

A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, NOVEMBER 5, 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. July 2, 2025, Plan Commission Regular Meeting
4. PLAN COMMISSION CONSIDERATION: PC 25-07: A petition requesting a special use of a kennel for overnight pet boarding services in the B – Community Shopping District, for the existing pet grooming business, The Barker Shop, located at 7420 S. Quincy Street.
 - A. Public Hearing
 - B. Discussion/Recommendation
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

PLAN COMMISSION – REGULAR MEETING

July 2, 2025

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, JULY 2, 2025, 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 was permitted solely by attending the meeting at 825 Midway Drive.

1. CALL TO ORDER

Chairman Walec called the meeting to order at 7:00 p.m.

2. ROLL CALL

Those present at CRC: Chairman Walec, Vice Chairman Kaucky, Commissioners Kanaverskis, Kaczmarek, and 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:

- Waive Reading of Minutes (APPROVE)
- Minutes of April 2, 2025, Plan Commission Regular Meeting

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

Roll Call Vote:

AYES: Chairman Walec, Vice Chairman Kaucky, Commissioners Kaczmarek, Kanaverskis, Louise

NAYS: None

MOTION DECLARED CARRIED

4. PILLARS OF THE COMMUNITY AWARD

Commemorative plaque presentation by Mayor Trilla to Zoltan Baksay for his four years of service on the Village of Willowbrook Plan Commission as he steps down from his duties.

Mayor Trilla at the podium:

“I would like to thank Zoltan Baksay for his four years of service. The Plan Commission is a very important function of the Village, and as Mayor, I’ve never once had to worry about the Plan Commission’s operation. There is a lot to learn when becoming a Mayor, and one thing I never had to focus on was the Plan Commission because of the great job Zoltan has done along with the great people on your team. It’s important to know—especially for everyone in this room—that what you do matters, and volunteering matters. It matters because you all help deliver the Village’s goals as a team. I truly appreciate everything you’ve done.”

Commissioner Baksay accepted the award and introduced his family.

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 at 62 79th Street, Willowbrook, Illinois, to allow a reduction in the rear yard setback from thirty feet (30') to twenty-eight feet (28') per Section 9-3-01(A).

Chairman Walec read the petition for variation and asked if a petitioner was present.

The petitioner, **Jakub Bartyczak**, of 62 79th Street, Willowbrook, IL 60517, was sworn in by Director Krol.

Mr. Bartyczak presented the reason for the variance request: the rear yard setback of the existing garage would need to be reduced to accommodate an addition and remodel of the house, which would attach the garage to the main house, making it part of the principal structure. The requested reduction—from 30 feet to 28.69 feet—would allow the garage to remain in its current location.

Chairman Walec invited members of the public to speak.

No audience members were present; therefore, there was no public comment.

Chairman Walec asked if any Commissioners had questions and confirmed that all had reviewed the variation standards submitted by the applicant.

Hearing none, Chairman Walec requested a motion as outlined on page 5 of the meeting packet:

“Based on the submitted petition and the testimony presented, I move that the Plan Commission recommends 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:”

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

MOTION: Made by Vice Chairman Kaucky, seconded by Commissioner Kaczmarek.

Roll Call Vote:

AYES: Chairman Walec, Vice Chairman Kaucky, Commissioners Kaczmarek, Kanaverskis, Louise

NAYS: None

MOTION DECLARED CARRIED

6. VISITORS’ BUSINESS

None.

7. COMMUNICATIONS

None.

8. ADJOURNMENT

MOTION: Made by Commissioner Louise, seconded by Vice Chairman Kaucky, to adjourn the meeting of the Plan Commission at 7:13 p.m.

Roll Call Vote:

AYES: Commissioners Kaczmarek, Kanaverskis, Louise, Vice Chairman Kaucky, Chairman Walec

NAYS: None

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE

PRESENTED, READ, AND APPROVED

Chairman Walec

Minutes transcribed by Director Krol



Village of Willowbrook

Staff Report to the Plan Commission

Public Hearing Date:	November 5, 2025		
Prepared By:	Michael Krol, Director of Community Development		
Case Title:	Zoning Hearing Case No. PC 25-07: 7420 S. Quincy St. for a special use consideration of a kennel, for overnight boarding for an existing pet grooming business.		
Petitioner:	The Barker Shop, 7420 S. Quincy Street, Willowbrook, IL 60527.		
Action Requested:	Consideration and recommendation of a petition requesting a special use of a kennel for overnight boarding in the B – Community Shopping District, for the existing pet grooming business The Barker Shop.		
Location:	7420 S. Quincy Street, Willowbrook, IL 60527.		
PINs:	09-26-202-014		
Existing Zoning:	B – Community Shopping District		
Proposed Zoning:	B – Community Shopping District with a special use for a kennel.		
Property Size:	3.59 acres		
Surrounding Land Use:	Use	Zoning	
North	Community Shopping District (Restaurant & Ford/Kia)	B	
South	Industrial building	M-1	
East	Vacant lot/wetland area	M-1	
West	Community shopping (restaurant, retail, and urgent care clinic)	B	

