

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, JUNE 2, 2021 AT 7:00 P.M. AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS.

DUE TO THE COVID 19 PANDEMIC, THE VILLAGE WILL BE UTILIZING A CONFERENCE CALL FOR THIS MEETING.

THE PUBLIC CAN UTILIZE THE FOLLOWING CALL IN NUMBER:

Dial in Phone Number: 312-626-6799

Meeting ID: 857 4805 4231

Password: 310617

Written public comments can be submitted by no later than 6:00pm on June 2, 2021 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us).

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
  - A. Waive Reading of Minutes (APPROVE)
  - B. Minutes - May 5, 2021
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-06: Consideration of a petition for a text amendment to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment. The Applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook, IL 60527.
  - A. PUBLIC HEARING
  - B. DISCUSSION/RECOMMENDATION
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT

MINUTES OF THE REGULAR MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, MAY 5, 2021 AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

**DUE TO THE COVID19 PANDEMIC THE VILLAGE WILL BE UTILIZING A ZOOM CONFERENCE CALL FOR THIS MEETING**

1. CALL TO ORDER

Chairman Kopp called the meeting to order at the hour of 7:05 p.m.

2. ROLL CALL

Those physically present at VOW Police station were Chairman Kopp and Commissioner Soukup. Present Via Zoom COVID -19 Pandemic were Commissioners Remkus, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Building Official Roy Giuntoli. Also, present Via Zoom were Planning Consultant Ann Choi and Recording Secretary Lisa Shemroske from the Village Hall.

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Special Meeting, April 21,2021

MOTION: Made by Commissioner Remkus seconded by Vice Chairman Wagner approve the Omnibus Vote Agenda as presented.

Roll Call votes: AYES, Commissioners Remkus, Soukup, Kazmarek, Kaucky, Walec, Vice Chairman Wanger and Chairman Kopp NAYS: None.

MOTION DECLARED CARRIED

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 21-05:

Consideration of a petition requesting approval of a review and recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook, Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of written recommendation regarding a Final Plat for 7809 and 7815 Clarendon Hills Road, Willowbrook Illinois (minor subdivision for a lot line adjustment between two residential lots), approval of a variation from Section 9-3-7 (B) 1 of the Village of Willowbrook Zoning Ordinance to reduce the minimum required setback on Clarendon Hills Road from seventy feet (70”) to forty-feet (40’) for the newly proposed Lot 2, and consideration of the other such relieve exceptions, and variations from Title 9 and Tile 10 of the Village code. The Applicant for this petition is Icon Building Group, 106 Roman Lane, Hawthorne Woods, IL 60047. The property owners are Joseph and Catherine McHugh, 7815 Clarendon Hills Road, Willowbrook 60527 and Michael Gwozdz and Catherine McHugh (Gwozdz). 7809 Clarendon Hills Road Willowbrook, IL 60527.

- A. PUBLIC HEARING
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: Based on the submitted petition and testimony presented, I move that the Plan Commission finds that the proposed Final Plat of Resubdivision for Lots 53 and 54 in Clarendon Gardens resubdividing 7809 and 7815 Clarendon Hills Road into two new lots of record, which requires a variation from Section 9-3-7(B)1 of the Zoning Ordinance, meets the Subdivision Regulation standards for approving such final plat and associated variation; that the Plan Commission approve and adopt the Standards for Variations outlined in the Staff Report for PC 21-05 for the May 5, 2021 Plan Commission meeting; and that the Plan Commission recommend to the Village Board approval of a variation from Section 9-3-7(B)1 to reduce the minimum specific setback on Clarendon Hills Road from seventy feet (70') to forty feet (40') for Lot 2; and the Plan Commission has reviewed the Final Plat of Resubdivision and recommends approval of a Final Plat of Resubdivision for PC 21-05 for the May 5, 2021 Plan Commission meeting, subject to the following conditions of approval and plans listed in the Staff Report prepared for PC 21-05 for the May 5, 2021 Plan Commission Meeting:

Conditions of Approval:

1. The existing structures (existing single-family residence and shed) on Lot 54 of the Clarendon Hills Subdivision shall be demolished prior to the recording of the plat.
2. The existing shed on Lot 2 of the Monchichi Manor Subdivision shall be relocated to Lot 1 or demolished prior to the recording of the plat. Accessory structures shall not be permitted on Lot 2 prior to the establishment of the principle structure.
3. The subdivider shall provide a mylar of the Final Plat of Subdivision with all required signatures (other than those of the Village officials) within sixty (60) days of approval by the Village Board.

