

# **Transcript of Proceedings**

## **VILLAGE OF WILLOWBROOK PLAN & ZONING**

**24 - 09**

**November 6, 2024**

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**VILLAGE OF WILLOWBROOK PLAN & ZONING**  
**November 6, 2024**

<p style="text-align: right;">1</p> <p style="text-align: center;">VILLAGE OF WILLOWBROOK PLAN &amp; ZONING HEARING CASE NUMBER 24-09</p> <p>REPORT OF PROCEEDINGS at the meeting held before the Plan &amp; Zoning Commission of Willowbrook on the 6th day of November, 2024, at the hour of 7:00 p.m., at 825 Midway Drive, Willowbrook, Illinois, as reported by Donna Watwood, Certified Shorthand Reporter in and for the County of Kane and State of Illinois.</p> <p>Reported by: Donna Watwood, CSR</p> <p>License No.: 0084-003686</p>	<p style="text-align: right;">3</p> <p>CHAIRMAN WAGNER: Good evening. We're going to open the regular meeting of the Plan Commission for November 6th.</p> <p>And due to the expiration of the</p> <p>07:00PM 5 Governor's Disaster Declaration, public participation/comment is permitted solely by attending the meeting at 825 Midway Drive.</p> <p>And we'll call it to order.</p> <p>And roll call, please.</p> <p>07:00PM 10 SECRETARY GUERIN: Commissioner Baksay?</p> <p>COMMISSIONER BAKSAY: Here.</p> <p>SECRETARY GUERIN: Commissioner Kanaverskis?</p> <p>COMMISSIONER KANAVERSKIS: Here.</p> <p>07:00PM 15 SECRETARY GUERIN: Commissioner Kaczmarek?</p> <p>COMMISSIONER KACZMAREK: Here.</p> <p>SECRETARY GUERIN: Commissioner Kaucky?</p> <p>COMMISSIONER KAUCKY: Here.</p> <p>07:00PM 20 SECRETARY GUERIN: Commissioner Louise?</p> <p>COMMISSIONER LOUISE: Here.</p> <p>SECRETARY GUERIN: Commissioner -- I'm sorry, Vice-Chairman Walec?</p> <p>VICE-CHAIRMAN WALEC: Here.</p>
<p style="text-align: right;">2</p> <p>PRESENT:</p> <p>John Wagner - Chairman</p> <p>Maciej Walec - Vice-Chairman</p> <p>Zoltan Baksay - Member</p> <p>Catherine Kaczmarek - Member</p> <p>Ronald Kanaverskis - Member</p> <p>Leonard Kaucky - Member</p> <p>Sam Louise - Member</p> <p>Also Present: Michael Krol - Director of Community Development;</p> <p>Donna Guerin - Plan Commission Secretary;</p> <p>Ms. Lauren Hillis - Atwell, LLC;</p> <p>Mr. Billy Venia - NORR.</p> <p>* * * * *</p> <p>07:00PM 20</p>	<p style="text-align: right;">4</p> <p>1 SECRETARY GUERIN: Chairman Wagner?</p> <p>2 CHAIRMAN WAGNER: Here.</p> <p>3 The omnibus vote agenda is next. Is</p> <p>4 there anyone that would like to add or subtract</p> <p>07:01PM 5 from the minutes of the last meeting, and I would</p> <p>6 ask to waive the reading of the minutes.</p> <p>7 (No response.)</p> <p>8 CHAIRMAN WAGNER: And hearing no</p> <p>9 objection, may we have a roll call to --</p> <p>07:01PM 10 MR. KROL: You need a motion.</p> <p>11 CHAIRMAN WAGNER: I'm sorry.</p> <p>12 COMMISSIONER KAUCKY: I'll make the</p> <p>13 motion.</p> <p>14 COMMISSIONER BAKSAY: I'll second.</p> <p>07:01PM 15 COMMISSIONER KACZMAREK: I'll second.</p> <p>16 CHAIRMAN WAGNER: Can I have a roll call,</p> <p>17 please?</p> <p>18 SECRETARY GUERIN: Commissioner Baksay?</p> <p>19 COMMISSIONER BAKSAY: Yes.</p> <p>07:01PM 20 SECRETARY GUERIN: Commissioner</p> <p>21 Kanaverskis?</p> <p>22 COMMISSIONER KANAVERSKIS: Yes.</p> <p>23 SECRETARY GUERIN: Commissioner</p> <p>24 Kaczmarek?</p>

