was constructed in 2018 and at some point, before the Griggs family took over ownership, the driveway was widened without a permit, totaling a width of 38 feet, where Village code stated you are only allowed 33 feet. The new UDO includes impervious surface coverage, and the old zoning code did not. Since this is a new regulation, staff does support the proposed variation requests.

Chairman Wagner: I would like to hear a 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 variation requests to the Unified Development Ordinance to increase the maximum impervious surface coverage from 40% to 41.5% and to increase the maximum width of a single-slab driveway from 33 feet to 38.32 feet for 740 67th Place with the condition that all construction permits must be approved and issued prior work starting and the design shall generally conform with the site plan by Ridgeline Consultants, LLC. and building elevation by Image by Design, Inc. which is attached to the packet.

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

Roll Call Votes:

AYES: Chairman Wagner, and Vice Chairman Walec, Commissioner Kanaverskiss, Kaucky, Louise.

NAYS: None

MOTION DECLARED CARRIED.

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS.

Director Krol, there are couple up and coming projects and happy to answer any questions that I can. There are a couple of new permits issued and a petition coming in soon for a new subdivision.

Commissioner Kaucky stated he noticed work crews entering and exiting Bed, Bath, and Beyond. Is there an update?

Director Krol, although they have not formally submitted their permits yet, that location will be a Binny's Beverage Depot. They will be moving from their current location on Kingery Hwy into the former Bed, Bath, and Beyond. That information has been made public.

Commissioner Kaucky, what is going to happen with the old location?

Director Krol, the property owner, is working with staff and our consultants to find a good business fit for the existing building. There is no formal submittal at this point.

Commissioner Kaucky, how about 75th and Route 83? The vacant land where the old gas station used to be located.

Director Krol, there is no formal application submitted at this time for that property.

Commissioner Louise, was that supposed to be a Panda Express at one point?

Director Krol, yes it was. The special use, variations, and even the building permit plans were approved. There was some trouble with the IEPA and obtaining an NFR letter for the site. The public records show that still no NFR letter has been issued by the State of Illinois at this time. All the underground tanks have been removed. Circling back, the special use approval had expired, so that's why the project or any development is on hold.

Commissioner Louise, the old bowling alley, are there any plans there?

Director Krol, nothing formally has been submitted. Village staff has met with a couple of different developers and that's I can really say at this time.

Chairman Wagner, we've seen multiple applications come through over the years and nothing has been approved for that site. The most recent application was a car wash, a restaurant, and bank on the site.

7. ADJOURNMENT

MOTION: Made by Vice Chairman Walec seconded by Commissioner Kaucky to adjourn the meeting of the Plan Commission at 7:16 p.m.

Roll call votes AYES: Commissioners Kanaverskis, Kaucky, Louise and Vice Chairman Walec, and Chairman Wagner.

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

Chairman Wagner

Minutes transcribed by Director Krol



Village of Willowbrook

Staff Report to the Plan Commission

Public Hearing Date:	September 4, 2024		
Prepared By:	Michael Krol, Director of Community Development		
Case Title:	Zoning Hearing Case No. PC 24-07: Final Plat of Subdivision for Clarendon Cove Subdivision, located at 6200-6220 Clarendon Hills Road and consideration of zoning variations to the Unified Development Ordinance.		
Petitioner:	McNaughton Development LLC., 11S220 Jackson Street, Burr Ridge, IL 60527.		
Action Requested:	<p>Consideration and recommendation regarding 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:</p> <ol style="list-style-type: none">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.		
Location:	6200-6220 Clarendon Hills Road, Willowbrook IL 60527		
PINs:	09-15-406-090 & 09-15-406-089		
Existing Zoning:	R-2 Single Family Residence District		
Proposed Zoning:	R-2 Single Family Residence District		
Property Size:	0.92 acres		
Surrounding Land Use:	Use	Zoning	
North	Single Family Residential	R-2	
East	Multiple Family Residential	R-5	
West	Single Family Residential	R-2	
South	Single-Family Residential	R-2	

Necessary Action by Plan Commission:	Make either a positive recommendation or negative recommendation to the Mayor and Village Board for the proposed Final Plat of Subdivision and the identified zoning variations for the Clarendon Cove Subdivision. A sample motion can be found on page 4.
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History & Background

Site Description

The two subject parcels are a combined .92 total acres, currently zoned R-2 single-family residential district, and are both vacant lots. The property was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision from 1923. The single parcel was resubdivided into the two (2) existing .46 acre lots in 2005 under Ordinance 05-O-33, Fitzpatrick's Subdivision. The two (2) lots are almost identical and measure approximately 106' in width and 186 feet in depth.

Exhibit 1: Arial View of the Subject Property





Development Proposal

The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a final plat of Subdivision for Clarendon Cove Subdivision located at 6200-6220 Clarendon Hills Road, Willowbrook, Illinois, for a minor subdivision to resubdivide two (2) parcels into a three (3) lot subdivision. The second request for review and recommendation is approval of the following zoning variations from the Unified Development Ordinance (UDO):

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.

The petitioners, McNaughton Development LLC., Burr Ridge, Illinois are the contract purchasers of the property and have submitted building permit plans for three single-family homes to be developed on the proposed three lot subdivision. The three proposed lots are almost identical, 71.25 feet of frontage along Clarendon Hills Road and lot square footage ranging from 13,251 to 13,260. If approved, the petitioner will close on the lots and construction will likely begin in the fall of 2024. The watermain is located on the east side of Clarendon Hills Road and the Sanitary sewer is located on the west side. All three future homes will be connected to Village utilities as required by the UDO. The three lots will directly access Clarendon Hills Road and there is an existing public sidewalk in front of all three proposed lots.

Section 9-7-03 of the Unified Development Ordinance (UDO) sets subdivision standards for streets, easements, lots, and public improvements. The two variations requested are to leave the existing road and sidewalks as is with no changes.

Pursuant to the Subdivision Standards and Procedures of the Unified Development Ordinance (UDO), the proposed subdivision qualifies as a minor subdivision because the proposal is for under five (5) lots and requires preliminary plat approval at a public hearing with Plan Commission review and recommendation prior to Village Board consideration.