Made by Commissioner Remkus and second by Vice Chairman Wagner, all in favor.

Roll Call Votes: AYES: Chairman Kopp, Vice Chairman Wagner, Commissioners Kaczmarek, Kaucky, Remkus, Soukup and Walec; NAYS: None; ABSENT: None.

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS.

None.

6 COMMUNICATIONS

Chairman tells the Committee that Commissioner Remkus is retiring and thanks Commissioner Remkus for a great job, his expansive knowledge of Willowbrook, and notes how Commissioner has been protective of the Village. Commissioner Remkus says it is time and intends to use this time to travel more. The Commissioners all express their gratitude. Planner Choi informed Commissioners that at this time there will likely not be a public hearing in June.

7. ADJOURNMENT

MOTION: Made by Vice Chairman Wagner seconded by Commissioner Walec to adjourn the meeting of the Plan Commission at the hour of 7:27 p.m. all in favor.

Rolls Call; AYES, Commissioners Remkus, Soukup, Kaczmarek, Kaucky, Walec, Vice Chairman Wagner and Chairman Kopp.

MOTION DECLARED CARRIED

UNANIMOUS VOICE VOTE  
PRESENTED, READ, AND APPROVED,

June 2 ,2021

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Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J. Shemroske.

5/5/2021

**VILLAGE OF WILLOWBROOK PROCEEDINGS BEFORE THE  
PLANNING & ZONING COMMISSION**

ROBIN HEJNAR



VILLAGE OF WILLOWBROOK  
PROCEEDINGS BEFORE THE  
PLANNING & ZONING COMMISSION  
OF THE VILLAGE OF WILLOWBROOK

WEDNESDAY, MAY 5, 2021

7:00 p.m.

RECORD OF THE PROCEEDINGS VIA ZOOM had at the meeting held before the Planning & Zoning Commission of Willowbrook, on Wednesday, the 5th day of May 2021, commencing at 7:00 p.m., as reported by Robin Hejnar, a Certified Shorthand Reporter and Registered Professional Reporter and Notary Public in and for the County of DuPage and State of Illinois.

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APPEARANCES:

- Daniel Kopp - Chairman
- John Wagner - Vice-Chairman
- Lisa Shemroske - Recording Secretary
- Maciej Walec - Member
- Catherine Kaczmarek - Member
- Leonard Kaucky - Member
- William Remkus - Member
- James Soukup - Member

Staff Also Present:

- Ann Choi - Planning Consultant
- Roy Giuntoli - Building Official



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CHAIRMAN KOPP: I call to order the regular meeting of the Plan Commission of the Village of Willowbrook. I ask the Plan Commissioner Secretary to call the role.

MS. SHEMROSKE: Commissioner Remkus?

MR. REMKUS: Here.

MS. SHEMROSKE: Commissioner Soukup?

MR. SOUKUP: Here.

MS. SHEMROSKE: Commissioner Kaczmarek?

MS. KACZMAREK: Here.

MS. SHEMROSKE: Commissioner Kaucky?

MR. KAUCKY: Here.

MS. SHEMROSKE: Commissioner Walec?

MR. WALEC: Here.

MS. SHEMROSKE: Vice Chairman Wagner?

MR. WAGNER: Here.

MS. SHEMROSKE: Chairman Kopp?

CHAIRMAN KOPP: Here.

1 MS. SHEMROSKE: Planner Ann Choi?

2 MS. CHOI: Here.

3 MS. SHEMROSKE: Building Official, Roy  
4 Giuntoli?

5 MR. GIUNTOLI: Present via Zoom.

6 MS. SHEMROSKE: And I am Recording  
7 Secretary, Lisa Shemroske.

8 CHAIRMAN KOPP: All right. Next, I want to  
9 make an announcement, that we are conducting this  
10 regular meeting via Zoom due to the current pandemic.