Necessary Action by Plan Commission: Make either a positive recommendation or negative recommendation to the Mayor and Village Board for the proposed special use for a kennel facility in the B – Community Shopping District, for an existing pet grooming business, The Barker Shop.

A sample motion can be found on page 4.



History & Background

Site Description

The Barker Shop has operated for over 20 years, providing professional pet grooming services to Willowbrook and the surrounding DuPage and Cook County communities. The business occupies a well-established commercial tenant space located in the Willowbrook Plaza Shopping Center, facing Quincy Street.

The petitioner is seeking to expand the current grooming operation to include overnight dog boarding services, a complementary use that responds to the growing demand from existing clientele. According to the applicant, many customers currently must leave Willowbrook to find overnight pet care, resulting in a local service gap.

The facility maintains a long history of compliance with Village regulations and has received positive feedback from local residents for its professional standards and animal welfare practices.



Exhibit 1: The Barker Shop unit is highlighted

Surrounding Uses

Surrounding zoning and uses within the shopping center (Willowbrook Plaza Shopping Center) including Club Champion, a Fedex Print and Ship Center, Kabob-G restaurant, Mint Cannabis, nail salons, and associated parking lot in the B zoning district, north is a building and parking being used by Ford/Kia automobile inventory, and manufacturing/sales uses in the M-1 zoning district to the south and east.



Development Proposal

The proposal consists of an interior reconfiguration of the existing business to accommodate designated boarding suites and kennel rooms, as illustrated on the submitted floor plan. The layout includes multiple individual boarding areas located throughout the main floor, separated into smaller rooms designed to provide quiet rest spaces for boarded animals.

As indicated in the applicant's narrative statement, staff will remain on-site after hours to ensure proper supervision, security, and animal care. The site will retain its existing parking layout, landscaping, and access points, with no exterior expansion or new building additions proposed.

Noise control will be addressed through the use of interior sound-insulating materials, enclosed boarding rooms, and the absence of outdoor activity areas. All operations will occur entirely within the existing building footprint, and no outdoor kenneling or exercise areas are proposed.

Staff Analysis

Appropriateness of Use

Per Section 9-3-05(A) of the Village of Willowbrook Unified Development Ordinance (UDO), pet grooming services are identified as a permitted use within the B District. However, the proposed addition of overnight dog boarding qualifies as a kennel use, which is classified as a Special Use under the UDO.

According to Section 9-11-10(A), a "kennel" is defined as:

"Any lot or premises or portion thereof on which more than four dogs, cats, or other household domestic animals over four months of age are kept, or at which more than two such animals are boarded for compensation or kept for sale."

Therefore, the applicant's request to expand operations to include overnight boarding constitutes a Special Use and requires review and recommendation by the Plan Commission and final approval by the Village Board.

The UDO establishes specific performance standards for kennel operations, including requirements for indoor operations, noise control, waste management, climate control, and outdoor activity setbacks. The applicant's proposal demonstrates compliance with these standards and the intent of the ordinance as follows:

- (1) No livestock or large animals shall be boarded, treated, or kept on the premises.
- (2) The use shall be conducted primarily within a fully enclosed building designed with noise resistant materials (plans and specifications for noise-resistant materials shall be approved by the city through the building permit approval process).
- (3) All litter and waste shall be contained and controlled on site by having appropriate flushing drains and other physical elements to properly dispose of cleaning waste from the boarding area.
- (4) Drainage from outdoor areas shall be directed to gravel, grassed, or other planted areas in a manner that prevents direct discharge to storm drain inlets and surface waters.
- (5) The boarding area must be air-conditioned and heated so that windows, doors or other openings can be closed at any time.
- (6) Outdoor areas shall be set back as far as possible from all residential properties, with a minimum setback of one hundred fifty (150) feet. However, the Village Council may consider smaller setbacks in areas with high levels of noise, such as those impacted by highways,



provided that the operator can demonstrate how they will mitigate noise impacts in the outdoor area.