Staff Analysis

Appropriateness of Use

Single-family detached homes are a permitted use in the R-2 zoning district. The bulk regulations for the R-2 district are provided in the chart below. All three (3) proposed lots meet all the minimum requirements of the Willowbrook UDO.

Bulk Standard	R-2	Proposed			Variance
		Lot 1 – Vacant	Lot 2 – Vacant	Lot 3 - Vacant	
Lot Area	11,000 sq. ft.	13,260 sq. ft.	13,255 sq. ft.	13,251 sq. ft.	None
Lot Width	70 ft.	71.25 ft.	71.25 ft.	71.25 ft.	None
Front Yard Setback	40 ft.	40 ft.	40 ft.	40 ft.	None
Interior Side Yard Setback	8 ft.	8 ft.	8 ft.	8 ft.	None
Exterior Side Yard Setback	40 ft.	N/A	N/A	N/A	None
Rear Yard Setback	30 ft.	30 ft.	30 ft.	30 ft.	None



The two proposed variation requests are to subdivision code sections that set forth minimum requirements for streets and sidewalks. The subdivision code pertaining to streets is for design and layout standards. There are sections for grading, pitch, radii, intersections, location, and arrangements for subdivision streets. Since Clarendon Hills Road is an existing road, the applicant is requesting a variation to leave the road as is and does not propose any changes.

Similar to the first request, the applicant is seeking a variation to the sidewalk standards since the existing public sidewalk along Clarendon Hills Road was installed at a minimum over 25 years ago. The variance request is to leave the sidewalk width and location as is.

Site and road condition inspections will be performed during construction of the new single-family houses and any damage to the sidewalks, road, or Village right-of-way will need to be repaired or replace to Village standards.

Comprehensive Plan/Compatibility

The Village of Willowbrook Comprehensive Plan calls for low density residential at a rate of 1-4 dwelling units per acre. This proposed subdivision will have a density of approximately three dwelling units per acre, which is well within the density limits of the Comprehensive Plan. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. Surrounding existing lots are zoned R-2 in the area to the north, south, and west, of the subject property with similar lot widths and depths.

Easements

Section 9-7-03(B)(3) of the Village Code includes side and rear yard easement requirements for interior lots within a subdivision. Pursuant to the Subdivision Standards and Procedures, five-foot (5') interior side yard easements and ten-foot (10') rear yard easements are required and are reflected in the proposed plat.

The Village's stormwater engineer, Christopher B. Burke Engineering, has made a recommendation of approval for the final subdivision plans with easements as proposed. Stormwater management and grading will be reviewed under the new single-family residential dwelling permits for each lot.

Standards for Review for a Variation (9-9-04)

The variation process is designed to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this UDO that create practical difficulties or particular hardships.

The Plan Commission shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative finding of facts shall be made as to all of the review criteria established below, which findings of fact shall be based upon evidence provided by the applicant and the information provided in this report.

- (1) 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.
- (2) 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.



- (3) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- (4) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- (5) 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.
- (6) The proposed variation will not alter the essential character of the locality.
- (7) The proposed variation is in harmony with the spirit and intent of this UDO.

Staff Summary

The Community Development Staff has no objection to the proposed subdivision and zoning variance requests. The subdivision request complies with the guidelines set forth in the Village's Comprehensive Plan and the newly created lots fully comply with the bulk regulation requirements of the R-2 Zoning district in the Village Unified Development Ordinance (UDO). The requested lot configurations should have no negative impacts on surrounding land uses.

Staff also supports both variation request to the subdivision code Section 9-07-03 pertaining to streets and sidewalks because of the hardship of the existing streets and public sidewalks.

Staff would also recommend reviewing the variation criteria included above staff recommendations before considering acceptance.

If additional time or testimony is needed, the Plan Commission may wish to continue this hearing and/or consideration the proposed petition. If the Plan Commission's work is completed, the following sample motion is provided for the Plan Commission's use:

Sample Motion:

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.**

If the Plan Commission wishes to **deny** the proposed Unified Development Ordinance, staff recommends the following sample motion:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward a negative recommendation to the Village Board for 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.**

Documents Attached:

- Attachment 1: Public Hearing Notice
- Attachment 2: Picture of Public Hearing sign
- Attachment 3: Legal Description
- Attachment 4: Application (2 sheets)
- Attachment 5: Variation Standards by applicant (2 sheets)
- Attachment 6: CBBEL Recommendation of Approval
- Attachment 7: Final Plat of Clarendon Cove (2 sheets 11x17)
- Attachment 8: Geometric & Utility Exhibit (11x17)



Attachment 1
Notice of Public Hearing (1 Sheet)

CHICAGO SUN★TIMES

Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK

Customer No: 100425

Ad No: 721

Amount: \$483.00

PO Number: #PO_NUMBER#

ATTESTATION OF PUBLIC LEGAL NOTICE

STATE OF ILLINOIS, COUNTY OF COOK:

Chicago Sun-Times does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, PL.

As published in Chicago Sun Times in the issue(s) of:

8/20/2024

IN WITNESS WHEREOF, the undersigned, being duly authorized, has caused this Certificate to be signed by:

Robin Munoz
Manager | Recruitment
& Legals

Date: 8/20/2024

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 24-07

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 4th of September 2024 at the hour of 7:00 P.M. in the Village Boardroom, 825 Midway Drive, Willowbrook, IL 60527.

The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat of Subdivision for the Clarendon Cove Subdivision located at 6200-6220 Clarendon Hills Road, Willowbrook, Illinois, for a minor subdivision to resubdivide two (2) parcels into a three (3) lot subdivision and approval of variations from Title 9 Unified Development Ordinance as part of the proposed subdivision.

