

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 4, 2024, AT THE VILLAGE COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS.

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

1. CALL TO ORDER

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

2. ROLL CALL

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

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

ABSENT: None.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

A. Waive Reading of Minutes (APPROVE)

B. Minutes of November 6, 2024, Plan Commission Regular Meeting

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

Roll Call Votes:

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

NAYS: None

MOTION DECLARED CARRIED.

4. Plan Commission consideration:

Zoning Hearing Case 24-10: Consider a petition requesting a minor 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 one (1) parcel into two (2) parcels at 5925 Western Avenue for the Abby Estates Subdivision.
- b. Approval of variations from Title 9 Unified Development Ordinance as part of the proposed subdivision.

Chairman Wagner: We will call that hearing to order. Notice of the public hearing was posted in the Chicago Sun-Times on November 10, 2024. Is there any petitioner here tonight?

The petitioner is Paul McNaughton at 11S220 Jackson Street, Burr Ridge, Illinois is sworn in by Director Krol.

Petitioner Mr. McNaughton states that we are simply taking a single larger parcel into a two-lot conforming subdivision with a request for several technical variations, code relief. We are planning on building two single-family houses. Lot 1, to the north, my sister is going to move into the house, so we are building a two-story house. We are building a single-story ranch home, approximately 2,800 square feet house on Lot 2.

McNaughton has submitted a written findings letter for the variation requests and is available for questions.

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

Director Krol: I just wanted to add a comment about utilities. The Village engineering consultant, Christopher Burke Engineering, has reviewed the water main and sanitary sewer extensions, and they were approved by Flagg Creek and the Village.

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

Chairman Wagner: Hearing no questions, are there any members of the public that would like to address the Plan Commission?

Diane Sygnator, 5945 Western Avenue, Willowbrook, Illinois, is sworn in by Director Krol

I live just south of the lot, and I am the highest on the block. Water runs from my property onto your property. The pine trees are 90 years old and are located right on the lot line. I'm concerned about the construction of the homes around the trees. There was also a septic tank in the rear yard, and I was asked if the tank was closed.

Hidie Valenti, 5902 Bentley, Willowbrook, Illinois, is sworn in by Director Krol.

We're excited about new homes being built in the neighborhood. We had a new neighbor tear down behind us, causing standing water on our property. We eventually installed our French drain, and the Village was upset about connecting the drain to the Village stormwater drain. When the other neighbors built their new homes recently, we had water problems again. All the plantings have flooded, and dogs are getting sick from the puddling water. Our primary concern is water puddling on our property. There is a stormwater drain nearby, and it is on private property.

Director Krol, throughout the Village, there are private and public storm drains. Private storm drains are the responsibility of the resident. After the hearing, I am happy to meet with you to discuss standing water issues.

Chairman Wagner, would you please clarify for me, your property is adjacent to the proposed subdivision?

Ms. Valenti, no, we're at the corner of Bentley and 59th however, our lot is kiddie corner to the site. We're just concerned we will have another water issue from the new home construction.

Director Krol, per the plans submitted, the lots are graded so the water will run towards Western Avenue, where there are drainage ditches.

Mr. McNaughton, we have engineered the site and individual lot grading proposed for each of the lots. We've already submitted these plans for review. Our engineer designs each lot to control the stormwater on-site. DuPage County Stormwater Management Ordinance, which Willowbrook has adopted, anytime there are 2,500 square feet of net new impervious we are required to provide a volume control BMP. Essentially, it is on-site detention. All the roof, gutters, and sump pump drains will run to the underground stone trench. What its designed to do is provide storage before water leaves the site.

When we develop a site, we have an engineer design and review the site, grade the site, and establish all the new codes that have to be provided, then you have the Village's engineer review the plan. They make sure we are following all the codes and making sure we aren't putting water downstream that we shouldn't be. Whenever we build a new house like this, we are confident that we are controlling the stormwater adequately.

Ms. Sygnator asks about extending the sanitary sewer north to reach Lot 1.

Director Krol, the developer, is extending the sanitary 80 linear feet to the north, and it will end about 5 feet onto Lot 1 for the house connection.

Ms. Sygnator, can the sanitary sewer be extended to 59th Street?

Director Krol, an engineer, would have to design the system to extend to 59th Street, however, this proposal does not extend the sanitary sewer to 59th Street. It is stopping at Lot 1 approximately 5 feet over the property line.

Mr. McNaughton, the engineer, designed the site by using the topography of, not only our parcels, but also surrounding properties, so we know what's tributary. Then, we adequately design the site to take on any additional stormwater as needed.

Ms. Sygnator, building a swale disturbs the soil and I'm concerned about 90-year-old evergreen trees that are a barrier, and I don't want any construction near the roots.

Mr. McNaughton, I'm happy to send you the engineering plan and get on a call to explain how the site will be constructed and how it affects the trees on site.

Chairman Wagner, any other questions?

Chairman Wagner, I would just like to say that we are not engineers, but we've been on the Plan Commission a number of years. Generally, they have their engineering design a site. It is reviewed by the Village and their engineers so that a development meets all the local and county standards for stormwater. The developer has a good track record with building in the Village. Property lines are always a problem, trees and development. They have a right to develop their property, and it may or may not affect your property. I hope they work with you regarding protecting the trees.

Chairman Wagner, any other comments or questions? I would like to make the Plan Commission is aware that there is not any reconstruction of Western Avenue; there is no curb, gutter, or sidewalks going in. Also the subdivision is increasing the lot width to depth ration of 3:1. With that said I would like a motion:

Based on the submitted petition, finding of facts, and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed Final Plat of subdivision for 5925 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) Single family residential parcel into two (2) single-family residential parcels and Consideration of the following zoning variations:

1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.

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

Roll Call Votes:

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

NAYS: None

MOTION DECLARED CARRIED.

5. VISTOR'S BUSINESS.

None

6. COMMUNICATIONS.

Director Krol, there will be no public hearing in January.

7. ADJOURNMENT

MOTION: Made by Commissioner Kanaverskis seconded by Commissioner Kaucky to adjourn the meeting of the Plan Commission at 7:29 p.m.

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

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE
PRESENTED, READ, AND APPROVED,

Chairman Wagner

Minutes transcribed by Director Krol