

A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, DECEMBER 3, 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. November 5, 2025, Plan Commission Regular Meeting
4. PLAN COMMISSION CONSIDERATION: PC 25-11: Consider a petition requesting a subdivision and zoning variations from Title 9 of the Village Unified Development Ordinance to allow the following:
 - a. Final Plat of Subdivision to resubdivide one (1) parcel into two (2) parcels at 5904 Western Avenue for the Penelope and Quinn Estates Subdivision.
 - b. Approval of variations from Title 9 Unified Development Ordinance as part of the proposed subdivision.
- A. Public Hearing
- B. Discussion/Recommendation
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

PLAN COMMISSION – REGULAR MEETING

November 5, 2025

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, NOVEMBER 5, 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 the CRC: Chairman Walec, Vice Chairman Kaucky, Commissioners Kanaverskis and Kaczmarek.

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

Absent: Commissioner Louise.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

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

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

Roll Call Vote:

AYES: Chairman Walec, Vice Chairman Kaucky, Commissioners Kaczmarek, Kanaverskis
NAYS: None

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION

PC 25-07: Petition requesting a Special Use for 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.

Chairman Walec read the petition for Special Use and asked if the petitioner was present.

The petitioner, Alina Johnson, of 7420 S. Quincy Street, Willowbrook, IL 60517, was sworn in by Director Krol.

Applicant Presentation:

Ms. Johnson presented the request, noting that The Barker Shop has been in Willowbrook since August 2021 and previously operated in La Grange for 19 years. The request is for a Special Use to allow overnight dog boarding, a service frequently requested by existing clients. The expansion would be modest, with a maximum of 20 dogs overnight. All dogs will be walked individually by staff, have access to an indoor play area, and be settled into private suites at night.

She stated that overnight boarding will not significantly alter the business model, as operations will occur during times when the surrounding businesses are closed, limiting potential noise or disruption. The business aims to maintain a premium, low-traffic, well-managed environment for trusted clients.

Public Comment:

Chairman Walec invited members of the public to speak.

No audience members came forward.

Commissioner Questions:

Chairman Walec confirmed that all Commissioners had reviewed the Special Use Standards submitted by the applicant.

Commissioner Kanaverskis asked how often the facility is inspected by DuPage County. The applicant responded that the U.S. Department of Agriculture had visited the day before and issued a license, and inspections occur 1–2 times per year, with occasional surprise inspections.

Commissioner Kanaverskis also asked whether the number of dogs allowed is determined by square footage.

Ms. Johnson stated that it is not; inspections review overall conditions. With 6,000 sq. ft., the business has ample space, but will begin with five dogs to establish routine

procedures. The grooming operation already handles 30–70 dogs per day during holidays, so staff is accustomed to high-volume care.

Chairman Walec restated for the record that the Plan Commissioners have reviewed the Special Use Standards as outlined in Section 9-9-05 of the Village UDO.

Motion:

Hearing no further discussion, Chairman Walec requested a 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.”

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

Roll Call Vote:

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

NAYS: None

MOTION DECLARED CARRIED

Public Hearing closed.

6. VISITORS' BUSINESS

None.

7. COMMUNICATIONS

Director Krol reported upcoming Plan Commission cases, including the mixed-use district language from the comprehensive plan update, a subdivision proposal, and a new PUD. He

also noted that a new Plan Commission member has been selected and may be sworn in before the December hearing.

Vice Chairman Kaucky asked about the progress of Panda Express.

Director Krol stated that the target opening date remains by year-end, though minor watermain delays occurred, and inspections continue regularly.

Vice Chairman Kaucky also asked about the Boris Park renovation timeline.

Director Krol responded that Parks Department staff indicate April 2026 as the current target date, with more information to come closer to completion.

8. ADJOURNMENT

MOTION: Made by Vice Chairman Kaucky, seconded by Commissioner Kaczmarek, to adjourn the meeting at 7:10 p.m.