Form Title 9 of the Village Unified Development Ordinance as are set forth in the petition, on the property legally described as follows:

PARCEL 1
LOT 1 IN FITZPATRICK'S RESUBDIVISION RECORDED FEBRUARY 7, 2006 AS DOCUMENT NUMBER R2006-023257, BEING A SUBDIVISION OF THE EASTERLY 203.18 FEET OF LOT 6 (EXCEPT THE NORTH 314.465 FEET THEREOF) AND THE EASTERLY 203.18 FEET IF THE NORTH 198.00 FEET OF LOT 7 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT NO. 163337, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
LOT 1 IN FITZPATRICK'S RESUBDIVISION RECORDED FEBRUARY 7, 2006 AS DOCUMENT NUMBER R2006-023257, BEING A RESUBDIVISION OF THE EASTERLY 203.18 FEET OF THE NORTH 198.00 FEET OF LOT 7 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT NO. 163337, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 6200 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS
PINS: 09-15-408-089-0000 & 09-15-406-090-0000

The applicant for this petition is McNaughton Development, LLC, 115220 Jackson Street, Burr Ridge, IL 60527

Copies of the application and related documentation are on file in the office of Community Development, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are 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 Michael Krol, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 520-2262, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.

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. This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Sean Halloran
Village Administrator
(630) 323-5215

Published in the August 20, 2024, edition of

Page 1 of 2

The Chicago Sun-Times Newspaper.
8/20/2024 #721

VILLAGE OF WILLOWBROOK



Attachment 2
Picture of Public Hearing Sign posted on site





Attachment 3
Legal Description

PARCEL 1

LOT 1 IN FITZPATRICK'S RESUBDIVISION RECORDED FEBRUARY 7, 2006 AS DOCUMENT NUMBER R2006-023257, BEING A SUBDIVISION OF THE EASTERLY 203.18 FEET OF LOT 6 (EXCEPT THE NORTH 314.465 FEET THEREOF) AND THE EASTERLY 203.18 FEET IF THE NORTH 198.00 FEET OF LOT 7 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT NO. 163337, IN DUPAGE COUNTY, ILLINOIS.

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ADDRESS: 6200 CLARENDON HILLS ROAD, WILLOWBROOK, ILLINOIS

PINs: 09-15-408-089-0000 & 09-15-406-090-0000



Attachment 4
Application (2 sheets)



Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5504

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

APPLICATION FOR PLANNING REVIEW

NAME OF PROJECT: Clarendon Cove

NAME OF APPLICANT(S): McNaughton Development LLC

ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527 **TELEPHONE:** 630-325-3400 **FAX:** 630-325-3402

NAME OF PROPERTY OWNER(S): Wilmotte Construction, LLC

ADDRESS: 5431 S. Mulligan, Unit 2nd Floor

CITY, STATE, ZIP: Chicago, Illinois 60638 **TELEPHONE:** 630-325-3400 **FAX:** 630-325-3402

APPLICATION SUBMITTED FOR: (check all that apply)

Site Plan Review	<input type="checkbox"/>	Annexation	<input type="checkbox"/>
Preliminary Plat of Subdivision	<input type="checkbox"/>	Annexation Agreement	<input type="checkbox"/>
Final Plat Subdivision	<input checked="" type="checkbox"/>	Special Use Permit	<input type="checkbox"/>
Preliminary PUD	<input type="checkbox"/>	Map Amendment (Rezoning)	<input type="checkbox"/>
Final PUD	<input type="checkbox"/>	Text Amendment	<input type="checkbox"/>
		Variation	<input checked="" type="checkbox"/>

SITE INFORMATION:

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:
6200 & 6220 S. Clarendon Hills Road

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09-15-406-090 & 09-15-406-089

LEGAL DESCRIPTION: **ATTACH** LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

AREA OF SUBJECT PROPERTY IN ACRES: 0.92 Acre

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

CURRENT USE OF SUBJECT PROPERTY: Vacant

PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

PROPOSED USE OF SUBJECT PROPERTY: Three Single Family Homes

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Grading and extension of sewer and water services

ADJACENT PROPERTIES

CURRENT ZONING

LAND USE



NORTH OF SITE	<u>R2-Single Family Resident District</u>	<u>Single Family</u>
SOUTH OF SITE	<u>R2-Single Family Resident District</u>	<u>Single Family</u>
EAST OF SITE	<u>R5-Multiple Family Resident District</u>	<u>Stanhope Square Condominiums</u>
WEST OF SITE	<u>R2-Single Family Resident District</u>	<u>Single Family</u>

UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

WATER

LOCATION: Clarendon Hills Road SIZE: _____
OWNERSHIP: Willowbrook

SANITARY SEWER

LOCATION: Clarendon Hills Road SIZE: _____
OWNERSHIP: Flagg Creek

STORM SEWER

LOCATION: N/A SIZE: _____

SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: Holmes Primary & Maercker Intermediate School
JUNIOR HIGH SCHOOL DISTRICT: Westview Hills Middle School
HIGH SCHOOL DISTRICT: Hinsdale Central

FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: Tri-State Fire Protection District
DISTANCE TO FIRE STATION: 1 1/2 Mile

CONSULTANTS

NAME OF ATTORNEY OR AGENT: John Barry - McNaughton Development LLC

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: johnb@mcnaughtondevelopment.com Office Phone: 630-325-3400 Cell: 708-767-1222

NAME OF ENGINEER: Scott Schreiner - DesignTek Engineering

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: sschreiner@dtakorp.com Office Phone: 708-326-4961 Cell: 708-906-3473

NAME OF ARCHITECT: Brian Fergon - Fergon Architects

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: fergonarch@comcast.net Office Phone: 708-352-0446 Cell: 708-369-3043

NAME OF LANDSCAPE ARCHITECT: _____

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: _____ Office Phone: _____ Cell: _____

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s): [Signature] Applicant Date: 7/5/2024

Printed Name: JOHN BARRY

OWNER AUTHORIZATION LETTER ATTACHED



Attachment 5
Variation Standards (2 pages)



Clarendon Cove

July 3, 2024

Variation Standards to Section 9-7-03 Design and Layout Standards
(A) Streets & (B)2 Public Walkways

1. *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.*

Response: Given the size constraints of the site, the scope of the ordinance and the condition of the existing roadway the development would be financially unfeasible if the subdivision regulations would be applied conventional.

