

## A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, JULY 2, 2025, 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. April 2, 2025, Plan Commission Regular Meeting
4. Pillars of the Community Award: Commemorative plaque presentation by Mayor Trilla to Zoltan Baksay for his 4 years of service on the Village of Willowbrook Plan Commission, as he has decided to step down from his Plan Commission duty.
5. PLAN COMMISSION CONSIDERATION: PC 25-03: A petition requesting a zoning variance from Title 9 of the Village Unified Development Ordinance for the property address 62 79th Street, Willowbrook, Illinois to allow reduced the rear yard setback from thirty feet (30') to twenty-eight feet (28') per Section 9-3-01(A).
  - A. Public Hearing
  - B. Discussion/Recommendation
6. VISITOR'S BUSINESS
7. COMMUNICATIONS
8. ADJOURNMENT

# **Transcript of Proceedings**

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

**25-01**

**April 2, 2025**

### **Metro Reporting Service, Ltd.**

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**VILLAGE OF WILLOWBROOK PLAN & ZONING COMMISSION**  
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<p style="text-align: right;">1</p> <p style="text-align: center;">VILLAGE OF WILLOWBROOK PLAN &amp; ZONING COMMISSION HEARING CASE NUMBER 25-01</p> <p>REPORT OF PROCEEDINGS at the meeting held before the Plan &amp; Zoning Commission of Willowbrook on the 2nd day of April, 2025, 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: I call to order the regular meeting of the Plan Commission for April 2nd, 2024, here at 7:00 o'clock. And I would like to have roll call, please.</p> <p>SECRETARY GUERIN: Commissioner Baksay?</p> <p>COMMISSIONER BAKSAY: Present.</p> <p>SECRETARY GUERIN: Commissioner Kanaverskis?</p> <p>COMMISSIONER KANAVERSKIS: Here.</p> <p>SECRETARY GUERIN: Commissioner Kaczmarek?</p> <p style="text-align: center;">(No response.)</p> <p>SECRETARY GUERIN: Commissioner Kaucky?</p> <p>COMMISSIONER KAUCKY: Here.</p> <p>SECRETARY GUERIN: Commissioner Louise?</p> <p>COMMISSIONER LOUISE: Here.</p> <p>SECRETARY GUERIN: Vice-Chairman Walec?</p> <p>VICE-CHAIRMAN WALEC: Here.</p> <p>SECRETARY GUERIN: Chairman Wagner?</p> <p>CHAIRMAN WAGNER: Here.</p> <p>And we have the next item is the omnibus vote agenda. We would like to waive the reading of</p>
<p style="text-align: right;">2</p> <p>PRESENT:</p> <p>John Wagner - Chairman Maciej Walec - Vice-Chairman Zoltan Baksay - Member Ronald Kanaverskis - Member Leonard Kaucky - Member Sam Louise - Member</p> <p>Also Present:</p> <p>Michael Krol - Director of Community Development;</p> <p>Donna Guerin - Plan Commission Secretary; Mayor Frank Trilla, Village of Willowbrook;</p> <p>Ms. Jackie Berg - Houseal Lavigne Associates; Mr. Oscar Martinez - Houseal Lavigne Associates.</p> <p style="text-align: center;">* * * * *</p>	<p style="text-align: right;">4</p> <p>1 minutes approved and the minutes for December 4th, 2 2024, Plan Commission of the regular meeting. 3 So I would like to have a motion to waive 4 the reading and accept the minutes as approved and 5 go from there. 6 And the roll call, please, vote. 7 VICE-CHAIRMAN WALEC: I'll make the 8 motion. 9 COMMISSIONER BAKSAY: I'll second. 10 SECRETARY GUERIN: Commissioner Baksay? 11 COMMISSIONER BAKSAY: Yes. 12 SECRETARY GUERIN: Commissioner 13 Kanaverskis? 14 COMMISSIONER KANAVERSKIS: Yes. 15 SECRETARY GUERIN: Commissioner Kaucky? 16 COMMISSIONER KAUCKY: Yes. 17 SECRETARY GUERIN: Commissioner Louise? 18 COMMISSIONER LOUISE: Yes. 19 SECRETARY GUERIN: Vice-Chairman Walec? 20 VICE-CHAIRMAN WALEC: Yes. 21 SECRETARY GUERIN: Chairman Wagner? 22 CHAIRMAN WAGNER: Thank you. Yes.</p>

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<p style="text-align: right;">5</p> <p>1 Well, our next item is the Plan 2 Commission Hearing, but I think the Mayor would 3 like to say something at this point. 4 MR. KROL: Yes, I would like to move it 5 over to Mayor Trilla. 6 MAYOR TRILLA: Great. Is that microphone 7 on -- 8 MR. KROL: Yes. 9 MAYOR TRILLA: -- because I have a very 10 dainty voice. 11 Actually, if the other trustees and clerk 12 would like to come up because this is on behalf of 13 all of us. 14 There we go. All right. Can you hear 15 me? 16 COMMISSIONER BAKSAY: Yes. 17 MAYOR TRILLA: All right. 18 It is with great appreciation to John 19 Wagner, who has been with us from 1999 to 2025 -- A 20 quick 26 years. 21 -- thank you for your unwavering 22 commitment to the Plan Commission and thoughtful</p>	<p style="text-align: right;">7</p> <p>1 shortly for our man Zoltan. 2 And for the rest of you who don't know, 3 Mike will be moving up to the number one chair. 4 And then we're going to be moving Len to the number 5 two chair. So we have a little shuffle. We're 6 shuffling the chairs on the deck. 7 All right. Thank you. 8 CHAIRMAN WAGNER: Thank you so much. 9 MAYOR TRILLA: Have a good meeting. 10 Thanks for everything you guys have done. 11 IDENTIFIED SPEAKER: Bye John. 12 MAYOR TRILLA: Thanks for coming, ladies. 13 CHAIRMAN WAGNER: Well, we can move on to 14 the regular the Plan Commission. 15 We have a public hearing, Case 25-01, to 16 consider the adoption of a new Village of 17 Willowbrook Comprehensive Plan, a guide to the 18 community's growth, improvement, and development 19 for future land use. 20 And with that the publication was in the 21 Chicago Sun-Times, it looks like, on March 18th of 22 2025 for public hearing notice.</p>
<p style="text-align: right;">6</p> <p>1 guidance. Your dedication in serving the residents 2 of Willowbrook does not go unnoticed and is truly 3 valued. Best wishes; Mayor Trilla, the Board of 4 Trustees, and the Plan Commission here and staff. 5 We would like to thank you, John, for all 6 the stuff you've done for us, a lot of great input. 7 And it's important. And you set a great example 8 not only for your group and my group as far as 9 contributing, letting people know ideas so that we 10 can grow. 11 So on behalf of the Village, I would like 12 to thank you and give you this. And maybe get a 13 picture with us there. 14 CHAIRMAN WAGNER: Great. 15 (Whereupon, there was a brief pause in 16 the record due to a photograph and 17 discussion outside the presence 18 the court reporter.) 19 CHAIRMAN WAGNER: Cool. Thank you so 20 much. 21 MAYOR TRILLA: Thank you very much. 22 We're going to have to go through this again</p>	<p style="text-align: right;">8</p> <p>1 And, Mr. Krol, if you would like to 2 present or? 3 MR. KROL: Thank you, Chairman Wagner. 4 I'm going to turn it over to Jackie Berg and Oscar 5 Martinez from Houseal Lavigne for their 6 presentation of the Village Comprehensive Plan. 7 CHAIRMAN WAGNER: Thank you. 8 Do we need to swear you in? 9 MR. KROL: Yeah. 10 (Witnesses sworn.) 11 JACKIE BERG, 12 previously duly sworn and testified as follows: 13 MS. BERG: Good evening, everyone. Can 14 you hear with the microphone okay? 15 MR. KROL: Yes. 16 MS. BERG: Awesome. 17 Well, we are very excited to be here this 18 evening to present the Willowbrook Comprehensive 19 Plan. As you all know, this has been a work in 20 progress for quite some time now, but I believe 21 we're in a really great place with the final 22 document. That's something that should truly</p>