11 Next item on the agenda is the omnibus vote  
12 agenda. Would anyone like an item removed -- any of the  
13 commissioners like an item removed from the omnibus vote  
14 agenda? If not, will someone make a motion to approve  
15 the omnibus vote agenda?

16 MR. REMKUS: Remkus, so moved.

17 MR. WAGNER: Wagner, second.

18 CHAIRMAN KOPP: I ask the Plan Commission  
19 Secretary to call the vote for the approval of the  
20 omnibus vote agenda.

21 MS. SHEMROSKE: Commissioner Remkus?

22 MR. REMKUS: Yes.

1 MS. SHEMROSKE: Commissioner Soukup?

2 MR. SOUKUP: Yes.

3 MS. SHEMROSKE: Commissioner Kaczmarek?

4 MS. KACZMAREK: Yes.

5 MS. SHEMROSKE: Commissioner Kaucky?

6 MR. KAUCKY: Yes.

7 MS. SHEMROSKE: Commissioner Walec?

8 MR. WALEC: Yes.

9 MS. SHEMROSKE: Vice Chairman Wagner?

10 MR. WAGNER: Yes.

11 MS. SHEMROSKE: And Chairman Kopp?

12 CHAIRMAN KOPP: Yes.

13 All right. Next item on the agenda is  
14 public hearing for Zoning Case No. 21-05. The purpose  
15 of this meeting of public hearing shall be to consider a  
16 petition requesting a review and recommendation  
17 regarding the final plat for 7809 and 7815 Clarendon  
18 Hills Road, Willowbrook, a minor subdivision for a lot  
19 line adjustment between two residential lots, approval  
20 of the written recommendation regarding the final plat  
21 for 7809 and 7815 Clarendon Hills Road, in Willowbrook,  
22 Illinois, minor subdivision for a lot line adjustment

1 between two residential lots, approval of the variation  
2 from Section 9-3-7(B)1 of the Village of Willowbrook  
3 Zoning Ordinance to reduce minimum required setback on  
4 Clarendon Hills Road from 70 feet to 40 feet for the  
5 newly proposed Lot 2, and consideration of other such  
6 relief exceptions, and variation from Title 9 and Title  
7 10 of the Village Code as is set forth in the petition,  
8 and the properties with an address of 7809 and 7815  
9 Clarendon Hills Road.

10 The applicant for this petition is Icon  
11 Building Group, Hawthorne Woods, Illinois. The property  
12 owners are Joseph and Catherine McHugh of Willowbrook,  
13 Illinois, and Michael Gwozdz and Catherine  
14 McHugh-Gwozdz, Willowbrook, Illinois. A copy of this --  
15 of the notice of this public hearing was published in  
16 the April 15, 2021, edition of the Doings Newspaper.

17 Ann, would you like to make your  
18 presentation?

19 MS. CHOI: Yes. Thank you, Chairman Kopp.  
20 I'm just going to share my screen so we can look at the  
21 plat; and we have Mr. McHugh on the line, so I just want  
22 to let everybody know that.

1           So the applicant is Icon Building Group, on  
2           behalf of the property owners of 7809 Clarendon Hills  
3           Road, which is Lot 53, it's the north lot up here, and  
4           7815 Clarendon Hills Road, Lot 54, which is down here,  
5           the southern lot.

6           They're -- both lots are improved with  
7           single-family homes. Lot 53, the north lot, is also  
8           currently associated with an attached garage. The north  
9           lot measures, approximately, 120 feet by 180 feet, with  
10          approximate area of 21,600 square feet. The south lot,  
11          Lot 54, measures, approximately, 66 feet by 180 feet;  
12          and according to the current zoning regulations, the  
13          south lot is currently considered substandard in terms  
14          of lot width and lot area.