2. *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.*

Response: The purpose of the variation is to allow a site development scheme that allows for the proper land use in light of the adjoining properties. The development plan does not seek additional density nor floor area beyond that consistent with the R2 Single Family Residence District.

3. *The alleged hardship has not been created by any person presently having a proprietary interest in the premises.*

Response: The hardship has not been created by any person presently having a proprietary interest in the premises.

4. *The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.*

Response: The granting of the proposed variation will not be detrimental to the public welfare or injurious to other nearby property or improvements. The proposed variation will allow for three R2 Single Family Residence District zoning code compliant lots to be development in an appropriate land use transition along a main street between a multi-family development to the east and existing R2 Single Family Residence District homes to the west. Considering the small scale of the development, no significant negative impacts on the surrounding road network are anticipated and the development will result as a net positive for local taxing bodies. Given the foregoing, the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Waterfall Glen Executive Office Center – 11S220 Jackson Street, Burr Ridge, IL 60527
Phone: 630-325-3400 • Fax: 630-325-3402 • Web: McNaughtonDevelopment.com

Beautiful Homes and Communities in these Superior Locations:

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Highland Park • Naperville • Palos Heights • Kildeer • Hinsdale • Orland Park • Powers Lake & Lauderdale Lakes, Wisconsin



5. *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.*

Response: The proposed variation will allow a well-designed development that minimizes impact on neighboring properties and is well separated from those existing developments. Setbacks within the development allow adequate light and air. Density is consistent with other R2 districts and is a good transition to surrounding developments. No substantial impact on the surrounding street system is anticipated. Given the foregoing, the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

6. *The proposed variation will not alter the essential character of the locality.*

Response: The subject property is located in an area dominated by moderate density detached single-family residential homes on the west side of Clarendon Hills Road and higher density multi-family units on the east side of Clarendon Hills Road. The anticipated density of the proposed development is consistent with densities in similar R2 districts. Given the foregoing, granting the variations which will allow for construction of three single-family detached homes on the subject property will not alter the essential character of the neighborhood or locality.

7. *The proposed variation is in harmony with the spirit and intent of this UDO.*

Response: Given the site plan of the proposed development and along with the different land uses, the granting of the variation for the subject property is consistent with the Uniform Development Code of the Village of Willowbrook and other development codes of the Village.

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Attachment 6
CBBEL Recommendation of Approval



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

July 26, 2024

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mike Krol

Subject: 6200 Clarendon Hills Road
Clarendon Cove Subdivision
(CBBEL Project No. 900144.H250)

Dear Mike:

As requested on July 25, 2024, we have reviewed the proposed Final Plat of Clarendon Cove Subdivision prepared by DesignTek Engineering, Inc. and dated July 25, 2024. In our opinion, the proposed Plat of Subdivision is in compliance with Village Code, and we note the following for the record as supporting comments:

1. The proposed two lot subdivision qualifies as a Minor Subdivision as defined by Section 9-7-05.B of Village Code. No response required.
2. Section 9-7-04.C.3 provides that all lots shall be improved with a public water supply and sewerage system, except in the R-1 Zoning District. The subject property is in the R-2 Zoning District. There is existing watermain and sanitary sewer on the frontage of this property. No response required.
3. Section 9-7-04.D.1 provides that sidewalks shall be provided on the sides of all street rights of way adjacent to and contained within the subdivision being developed. There is an existing sidewalk on both sides of Clarendon Hills Road across the frontage of this property. No response required.
4. We presume that Village staff have reviewed the proposed lot configuration for compliance with the Village zoning codes.

If you have any questions, please contact me.

Sincerely,

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



Attachment 7:
Final Plat of Clarendon Cove (2 sheets, 11x17)

Attachment 8:
Geometric & Utility Exhibit (11x17)

PARCEL IDENTIFICATION
NUMBER

PARCEL ONE: 09-15-408-089-0000
PARCEL TWO: 09-15-408-090-0000

ADDRESSES

PARCEL ONE: 6200 Clarendon Hills Rd
WILLOWBROOK, ILLINOIS 60527
PARCEL TWO: 6220 Clarendon Hills Rd
WILLOWBROOK, ILLINOIS 60527

BASIS OF BEARING

THE BASIS OF BEARINGS IS THE ILLINOIS STATE
PLANE SYSTEM - EAST ZONE

SITE DATA

PARCEL ONE AREA: 16,888 SQ. FT. OR
OR 0.466 ACRES
PARCEL TWO AREA: 19,879 SQ. FT.
OR 0.456 ACRES
GROSS AREA: 36,768 SQ. FT.
OR 0.912 ACRES

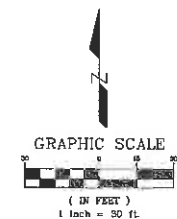
FINAL PLAT
OF
CLARENDON COVE

BEING A RESUBDIVISION OF PART OF LOTS 1 & 2 IN FITZPATRICK'S RESUBDIVISION,
IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RESERVED FOR THE DUPAGE
COUNTY RECORDER