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<p style="text-align: right;">5</p> <p>1 COMMISSIONER KACZMAREK: Yes. 2 SECRETARY GUERIN: Commissioner Kaucky? 3 COMMISSIONER KAUCKY: Yes. 4 SECRETARY GUERIN: Commissioner Louise? 07:01PM 5 COMMISSIONER LOUISE: Yes. 6 SECRETARY GUERIN: Vice-Chairman Walec? 7 VICE-CHAIRMAN WALEC: Yes. 8 SECRETARY GUERIN: And Chairman Wagner? 9 CHAIRMAN WAGNER: Yes. 07:01PM 10 The first item this evening is the Plan 11 Commission consideration of Zoning Hearing Case 12 24-09. And we will open the hearing and let me 13 read into -- 14 The hearing this evening is for Zoning 07:02PM 15 Case PC24-09 at the property at 7505 Kingery 16 Highway for a special use consideration of zoning 17 variations to the Unified Development Ordinance and 18 comprehensive sign plan for Panda Express 19 restaurant. 07:02PM 20 The property is at -- I'm sorry. 21 The property owner is Panda Express, 22 Incorporated, at 1683 Walnut Grove Avenue in 23 Rosemead, California. 24 Mr. Krol, would you like to give us a</p>	<p style="text-align: right;">7</p> <p>1 They typically have about six to ten 2 employees per shift. The hours of operation are 3 typically 10:00 a.m. to 10:30 p.m., seeing peak 4 dine-in customers at 11:00 a.m. to 2:00 p.m. and 07:04PM 5 6:00 p.m. to 8:00 p.m. 6 The site that we are submitting for 7 special use and site plan approval was previously 8 approved in 2021 contingent on an NFR letter from 9 the Illinois EPA. 07:04PM 10 We finally obtained that letter in July 11 of 2024. However, the site plan approval lapsed in 12 that time. 13 So we are submitting the exact same plan. 14 We haven't changed anything in the layout. But 07:04PM 15 since the ordinance has changed in that time, you 16 will see new variations that were not on the last 17 submittal and you'll see some of the same 18 variations as well. 19 So other permits that we've obtained 07:04PM 20 previously and that are still valid are the IDOT 21 Right-of-Way Permit, the Kane-DuPage Sanitary 22 Service Permit -- the Sanitary Sewer Service 23 Permit, the IEPA NPDES and the live permit and the 24 associated SHPO letter and EcoCAT letter that go</p>
<p style="text-align: right;">6</p> <p>1 little background on this? 2 MR. KROL: Yes. I will turn it over to 3 the petitioners to make their presentation this 4 evening. 07:02PM 5 CHAIRMAN WAGNER: Thank you. And would 6 you be sworn, please? 7 (Witness sworn.) 8 LAUREN HILLIS, 9 previously duly sworn and testified as follows: 07:03PM 10 MS. HILLIS: All right. So my name is 11 Lauren Hillis. I'm with Atwell. We're the 12 engineering consulting firm that helped to put 13 together these plans. So I have a presentation for 14 you today where I'm going to do a general overview 07:03PM 15 of our proposed project, which is a Panda Express. 16 So this is the agenda of what I will go 17 over. I will do a site overview. I'll show you 18 what the site layout looks like, where the 19 cross-access is going to be located and any site 07:03PM 20 variations showing the building elevations, and 21 then list out the building variations as well. 22 So, for the site this is a proposed Panda 23 Express restaurant. It's off 75th Street and 83rd. 24 It's a fast-casual restaurant with a drive-through.</p>	<p style="text-align: right;">8</p> <p>1 along with that. 2 So this is our site layout. And this 3 hasn't changed from the last submittal and 4 approval. The overall site area is one acre. And 07:05PM 5 we are proposing about 70 percent impervious area 6 and 30 percent pervious area. 7 The building square footage is 2,300 8 square feet. We're proposing a 7 -- 7 stacking car 9 lengths within the drive-through and 44 parking 07:05PM 10 spaces as well. 11 This is the location of the cross-access 12 and the cross-access agreement with Red Roof Inn to 13 the south, which will connect both parking lots and 14 allows for Red Roof Inn people to -- or anybody 07:05PM 15 from Red Roof Inn to access Kingery directly. 16 So I'm going to list out the variations, 17 and I'm not going to go extremely in depth on them. 18 If you have any questions, please let me know. 19 This is the first one. It is a side 07:06PM 20 parking area setback. The requirement is 10 feet, 21 and we are requesting it to be zero feet. And that 22 is just due to the cross-access location on that 23 south property line. 24 The second one is the minimum spacing</p>