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<p>9</p> <p>1 reflect all of the feedback you have given us over 2 the course of its development. 3       So I have a brief overview of the 4 project, how we got to where we are today. And 5 then I'm going to go into a detailed review of the 6 draft of the plan. And then, of course, if you 7 have any comments, questions, as we go through 8 these, please feel free to jump in. 9       So why did the Village choose to do a 10 comprehensive plan. First and foremost, to tell 11 the Willowbrook story and share the Village's 12 vision for its future. 13       Of course, it's going to help inform you 14 all as you consider development proposals moving 15 forward. It will help create a foundation for the 16 regulatory framework. 17       So your Unified Development Ordinance, 18 although you did just update it only a few years 19 ago, the new comprehensive plan might be cause for 20 some additional updates to the UDO, even the 21 creation of a mixed-use zoning district so that 22 some of the vision for subareas can be realized</p>	<p>11</p> <p>1 based on the feedback we received from you all. 2       And then we have goals surrounding land 3 use and development; transportation and mobility; 4 community facilities; and parks, open space, and 5 the natural environment. 6       So getting into the first chapter of Land 7 Use and Development. So this chapter includes the 8 future land use plan, housing areas and neighbors, 9 economic development, and then our subarea plans. 10       So here on the screen you can see the 11 future of the land use categories. So from 12 single-family detached, attached, multifamily; 13 those are your residential categories. Then we get 14 into mixed-use, which is a combination of both 15 residential and commercial uses. Then we have 16 commercial, industrial, public/semi-public, parks 17 and open space, energy, utilities, and 18 transportation. 19       So here on the screen is the existing 20 land use map and future land use map for you all 21 for comparison. There are two major areas of 22 change.</p>
<p>10</p> <p>1 moving forward. 2       We, of course, want this document to help 3 support the Capital Improvements Program, 4 budgeting, help you all when you apply future 5 studies, and then inform and educate the community. 6       We have had a six-step scope of work to 7 get us to where we are today. We are in step six, 8 the draft and final comprehensive plan and in the 9 final stages in the adoption process. 10       So getting into the draft comprehensive 11 plan itself, the plan has seven chapters. It 12 starts with an introduction and community vision. 13       So the introduction really sets the stage 14 for what the comprehensive plan is. It recognizes 15 Willowbrook's regional setting, so here in DuPage 16 County and in its relationship to Chicago and then 17 gets into some of the demographics of the Village 18 today. 19       Chapter 2 includes the Vision and Goals. 20 As you see, we have a vision statement. It's a 21 brief vision statement that really succinctly goes 22 over what Willowbrook wants to see for its future</p>	<p>12</p> <p>1       The first one is just this small area up 2 on 63rd Street here. So this is an area where 3 there is some mixed-use development proposed in the 4 community. So we wanted the future land use map to 5 reflect that. 6       We also have this southern portion of the 7 community where more change is being proposed in 8 these areas. It will be reflected in our subareas. 9       So we wanted to make sure that they're highlighted 10 for you all as the more major areas of change 11 within the Village. 12       So getting into the subareas themselves. 13 Again, this is really where we are proposing the 14 most change in Willowbrook outside of these 15 subareas really foreseeing not a lot of changes in 16 terms of the character and the makeup of your 17 residential neighbors. 18       So the first thing the subarea sets up is 19 this design toolkit; so looking at how existing 20 development can be improved, how new development 21 should connect with existing development, or in the 22 case of existing residential neighbors should be</p>

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<p>13</p> <p>1 buffered from those areas. Improvements like 2 pedestrian crossings and roadway connections, 3 landscaping improvements, all the things that we've 4 heard from you all that are really important in 5 ensuring that new development in Willowbrook is 6 really a benefit to the community. It reaches some 7 of the community's walkability goals and its social 8 gathering and community-fostering initiatives. 9 Our first subarea is the Town Center. So 10 first we set up a vision for the Town Center; 11 really imagining this space as a destination in the 12 community; a home to lots of different types of 13 commercial uses; somewhere our residents can go for 14 shopping and dining options. And then it can 15 really continue to be a place that is a destination 16 where residents walk, bike, and can really drive 17 comfortably all at once. 18 So the subarea improvements map that you 19 see here identifies some intersection improvements 20 that we think would really help to make this area 21 more walkable for residents in the future and then 22 also some redevelopment spark sites as we're</p>	<p>15</p> <p>1 gathering spaces there in the middle of the Town 2 Center East Extensions. This is an area where 3 residents and business owners can come together and 4 really spend time that isn't involved with shopping 5 or dining, just spend some time together. 6 And then across the street on the north 7 side of Plainfield Road we're proposing townhomes. 8 This is an area where there are single-family homes 9 today, which has -- they have separate curb cuts 10 for each of the homes. That can cause a lot of 11 traffic issues, safety concerns. So the vision 12 here is to consolidate those curb cuts into one and 13 then have a series of townhomes here to help 14 transition between the Town Center East Extension 15 and that existing neighborhood to the north. 16 Any questions on this one? 17 (No response.) 18 CHAIRMAN WAGNER: No. 19 MS. BERG: All right. 20 Moving right along then to the 21 interchange subareas. So this is the area south of 22 the current Town Center. And this area is really</p>
<p>14</p> <p>1 calling them. 2 So we have three spark sites in total. 3 Spark Site A is shown in blue on the map, Spark 4 Site B in red, and then Spark Site C in yellow. 5 And we will go into more detail on those. 6 So we're calling Spark Sites A and B the 7 Town Center East Extension. So really imagining a 8 better connection with the existing Town Center 9 property and bringing that over into this eastern 10 portion of it. On the south side of Plainfield 11 Road, mixed-use development that is more oriented 12 and roads led to Plainfield Road. 13 We're imagining parking facilities sort 14 of along Plainfield Road. And then your pedestrian 15 connectivity being more internal to the properties 16 that you feel as a pedestrian safer walking around. 17 Like you're able to better navigate the various 18 mixed-use buildings by foot in a more comfortable 19 and pleasing environment. 20 Based on our discussions with you all 21 during one of the visioning stages of the process, 22 we've included a lot of third places or social</p>	<p>16</p> <p>1 envisioned to become more of a key gateway into 2 Willowbrook, something that really screams out 3 Willowbrook's identity as people enter into the 4 community. 5 And I'm doing that in a couple of ways by 6 introducing some additional spark sites. There we 7 go. So we have, again, three spark sites. We have 8 Spark Site A in blue, Spark Site B in red, and then 9 Spark Site C in yellow. 10 So we are calling Spark Site A the Town 11 Center South Extension. So, again, looking to 12 further add on to the Town Center with some 13 additional mixed-use development. Really looking 14 to ensure there's plenty of service parking but 15 that's it's screened on the right-of-ways so you 16 have more of a pedestrian-oriented type feel to the 17 development to the south. 18 In this model and this version, the car 19 dealership will remain as it is today. But 20 certainly if they had any interest in moving to 21 another location in the Village, primarily 22 somewhere closer to the interchange at the south,</p>

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<p>17</p> <p>1 we have an additional version of this Town Center 2 South Extension to show what might happen in that 3 area if the car dealership were to choose to move. 4 Certainly, I want to emphasize that this 5 document isn't encouraging them to move. It isn't 6 saying that the Village wants them to move. But 7 just if they do and if they choose to, making sure 8 the Village has a plan in place if that were to 9 happen. 10 So you can see in this version if the car 11 dealership had relocated to closer to the 12 interchange. And this just allows for some 13 additional commercial development, mixed-use 14 development, and office development in that area. 15 So a lot of the tenants of the original 16 Town Center South Extension carried forward. So 17 having commercial fronting Kingery makes use more 18 to the rear improving connections between your 19 existing roadways so that there are -- there's less 20 traffic more supportive across conditions and 21 processes. 22 Any questions on the subareas before we</p>	<p>19</p> <p>1 We're heard a lot in the community 2 outreach process that people want to see more 3 connectivity. They want to be able to get more 4 places within the Village on foot or by bike in a 5 safe manner. These are some of the recommendations 6 that would help promote that. 7 The next chapter is Community Facilities 8 and Public Infrastructure. The recommendations 9 here, again, are focused on maintaining and 10 promoting intergovernmental cooperation, making 11 sure the Village is continually assessing its 12 facilities and services. So as the population of 13 the Village continues to grow, you're still 14 providing the same high levels, all the services 15 that you are today. 16 There are also recommendations about 17 integrating green infrastructure and low impact 18 development as new development, new minor 19 subdivisions, occur. This can really help us with 20 some of the flooding issues that residents are 21 concerned about and have experienced in the Village 22 in the past.</p>
<p>18</p> <p>1 move on? 2 (No response.) 3 MS. BERG: Moving along to Transportation 4 and Mobility. So this section is kind of split in 5 two on different parts. 6 First, we focus on roadways and roadway 7 improvements, so focussing on intersection 8 improvements, pedestrian crossing improvements, 9 streetscape improvements, landscaping improvements, 10 and roadway connections. 11 A big emphasis of this part of this 12 chapter is, you know, recognizing that the Village 13 doesn't have jurisdiction over the majority of the 14 roadways that cross through the Village. So it 15 really focuses on how Willowbrook can partner with 16 the State, with the County to make some of these 17 improvements moving forward. 18 And the second part of this chapter looks 19 at multi-modal transportation; so sidewalks, 20 multi-use paths, bikeways, public transit, really 21 focusing on how the existing system can be 22 improved.</p>	<p>20</p> <p>1 And we also will have some 2 recommendations for community service centers, 3 especially this wonderful new building that the 4 Village has, and how it can be better utilized as a 5 community asset moving forward. 6 Next we have Parks and Open Space. And 7 you all have a fantastic parks and recreation 8 master plan. So really the recommendations here 9 are to implement that plan moving forward trying to 10 integrate as many of those recommendations from the 11 parks and recreation master plan into this 12 comprehensive plan so that the two documents are 13 really working well together. 14 And last but not least, we have the 15 Implementation chapter. So this looks at next 16 steps. It identifies potential partners and 17 funding sources and then will include an action 18 matrix which will identify key items that the 19 Village should do, recommendations that it can act 20 upon. Then those will all be based off of the 21 recommendations that are included throughout the 22 plan.</p>