EXISTING CONDITIONS

PROPOSED CONDITIONS

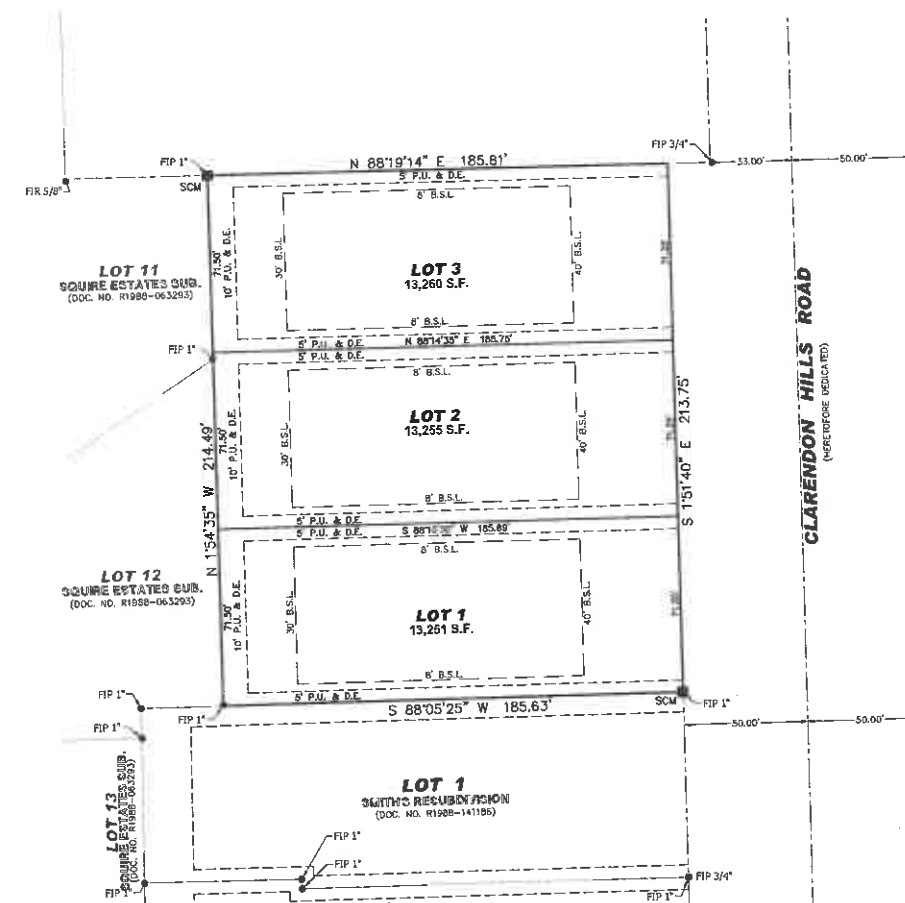
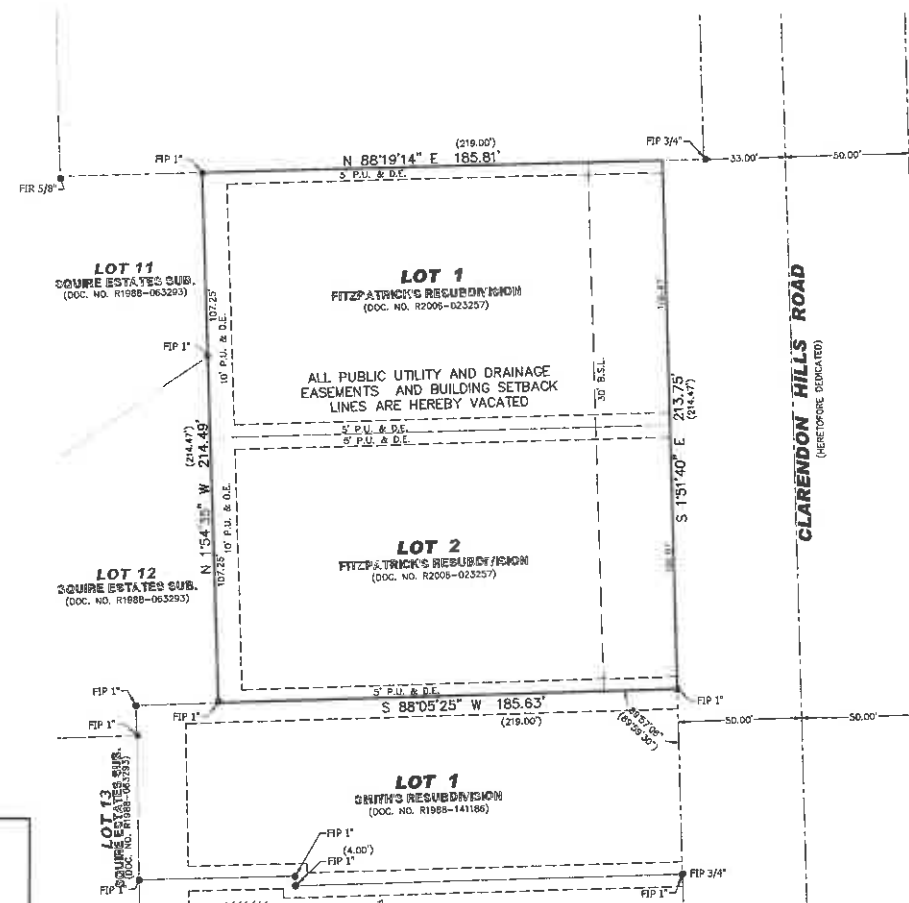


LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- ADJACENT LOT LINE
- CENTERLINE
- PROPOSED LOT LINE
- PROPOSED EASEMENT LINE
- RECORD DATUM
- P.U. & D.E.
- S.F.
- SET CONCRETE MONUMENT
- FOUND IRON PIPE

NOTES

- ALL AREAS ARE PLUS OR MINUS.
- ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE HEREBY GRANTED TO THE VILLAGE OF WILLOWBROOK.
- PER DUPAGE COUNTY STORMWATER ORDINANCES, DETENTION WILL NOT BE REQUIRED BASED ON TOTAL SITE AREA BEING 36,768 SQUARE FEET AND WITH MAXIMUM LOT COVERAGE ALLOWED OF 40%. THE MAXIMUM NEW IMPERVIOUS OF THE SITE WOULD BE 14,707 SQUARE FEET WHICH DOES NOT MEET THE 25,000 SQUARE FEET OF NEW IMPERVIOUS REQUIREMENT THAT WOULD TRIGGER DETENTION.
- OVER 2500 SQUARE FEET OF NEW IMPERVIOUS WILL BE CREATED AS PART OF THE THREE LOT DEVELOPMENT, AND THEREFORE POST CONSTRUCTION BEST MANAGEMENT PRACTICES (POMPS) WILL BE TRIGGERED. EACH LOT WILL NEED TO PROVIDE POMP BASED ON THE NEW IMPERVIOUS SURFACES BEING CREATED FOR THE LOT AT THE TIME OF HOME CONSTRUCTION. THE DESIGN OF THE POMP WILL BE REQUIRED TO BE INCLUDED WITHIN THE INDIVIDUAL LOT PERMIT APPLICATION.