(7) Solid waste will be removed from the outdoor area after each use of the area.

(8) All outdoor areas shall be screened with a solid opaque fence or wall at least six (6) feet in height.

In summary, the proposed Special Use is appropriate and compatible with surrounding land uses, consistent with the Village's intent for the B zoning district, and in full alignment with the kennel use standards outlined in the Village Code.

Standards for Review for a Special Use Permit (9-9-05)

There exist various uses, which, because of their special or unique characteristics, may be located in some zoning districts with no disruptive effects, but which may, in other districts, need special consideration and restraints in order to measure and prevent potential adverse impacts upon other uses located in such districts.

The following review criteria shall be met in order for the Village Board to approve a Special Use Permit application:

- (1) The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (3) The establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (4) Adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.
- (5) Adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.
- (6) The special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

Staff Summary

Staff has no objection to the requested Special Use Permit for overnight dog boarding at 7420 S. Quincy Street, subject to the following conditions:

1. Boarding shall occur indoors only, with no outdoor kennels.
2. The facility shall comply with DuPage County Animal Control and Village of Willowbrook regulations.
3. No structural expansion or changes to exterior lighting or signage shall occur without Village approval.
4. The use shall be operated substantially in conformance with the submitted site and floor plan.

Staff recommends the Plan Commission review the special use criteria, criteria before considering acceptance.



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

Sample Motion:

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the requested Special Use Permit for overnight dog boarding within *The Barker Shop*, located at 7420 S. Quincy Street, subject to the following conditions:

- 1. Boarding shall occur indoors only, with no outdoor kennels.**
- 2. The facility shall comply with DuPage County Animal Control and Village of Willowbrook regulations.**
- 3. No structural expansion or changes to exterior lighting or signage shall occur without Village approval.**
- 4. The use shall be operated substantially in conformance with the submitted site and floor plan.**

Documents Attached:

- Attachment 1: Notice of Public Hearing
- Attachment 2: Picture of Public Hearing sign
- Attachment 3: Legal Description
- Attachment 4: Online Submittal Application
- Attachment 5: Special Use Standards by applicant (2 sheets)
- Attachment 6: Narrative Statement
- Attachment 7: Floor plan



Attachment 1
Notice of Public Hearing (1 Sheet)

CHICAGO SUN★TIMES

Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK

Customer No: 100425

Ad No: 11633

PO Number: 25-07

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:

10/21/2025

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

William Weibert
Senior Director
Advertising

Date: 10/21/2025

NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 25-07

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 5th of November, 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 a special use for a kennel, for an existing pet grooming business on the property legally described as follows:

LOT 1 IN WINGREN PLAZA SUBDIVISION, BEING A SUBDIVISION OF LOT 11 AND PART OF LOT 12 IN E. J. CHLUMSKY'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF WINGREN PLAZA SUBDIVISION RECORDED ON DECEMBER 5, 1989 AS DOCUMENT R89-152944, IN DUPAGE COUNTY, ILLINOIS.

PIN: 09-26-202-014

The applicant for this petition is Alina Johnson, The Barker Shop, 7420 S. Quincy Street, Willowbrook, Illinois 60527

Copies of the application and related documentation are on file in the office of Community Development, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Michael Krol, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 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 October 21, 2025, edition of The Chicago Sun-Times Newspaper. #11633

VILLAGE OF WILLOWBROOK

7760 S QUINCY ST
WILLOWBROOK, IL 605275532



Attachment 2
Picture of Public Hearing Sign posted on site





Attachment 3
Legal Description

Legal Description: Lot 1 in Wingren Plaza Subdivision, being a re-subdivision of lot 11 and part of lot 12 in E.J. Chlumsky's subdivision or part of the west ½ of the north east ¼ of section 26, township 38 north, range 11, east of the third principal meridian, according to the plat of wingren plaza subdivision recorded December 5, 1989 as document R89-152944, in DuPage County, Illinois

ADDRESSES: 800-900 S. 75TH STREET, WILLOWBROOK, IL 60521

PIN: 09-26-202-014



Attachment 4 Online Submittal Application

Project Name *

Barker Shop Overnight Boarding

The title of the application. How the name of the project, how it will be referred to.

Address and General Property Description *

**7420 S Quincy Street. Legal 1: WINGRENS PLAZA SUB
Legal 2: ALL Lot: 001**

Please describe the subject property.

Current Use of the Subject Property *

Community Shopping District Business - Pet Services

Describe the existing conditions and the current land use.

Proposed Use of the Subject Property *

Pet Services & Overnight Boarding

Provide a short narrative of the project proposal and proposed land use.