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<p style="text-align: right;">9</p> <p>1 between separate driveways. The requirement is</p> <p>2 300 feet, and we are proposing 74.2 along 75th</p> <p>3 Street and 200.2 along Route 83 or Kingery Highway.</p> <p>4 This is the third variation. It is the</p> <p>07:06PM 5 minimum landscape foundation planting width. The</p> <p>6 requirement is 7 feet along the north and western</p> <p>7 facade of the building. However, our proposed</p> <p>8 drive-through is located on the western facade of</p> <p>9 the building, so we are proposing this landscape</p> <p>07:07PM 10 foundation planting width be provided along the</p> <p>11 northeast and south facade instead.</p> <p>12 Variations four through six all have to</p> <p>13 do with Transition Zone C with landscaping.</p> <p>14 We are requesting a variance for the</p> <p>07:07PM 15 width of the transition zone. It's required to be</p> <p>16 15 feet, and we are proposing 13.3 feet.</p> <p>17 We are requesting variation on the total</p> <p>18 understory tree count that is required. Seven</p> <p>19 understory trees are required, and we're proposing</p> <p>07:07PM 20 four.</p> <p>21 And we are requesting a variance on the</p> <p>22 total canopy/evergreen tree count that's required.</p> <p>23 Seven are required, and we're proposing six</p> <p>24 evergreen trees.</p>	<p style="text-align: right;">11</p> <p>1 For EIFS and concrete the front maximum</p> <p>2 is 15 percent, and we're proposing 40. The</p> <p>3 exterior siding and rear is 15 percent max, and</p> <p>4 we're proposing 38. And the interior side is</p> <p>07:09PM 5 25 percent max, and we're proposing 36.</p> <p>6 Variation 11 is for the transparency zone</p> <p>7 glazing requirements. The front minimum</p> <p>8 requirement is 40 percent, and we are proposing 6.</p> <p>9 This is due to where the kitchen cook line and</p> <p>07:10PM 10 walk-in cooler and freezers are located interior to</p> <p>11 the building.</p> <p>12 And then for the exterior side it's</p> <p>13 30 percent minimum, and we're proposing zero. And</p> <p>14 this is due to where the back-of-house kitchen,</p> <p>07:10PM 15 electrical panels, and electrical freezers are</p> <p>16 located in the interior of the building.</p> <p>17 Variation 12 is the maximum foot-candles</p> <p>18 at the property line. The north property line --</p> <p>19 both north and south property lines. The max</p> <p>07:10PM 20 foot-candles is 0.5 foot-candles. We're proposing</p> <p>21 1.5 foot-candles to the north and 1.1 foot-candles</p> <p>22 to the south.</p> <p>23 That's all I have for you in my</p> <p>24 presentation. If you have any questions, please</p>
<p style="text-align: right;">10</p> <p>1 Variation 7 is the minimum distance from</p> <p>2 residential for a drive-through structural element.</p> <p>3 The requirement is 300 feet, and we are proposing</p> <p>4 215 feet. And this is to the drive-through</p> <p>07:08PM 5 window along the drive-through. And it's -- Sorry.</p> <p>6 MR. KROL: Sorry. Go ahead.</p> <p>7 MS. HILLIS: This one.</p> <p>8 It is located across Kingery Highway.</p> <p>9 And the speaker boxes for the drive-through will be</p> <p>07:08PM 10 on far north side of the building further away from</p> <p>11 the residential.</p> <p>12 Variation 8 is the minimum width of the</p> <p>13 drive-through by-pass lane. The requirement is 10</p> <p>14 feet, and we are proposing a 12-foot partial</p> <p>07:08PM 15 by-pass lane that opens up after the drive-through</p> <p>16 menu boards and speakers.</p> <p>17 Building elevations. This is a rendering</p> <p>18 of what the building elevations will look like.</p> <p>19 And then the variations nine through ten</p> <p>07:09PM 20 are for the exterior building cladding materials</p> <p>21 for brick including stone. The requirement in the</p> <p>22 front is 50, and we're proposing 33. The exterior</p> <p>23 side is 50, and we're proposing 43. The interior</p> <p>24 side is 25, and we are proposing 12.</p>	<p style="text-align: right;">12</p> <p>1 let me know. I'm Lauren with Atwell. I worked on</p> <p>2 the engineering plan. We have also Billy here with</p> <p>3 NORR who is the architect.</p> <p>4 CHAIRMAN WAGNER: Any questions for the</p> <p>07:11PM 5 petitioner?</p> <p>6 (No response.)</p> <p>7 CHAIRMAN WAGNER: Mr. Krol, do you have</p> <p>8 any additional information you would like to add?</p> <p>9 MR. KROL: Not necessarily additional</p> <p>07:11PM 10 information. But I would like when the motion is</p> <p>11 made, you read through the conditions that have</p> <p>12 been added to the petition as well as the variances</p> <p>13 listed for the record.</p> <p>14 CHAIRMAN WAGNER: Okay.</p> <p>07:11PM 15 MR. KROL: But I have nothing further to</p> <p>16 add.</p> <p>17 As Lauren mentioned, it's the same</p> <p>18 layout, the same proposed use as 2021. The</p> <p>19 variation was just changed because of an update to</p> <p>07:11PM 20 the UDO. So some of the variations previously</p> <p>21 approved are now allowed. And then some of the</p> <p>22 changes that were made in the UDO just restrict</p> <p>23 like the building cladding, transparency glass, the</p> <p>24 distance from -- the drive-through distance from</p>