Roll Call Vote:

AYES: Commissioners Kaczmarek, Kanaverskis, 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:	December 3, 2025		
Prepared By:	Michael Krol, Director of Community Development		
Case Title:	Zoning Hearing Case No. PC 25-11: Final Plat of Subdivision for Penelope and Quinn Estates Subdivision, located at 5904 Western Avenue, and consideration of zoning variations to the Unified Development Ordinance.		
Petitioner:	Matthew & Claire Koehler, 5904 Western Avenue, Willowbrook, IL 60527.		
Action Requested:	Consideration and recommendation regarding a Final Plat of Subdivision for 5904 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 considerations of certain variations from Title 9 of the Unified Development Ordinance		
Location:	5904 Western Avenue, Willowbrook IL 60527		
PINs:	09-15-400-005		
Existing Zoning:	R-2 Single Family Residence District		
Proposed Zoning:	R-2 Single Family Residence District		
Property Size:	0.53 acres		
Surrounding Land Use:	Use	Zoning	
North	Single Family Residential	Westmont	
East	Single-Family Residential	R-2	
West	Single-Family Residential	Westmont	
South	Single-Family Residential	Westmont	
Necessary Action by Plan Commission:	Make either a positive recommendation or negative recommendation to the Mayor and Village Board for the proposed Final Plat of Subdivision and the identified zoning variations for the Penelope and Quinn Estates Subdivision. A sample motion can be found on page 7.		



History & Background

Site Description

The single lot property is 0.55 total acres and is currently zoned R-2 single-family residential district. The property was platted in DuPage County as part of Eileen Thome's Subdivision from 1956. The existing property is a corner lot at Western Avenue and 59th Street. The home was originally constructed under DuPage County zoning prior to incorporation and indicates a 27' building line along 59th Street, as shown on the original survey (attachment 7). The front yard lot dimension is 120.95 feet wide, and the corner side yard is 190.99 feet in depth.

The 59th Street right-of-way is located in the Village of Westmont jurisdiction, and the Village of Westmont recently incorporated the property to the west and south of the subject property. The property to the north is also located in the Village of Westmont.

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



Development Proposal

The purpose of this meeting and public hearing is to consider a petition requesting review and recommendation of a Final Plat of Subdivision for the Penelope and Quinn Estates subdivision at 5904 Western Avenue, Willowbrook, Illinois. The petitioner proposes a minor subdivision to resubdivide one (1) existing single-family residential parcel into two (2) lots, both of which will retain the R-2 Single-Family Residence District zoning classification.

Although the subdivision itself is straightforward, the variation list is more complex due to the fact that the subdivision changes the orientation of the existing lot, which alters how the Unified Development Ordinance (UDO) applies to the existing home. The proposed subdivision reorients Lot 2 to front Western Avenue rather than 59th Street, which triggers updated setback requirements not applicable when the house was originally constructed under DuPage County zoning.



In addition to the plat, the petitioner is requesting approval of the following zoning variations from the UDO:

1. Section 9-3-01(A) – Reduce the required front yard setback in the R-2 District from 40 feet to 27 feet for the existing house on Lot 2.
2. Section 9-3-01(A) – Reduce the required rear yard setback from 30 feet to 19.59 feet for the existing house on Lot 2.
3. Section 9-3-01(1) – Allow impervious surface coverage to increase from 40% to 43% for Lot 2 (reflecting existing conditions of the house, detached garage, and driveway).
4. Section 9-4-11(D)(3)(a) – Permit the existing detached garage, classified as an accessory structure, to encroach 3.64 feet into the newly created 10-foot Public Utility and Drainage Easement (P.U.D.E.).
5. Section 9-4-11(D)(3)(b) – Reduce the required rear setback for an accessory structure from 10 feet to 6.36 feet for the existing detached garage.
6. Section 9-07-03(A) – Streets – Allow the existing Western Avenue Street configuration to remain as-is with no required improvements.
7. Section 9-07-04(D)(1) – Waive the sidewalk requirement along Western Avenue, as no other Willowbrook properties along this street contain public sidewalks.

The petitioners, Matthew and Claire Koehler, reside in the existing home on the subject property and intend to maintain residence on Lot 2 while selling Lot 1 for future single-family development. Both lots will remain in the R-2 District.

Under the Subdivision Standards and Procedures of the UDO, the proposal qualifies as a minor subdivision, as it contains fewer than five (5) lots. Minor subdivisions require a public hearing, Plan Commission recommendation, and subsequent Village Board consideration.

It is important to note that the current legal front yard of the property is along 59th Street, consistent with the original County platting. By UDO definition, the front lot line for a corner lot is the shorter boundary abutting a street. With the proposed subdivision, “Lot 2” becomes reoriented toward Western Avenue, and therefore, the front setback requirement increases to 40 feet. The existing home sits approximately 31 feet from Western Avenue property line, which is a compliant historic County setback, but is nonconforming under current Village zoning. The corresponding variations are necessary to preserve the existing home and formally establish the new building envelope.