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<p style="text-align: right;">21</p> <p>1 Any questions on any section of the plan 2 before we move into the next steps? 3 (No response.) 4 MS. BERG: All right. 5 So the adoption meeting is scheduled for 6 April 14th. That is, of course, dependent on your 7 recommendation this evening. Then from there the 8 Village -- or I'm sorry, I should say Village Board 9 Adoption Meeting. Then we will move into the hard 10 work of actually implementing the plan itself. 11 So certainly this is not the end of this 12 process. It is just the beginning as the Village 13 Board considers adoption. 14 So with that, thank you all so much. And 15 I'm here to answer any questions if there are any. 16 CHAIRMAN WAGNER: Thank you so much. 17 Does the Plan Commission have any 18 comments, questions they would like to address at 19 this point? 20 COMMISSIONER BAKSAY: Yes. 21 I want to thank Houseal Lavigne for 22 putting a very nice draft together. Some of my</p>	<p style="text-align: right;">23</p> <p>1 What I'm referring to specifically here: 2 There are numerous places where we refer to Kingery 3 Highway. There are some places where we call it 4 Kingery. 5 MS. BERG: All right. 6 COMMISSIONER BAKSAY: I would recommend 7 that we be consistent. 8 The same thing with sometimes we say 68th 9 Street and then sometimes we just said 73rd and 10 74th. Pick one and -- 11 MS. BERG: Sure. 12 COMMISSIONER BAKSAY: -- try to maintain 13 it throughout the document. 14 And then -- Let me find it. I had it 15 marked up. 16 -- on page 33 under the mixed-use 17 paragraph -- 18 MS. BERG: Yes. 19 COMMISSIONER BAKSAY: -- the word 20 complement is there. I think in the grammatical 21 usage of the word it should be c-o-m-p-l-e-m-e-n-t, 22 not i, right, because we are not complimenting</p>
<p style="text-align: right;">22</p> <p>1 comments are going to be stylistic and not so much 2 content. Okay. 3 There are dozens and dozens and dozens of 4 hyphenations at the end of a line. That's actually 5 very distracting. I know this isn't going to be 6 coffee table material and people aren't going to 7 like read this over and over again -- 8 MS. BERG: Sure. 9 COMMISSIONER BAKSAY: -- but one request 10 or suggestion would be to look at the formatting 11 and eliminate all or as many as practical. 12 MS. BERG: Yes, we can certainly do that. 13 COMMISSIONER BAKSAY: And a lot of the 14 hyphenations you don't know what the full word is 15 going to be because it's just a -- you know, a very 16 small portion. 17 MS. BERG: It's in a spot. 18 COMMISSIONER BAKSAY: So I would say 19 scrub the document including some of the small font 20 paragraphs, their like descriptors. 21 And another comment or recommendation is 22 please be consistent from cover to cover.</p>	<p style="text-align: right;">24</p> <p>1 someone's new car or something like that. 2 MS. BERG: Certainly. 3 COMMISSIONER BAKSAY: But it complements 4 this, right. 5 MS. BERG: Yes. 6 COMMISSIONER BAKSAY: This one is really 7 minor. But on page 36 in the green, Street 8 Connectivity, the second to the last line there's 9 a -- you know, kind of an elongated hyphen after 10 travel times. There's no space after times and -- 11 MS. BERG: Okay. 12 COMMISSIONER BAKSAY: -- a comma might be 13 more appropriate there because the next word is 14 including. 15 Like I'm not going to be super picky 16 about that one, but I just wanted to point that 17 out. 18 And, again, let me end my commentary with 19 very nice job. It's been a pleasure working with 20 you. And this is a great, great draft product. 21 And my efforts are to just make it like squeaky 22 clean and awesome.</p>

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<p style="text-align: right;">25</p> <p>1 MS. BERG: We really appreciate that, 2 obviously, very close read that you gave the 3 document. We certainly want to make sure it's just 4 as squeaky clean as you do with those corrections. 5 COMMISSIONER BAKSAY: Thank you. 6 CHAIRMAN WAGNER: Any other comments or 7 questions? 8 (No response.) 9 CHAIRMAN WAGNER: I would like to thank 10 you for all the hard work; the staff, the board, 11 the Plan Commission, and all our meetings over the 12 last, what has it been, over two years. 13 MS. BERG: Almost two years. 14 CHAIRMAN WAGNER: I distinctly remember 15 this first picture in our outline for tonight of 16 what did you want to think about, what did you want 17 to hope that the Village would do or include. And 18 I think that was the basis for really the whole 19 document. 20 And I think it really hit many areas of 21 the Village that I think we were in question about 22 during the process a little bit.</p>	<p style="text-align: right;">27</p> <p>1 anyone looking to develop some type of mixed-use 2 project in the future. 3 And I'm always available for questions 4 about, you know, the process, implementation, and, 5 you know, next steps moving forward. And certainly 6 you'll all be included at future public hearings 7 when these developments come forward. 8 CHAIRMAN WAGNER: Great. Thank you. 9 With that, is there any comment from the 10 public? 11 (No response.) 12 CHAIRMAN WAGNER: I don't see any this 13 evening. 14 Any other comments that anyone would like 15 to make? 16 COMMISSIONER BAKSAY: (Indicating.) 17 CHAIRMAN WAGNER: Yes, sir. 18 COMMISSIONER BAKSAY: Sorry, Chairman 19 Wagner, a couple more just little minor details. 20 On page 42, green infrastructure. And 21 there's a parenthetical reference with capital GI. 22 The infrastructure word isn't capitalized, right,</p>
<p style="text-align: right;">26</p> <p>1 But with the maps and the drawings, I 2 mean, it's just crystal clear to me at this point 3 our future outlook. And I would just hope that we 4 would continue to push maybe a little harder than 5 sometimes we do. I tend to be that way. I just 6 like to see the development come about. 7 But thank you very much for your time. 8 It's a very wonderful document, and I think it will 9 help improve the Village. 10 MS. BERG: Thank you. It's been a 11 pleasure working with you all, truly. 12 CHAIRMAN WAGNER: Staff, Mr. Krol, do we 13 have anything else that we need to add to this? 14 MR. KROL: No. I think they did a great 15 job highlighting the future of Willowbrook. And 16 from there, you know, we can answer questions. But 17 this is certainly a living breathing document which 18 can be amended over time for the right developer, 19 right development. 20 We will work with Houseal Lavigne on 21 mixed-use definitions, permitted uses, special uses 22 in the near future so that it will be codified for</p>	<p style="text-align: right;">28</p> <p>1 so I would recommend making that a capital I. 2 And there was one other one that I saw. 3 Let me see if I can find it. If I can't find it, I 4 will send it and connect with you. 5 MS. BERG: You can e-mail to Mike, and 6 then we can get those incorporated before the 7 adoption hearing. 8 MR. BAKSAY: Of course. 9 That's all, John. Yes. 10 CHAIRMAN WAGNER: Thank you. 11 With that I would like to make a motion 12 based on the submitted petition and testimony 13 presented. I would move that the Plan Commission 14 recommend to the Village Board approval of the 15 proposed Village of Willowbrook Comprehensive Plan 16 presented on pages 1 through 59 and to replace in 17 its entirety the current Village of Willowbrook 18 Comprehensive Plan that was dated October 25th, 19 1993. 20 VICE-CHAIRMAN WALEC: I'll make that 21 motion. 22 COMMISSIONER LOUISE: I'll second.</p>