MCNAUGHTON DEVELOPMENT
115220 JACKSON STREET SUITE #101
BURR RIDGE, IL, 60527

FINAL PLAT
FOR
CLARENDON COVE
WILLOWBROOK, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 130TH STREET, SUITE 1
MCKENNA, ILLINOIS 60448
(708) 326-4361
FAX: (708) 326-4692
IL PROF. LIC. NO. 114-003740



PROJECT INFORMATION
Project No.: 24-0009
Scale: 1" = 30'
Date: 07/03/2024
Field Date: 06/20/2024
Drawn By: DSR
Checked By: S.J.

1
OF
2

FINAL PLAT

PARCEL IDENTIFICATION
NUMBER

PARCEL ONE: 08-15-405-089-0000
PARCEL TWO: 08-15-405-090-0000

OWNER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS SHOWN ON THIS PLAT OF SUBDIVISION, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

LOTS 1 & 2 IN FITZPATRICK'S RESUBDIVISION RECORDED FEBRUARY 7, 2006 AS DOCUMENT NUMBER R2006-023257, BEING A RESUBDIVISION OF THE EASTERLY 203.18 FEET OF LOT 6 (EXCEPT THE NORTH 314.465 FEET THEREOF) AND THE EASTERLY 203.18 FEET OF THE NORTH 198.00 FEET OF LOT 7 IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT NO. 153337, IN DUPAGE COUNTY, ILLINOIS.

THE UNDERSIGNED ALSO ACKNOWLEDGES ALL EASEMENTS, SETBACK LINES AND EASEMENT PROVISIONS THEREOF AS STATED AND SHOWN ON THIS PLAT.

THE UNDERSIGNED FURTHER CERTIFIES THAT THERE ARE NO UNPAID DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AFFECTING THE LAND DESCRIBED AND SHOWN ON THIS SUBDIVISION PLAT OR, IF ANY OF SAID INSTALLMENTS ARE NOT PAID, THEN SUCH INSTALLMENTS HAVE BEEN DIVIDED IN ACCORDANCE WITH THE SUBDIVISION AND APPROVED BY THE COURT WHICH CONFIRMED THE SPECIAL ASSESSMENT AND THE PROPER COLLECTOR OF ANY SUCH SPECIAL ASSESSMENT HAS SO CERTIFIED SUCH DIVISION ON THE FACE OF THE SUBDIVISION PLAT.

THIS IS TO CERTIFY THAT THE UNDERSIGNED, IS THE SOLE OWNER OF RECORD OF THE FOLLOWING DESCRIBED LAND, AND HEREBY CERTIFIES THAT THE SUBJECT PROPERTY IS LOCATED WITH THE FOLLOWING SCHOOL.

DISTRICTS: ELEMENTARY: _____ HIGH SCHOOL: _____ OTHER: _____

BY: McNAUGHTON DEVELOPMENT LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

BY: _____
MANAGER

ADDRESS: 115220 JACKSON STREET, SUITE #101, BURR RIDGE, ILLINOIS 60527

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF McNAUGHTON DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THIS SUBDIVISION PLAT AS OWNER, AS SUCH MANAGER OF McNAUGHTON DEVELOPMENT LLC, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED THIS SUBDIVISION PLAT AS HIS FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID COMPANY OR OTHER ENTITY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY,

ILLINOIS AT A MEETING HELD THIS _____ DAY OF _____ A.D. 20____

BY: _____ PRESIDENT _____ ATTEST: _____ VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

CHAIRPERSON

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS IN THIS SUBDIVISION, AS SHOWN BY THE PLANS AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

VILLAGE ENGINEER

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

WE HEREBY CERTIFY THAT THE TOPOGRAPHICAL AND PROFILE STUDIES REQUIRED BY ILLINOIS PLAT ACT, ILL. REV. STAT., CH. 109, SEC. 1 ET SEQ., AS NOW OR HEREINAFTER AMENDED, HAVE BEEN FILED WITH THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTIES, ILLINOIS, AND THE CERTIFICATION AS TO DRAINAGE REQUIRED BY SAID ACT MADE THEREON.

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

PROFESSIONAL ENGINEER _____ OWNER(S) OR DULY AUTHORIZED AGENT

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ VILLAGE CLERK OF THE VILLAGE OF WILLOWBROOK, ILLINOIS, CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID, CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENT THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE LAND INCLUDED IN THIS PLAT OF SUBDIVISION.

DATED AT WILLOWBROOK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

VILLAGE TREASURER

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ DIRECTOR OF THE COUNTY OF FLAGG CREEK WATER RECLAMATION DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT _____ DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

EXECUTIVE DIRECTOR, F.C.W.R.D.

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, _____ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS, NO REDEEMABLE TAX SALES AGAINST ANY OF THE LANDS SHOWN ON THIS PLAT OF SUBDIVISION AND NO OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED SUBDIVISION AND DULY APPROVED BY THE COURT THAT APPROVED THE SPECIAL ASSESSMENT.

GIVEN UNDER MY HAND AND SEAL AT DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____

DUPAGE COUNTY CLERK

RECORDER CERTIFICATE

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____

DUPAGE COUNTY RECORDER

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS ("NI-GAS") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT."

"COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

OBSTRUCTIONS SHALL NOT BE PLACED OVER "NI-GAS" FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(a) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILD STATUTES, CH. 765, SEC. 605/2(a)), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE RECREATIONAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY

AND

AMERITECH (ILLINOIS BELL TELEPHONE COMPANY), GRANTEE(S).