Although the variation list appears extensive, the majority of requests relate to existing legal non-conforming conditions created prior to annexation into Willowbrook. These include the existing house, driveway, and detached garage, as well as the 1956 County-approved 27-foot corner side yard setback shown on the plat. The requested variations apply only to the existing structures. Any future redevelopment on either lot must fully comply with all current R-2 zoning standards, including setbacks, impervious surface maximums, and accessory structure placement.

Two variations relate to required improvements normally triggered by subdivisions. Section 9-07-03 requires new subdivisions to include certain street improvements, and Section 9-07-04(D)(1) requires sidewalks. Because Western Avenue contains no existing sidewalk segments within Willowbrook’s



jurisdiction, and because the street is not proposed to be reconstructed, the petitioner is requesting relief from both requirements.

Finally, Section 9-7-03(B)(3) requires that all new subdivisions dedicate rear and interior side yard utility easements. By establishing a new 10-foot P.U.D.E. on Lot 2, the existing detached garage becomes an encroachment into the easement by 3.64 feet. This is an existing condition resulting from the age and original placement of the structure. The variation request formally acknowledges the encroachment and establishes that any future reconstruction must comply with the easement requirements.

The proposed lots are similar in size and shape. Lot 1 will be the vacant lot containing 12,099 square feet, and Lot 2 contains the existing home and accessory garage. Water service is available along Western Avenue, and Village water already serves Lot 2. Sanitary sewer was recently extended across Western Avenue and is now available for both lots; the extension has been inspected and approved by the Village Engineer, Public Works, and the Flagg Creek Water Reclamation District.

Staff Analysis

Appropriateness of Use

Both proposed lots will remain single-family residential, which is a permitted use in the R-2 Zoning District and appropriate for the surrounding neighborhood. With respect to the requested setback variations, staff finds that the findings of fact have been met. The hardship is directly tied to the historic platting and original building lines, as documented on the original 27-foot building line shown on the Plat of Survey, and the existing home predates the Village of Willowbrook, having been constructed under DuPage County zoning requirements. Once the subdivision is created, the “front” of the existing house shifts from 59th Street to Western Avenue, resulting in new setback requirements that did not apply when the home was originally built. Staff agrees that the requested variations apply only to the existing home and that any future redevelopment must comply fully with current zoning standards.

With respect to the easement encroachment, the existing detached garage extends approximately 3.64 feet into the newly required 10-foot Public Utility and Drainage Easement (P.U.D.E.). This is an existing, legal nonconforming condition that results from the structure’s placement prior to annexation. However, any future reconstruction or redevelopment of the garage must eliminate this encroachment and fully comply with current easement requirements.

The final two variation requests relate to the subdivision code sections establishing minimum standards for streets and sidewalks. The subdivision requirements for streets address design and layout standards, including grading, pitch, radii, intersections, and the overall arrangement of subdivision street networks. Because Western Avenue is an existing roadway and no improvements are proposed or warranted with this minor subdivision, the applicant is requesting a variation to allow the street to remain in its current condition.

Regarding the sidewalk variation, staff notes that there is no continuous sidewalk along Western Avenue within Willowbrook’s jurisdiction, and the Village of Westmont has confirmed that sidewalks are not required on 59th Street. Constructing a sidewalk segment solely for this subdivision would result in an isolated, disconnected section. For these reasons, staff supports the sidewalk waiver request.

Stormwater and sanitary sewer service will be evaluated during the building permit review for any new home construction, and no engineering conflicts have been identified at this time. The proposed



subdivision is also consistent with the Village's Comprehensive Plan, which supports low-density residential development (1–4 units per acre). The creation of two lots averaging approximately 0.55 acres each falls well within the recommended density range.

The bulk regulations for the R-2 district are provided in the chart below, highlighting the variations for the existing home.