Zoning and Land Use of Adjacent Properties *

North, South and West B- Community Shopping District, Business. East MI, Light Manufacturing

Describe the existing conditions including the Zoning and Land Use of all adjacent properties surrounding the Subject Property to the North, South, East, and West.



Attachment 5
Special Use Standards (2 pages)

Dear Members of the Planning and Zoning Commission,

This letter is submitted in conjunction with our application for a Special Use Permit to add overnight dog boarding services to our existing pet care business located at 7420 S Quincy Street in Willowbrook, Illinois. As part of this application, we understand it is necessary to address the standards and criteria outlined in the Village of Willowbrook's Zoning Ordinance for the granting of a Special Use Permit.

Please find below our narrative addressing these standards as they relate to our proposed overnight dog boarding service:

A. Public Health, Safety, Morals, Comfort, and General Welfare: The operation of overnight dog boarding facilities prioritizes safety and comfort for pets and their owners. Proper measures, such as secure enclosures, trained staff, and adherence to health protocols, ensure that the facility does not pose any risk to public health or welfare. All overnight boarding operations will be conducted within the facility and dogs will be walked on an individual basis to prevent disruption on the exterior of the building.

B. Impact on Neighboring Properties: Most businesses in the area are closed during evening hours or unoccupied, ensuring that the addition of overnight boarding will not impact them. Furthermore, there are no residential areas nearby that could be affected. The surrounding businesses are not currently disturbed by our operations, and this will remain unchanged due to their operating hours and our commitment to maintaining a quiet and professional environment.

C. Development and Improvement of Surrounding Property: The establishment of such facilities does not hinder the development of surrounding properties. Instead, it can enhance the area's appeal by providing a valuable service to pet owners.

D. Utilities and Necessary Facilities: Adequate utilities, access roads, and drainage systems are integral to the operation of overnight dog boarding facilities. These are either already in place or will be implemented to meet the requirements set by the village.

E. Traffic Congestion: Facilities are already designed with proper ingress and egress points to ensure smooth traffic flow and minimize congestion on public streets. Parking spaces and drop-off areas are strategically planned and currently in use.

F. Compliance with District Regulations: The Barker Shop is located on the back side of the property, surrounded by industrial-zoned buildings. These types of zones are typically chosen for overnight boarding facilities due to their suitability for such operations. This location further ensures that the facility conforms to the applicable regulations of the district, unless modifications are approved by the Village Board



G. Changed Conditions and Time Elapsed: If conditions in the area have substantially changed and at least one year has passed since any prior denial, the addition of overnight dog boarding can be reconsidered as a viable special use.

Sincerely,

Alina Johnson, Owner
The Barker Shop
708-420-4007
alina@thebarkershop.com



Attachment 6:

The Barker Shop, located at 7420 S Quincy Street in Willowbrook, Illinois, is respectfully requesting a Special Use Permit from the Village of Willowbrook to expand our existing pet care services to include overnight dog boarding.

For over 20 years, The Barker Shop has proudly served Cook & Dupage County communities by providing pet grooming services. We have established a strong reputation for our commitment to the safety, well-being, and happiness of the animals in our care.

Our clientele consists of responsible pet owners within Willowbrook and the surrounding areas who entrust us with the care of their beloved companions. We have consistently operated in a manner that is respectful of our neighbors and in compliance with all Village ordinances.

The addition of overnight dog boarding is a natural extension of our current services and directly addresses a need within the Willowbrook community. We frequently receive requests from our existing clients for safe and reliable overnight care when they travel. Currently, these residents often have to seek boarding services outside of the Village.

Our proposed overnight boarding service will be conducted with the same high standards of care and safety that define our current operations. We envision a limited number of individual, comfortable kennels/suites, dedicated staff on-site, and a secure and climate-controlled environment.

We are committed to mitigating any potential impact on the surrounding neighborhood. We are confident that our operations will be conducted in a manner that is consistent with the character of the neighborhood and in full compliance with all applicable Village regulations.

Granting this Special Use Permit will allow The Barker Shop to better serve the needs of our existing clientele and the broader Willowbrook community by providing a convenient and trusted local option for overnight dog care. We believe this expansion will be a valuable asset to the Village, allowing residents to keep their pets within their community while they travel.

We have attached requested documentation for your review and are available to answer any questions or provide further information as needed. Thank you for considering our request.

Sincerely,

Alina Johnson, Owner

The Barker Shop
708-420-4007
alina@thebarkershop.com



Attachment 7:
Floor Plan