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SIGNALS AND SIGNALS IN, OVER, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT". THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE(S) FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE(S). AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN SECTION 605 OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30, PAR 605(1)), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE RECREATIONAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THE PLAT BY TERMS SUCH AS "LOT(S)", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACES WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RECREATION FOND, OR MECHANICAL EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE(S) AT COST OF GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

Send all future tax bills to:

McNAUGHTON DEVELOPMENT, LLC
115220 JACKSON STREET, SUITE #101
BURR RIDGE, ILLINOIS 60527

Submitted by:

VILLAGE OF WILLOWBROOK
836 MIDWAY DRIVE
WILLOWBROOK, ILLINOIS 60527

Return the original Mylar to:

DESIGNTEK ENGINEERING, INC.
5830 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448

FINAL PLAT
OF
CLARENDON COVE

BEING A RESUBDIVISION OF PART OF LOTS 1 & 2 IN FITZPATRICK'S RESUBDIVISION, IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

RESERVED FOR THE DUPAGE
COUNTY RECORDER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK, ILLINOIS AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF WILLOWBROOK, INCLUDING, BUT NOT LIMITED TO, COMED, AMERITECH, NIOR, SOWGAST AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "PUBLIC UTILITIES & DRAINAGE EASEMENTS" OR (P.U. & D.E.) ON THE PLAT FOR THE PROPRIETARY RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENTS THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES.

NO PERMANENT BUILDINGS OR OBSTRUCTIONS SHALL BE PLACED ON SAID EASEMENTS WITHOUT PRIOR WRITTEN CONSENT OF GRANTEE(S), BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. AFTER INSTALLATIONS OF SUCH FACILITIES.

WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF WILLOWBROOK.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREIN, OVER THE ENTIRE EASEMENT AREA FOR IMPRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF WILL } SS

I, DAVID S. REIFKE, A LICENSED ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1 & 2 IN FITZPATRICK'S RESUBDIVISION RECORDED FEBRUARY 7, 2006 AS DOCUMENT NUMBER R2006-023257, BEING A RESUBDIVISION OF THE EASTERLY 203.18 FEET OF LOT 6 (EXCEPT THE NORTH 314.465 FEET THEREOF) AND THE EASTERLY 203.18 FEET OF THE NORTH 198.00 FEET OF LOT 7 IN CLARENDON HILLS ACRES ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT NO. 163337, IN DUPAGE COUNTY, ILLINOIS.

AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND RESUBDIVISION.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT ALL REGULATION(S) ENACTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF WILLOWBROOK, A MUNICIPAL CORPORATION IN DUPAGE COUNTIES, ILLINOIS, RELATIVE TO PLATS AND SUBDIVISION HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

THIS PROPERTY CONTAINS 4.30 ACRES, MORE OR LESS.

1" x 24" IRON PIPES WILL BE SET AT ALL LOT CORNERS AFTER FINAL GRADING OF ALL LOTS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND THAT NO PART OF SAID PROPERTY BORDERS ON OR INCLUDES ANY PUBLIC WATERS IN WHICH THE STATE OF ILLINOIS HAS ANY PROPERTY RIGHTS OR PROPERTY INTERESTS.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF SAID VILLAGE OF WILLOWBROOK WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF WILLOWBROOK, ILLINOIS TO RECORD THIS PLAT. SAID REPRESENTATIVE SHALL SHOW PROPER IDENTIFICATION TO THE RECORDER OF DUPAGE COUNTY.

DATED AT MOKENA, ILLINOIS, THIS 25th DAY OF JULY A.D. 20 24

BY: *David S. Reifke*
DAVID S. REIFKE, ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 035-003712
MY CURRENT LICENSE EXPIRES NOVEMBER 30, 2024

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEYS.

McNAUGHTON DEVELOPMENT
115220 JACKSON STREET SUITE #101
BURR RIDGE, IL, 60527

FINAL PLAT
FOR
CLARENDON COVE
WILLOWBROOK, IL

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
5930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4461
FAX: (708) 326-4592
ILLINOIS LICENSE NO. 184-003740