Bulk Standard	R-2	Proposed with new lot configuration		Variance
		Lot 1 – Vacant	Lot 2 – Existing House	
Lot Area	11,000 sq. ft.	12,099 sq. ft.	11,030 sq. ft.	None
Lot Width	70 ft.	100 ft.	90.99 ft.	None
Front Yard Setback	40 ft.	40 ft.	27 ft.	Yes
Interior Side Yard Setback	8 ft.	8 ft.	17.17 ft.	None
Exterior Side Yard Setback	40 ft.	40 ft.	N/A	None
Rear Yard Setback	30 ft.	30 ft.	19.59 ft.	Yes
Lot Depth	N/A	121.31	120.88	None
Lot Coverage	40 %	N/A	43%	Yes

Comprehensive Plan/Compatibility

The Village of Willowbrook Comprehensive Plan calls for low density residential at a rate of 1-4 dwelling units per acre. The resulting two-lot subdivision provides approximately **0.55 acres per lot**, well within the recommended density range and supportive of neighborhood continuity. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. Surrounding existing lots are zoned R-2 in the area to the east of the subject property with similar lot widths and depths. A similar subdivision was approved on the east side of Western Avenue in 2024.

Easements

Section 9-7-03(B)(3) of the Village Code includes easement requirements for interior lots within a subdivision. Pursuant to the Subdivision Standards and Procedures, five-foot (5') interior side yard easements and ten-foot (10') rear yard easements are required and are reflected in the proposed plat.

The Village's stormwater engineer, Christopher B. Burke Engineering, has made a recommendation of approval for the final subdivision plat. Stormwater management and grading will be reviewed under the new single-family residential dwelling permits for each lot.

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 acknowledge all the standards have been reviewed and shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative and adoption the proposed 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 Summary

The Community Development Staff has no objection to the proposed subdivision and zoning variance requests. The vacant lot in the proposed subdivision complies with the guidelines set forth in the Village's Comprehensive Plan and with the bulk regulation requirements of the R-2 Zoning district in the Village Unified Development Ordinance (UDO). The requested lot configurations should have no negative impacts on surrounding land uses.

Staff recommends that the Plan Commission forward a positive recommendation to the Village Board for approval of the requested zoning variations applying only to the existing structure on Lot 2. These variations include allowing a reduced front yard setback along Western Avenue, a reduced rear yard setback, and an impervious surface coverage of 43 percent, reflecting existing site conditions.

Staff further recommends acknowledgment of the detached garage's legal nonconforming encroachment into the required Public Utility and Drainage Easement (P.U.D.E.), as well as approval of both variation request to the subdivision code Section 9-07-03 pertaining to streets and sidewalks because of the hardship of the existing streets and public sidewalks.

Staff would also recommend reviewing the variation standards included above staff recommendations before considering acceptance.

If additional time or testimony is needed, the Plan Commission may wish to continue this hearing and/or consider 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, 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 5904 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 9-3-01(A) – Reduce the required front yard setback in the R-2 District from 40 feet to 27 feet for the existing house on Lot 2.
2. Section 9-3-01(A) – Reduce the required rear yard setback from 30 feet to 19.59 feet for the existing house on Lot 2.
3. Section 9-3-01(1) – Allow impervious surface coverage to increase from 40% to 43% for Lot 2 (reflecting existing conditions of the house, detached garage, and driveway).
4. Section 9-4-11(D)(3)(a) – Permit the existing detached garage, classified as an accessory structure, to encroach 3.64 feet into the newly created 10-foot Public Utility and Drainage Easement (P.U.D.E.).
5. Section 9-4-11(D)(3)(b) – Reduce the required rear setback for an accessory structure from 10 feet to 6.36 feet for the existing detached garage.
6. Section 9-07-03(A) – Streets – Allow the existing Western Avenue street configuration to remain as-is with no required improvements.
7. Section 9-07-04(D)(1) – Waive the sidewalk requirement along Western Avenue, as no other Willowbrook properties along this street contain public sidewalks.

Subject to the following condition that the approved zoning variations are for the existing conditions of the house. Any new development will need to comply with all bulk regulations and building codes.

Documents Attached:

- Attachment 1: Public Hearing Notice
- Attachment 2: Picture of Public Hearing sign
- Attachment 3: Legal Description
- Attachment 4: Application
- Attachment 5: Variation Standards & Narrative by applicant (2 sheets)
- Attachment 6: CBBEL Recommendation of Approval
- Attachment 7: Plat of Survey
- Attachment 8: Final Plat of Penelope and Quinn Estates (11x17)
- Attachment 9: Split Condition (11x17)



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: 12220

PO Number: ZONING HEARING CASE NO. 25-11

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. 1891, CH100, PI.