15          So the property owners of the south lot,  
16          7815 Clarendon Hills Road, or Lot 54, will acquire, as  
17          part of the subdivision request, 35 feet of additional  
18          property from the north lot. Catherine McHugh has  
19          partial ownership with the adjacent lot to the north,  
20          with her brother; and Village staff had previously  
21          confirmed the loss of 35 feet on the property to the  
22          north would not create a zoning non-conformity with

1 regard to Lot 53.

2           With the additional 35 feet of land, the two  
3 existing lots can be re-subdivided into two separate  
4 lots; meaning, all bulk regulation requirements of the  
5 Village is R2 zoning districts; and to facilitate the  
6 re-subdivision and a new lot boundary, existing  
7 single-family residence and shed on the south lot must  
8 be removed.

9           So the existing single-family residence will  
10 be allowed to remain on the newly created Lot 1, which  
11 is a part of Lot 53, as the Village will consider this a  
12 legal non-conforming structure, will not be required to  
13 comply with specific setback requirement on Clarendon  
14 Hills Road, and once the existing single-family  
15 residence on Lot 54 -- I'm sorry, on the newly created  
16 Lot 1 is demolished, a new construction is proposed, or  
17 this existing single-family structure is enlarged. The  
18 property owner will be required to seek a variation at  
19 that time, if that new proposed structure or the  
20 addition cannot demonstrate compliance with Section  
21 9-3-7(B)1, or any other bulk regulations required under  
22 the R2 zoning district.

1           Pursuant to the subdivision regulations, the  
2 proposed subdivision qualifies as a minor subdivision  
3 and can proceed directly to final plat approval without  
4 a public hearing, but with Plan Commission review and  
5 recommendation prior to Village Board consideration, but  
6 since the applicant is requesting a variation from the  
7 zoning code, a public hearing was required.

8           The comprehensive plan designates Clarendon  
9 Hills Road as a rural cross section intended to be  
10 upgraded to an urban standard, but the minor subdivision  
11 request would not be required -- did not require the  
12 applicant to provide utility easements, or other  
13 subdivision improvements, such as curb, gutter,  
14 sidewalks or street lights, as doing so would be largely  
15 inconsistent with the development patterns of other  
16 properties in the area.

17           The proposed subdivision in this case only  
18 creates two lots out of two existing lots; therefore,  
19 the only standards that were determined by staff to be  
20 applicable were Sections 1043, dealing with lots, and  
21 Section 1044, dealing with environmental features.

22           Staff has no objection to the proposed

1 subdivision and variation requests. The request  
2 complies with the guidelines set forth in the Village's  
3 comprehensive plan and other land development  
4 regulations. The requested zoning and lot configuration  
5 should have no negative impacts on surrounding land  
6 uses, and the newly proposed lots will be similar to the  
7 typical lot sizes in this neighborhood, as well as  
8 upgrading a substandard lot; and should the Plan  
9 Commission wish to support this request, staff  
10 recommends that the following conditions be included:

11 One, the existing structures, the existing  
12 single-family residence and shed on Lot 54 of the  
13 Clarendon Hills subdivision shall be demolished prior to  
14 the recording of the plat;

15 No. 2, the existing shed on Lot 2 of the  
16 Monchichi Manor Subdivision shall be relocated to Lot 1,  
17 or demolished prior to the recording of the plat.

18 Accessory structures shall not be permitted on Lot 2  
19 prior to the establishment of the principal structure;  
20 and, No. 3, the subdivider shall provide a mylar of the  
21 final plat of subdivision with all required signatures,  
22 other than those of the Village officials, within



1 60 days of approval by the Village Board.

2           Should the Plan Commission wish to support  
3 this request, the following variation from the Zoning  
4 Ordinance should be specifically included, approval of a  
5 variation from Section 9-3-7(B)1, to permit a reduction  
6 in the minimum required setback on Clarendon Hills Road  
7 from 70 feet to 40 feet for the newly created Lot 2 of  
8 the Monchichi Manor Subdivision.

9           If the Plan Commission would like to forward  
10 a positive recommendation, a sample recommendation was  
11 offered on page nine of the staff report, and that  
12 concludes my presentation. I am available for any  
13 questions, as well as Sean from Icon Building Group, and  
14 the property owner of 7815 Clarendon Hills Road, Joseph  
15 McHugh.

