

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 67<sup>th</sup> 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 67<sup>th</sup> Place, Willowbrook, Illinois. The public hearing was published in the Chicago Sun-Times, on April 16<sup>th</sup>, 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 67<sup>th</sup> 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 67<sup>th</sup> 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 75<sup>th</sup> 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,

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Chairman Wagner

Minutes transcribed by Director Krol