As published in Chicago Sun Times in the issue(s) of:

11/18/2025

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

William Weibert
Senior Director
Advertising

Date: 11/18/2025

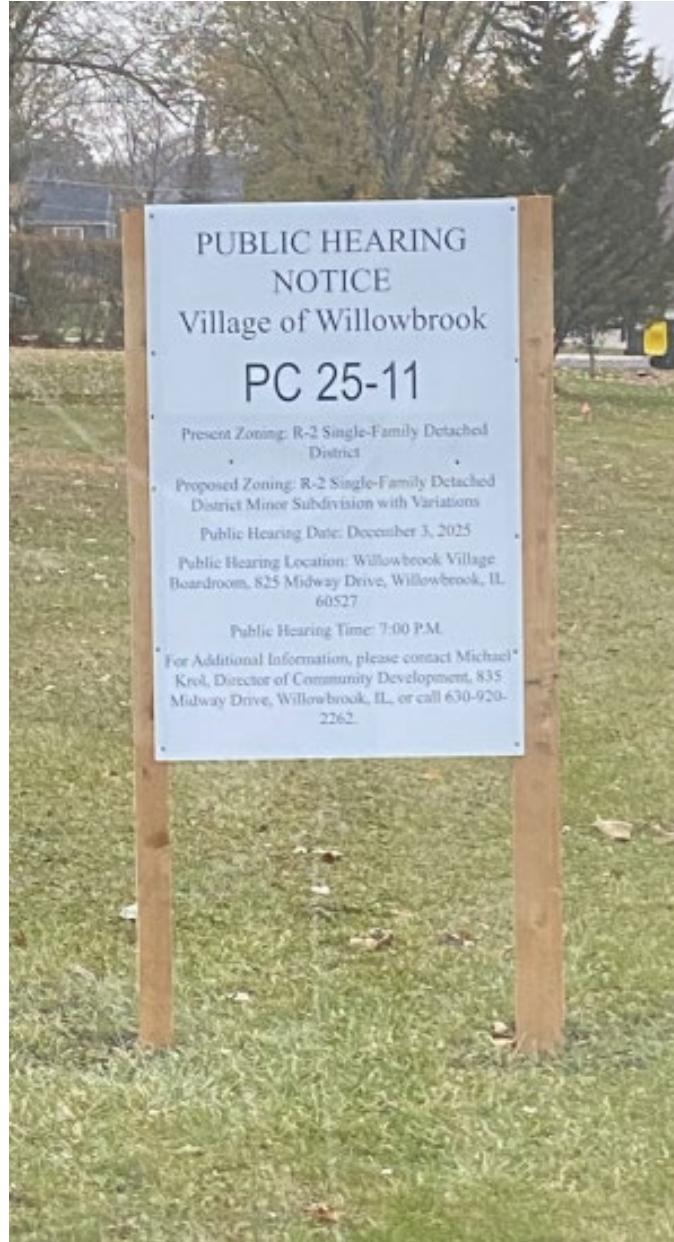
NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 25-11
NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Willowbrook, DuPage County, Illinois, will conduct a public hearing at a regular meeting of the Plan Commission on the 3rd of December 2025 at the hour of 7:00 P.M. in the Village Boardroom, 825 Midway Drive, Willowbrook, IL 60527.
The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat of Subdivision for the Penelope and Quinn Estates located at 5904 Western Avenue, Willowbrook, Illinois, for a minor subdivision to resubdivide one (1) parcel into a two (2) lot subdivision and approval of variations from Title 9 of the Village Unified Development Ordinance as are set forth in the petition, on the property legally described as follows:
LOT 5 IN EILEEN THOMES' RESUBDIVISION OF LOT 32 IN CLARENDON HILL ACRES ESTATES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 19, 1966, AS DOCUMENT 797120, IN DUPAGE COUNTY, ILLINOIS.
ADDRESS: 5904 WESTERN AVENUE, WILLOWBROOK, ILLINOIS
PINS: 09-15-400-005
The applicant for this petition is Matthew Koehler, 5904 Western Avenue, Willowbrook, IL 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 November 18, 2025, edition of The Chicago Sun-Times Newspaper. #12220

VILLAGE OF WILLOWBROOK

835 Midway Drive
WILLOWBROOK, IL 60527



Attachment 2
Picture of Public Hearing Sign posted on site





Attachment 3
Legal Description

**LOT 5 IN EILEEN THOME'S RESUBDIVISION OF LOT 32 IN CLARENDON HILLS ACRES
ESTATES, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
OF SAID RESUBDIVISION RECORDED APRIL 19, 1956, AS DOCUMENT 797120, IN DUPAGE
COUNTY, ILLINOIS.**



Attachment 4
Application (1 sheet)

Project Name * _____

Penelope and Quinn Estates



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

Address and General Property Description * _____

5904 Western Avenue located at the SW corner of E. 59th Street and Western Avenue. Lot dimensions (191' W x 121' D). 0.53 Acres with brick and frame house and detached garage.