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<p style="text-align: right;">29</p> <p>1 CHAIRMAN WAGNER: And roll call, please. 2 SECRETARY GUERIN: Commissioner Baksay? 3 COMMISSIONER BAKSAY: Yes. 4 SECRETARY GUERIN: Commissioner 5 Kanaverskis? 6 COMMISSIONER KANAVERSKIS: Yes. 7 SECRETARY GUERIN: Commissioner Kaucky? 8 COMMISSIONER KAUCKY: Yes. 9 SECRETARY GUERIN: Commissioner Louise? 10 COMMISSIONER LOUISE: Yes. 11 SECRETARY GUERIN: Vice-Chairman Walec? 12 VICE-CHAIRMAN WALEC: Yes. 13 SECRETARY GUERIN: Chairman Wagner? 14 CHAIRMAN WAGNER: Yes. 15 And with that I would like close the 16 public hearing. Thank you. 17 Our next item on the agenda is discussion 18 and recommendations. I think we've done that. Are 19 there any other additional comments or questions? 20 (No response.) 21 CHAIRMAN WAGNER: Hearing none. 22 Visitor's business?</p>	<p style="text-align: right;">31</p> <p>1 we can have an adjournment. And do we need to take 2 a vote or a roll call on that? 3 MR. KROL: Yes, a motion for adjournment. 4 CHAIRMAN WAGNER: A motion for 5 adjournment? 6 VICE-CHAIRMAN WALEC: I'll make the 7 motion. 8 COMMISSIONER KAUCKY: I second. 9 CHAIRMAN WAGNER: Thank you. 10 Roll call, please. 11 SECRETARY GUERIN: Commissioner Baksay? 12 COMMISSIONER BAKSAY: Yes. 13 SECRETARY GUERIN: Commissioner 14 Kanaverskis? 15 COMMISSIONER KANAVERSKIS: Yes. 16 SECRETARY GUERIN: Commissioner Kaucky? 17 COMMISSIONER KAUCKY: Yes. 18 SECRETARY GUERIN: Commissioner Louise? 19 COMMISSIONER LOUISE: Yes. 20 SECRETARY GUERIN: Vice-Chairman Walec? 21 VICE-CHAIRMAN WALEC: Yes. 22 SECRETARY GUERIN: And Chairman Wagner?</p>
<p style="text-align: right;">30</p> <p>1 (No response.) 2 CHAIRMAN WAGNER: And none. 3 Communications, do we have anything hot 4 going on? 5 MR. KROL: I have nothing at this time. 6 There are a few projects in the hopper but nothing 7 ready to present at this time. 8 CHAIRMAN WAGNER: Okay. Well, before the 9 adjournment, I would like to say thank you to you 10 all. I've enjoyed all of it. 11 I've seen a bunch of things over the 12 years change in the Village as hopefully you have 13 or will. And, again, just thank you very much for 14 your help and contribution to the Village. 15 COMMISSIONER LOUISE: Thank you. 16 COMMISSIONER KAUCKY: Thank you. 17 VICE-CHAIRMAN WALEC: Thank you for 18 26 years. 19 CHAIRMAN WAGNER: Yeah, something like 20 that. 21 COMMISSIONER BAKSAY: What an experience. 22 CHAIRMAN WAGNER: And with that, I guess</p>	<p style="text-align: right;">32</p> <p>1 CHAIRMAN WAGNER: Thank you very much. 2 * * * * * 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22</p>

**Metro Reporting Service, Ltd.**

**(630) 690-0050 - info@metroreportingservice.com**

**VILLAGE OF WILLOWBROOK PLAN & ZONING COMMISSION**  
**April 2, 2025**

33

1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF KANE )  
4 DONNA L. WATWOOD, being a Certified Shorthand  
5 Reporter, on oath says that she is a court reporter  
6 doing business in the county of Kane and State of  
7 Illinois, that she reported in shorthand the  
8 proceedings given at the taking of said cause and  
9 that the foregoing is a true and correct transcript  
10 of her shorthand notes so taken as aforesaid; and  
11 contains all of the proceedings given at said  
12 cause.  
13



*Donna L. Watwood*  
DONNA L. WATWOOD, C.S.R.  
License No. 084-003686  
Kane County, Illinois

**Metro Reporting Service, Ltd.**

**(630) 690-0050 - info@metroreportingservice.com**



## Village of Willowbrook

### Staff Report to the Plan Commission

<b>Public Hearing Date:</b>	July 2, 2025	
<b>Prepared By:</b>	Michael Krol, Director of Community Development	
<b>Case Title:</b>	Zoning Hearing Case No. PC 25-03: A petition requesting a zoning variance to Section 9-3-01(A) of the Village Unified Development Ordinance for the property address 62 79th Street, Willowbrook, Illinois, to reduce the rear yard setback from thirty feet (30') to twenty-eight feet (28').	
<b>Petitioner:</b>	Jakub Bartyczak, 62 79th Street, Willowbrook, IL 60527	
<b>Action Requested:</b>	Consideration and Recommendation of the proposed zoning variation to the Unified Development Ordinance.	
<b>Location:</b>	62 79 <sup>th</sup> Street, northwest corner of 79 <sup>th</sup> and Eleanor Pl.	
<b>PINs:</b>	09-26-307-040	
<b>Existing Zoning:</b>	R-2 Moderate Density Single-Family Detached District	
<b>Proposed Zoning:</b>	R-2 Moderate Density Single-Family Detached District	
<b>Property Size:</b>	0.62 acres	
<b>Surrounding Land Use:</b>	<b>Use</b>	<b>Zoning</b>
North	Single Family Residential	R-2
South	Multi-Family Residential Condominiums	Unincorporated
East	Single Family Residential	R-2
West	Single Family Residential	R-2

#### Necessary Action by Plan Commission:

Make either a positive or negative recommendation to the Mayor and Village Board for the proposed zoning variance requests in the R-2 District of the Unified Development Ordinance to reduce the maximum rear yard setback from 30 feet to 28 feet.

**A sample motion can be found on page 5.**



## History & Background

### Site Description

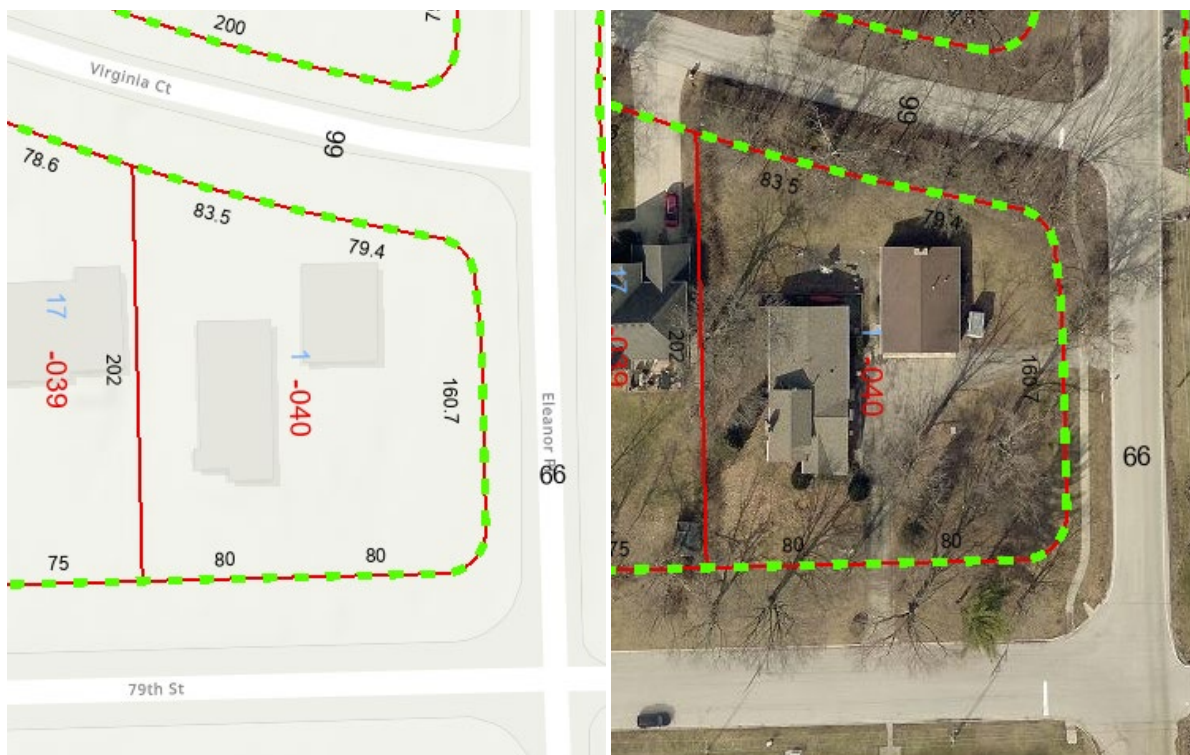
The subject property was originally developed under DuPage County jurisdiction prior to its annexation into the Village of Willowbrook, and was subject to County zoning standards at that time. In 1971, the lot became part of the Tri-State Village Resubdivision, which combined two smaller parcels into a single, larger residential lot.