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<p style="text-align: right;">13</p> <p>1 the residential. Those are the highlighted ones, 2 at least. 3 CHAIRMAN WAGNER: All right. I would 4 like to add to the hearing notice, it was published 07:12PM 5 in the Chicago Sun-Times on October 22, 2024. And 6 signage was also posted on the property per the 7 Village regulations. 8 MR. KROL: I would also like to, if I 9 could Chairman Wagner, just highlight the 07:12PM 10 comprehensive sign plan as well. 11 That is new to the UDO. Previously it 12 would just be reviewed under an individual 13 variation. The new UDO does allow this 14 comprehensive sign package to be reviewed 07:13PM 15 individually per sign but as a whole as opposed to 16 the separate variations. 17 So what you see in front of you is what 18 is proposed and part of the record and then will be 19 permitted if approved as presented. 07:13PM 20 CHAIRMAN WAGNER: All right. There's a 21 lot of paperwork with this one. 22 MR. KROL: Yes. 23 COMMISSIONER BAKSAY: Mr. Krol, I've got 24 a question on the curb cut with the distance of</p>	<p style="text-align: right;">15</p> <p>1 them. Keeping the one off of 83 and keeping the 2 one, the easternmost, access point off of 75th. 3 So I don't know how the conversation went 4 between the applicant and Red Roof Inn for that 07:15PM 5 access specifically, unless you know. 6 MS. HILLIS: I don't have the specific 7 details on it. 8 My understanding is that Red Roof Inn, to 9 access it, you currently have to go to the south 07:15PM 10 and through a different parking lot. I may not be 11 a hundred percent on that but -- 12 MR. KROL: That's correct. 13 MS. HILLIS: That's correct? 14 MR. KROL: Yes, it's through the Target. 07:15PM 15 MS. HILLIS: And then as far as the 16 entrance off of 83rd, there's an existing entrance 17 there. And we're keeping the location. We may 18 have just increased the rating on connecting into 19 the road, but we're keeping the same entrance 07:15PM 20 location off of 83rd. 21 COMMISSIONER BAKSAY: Do you have any 22 projections from your client Panda Express on the 23 count per hour of vehicles coming in and out during 24 the peak hours of lunch and dinner times?</p>
<p style="text-align: right;">14</p> <p>1 200 feet. 2 I know years ago during a community 3 survey we, you know, reviewed kind of traffic 4 patterns on Route 83 and we were seeking to 07:14PM 5 minimize the ingress and egress specifically with 6 direct access to Route 83 out of some of these 7 subdivisions. Is there -- Was there any 8 consideration back when this project initially was 9 approved of not allowing that cross-access with Red 07:14PM 10 Roof Inn and just having entrance be on 75th 11 Street? 12 MR. KROL: For Red Roof? So the existing 13 access points to this specific site -- 14 COMMISSIONER BAKSAY: Would be -- 07:14PM 15 MR. KROL: -- are already there. 16 COMMISSIONER BAKSAY: Would be through 17 Red Roof or joined? 18 MR. KROL: Well, so we never had the 19 conversation with Red Roof. I don't know if you 07:14PM 20 can touch on that part a little bit more. But the 21 Shell -- the old Shell gas station had three access 22 points. 23 COMMISSIONER BAKSAY: Yep. 24 MR. KROL: So they are eliminating one of</p>	<p style="text-align: right;">16</p> <p>1 MS. HILLIS: I don't have that on hand. 2 We were anticipating Jim Tarpe with Panda Express 3 would be joining us today. I was hoping he would 4 be able to talk to any operations questions, but I 07:16PM 5 don't have that number offhand. 6 MR. KROL: There's a -- One of the plans 7 has a traffic study for the number of cars 8 anticipated during peak hours, that lunchtime and 9 dinnertime rush. And that's based off of the three 07:16PM 10 closest Panda Express restaurants to the area. 11 I don't remember where the sheet was. 12 Give me one second. 13 So the traffic plan in your packet 14 labeled EX-02 has site drive-through data. The 07:16PM 15 peak hours at the three restaurants surveyed range 16 between 15 and 25 per half hour. And then the max 17 cars waiting in line is between 3 and 5. And that 18 was done during the lunch rush, that study. 19 Did we answer your questions on the site 07:17PM 20 access with the Red Roof Inn? 21 COMMISSIONER BAKSAY: Yes, thank you. 22 MR. KROL: Okay. 23 CHAIRMAN WAGNER: Any other questions 24 from the committee?</p>