Please describe the subject property.

Current Use of the Subject Property * _____

Existing property is used for a single family detached residence zoned R-2.

Describe the existing conditions and the current land use.

Proposed Use of the Subject Property * _____

Proposed two parcels each with single family detached residences, each zoned R-2.

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

Zoning and Land Use of Adjacent Properties * _____

North, South, & West (Westmont) zoned R-3 Single Family Detached Residence. East (Willowbrook) zoned R-2 Single Family Detached Residence.

Water, Sewer, and Stormwater Information * _____

Water (10") existing west wide of Western Avenue. Sanitary (8") sanitary extension currently being installed on the east side of Western Avenue. Storm Sewer (12") storm on west side of Western Avenue.

Provide information on the existing location, size, and ownership of all water, sanitary sewers, and storm water sewers.



Attachment 5
Variation Standards/Narrative (2 pages)

Matthew & Claire Koehler
5904 Western Avenue
Willowbrook, IL. 60527

The Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527
Attention: Michael Krol

Mr. Michael Krol,

We are requesting to seek relief from the following Village of Willowbrook adopted codes:

- Section 9-3-1: Bulk and Dimensional Standards
- Section 9-7-04.B.3.b
- Section 9-7-04.D.1: Other Improvements

Section 9-3-1: Bulk and Dimensional Standards

According to Article 9-11-11: "L" Definitions:

The front of a lot shall be that boundary of a lot along a street and for the corner lot, the front shall be the shorter lot boundary along a street.

The existing 5904 Western Avenue has a frontage along E. 59th Street. The existing front and exterior setbacks are 40' and 27', respectively. The existing condition does not have interior or rear setbacks.

The minor subdivision of the existing 5904 Western Avenue lot produces two lots, both with frontage along Western Avenue. According to Table 9-3-01: Bulk and Dimensional Standards, the front and rear setbacks are 40' and 30', respectively.

Table 9-3-01: Bulk and Dimensional Standards									
Standard	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Table 9-3-01: Bulk and Dimensional Standards									
Standard	R-1	R-2	R-3	R-4	R-5	B	LOR	M-1	I
Lot Standards (Minimum)									
Lot Area (sq. ft.)	20,000	11,000	9,000	--	--	--	43,560	43,560	--
Lot Area / DU(sq. ft.)	--	--	--	4,500	2,000				
Lot Width (ft.)	90	70	70	50	50	50	50	50	50
Yard Setbacks (Minimum) (1)									
Front (ft.)	60(2)	40(2)	40(2)	40	40	20	50	40	30
Exterior Side (ft.)	50(2)	40(2)	40(2)	40	40	20	50	40	20
Interior Side (ft.)	15	8	8	15(3)	15(3)	10	20	20	10
Rear (ft.)	50	30	30	30	35	40	30	20	30

We are proposing front and rear setback variances for Lot 2 to meet the existing structure conditions. The proposed variances for the front and rear setbacks are 27' and 0', respectively. The variances are being requested so the existing structures remain in proposed setbacks. Future improvements to Lot 2 may require the setbacks to be adjusted to meet current standards.



In addition to the setback variance, we are also seeking relief from the impervious surface coverage (40%). The existing structures and driveways on Lot 2 would have an impervious surface coverage of 43.0%. Future improvement to Lot 2 would be in accordance with current standards and render the variance null and void.

Granting the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zoning district in which the subject property is located.

The granting of the variance would have no effect on any adjoining properties. This zoning relief requested will not cause any detriment to the common good, as the literal interpretation and strict application of the applicable zoning requirements of this chapter would cause substantial undue and unnecessary hardship to the current property owner not just a casual / discretionary inconvenience to the property owner.

Section 9-7-03.B.3.b

Lot 2 is being proposed with a 10-foot utility easement along the west property line (interior rear yard). The existing garage is 6.36' east of the west (rear) property line. The existing garage would encroach the proposed 10' Public Utility and Drainage Easement by 3.64'. The existing garage would remain as legal nonconforming. Any future garage replacement, however, must be constructed outside of the easement.