The current petitioner is proposing a major renovation and expansion of the existing home, including an addition that will connect the primary dwelling to the detached garage. While the existing garage was constructed in accordance with County codes and complies with the Village's accessory structure setback standards, the proposed connection would reclassify it as part of the principal structure under the Village's Unified Development Ordinance (UDO).

As part of the principal structure, the garage must comply with the more restrictive principal building rear yard setback requirement of 30 feet. In its current location, the garage does not meet this requirement, resulting in a setback nonconformity.

The submitted site plan, architectural drawings, and narrative confirm that no changes are proposed to the garage footprint. The requested zoning variation seeks to allow the garage to remain in its existing location without requiring demolition or relocation.

**Exhibit 1: Site and Aerial View of the Subject Property**





### Variance Proposal

The applicant and property owner have submitted a building permit application for a major addition to the existing residence. The proposed scope of work includes a complete interior renovation, the addition of a second floor to the principal dwelling, and the construction of a new room connecting the existing house to the detached garage. This new connection would reclassify the garage as an attached structure, thereby subjecting it to the principal building setback requirements of the Village's R-2 zoning district, which mandates a minimum rear yard setback of 30 feet.

Upon review of the submitted plans, it was determined that the garage—originally constructed as a detached accessory structure—would now become part of the principal building and must comply with principal structure setbacks as outlined in the Unified Development Ordinance (UDO).

In addition, the subject property is uniquely situated with frontage on three streets, creating a complex lot orientation. According to the UDO's definition of Lot Orientation and Yard Designations:

- Front Yard: 79th Street (shortest street frontage)
- Rear Yard: Virginia Court
- Exterior Side Yard: Eleanor Avenue

Under this orientation, the garage falls within the rear yard, and its new attachment to the principal structure triggers the need to meet the 30-foot rear yard setback.

The applicant is requesting a variance to reduce the required rear yard setback from 30 feet to 28 feet in order to accommodate the existing garage footprint and proposed connection without requiring demolition or structural alteration.

Exhibit 2: Bulk and Dimensional Standards: Section 9-3-01

Zoning Standard	R-2 Requirement	Proposed (62 79th Street)	Variation Required?
Minimum Lot Area	11,000 sq. ft.	±28,415 sq. ft.	No
Minimum Lot Width	70 feet	±100 feet	No
Front Yard Setback	40 feet	No change proposed	No
Exterior Side Yard Setback	40 feet	No change proposed	No
Rear Yard Setback	40 feet (principal structure)	Existing garage = <40 ft. (attached)	Yes
Building Height (max)	35 feet	Within limit	No

### Staff Analysis

#### Appropriateness of Use

Included in your packet is the plat of survey and the proposed site plan, which illustrates the existing conditions and the planned connection of the garage to the principal structure. During the preliminary review of the submitted permit plans, several relevant zoning definitions were noted; however, a grading plan was not provided at this stage.



Should the requested variance be approved, all construction documents will be subject to final review and approval by the Village's building and engineering plan reviewers to ensure full compliance with applicable codes prior to issuance of a building permit. Additionally, Christopher B. Burke Engineering, Ltd. will be required to review and approve the site grading plan. Based on current conditions and preliminary scope, the project does not trigger additional detention requirements under the DuPage County Stormwater Management Ordinance, as the proposed work does not exceed the 2,500-square-foot threshold for Post Construction Best Management Practices (PCBMP). Therefore, no onsite stormwater detention will be required.

#### **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 Recommendation**

The Community Development Department staff has no objection to the requested variance to reduce the required rear yard setback from 30 feet to 28 feet. The request is supported by the unique physical characteristics of the property, the minor nature of the variation, and the fact that the proposal maintains the overall intent of the Village's zoning regulations without negatively impacting the surrounding neighborhood.

Final approval of the variance should be conditioned upon all construction permits being approved and issued prior to work beginning and submission and approval of a complete grading plan and compliance with all applicable building and engineering code requirements. The design shall generally conform with the site plan by 4U Design and Associates, Inc.



**Sample Motion:**

Based on the submitted petition and the testimony presented, I move that the Plan Commission recommend to the Village Board approval of a zoning variation to Section 9-3-01(A) of the Village of Willowbrook Unified Development Ordinance for the property located at 62 79th Street, Willowbrook, Illinois to reduce the required rear yard setback from thirty feet (30') to twenty-eight feet (28') to accommodate the proposed connection of the existing garage to the principal structure with the following conditions:

1. *All required construction permits shall be approved and issued prior to the commencement of any work;*
2. *A complete grading plan shall be submitted and approved by the Village's engineering consultant; and*
3. *All construction shall comply with applicable building and engineering codes.*
4. *The proposed design shall substantially conform to the site plan prepared by 4U Design, as submitted with the application.*

**Documents Attached:**

- Attachment 1: Notice of Public Hearing
- Attachment 2: Notice of Public Hearing Sign Posted
- Attachment 3: Application (2 pages)
- Attachment 4: Standards for Zoning Variance (2 pages)
- Attachment 5: Legal Description
- Attachment 6: Plat of Survey
- Attachment 7: Site Plan by 4U Design and Associates, Inc.

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Attachment 1  
Notice of Public Hearing

# CHICAGO SUN-TIMES

## Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK

Customer No: 100425

Ad No: 8556

PO Number: CASE NO. 25-03

### 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:

6/17/2025

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

William Weibert  
Senior Director  
Advertising

Date: 6/17/2025

#### NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 25-03

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a special meeting of the Plan Commission on the 2nd of July, 2025 at the hour of 7:00 P.M. in the Village Community Resource Center (CRC) Boardroom, 825 Midway Drive, Willowbrook, IL 60527.

The purpose of this meeting and public hearing shall be to consider a petition requesting zoning variation from Title 9 of the Village Unified Development Ordinance as set forth in the petition, on the property legally described as follows:

LOT 1 IN BOYDSTON'S RESUBDIVISION OF LOTS 18 AND 19 IN BLOCK 20 IN TRI STATE VILLAGE UNIT NO. 3, BEING A SUBDIVISION OF EAST 3/4 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID BOYDSTON'S RESUBDIVISION RECORDED NOVEMBER 26, 1971 AS DOCUMENT R71-061041, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 62 79TH STREET, WILLOWBROOK, ILLINOIS.  
PIN: 09-26-307-040

The applicant for this petition is Jakub Bartyczak

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) 920-2262, 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) 323-8215

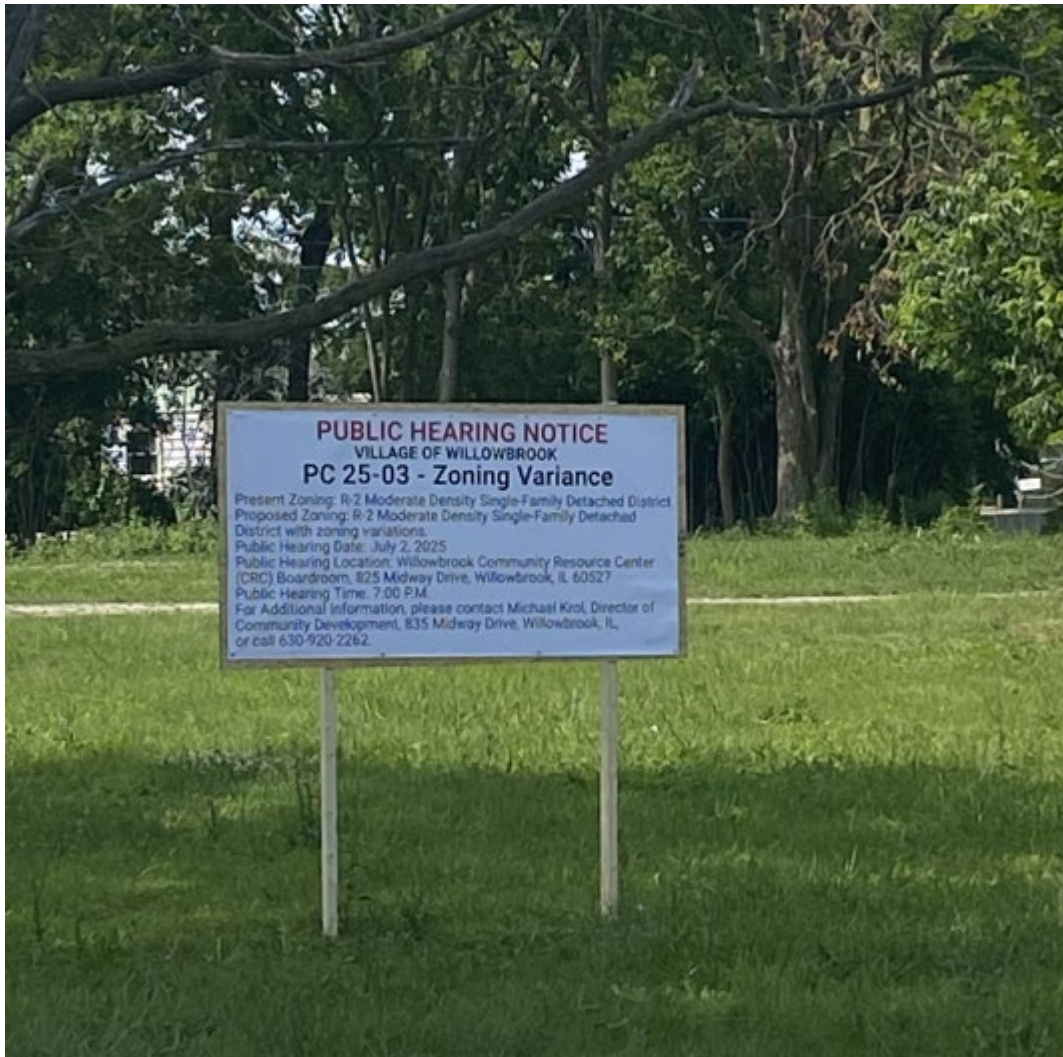
Published in the June 17, 2025, edition of The Chicago Sun-Times Newspaper. #8556