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17	<p>1 (No response.)</p> <p>2 CHAIRMAN WAGNER: If not, Director Krol,</p> <p>3 page 11 of the Plan Commission report, is that the</p> <p>4 beginning of where we want to add all of this to</p> <p>07:18PM 5 the motion?</p> <p>6 MR. KROL: Yes, that's the sample motion.</p> <p>7 It has the conditions and all the listed</p> <p>8 variations.</p> <p>9 CHAIRMAN WAGNER: So pages 11 and 12?</p> <p>07:18PM 10 MR. KROL: Yes.</p> <p>11 CHAIRMAN WAGNER: Okay.</p> <p>12 Based on the submitted petition and</p> <p>13 testimony presented, I move that the Plan</p> <p>14 Commission recommend to the Village Board, approval</p> <p>07:18PM 15 of the proposed special use for a drive-in --</p> <p>16 drive-through facility in the B-Community Shopping</p> <p>17 District, for a Panda Express restaurant including</p> <p>18 the list of variations from Title 9 of the Unified</p> <p>19 Development Ordinance as outlined in the staff</p> <p>07:18PM 20 report 24-09 and the comprehensive sign plan in</p> <p>21 conjunction with the proposed drive-through</p> <p>22 facility for a single-story and subject to the</p> <p>23 following conditions:</p> <p>24 Number 1, the special use permit shall be</p>	19
18	<p>1 null and void if construction for the proposed use</p> <p>2 is not commenced within 18 months of the date of</p> <p>3 any approval of the special use by the Village</p> <p>4 Board.</p> <p>07:19PM 5 Number 2, the comprehensive sign plan is</p> <p>6 limited to 290 square feet of signage as proposed</p> <p>7 including one monument sign and four wall signs in</p> <p>8 substantial conformance with the sign package dated</p> <p>9 September 25, 2024.</p> <p>07:19PM 10 Number 3, a separate sign permit shall be</p> <p>11 obtained for the proposed building and signage</p> <p>12 pursuant to the Village Code.</p> <p>13 Number 4, provide a revised sign and</p> <p>14 dated cross-access agreement with current dates to</p> <p>07:20PM 15 be reviewed by the village attorney and recorded at</p> <p>16 DuPage County.</p> <p>17 Number 5, provide a revised traffic</p> <p>18 regulation agreement with current date and village</p> <p>19 administrator.</p> <p>07:20PM 20 Number 6, all landscaped areas shall be</p> <p>21 constructed and landscape material installed prior</p> <p>22 to the issuance of any permanent occupancy permit</p> <p>23 for the subject realty or such earlier time as is</p> <p>24 reasonably practical.</p>	20
	<p>1 Number 7, development shall occur</p> <p>2 generally in conformance with Site Plan C04.0 dated</p> <p>3 8-28-24.</p> <p>4 Number 8, development shall occur</p> <p>07:20PM 5 generally in conformance with the final engineering</p> <p>6 plans that include Grading Plan C05.0, Storm Sewer</p> <p>7 Plan C06.0, and Utility Plan C07.0 dated August 28,</p> <p>8 2024.</p> <p>9 Number 9, development shall occur</p> <p>07:21PM 10 generally in conformance with the architectural</p> <p>11 plans dated July 31, 2024.</p> <p>12 Number 10, development shall occur</p> <p>13 generally in conformance with Landscaping Plan</p> <p>14 L01.10 dated August 28, '24.</p> <p>07:21PM 15 Number 11, development shall occur</p> <p>16 generally in conformance with a photometric plan</p> <p>17 dated October 29th, 2020.</p> <p>18 The following variations from the zoning</p> <p>19 ordinance should be specifically included:</p> <p>07:21PM 20 Number 1, Section 9-4-11(E)(2) to reduce</p> <p>21 the minimum distance of resident -- distance from</p> <p>22 residential for drive-through structural element</p> <p>23 from 400 feet to 215 feet.</p> <p>24 Number 2, Section 9-4-11(E)(8) to allow a</p>	