Section 9-7-04.C.3

The sanitary main has been installed to be parallel to the frontage of both Lot 1 and Lot 2.

Section 9-7-04.D.1: Other Improvements

According to Section 9-7-04.D.1.: Sidewalks, in accordance with Section [9-5-07](#) shall be provided on the sides of all street rights-of-way adjacent to and contained within the subdivision being developed.

We are seeking relief from installing sidewalks along Western Avenue. The variance is being requested as there is no existing sidewalk on the adjacent property to the south. Therefore, the proposed sidewalk would terminate in the parkway and not a side road.

We are seeking relief from installing a sidewalk along the 59th Street frontage due to the ROW belonging to the Village of Westmont. We corresponded with the Village of Westmont. The Village of Westmont is going to install sidewalks in their boundaries. They are not requiring a sidewalk for the 5904 Western Avenue minor subdivision. Attached is the correspondence with Amy Reis (Westmont Director of Public Works).

Thank You,

Matthew J. Kochler, P.E.



Attachment 6
CBBEL Recommendation of Approval (1 page)



CHRISTOPHER B. BURKE ENGINEERING, LTD.

9575 West Higgins Road Suite 600 Rosemont, Illinois 60018 TEL (847) 823-0500 FAX (847) 823-0520

November 5, 2025

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mike Krol

Subject: 5904 Western Ave. – Penelope and Quinn Estates
Proposed Plat of Subdivision
(CBBEL Project No. 900144.H248)

Dear Mike:

As requested on October 30, 2025, we have reviewed the proposed Plat of Subdivision prepared by Landmark Engineering LLC and dated October 29, 2025. The proposal is to subdivide the existing lot into two lots and would be considered a Minor Subdivision as detailed in Section 9-7-5.B of Village Code. Our previous comments have been addressed and, in our opinion, the plat is now in compliance with the Village Subdivision Regulations. The following items are noted with our recommendation for approval.

1. Section 9-7-4.D.1 of Village Code provides that sidewalks shall be provided on the sides of all street rights of way adjacent to and contained within the subdivision being developed. This would include both 59th Street and Western Avenue rights of way. It is our understanding that a variation has been requested, and we support this request. No sidewalks exist along either side of Western Avenue, and it is our understanding that the Village of Westmont has plans to install sidewalks along 59th Street across the frontage of this lot.
2. We note that no stormwater improvements are required with the proposed subdivision, but that PCBMP's (volume control) will likely be required when a new house is constructed on Lot 1. No response required.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in blue ink that appears to read "Daniel L. Lynch".

Daniel L. Lynch, PE CFM
Vice President, Head Municipal Engineering Department



Final Engineering Plans for Sanitary Sewer Extension

The proposed project will extend the sanitary sewer approximately 60 feet to be onto the frontage of proposed Lot 1 of the Abby Estates subdivision. The proposed sanitary sewer will be located within a Public Utility and Drainage Easement within the front yards of the new lots. The sewer will be owned and maintained by the Flagg Creek Water Reclamation District. This sewer extension will meet the requirement of the Village code to have sanitary sewer serving all lots within the proposed subdivision.

Unless the proposed sanitary sewer is installed prior to the Plat of Subdivision being recorded, it will be necessary for the design engineer to prepare an Engineer's Opinion of Construction Cost. A development security valued at 110% of the engineer's opinion of cost will be required to be posted with the Village prior to the plat being recorded. We have no objection to the plans as submitted, and they are also subject to review and approval by Flagg Creek, and an IEPA permit is also required.

Geometric & Utility Exhibit

The exhibit shows the proposed sanitary sewer extension, and we presume the houses and associated improvements for each lot. While there does not appear to be anything immediately objectionable on the plan, we note that a detailed grading plan for each lot will be required for building permit. We presume that other than the sanitary sewer, the other improvements will be installed with each lot. We also note that the proposed storm sewer shown on Lot 2 will be owned and maintained by the owner of Lot 2, and is not intended to be a public storm sewer.

Please feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel L. Lynch".

Daniel L. Lynch, PE CFM
Vice President, Head Municipal Engineering Department



Attachment 7: Plat of Survey



Attachment 8:
Final Plat of Penelope and Quinn Estates (11x17)

Attachment 9:
Split Condition (11x17)