16           CHAIRMAN KOPP: Do any of the commissioners  
17 have any questions for Ann about this application?

18           MR. WAGNER: Yes, Wagner. I wasn't  
19 following Lot 1 and Lot 2 as opposed to the original  
20 numbers 53 and 54. Is the south Lot, 54, the one that  
21 will have the new home?

22           MS. CHOI: Yes, and that would be Lot 2.

1 MR. WAGNER: Thank you.

2 MS. CHOI: That would be the newly created  
3 Lot 2. So Lot 2 would be requesting the variation from  
4 the Clarendon Hills Road 70-foot setback.

5 MR. WAGNER: Thank you.

6 MS. CHOI: Sure.

7 CHAIRMAN KOPP: All right. For the  
8 applicant, if you want to speak, you are welcome to.  
9 You're not required to, but if you wanted to add  
10 anything to what Ann said. Otherwise, again, you don't  
11 have to.

12 THE REPORTER: If you are going to speak,  
13 I'll have to swear you in. Mr. McHugh, are you planning  
14 on speaking?

15 MR. MCHUGH: I was going to say, I have  
16 nothing to add.

17 CHAIRMAN KOPP: Do any of the commissioners  
18 have any questions for the applicant? Well, this one  
19 was simple.

20 This being the case, I will close the public  
21 comment section of this meeting, and ask, Will someone  
22 make a motion, based on the submitted petition and

1 testimony provided, move that the Plan Commission find  
2 that the proposed final plat re-subdivision for Lot 53  
3 and 54, from Clarendon Gardens, re-subdividing 7809 and  
4 7815 Clarendon Hills Road into two new lots of record,  
5 which requires a variation from Section 9-3-7(B)1 of the  
6 Zoning Ordinance, meets the subdivision regulation  
7 standards for approving such final plat and associated  
8 variation, that the Plan Commission approve and adopt  
9 the standards for variations outlined in the staff  
10 report for PC 21-05 for the May 5, 2021, Plan Commission  
11 meeting, and that the Plan Commission recommend to the  
12 Village Board approval of a variation from Section  
13 9-3-7(B)1 to reduce the minimum specific setback on  
14 Clarendon Hills Road from 70 feet to 40 feet for Lot 2,  
15 and the Plan Commission has reviewed the final plat of  
16 re-subdivision and recommends approval of a final plat  
17 of re-subdivision for PC 21-05 for the May 5, 2021, Plan  
18 Commission meeting, subject to the conditions of  
19 approval and plans listed in the staff report for PC  
20 21-05 for the May 5, 2021, Plan Commission meeting?  
21 Will someone make that motion?

22 MR. REMKUS: Remkus, so moved.

1 MR. WAGNER: Wagner, second.

2 CHAIRMAN KOPP: I ask the Plan Commissioner  
3 Secretary to call the vote.

4 MS. SHEMROSKE: Commissioner Remkus?

5 MR. REMKUS: Yes.

6 MS. SHEMROSKE: Commissioner Soukup?

7 MR. SOUKUP: Yes.

8 MS. SHEMROSKE: Commissioner Kaczmarek?

9 MS. KACZMAREK: Yes.

10 MS. SHEMROSKE: Commissioner Kaucky?

11 MR. KAUCKY: Yes.

12 MS. SHEMROSKE: Commissioner Walec?

13 MR. WALEC: Yes.

14 MS. SHEMROSKE: Vice Chairman Wagner?

15 MR. WAGNER: Yes.

16 MS. SHEMROSKE: Chairman Kopp?

17 CHAIRMAN KOPP: Yes.

18 All right. For the applicant, you're  
19 welcome to stay on the line, but you don't have to. We  
20 won't be offended.

21 MR. BURKE: Thank you very much.

22 MR. MCHUGH: Thank you all very much.

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(WHICH WERE ALL THE PROCEEDINGS HAD.)