VILLAGE OF WILLOWBROOK

7760 S QUINCY ST  
WILLOWBROOK, IL 605275532



Attachment 2  
Notice of Public Hearing Sign Posted





Attachment 3  
Application (2 pages)



Village of  
**WILLOWBROOK**

**COMMUNITY DEVELOPMENT**

835 Midway Drive | Willowbrook, IL 60527 | 630-323-8215  
Building Department: 630-920-2240 | bzadmin@willowbrook.il.us

**APPLICATION FOR PLANNING REVIEW**

NAME OF PROJECT: Variance for 62 79<sup>th</sup> Street  
NAME OF APPLICANT(S): Jakub Bartyczak  
ADDRESS: 62 79<sup>th</sup> Street  
CITY: Willowbrook STATE: IL ZIP: 60527  
PHONE: 773-805-4444 FAX: \_\_\_\_\_ EMAIL: Jakub.Bartyczak@gmail.com  
NAME OF PROPERTY OWNER(S): SAME ↑  
ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_  
PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ EMAIL: \_\_\_\_\_

**APPLICATION SUBMITTED FOR (Check all that apply):**

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

**SITE INFORMATION:**

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:

62 79<sup>th</sup> Street

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09 26 307 040

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: 0.62 acres

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2

CURRENT USE OF SUBJECT PROPERTY: 3 unit

PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2

PROPOSED USE OF SUBJECT PROPERTY: single family

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Addition + Remodel

**ADJACENT PROPERTIES**

	CURRENT ZONING	LAND USE
NORTH OF SITE	<u>R2</u>	<u>Single Fam</u>
SOUTH OF SITE	<u>Unincorporated</u>	<u>Apartments</u>
EAST OF SITE	<u>R2</u>	<u>Single Family</u>
WEST OF SITE	<u>R2</u>	<u>Single Family</u>



## Village of WILLOWBROOK

### UTILITIES – PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

#### WATER

LOCATION: West side 79th St. SIZE: 1"  
OWNERSHIP: Village of Willowbrook

#### SANITARY SEWER

LOCATION: Virginia St SIZE: 8"  
OWNERSHIP: DuPage Co.

#### STORM SEWER

LOCATION: \_\_\_\_\_ SIZE: \_\_\_\_\_

### SCHOOL DISTRICT – INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: Gower West Elementary  
JUNIOR HIGH / MIDDLE SCHOOL DISTRICT: Gower Middle School  
HIGH SCHOOL DISTRICT: Hinsdale South High School

### FIRE DISTRICT – INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: Tri-State  
DISTANCE TO FIRE STATION: ~ 2 miles

### CONSULTANTS

#### NAME OF ATTORNEY OR AGENT:

ADDRESS: \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_  
EMAIL: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

NAME OF ENGINEER: Krueng Design PLLC - Krystian Ustupski  
ADDRESS: 13389 McCarthy Road CITY, STATE, ZIP: Lombard IL 60439  
EMAIL: Krystian@kruengdesign.com OFFICE PHONE: 630-561-1802 MOBILE: \_\_\_\_\_

NAME OF ARCHITECT: 4U Design & Associates  
ADDRESS: 1600 Thacker Street CITY, STATE, ZIP: Des Plaines IL 60016  
EMAIL: Contacts4Udesign@gmail.com OFFICE PHONE: 773-507- MOBILE: \_\_\_\_\_

#### NAME OF LANDSCAPE ARCHITECT:

ADDRESS: \_\_\_\_\_ CITY, STATE, ZIP \_\_\_\_\_  
EMAIL: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_ MOBILE: \_\_\_\_\_

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): Jakub Bartyczak  
Printed Name(s): Jakub Bartyczak

Date: 5/28/25





Attachment 4  
Variation Standards by Owner (2 pages)

**Ordinance 9-9-04: VARIATION**

(A) Purpose: 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. Practical difficulties or particular hardships in the way of carrying out the strict letter of the regulations imposed by this UDO may be decided upon by the Village Board.

(B) Variation Review Criteria: The Plan Commission shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative findings of fact 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.

1. The property in question cannot yield a return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.
  - *The property cannot give a reasonable return under the regulations of the district as it would require part of the garage to be cutoff to be in compliance.*
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.
  - *The proposed variation will alleviate the hardship of the Village of Willowbrook setback being stricter than that of the prior DuPage County setback (which the property when built followed) and allow the garage not to have to be cutoff to be in compliance currently.*
3. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
  - *The hardship was not created by any person presently interested in the premises but came about due to the stricter setback imposed by the Village of Willowbrook.*



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

- *The proposed variation will not be materially detrimental to the public welfare or injurious to other properties or improvements in the neighborhood as the property was built according to the original setback set by DuPage County. The property was originally built in 1914 according to records I saw.*

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.

- *As the property has been in existence for many years, the variation allowing the current garage setback will not impair an adequate supply of light and air to adjacent properties, 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.

- *As the property has been in existence for many years, the proposed variation to the setback will not alter the essential character of the locality.*

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

- *The proposed variation is in harmony with the spirit and intent of this UDO as the variation will prevent the need to chop off part of the garage to be in compliance.*



Attachment 5  
Legal Description

**Lot 1 in Boydston's resubdivision of Lots 18 and 19 in Block 20 in tri State Village Unit No.3, being a Subdivision of the East 3/4 of the East Half of the Southwest Quarter of Section 26, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Boydston's resubdivision recorded November 26, 1971 as Document R71-061041, in DuPage County, Illinois.**

**PROPERTY ADDRESS:** 62 79th Street, Willowbrook, IL 60527

**COUNTY:** DuPage

**PIN:** 09-26-307-040



Attachment 6  
Plat of Survey

Attachment 7  
Site Plan by 4U Design and Associates, Inc.