DEI

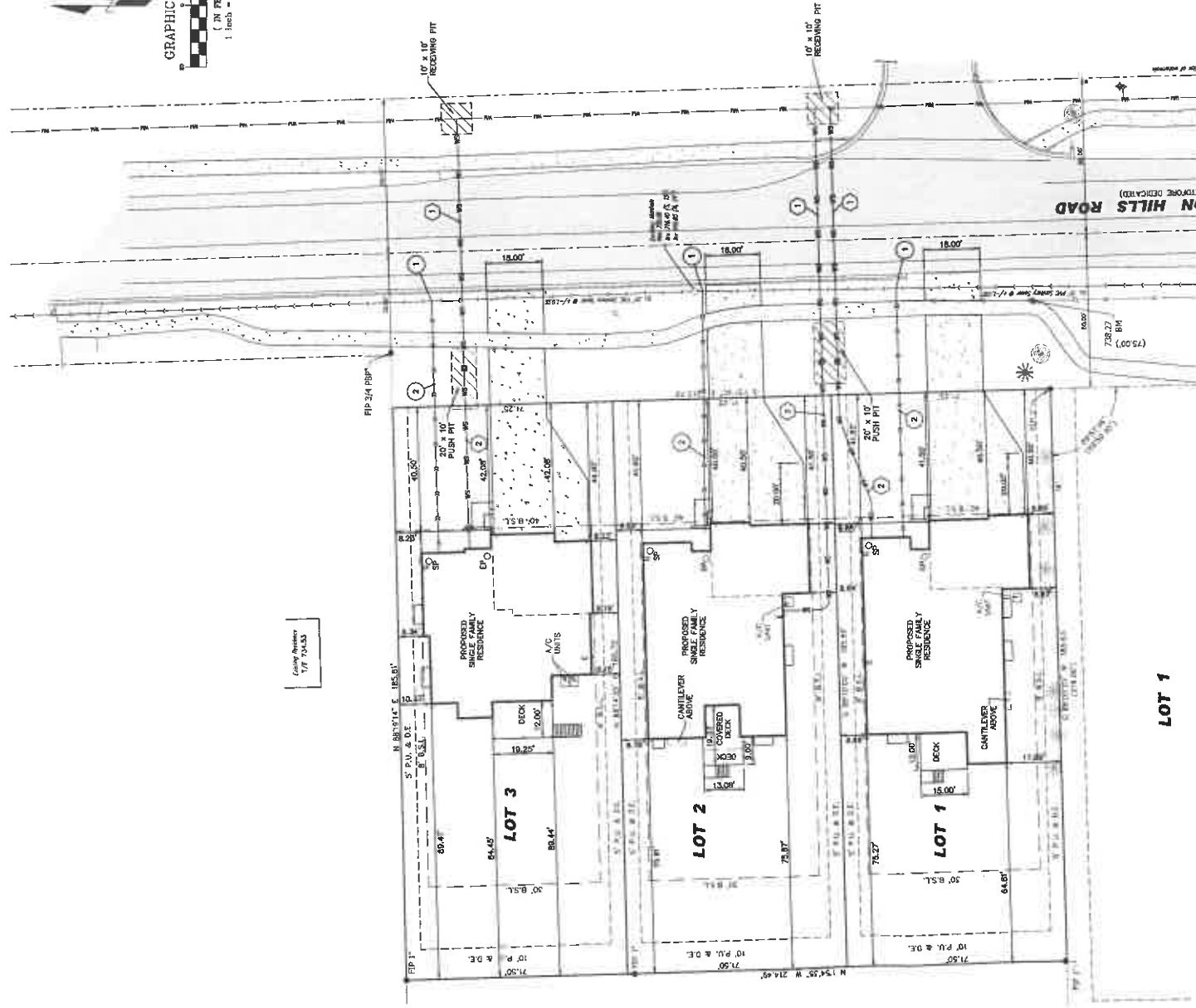
PROJECT INFORMATION

Project No.: 24-0009
Scale: 1" = 30'
Date: 07/03/2024
Field Date: 06/20/2024
Drawn By: DSR
Checked By: S.J.

2 OF 2

FINAL PLAT

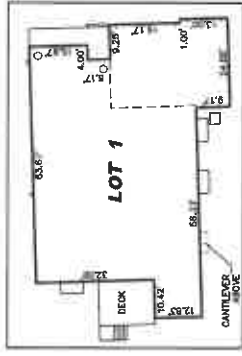
GEOMETRIC & UTILITY EXHIBIT



LOT 1 SITE DATA

LOT AREA:	13,250 S.F.
PROPOSED CONDITIONS:	
FOUNDATION:	3,308 S.F.
FRONT PORCH:	130 S.F.
REAR DECK & STEPS:	206 S.F.
DECK:	4,000 S.F.
UNIMPROVED LOT AREA:	4,014 S.F.
PROPOSED LOT COVERAGE:	4,014/13,251 = 30.31%
ALLOWABLE LOT COVERAGE:	3,435/13,251 = 25.85%
PROPOSED BUILDING COVERAGE:	

LOT 1 FOUNDATION DIMENSIONAL PLAN



LOT 1

UTILITY SERVICES

- SANITARY SERVICE** (X)
- 1 PROVIDE OUT-IN TEE W/8" PIPE TO INVERT -731.66' INV @ EX. 15' MAIN -771.14
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 3 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

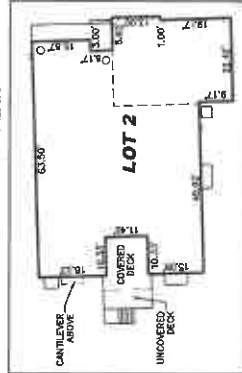
WATER SERVICE

- (X)
- 1 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

LOT 2 SITE DATA

LOT AREA:	13,250 S.F.
PROPOSED CONDITIONS:	
FOUNDATION:	3,308 S.F.
FRONT PORCH:	130 S.F.
REAR DECK & STEPS:	206 S.F.
DECK:	4,000 S.F.
UNIMPROVED LOT AREA:	4,014 S.F.
PROPOSED LOT COVERAGE:	4,014/13,250 = 30.31%
ALLOWABLE LOT COVERAGE:	3,435/13,250 = 25.85%
PROPOSED BUILDING COVERAGE:	

LOT 2 FOUNDATION DIMENSIONAL PLAN



LOT 2

UTILITY SERVICES

- SANITARY SERVICE** (X)
- 1 PROVIDE OUT-IN TEE W/8" PIPE TO INVERT -731.14' INV @ EX. 15' MAIN -776.42
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 3 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

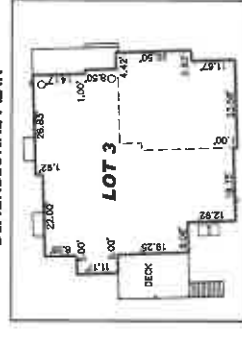
WATER SERVICE

- (X)
- 1 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

LOT 3 SITE DATA

LOT AREA:	13,250 S.F.
PROPOSED CONDITIONS:	
FOUNDATION:	3,308 S.F.
FRONT PORCH:	130 S.F.
REAR DECK & STEPS:	206 S.F.
DECK:	4,000 S.F.
UNIMPROVED LOT AREA:	4,014 S.F.
PROPOSED LOT COVERAGE:	4,014/13,250 = 30.31%
ALLOWABLE LOT COVERAGE:	3,435/13,250 = 25.85%
PROPOSED BUILDING COVERAGE:	

LOT 3 FOUNDATION DIMENSIONAL PLAN



LOT 3

UTILITY SERVICES

- SANITARY SERVICE** (X)
- 1 PROVIDE OUT-IN TEE W/8" PIPE TO INVERT -730.00' INV @ EX. 15' MAIN -774.90
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 3 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

WATER SERVICE

- (X)
- 1 8" L.F. -15' TYPE "C" COPPER WATER SERVICE
 - 2 8" L.F. -15' TYPE "C" COPPER WATER SERVICE

ZONING YARD RESTRICTIONS (R-2)

YARD FRONT:	42'
YARD SIDE:	8'
YARD REAR:	30'

DESIGN/ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
1000 N. CLARK STREET, SUITE 100
NAPERVILLE, ILLINOIS 60563
(630) 552-4951
FAX (630) 552-4952



LOTS 1, 2 & 3
CLARENDON HILLS ROAD
WILLOWBROOK, ILLINOIS

DETAILED GRADING PLAN

DRWN: NSM

CHECKED: SDS

PROJECT NO: 24-0009

DATE: 07-02-24

SHEET 1

SCALE: 1" = 20'

OF 1