STATE OF ILLINOIS            )  
  ) SS:  
COUNTY OF DUPAGE            )

I, ROBIN HEJNAR, a certified shorthand reporter and registered professional reporter do hereby certify:

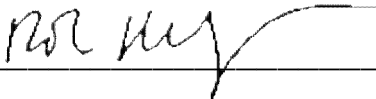
That prior to being examined, the witness in the foregoing proceeding was by me duly sworn to testify to the truth, the whole truth, and nothing but the truth;

That said proceedings were taken remotely before me at the time and places therein set forth and were taken down by me in shorthand and thereafter transcribed into typewriting under my direction and supervision;

I further certify that I am neither counsel for, nor related to, any party to said proceedings, not in anywise interested in the outcome thereof.

1                   In witness whereof, I have hereunto subscribed  
2 my name.

3 Dated: May 14, 2021

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7 ROBIN HEJNAR, RPR

8 CSR No. 084-004689

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## Village of Willowbrook

### Staff Report to the Plan Commission

<b>Public Hearing Date:</b>	June 2, 2021
<b>Prepared By:</b>	Ann Choi, Planning Consultant
<b>Case Title:</b>	PC 21-06: Consideration of a petition for a text amendment to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment.
<b>Petitioner:</b>	Village of Willowbrook, 835 Midway Drive, Willowbrook IL 60527
<b>Action Requested by Petitioner:</b>	Consideration and recommendation of the following text amendment:
<b>Code Sections to be Amended:</b>	Title 9 – Zoning Sections: 9-12-4(D)(1)(e) Appurtenant Structure, Children's Recreational Equipment
<b>Documents Attached:</b>	<i>Attachment 1:</i> Public Hearing Notice <i>Attachment 2:</i> Village of Willowbrook Current Zoning Ordinance, Section 9-12-4 <i>Attachment 3:</i> Village of Willowbrook Proposed Zoning Ordinance (Clean Version)

**Necessary Action by Plan Commission:** Make a recommendation to the Mayor and Village Board regarding approval of the proposed text amendment.  
**A sample motion can be found on page 4.**



## History & Discussion of Request

The Village considers children's recreational equipment and playhouses as accessory uses under Section 9-12-2 and only permits these accessory uses within interior side yards, rear yards and courtyards. Currently, there is no relief mechanism to allow these accessory uses in yards other than where they are currently permitted under Section 9-12-2 and Section 9-12-4, except through a planned unit development process.

State statutes relative to municipal zoning review requirements and/or limitations under 65 ILCS 5/11-13-27, require municipalities to make reasonable efforts to streamline the zoning application process for public school properties and minimize the administrative burdens involved in the zoning review process. In lieu of requiring school districts to apply for a planned unit development which is the most costly and time-consuming zoning entitlement process within the Village of Willowbrook, the Village has initiated this text amendment to allow more flexibility in locating children's recreational equipment/playhouses for institutional uses on certain lots. Properties located on corner lots and improved with a principal governmental or educational use, would be permitted to apply for a variation to locate children's recreational equipment in its front or exterior side yard in conformance with procedures, terms and conditions set forth in Section 9-14-4 of the Zoning Ordinance. The variation process would require a public hearing with proper noticing to adjacent neighbors.

## Proposed Text Amendments

The following sections are to be amended. New language is highlighted in the **red** and is underlined. Language to be eliminated is indicated with a ~~strikethrough~~.

### 9-12-4: BULK REGULATIONS:

- (A) When an accessory use building is structurally attached to the principal building, it is subject to and must conform to all regulations of this title applicable to the principal building. (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
- (B) No detached accessory building shall be located closer to a principal building than ten feet (10'). Further, a detached accessory building shall be located at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 97-O-05, 1-27-1997)
- (C) All detached accessory structures shall not exceed fifteen feet (15') in height except:
  - 1. The height of signs shall be regulated by chapter 11 of this title.
  - 2. The height of any flagpole shall not exceed thirty feet (30'). The length of the flag shall not exceed one-third (1/3) of the height of the flagpole to which it is attached.
  - 3. The height of detached canopies shall not exceed eighteen feet (18') with a minimum clearance above grade of fourteen feet (14').
  - 4. The height of antenna for use in shortwave radio, transmitting and receiving, citizen band radio, transmitting and receiving, broadcast band radio, receiving shall be regulated by section 9-3-15 of this title. (Ord. 19-O-18, 8-12-2019)
- (D) Except as otherwise provided by this title, all accessory structures and uses shall conform to the district regulations of the district in which they are located, with the following exceptions: (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
  - 1. Appurtenant Structures:
    - (a) The total area of all structures either attached or detached from the principal structure that are used as a private garage shall not exceed the following capacity:
      - (1) For single-family detached dwellings, eight hundred (800) square feet per dwelling unit, or thirty five percent (35%) of the foundation area of the habitable portion of the principal structure, whichever is greater.
      - (2) For single-family attached dwellings and multiple-family dwellings, five hundred (500) square feet per dwelling unit.