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**SURVEY NUMBER: 2503.4158**

DATE SIGNED: 03/24/25

FIELD WORK DATE: 3/25/2025

REVISION DATE: 01/01/2010

(REV.2 3/26/2025) (REV.1 3/24/2025)

**POINTS OF INTEREST**  
**NONE VISIBLE**

STATE OF ILLINOIS } SS  
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE  
CONFORMS TO THE CURRENT ILLINOIS MILEAGE STANDARDS  
FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND  
SEAL.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 00000000  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184000039-0000

**Exacta Land Surveys, LLC**

FD-36 (Rev. 5-22-64)

☎ 773.305.4011

316 East Jackson Street | Morris, IL 60450



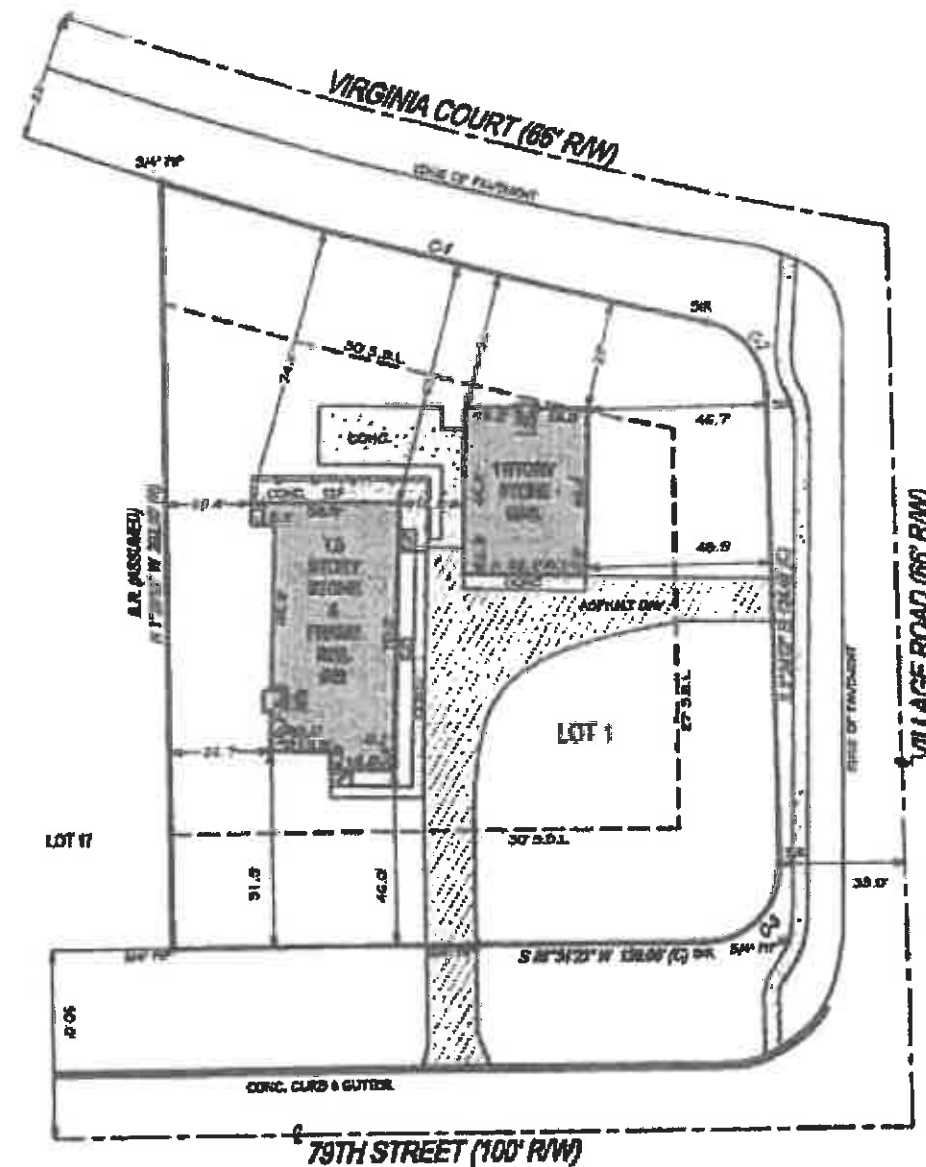
2503.4358  
PLAT OF SURVEY  
DUPAGE COUNTY, ILLINOIS

C-1  
R= 1571.75 (C)  
L= 147.15 (C)  
Δ= 5°02'00" (C)  
CH= 878.2720 E 147.10 (C)

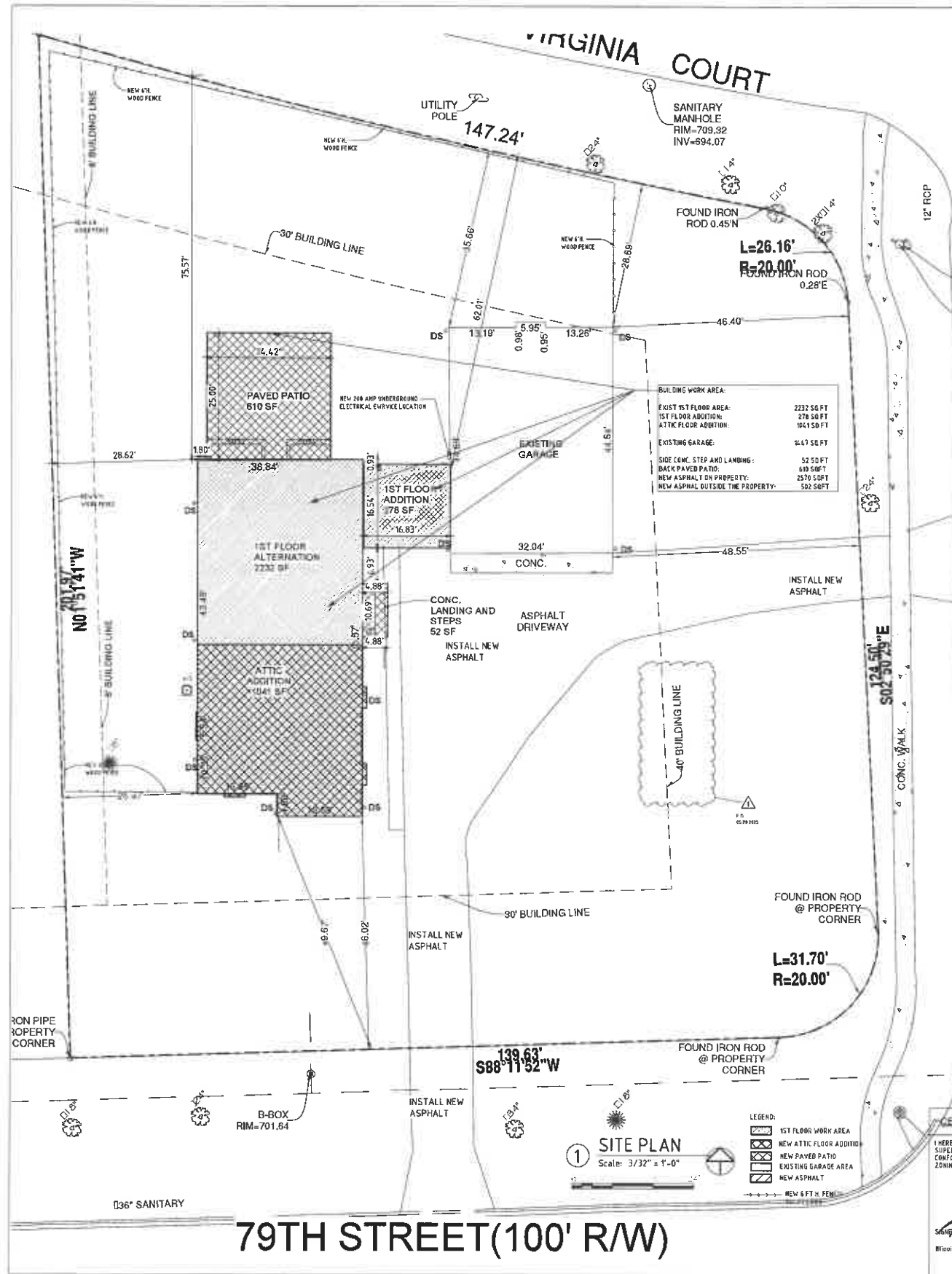
C2  
R= 20.03°(R20)  
L= 20.73°(C)  
Δ= 78°34'42"(C)  
CH= S40°41'22"E 34.78'(C)

C-3  
R= 20.07 (R214)  
L= 21.78 (C)  
Δ= 90°55'27" (C)  
CH= N 43°05'10" E 20.52' (C)

**TOTAL AREA OF PROPERTY SURVEYED 2846 SQ. FT.**



**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**  
**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**



**NOTICE TO CONTRACTORS:**

1. THE CONTRACT DOCUMENTS FOR THIS PROJECT INCLUDE AN OWNER-CONTRACTOR AGREEMENT (AN EXECUTED WRITTEN PROPOSAL PREPARED BY THE CONTRACTOR DESCRIBING THE WORK) AND THESE DRAWINGS PREPARED BY THE ARCHITECT.

2. THE CONTRACTOR MUST FAMILIARIZE HIMSELF WITH THE PROJECT LOCATION AND EXISTING CONDITIONS. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND WILL BE RESPONSIBLE FOR THEM. NON-COMPLIANCE WITH THE ABOVE CONDITION DISQUALIFIES ANY CLAIMS FOR ADDITIONAL COMPENSATION.

3. ADMINISTRATION OF THE CONTRACT IS BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER ARE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS AND JOBSITE SAFETY.

4. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT AND THE ARCHITECTURAL DESIGN CONCEPT, INCLUDING THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND TYPES OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SYSTEMS.

5. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL THE WORK REQUIRED FOR REALIZATION OF THE SCOPE OR INTENT OF THE PROJECT, NOR ALL THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, BASED ON THE GENERAL SCOPE DESCRIBED IN THESE DRAWINGS. THE CONTRACTOR WILL FURNISH AND INSTALL ALL THE ITEMS REQUIRED FOR THE PROPER EXECUTION OF THE INTENDED SCOPE OF THIS PROJECT.

6. THE ARCHITECT'S DECISION AS TO WHAT IS INCLUDED IN THE SCOPE AND WHAT IS NOT WILL BE FINAL AND BINDING ON THE CONTRACTOR.

7. BY SUBMITTING A BID OR PRICE PROPOSAL, THE CONTRACTOR CONCEDES THAT HE HAS EXAMINED AND UNDERSTANDS ALL THE CONTRACT DOCUMENTS INCLUDING THESE DRAWINGS.

8. THE INTENTION OF CONTRACT DOCUMENTS IS TO PERFORM THE WORK REQUIRED TO ACHIEVE THE FINISHED PROJECT IN A FIRST CLASS MANNER, COMPLYING WITH APPLICABLE TRADE STANDARDS AND GUIDELINES, LOCAL, STATE AND NATIONAL CODES, AND OBSERVING OSHA RULES.

9. THE START OF WORK SHALL BE CONSIDERED AFFIRMATION THAT THE CONTRACTOR IS FULLY INFORMED OF THE SCOPE OF WORK AND THE TIME, WORK, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES NECESSARY TO ACHIEVE THE SCOPE OF WORK.

10. ARCHITECT IS NOT SUPERVISING CONSTRUCTION. THEREFORE, THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COST OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE ACCEPTANCE AND USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR A CONTRACT DOCUMENTS.

**GENERAL NOTES:**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.

2. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE - DO NOT SCALE DRAWINGS.

3. INTERIOR DIMENSIONS ARE TO THE FACE OF A WALL UNLESS NOTED OTHERWISE.

4. EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY, FACE OF SHEATHING OR FOUNDATION WALLS. UPPER FLOORS ARE TO THE FACE OF SHEATHING, OR MASONRY IF USED.

5. EXTERIOR DIMENSIONS OF FRAME WALLS ARE TO FACE OF SHEATHING UNLESS NOTED OTHERWISE.

6. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

7. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEANUP IS REQUIRED ON A DAILY BASIS. DISPOSE OF DEBRIS LEGALLY.

8. CONTRACTORS ARE TO GUARANTEE ALL THE WORK, MATERIALS AND LABOR IN WRITING FOR A MINIMUM OF ONE (1) YEAR AGAINST ALL DEFECTS OF MATERIALS, EQUIPMENT AND WORKMANSHIP.

9. ARCHITECT SHALL NOT BE LIABLE NOR RESPONSIBLE FOR THE QUALITY OF WORKMANSHIP USED ON THE JOB OR THE QUALITY OF MATERIALS SELECTED.

10. ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY SITE INSPECTION OF THE WORK QUALITY PRIOR TO OR DURING CONSTRUCTION.

11. ARCHITECT IS NOT SUPERVISING CONSTRUCTION. THEREFORE, THE USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND ARCHITECT. THE USER SHALL IN FACT AGREE TO HOLD ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COST OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, BUILDER, TRADESMAN, OR WORKMAN. THE ACCEPTANCE AND USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR A CONTRACT DOCUMENTS.

**Standard**

Lot Area (sqft)	11,000
Lot Area / D.U. (sqft)	28.415
Lot Width (ft)	70

**Yard Setbacks (Minimum)**

Front Yard (ft)	40'
Interior Side Yard <td>8</td>	8
Exterior Side Yard <td>40'</td>	40'
Rear Yard <td>30</td>	30

**Building Standards (Maximum)**

Building Height (ft)	35'
Impervious Surface Coverage (%) <td>40%</td>	40%

**PROPOSED**

Lot Area (sqft)	11,000
Lot Area / D.U. (sqft) <td>28.415</td>	28.415
Lot Width (ft) <td>70</td>	70

**Yard Setbacks (Minimum)**

Front Yard (ft)	40'
Interior Side Yard <td>8</td>	8
Exterior Side Yard <td>40'</td>	40'
Rear Yard <td>30</td>	30

**Building Standards (Maximum)**

Building Height (ft)	35'
Impervious Surface Coverage (%) <td>40%</td>	40%

**Structural Design Criteria**

1. ROOF: SNOW LOAD 30PSF, WIND UPLIFT LOAD 20PSF.

2. FLOOR ON PORCH, DECK & BALCONY: LIVE LOAD 100PSF - 150PSF DEAD LOAD.

3. RESIDENTIAL FLOOR LOAD: LIVE LOAD 40PSF - 100PSF DEAD LOAD.

4. CEILING JOISTS: LIVE LOAD 10PSF - 15PSF DEAD LOAD.

5. NEW LUMBER: SOUTHERN PINE #1 OR BETTER POST LUMBER, SOUTHERN PINE #1.

6. SOL. BEARING: 2000 PSF, SUBSTITUTED BY GEOTECHNICAL INVESTIGATION. TEST SHALL BE DONE BY APPROVED AGENCY USING AN APPROVED METHOD (IRC 2018, 401.4.9).

7. STAIRWAY & BALCONY RAILINGS DESIGNED TO RESIST SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 PLF, WITH APPLIED POINT LOAD OF 200 CONCENTRATED LOAD IN ANY DIRECTION AT ANY POINT ALONG TOP RAIL.

8. STEEL REINFORCED CONCRETE SHALL BE DESIGNED TO RESIST 5 PSI.

9. PRECAST CONCRETE: ALL CHAIRS, BALCONIES AND PARAPETS SHALL BE DESIGNED AND CONSTRUCTED TO WITHSTAND WIND PRESSURES IN ANY DIRECTION EQUAL TO 200 PERCENT OF 21 POUNDS PER SQUARE FOOT.

**SCOPE OF WORK:**

1. ALTERATION TO EXISTING 1ST FLOOR.

2. ADDITION TO 1ST FLOOR.

3. SECOND FLOOR ADDITION.

4. INSTALL NEW PLUMBING, ELECTRICAL EQUIPMENT & WIRING.

5. INSTALL ALL FINISHES PER PLAN.

6. ERECT NEW WOOD ROOFED DECK.

7. ERECT NEW CONC. FRONT LANDING WITH CANOPY.

8. INSTALL NEW PAVED PATIO.

9. REPLACE EXISTING DRIVEWAY.

**USED CODES:**

2018 International Residential Code (w/ Local Amendments)

2017 National Electric Code (NEC) (w/ Local Amendments)

2018 International Mechanical Code (w/ Local Amendments)

2018 International Fuel Gas Code (w/ Local Amendments)

2018 International Building Code (w/ Local Amendments)

2018 International Energy Conservation Code (w/ Local Amendments)

**INDEX OF DRAWINGS:**

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201 EXISTING AND PROPOSED FLOOR PLAN

202 EXISTING ELEVATIONS

4.01 PROPOSED BASEMENT FLOOR PLAN

4.02 PROPOSED 1ST & 2ND FLOOR PLAN

4.03 ATTIC FLOOR PLAN & SECTION

2.01 PROPOSED ROOF PLAN

2.02 ELEVATIONS

2.03 ELECTRICAL FLOOR PLANS, NOTES AND CALCULATIONS

2.04 MECHANICAL FLOOR PLANS AND CALCULATIONS

2.05 PLUMBING DIAGRAM, SPRINKLER DIAGRAM NOTES AND CALCULATIONS

Grand Total: 11

**CERTIFICATION STATEMENT**

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE VILLAGE OF WILLOWBROOK BUILDING AND ZONING CODE.

**SCOPE OF WORK:**

1. ALTERATION TO EXISTING 1ST FLOOR.

2. ADDITION TO 1ST FLOOR.

3. SECOND FLOOR ADDITION.

4. INSTALL NEW PLUMBING, ELECTRICAL EQUIPMENT & WIRING.

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Grand Total: 11

**NEW SPACE ARCHITECTS LTD.**

6025 MELROSE AVE., KENILWORTH, IL 60143

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email: P.Ozgo@NewSpaceArchitects.com

**REVISIONS:**

05.28.2025

**PAUL W. OZGO**

001-015571

EXPIRES 11.30.2026

**1ST FLOOR RENOVATION & ATTIC FLOOR ADDITION**

62 79th St.

Willowbrook, IL 60527

**DESIGN**

AND ASSOCIATES INC.

1000 N. WILLOW BROOK

WILLOW BROOK, IL 60527

PHONE 773.273.0101

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**1.1.1**

04.10.2025