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<p>21</p> <p>1 reduce the minimum spacing between separate 2 driveways from 300 feet to 74.2 feet to utilize the 3 existing site access along 75th street. 4 Number 9, Section 9-5-03(C)(1)(b) to 07:24PM 5 reduce the minimum spacing between separate 6 driveways from 300 feet to 200.2 feet to utilize 7 the existing site access along Kingery Highway. 8 Number 10, Section 9-5-08(B) to reduce 9 the masonry percentage minimum in the B District 07:24PM 10 building elevation facade from: 11 a, 50 percent to allow 33 percent on the 12 north/exterior side elevation. 13 And, b, 50 percent to allow for 14 43 percent on the west/front elevation. 07:24PM 15 Number 11, Section 9-5-08(B) to reduce 16 the masonry percentage minimum in the B District 17 building elevation facade from 25 percent to allow 18 12 percent on the south/interior side elevation. 19 Number 12, Section 9-5-08(B) to increase 07:25PM 20 the EIFS/concrete percentage maximum, the 21 B District facility elevation facade from: 22 a, 15 percent to allow 40 percent on the 23 north/exterior side elevation. 24 And, b, 15 percent to allow 38 percent on</p>	<p>23</p> <p>1 COMMISSIONER KAUCKY: Second. 2 CHAIRMAN WAGNER: And roll call, please. 3 SECRETARY GUERIN: Commissioner Baksay? 4 COMMISSIONER BAKSAY: Yes. 07:27PM 5 SECRETARY GUERIN: Commissioner 6 Kanaverskis? 7 COMMISSIONER KANAVERSKIS: Yes. 8 SECRETARY GUERIN: Commissioner 9 Kaczmarek? 07:27PM 10 COMMISSIONER KACZMAREK: Yes. 11 SECRETARY GUERIN: Commissioner Kaucky? 12 COMMISSIONER KAUCKY: Yes. 13 SECRETARY GUERIN: Commissioner Louise? 14 COMMISSIONER LOUISE: Yes. 07:27PM 15 SECRETARY GUERIN: Vice-Chairman Walec? 16 VICE-CHAIRMAN WALEC: Yes. 17 SECRETARY GUERIN: And Chairman Wagner? 18 CHAIRMAN WAGNER: Yes. 19 And with that I would close the public 07:27PM 20 hearing. 21 And do we need a motion on that also? 22 MR. KROL: No. 23 CHAIRMAN WAGNER: Okay. Thank you very 24 much.</p>
<p>22</p> <p>1 the west/front elevation. 2 Number 13, Section 9-5-08(B) to increase 3 the EIFS/concrete percentage maximum in the B 4 District building elevation facade from: 07:25PM 5 a, 25 percent to allow 36 percent on east 6 and rear elevation. 7 And, b, 25 percent to allow 36 percent on 8 the south/interior side elevation. 9 Number 14, Section 9-5-08(D)(1) to reduce 07:26PM 10 the B District transparency zone glazing exterior 11 side minimum from 40 percent to allow 6 percent. 12 Number 15, Section 9-5-08(D)(1) to reduce 13 the B District transparency zone glazing exterior 14 side minimum from 30 percent to zero percent. 07:26PM 15 And, Number 16, Section 9-5-09(F)(1) to 16 increase the maximum lighting level from: 17 a, 0.5 foot-candles at the property line 18 to allow a 1.1 foot-candles at the south property 19 line. 07:26PM 20 And, b, 0.5 foot-candles at the property 21 line to allow 1.5 foot-candles at the north 22 property line. 23 VICE-CHAIRMAN WALEC: I would like to 24 make that motion.</p>	<p>24</p> <p>1 CHAIRMAN WAGNER: Any additional 2 discussions or recommendations on the subject 3 matter that we just spoke about? 4 (No response.) 07:27PM 5 CHAIRMAN WAGNER: Hearing none, Director 6 Krol, visitor's business? 7 MR. KROL: We have no visitors this 8 evening. 9 CHAIRMAN WAGNER: Okay. And 07:28PM 10 communications? 11 MR. KROL: Just real briefly, we will 12 have the Plan Commission hearing in December and in 13 January. So it's a busy couple of months. We do 14 anticipate the final draft of the comprehensive 07:28PM 15 plan to be reviewed in January. 16 CHAIRMAN WAGNER: And other projects also 17 or? 18 MR. KROL: Yes, a couple other projects. 19 We're just waiting on some information on, but I 07:28PM 20 anticipate you'll see them in December. 21 CHAIRMAN WAGNER: Okay. Questions or 22 comments from the Plan Commission? 23 COMMISSIONER LOUISE: Do we have those 24 dates already?</p>

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**VILLAGE OF WILLOWBROOK PLAN & ZONING**  
**November 6, 2024**

<p style="text-align: right;">25</p> <p>1 MR. KROL: Yes.</p> <p>2 COMMISSIONER LOUISE: If you could give</p> <p>3 those to us, that would be great.</p> <p>4 MR. KROL: Sure. I can give them to you</p> <p>07:28PM 5 right now.</p> <p>6 Wednesday December 4th is the next Plan</p> <p>7 Commission hearing. And then Wednesday January 8th</p> <p>8 is the hearing scheduled after that. We will not</p> <p>9 be in session January 1st.</p> <p>07:29PM 10 COMMISSIONER LOUISE: Okay.</p> <p>11 CHAIRMAN WAGNER: Motion to adjourn?</p> <p>12 VICE-CHAIRMAN WALEC: I'll make the</p> <p>13 motion.</p> <p>14 COMMISSIONER KACZMAREK: I'll second.</p> <p>07:29PM 15 CHAIRMAN WAGNER: Roll call, please.</p> <p>16 SECRETARY GUERIN: Commissioner Baksay?</p> <p>17 COMMISSIONER BAKSAY: Yes.</p> <p>18 SECRETARY GUERIN: Commissioner</p> <p>19 Kanaverskis?</p> <p>07:29PM 20 COMMISSIONER KANAVERSKIS: Yes.</p> <p>21 SECRETARY GUERIN: Commissioner</p> <p>22 Kaczmarek?</p> <p>23 COMMISSIONER KACZMAREK: Yes.</p> <p>24 SECRETARY GUERIN: Commissioner Kaucky?</p>	<p style="text-align: right;">27</p> <p>1 STATE OF ILLINOIS )</p> <p style="text-align: center;">) Ss:</p> <p>2 COUNTY OF KANE )</p> <p>3 DONNA L. WATWOOD, being a Certified Shorthand</p> <p>4 Reporter, on oath says that she is a court reporter</p> <p>5 doing business in the county of Kane and State of</p> <p>6 Illinois, that she reported in shorthand the</p> <p>7 proceedings given at the taking of said cause and</p> <p>8 that the foregoing is a true and correct transcript</p> <p>9 of her shorthand notes so taken as aforesaid; and</p> <p>10 contains all of the proceedings given at said</p> <p>11 cause.</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <div style="text-align: right;">  DONNA L. WATWOOD, C.S.R. License No. 084-003686 Kane County, Illinois</div>
<p style="text-align: right;">26</p> <p>1 COMMISSIONER KAUCKY: Yes.</p> <p>2 SECRETARY GUERIN: Commissioner Louise?</p> <p>3 COMMISSIONER LOUISE: Yes.</p> <p>4 SECRETARY GUERIN: Vice-Chairman Walec?</p> <p>07:29PM 5 VICE-CHAIRMAN WALEC: Yes.</p> <p>6 SECRETARY GUERIN: And Chairman Wagner?</p> <p>7 CHAIRMAN WAGNER: Yes.</p> <p>8 Thank you.</p> <p>9 * * * * *</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p>	