- (3) The minimum foundation area for any garage shall be two hundred forty (240) square feet. (Ord. 01-O-13, 5-14-2001)
- (b) Detached garages shall be located to the rear of the rear line of the principal structure and shall be a distance of five feet (5') from any interior side lot line and a distance of at least ten feet (10') from the rear lot line. Detached garages shall not be permitted in the exterior side yard in any district. All detached garages shall be a distance of at least ten feet (10') from the principal structure, and the intervening space may not be roofed or enclosed. (Ord. 90-O-42, 11-26-1990; amd. Ord. 97-O-05, 1-27-1997)
- (c) Greenhouses, sheds, or other buildings for storage purposes incidental to permitted uses shall have a floor area not exceeding one hundred twenty five (125) square feet in area, or one percent (1%) of the area of the lot on which said structure is located, whichever is greater. Greenhouses, sheds, or buildings for storage purposes shall be located to the rear of the rear line of the principal structure on any lot and located a distance of at least five feet (5') from any interior side lot line, and at least ten feet (10') from the rear lot line. Greenhouses and storage sheds shall be a distance of at least ten feet (10') from the principal structure, and the intervening space may be roofed, but not enclosed. (Ord. 87-O-46, 11-9-1987)
- (d) Swimming pool decks, swimming pool mechanical equipment, children's playhouses, private swimming pools, hot tubs, saunas, screened houses and bathhouses shall be located a distance of at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 88-O-9, 4-25-1988)
- ~~(e) Children's recreational equipment may be located anywhere except in a required front yard. (Ord. 97-O-05, 1-27-1997)~~

**Children's recreational equipment may be located as permitted uses in interior side yards, rear yards, or open courtyards in all zoning districts. Notwithstanding any provision of the Zoning Title of the Village to the contrary, for properties located on corner lots and improved with a principal governmental or educational use, the property owner may apply for a variation to locate children's recreational equipment in its front or exterior side yard in conformance with procedures, terms and conditions set forth in Section 4 entitled "Variations" of Chapter 14 entitled "Administration, Enforcement and Variations" of Title 9 entitled "Zoning Regulations" of the Willowbrook Municipal Code.**

- (f) Not more than three (3) flagpoles may be constructed and maintained on a zoning lot. Flagpoles may be located anywhere on the lot provided that they shall be a distance of at least ten feet (10') from the nearest lot line. (Ord. 90-O-42, 11-26-1990)
- (g) Nonmechanical laundry drying equipment may be located in the rear yard provided that it shall be a distance of at least five feet (5') from the nearest lot line.
- (h) Open terraces, porches, patios and decks may be located in the required interior side yard or rear yard provided that they shall not exceed four feet (4') in height above the adjoining grade, and shall be located a distance of at least ten feet (10') from any lot line.
- (i) Arbors, trellises and chimneys may project into any required yard not more than twenty four inches (24") for a linear distance not greater than eight feet (8').
- (j) Bay windows and wing walls may project not more than twenty four inches (24") into any required yard.
- (k) Eaves, gutters and permanent downspouts may project not more than three feet (3') into a required front, rear or side yard. (Ord. 97-O-05, 1-27-1997)
- (l) On corner lots, no obstructions of any kind, including vegetation higher than eighteen inches (18") above curb level or edge of pavement, if there is no curb, shall be located in any portion of a yard situated within fifteen feet (15') of the lot corner formed by the intersection of the two (2) street right-of- way lines. (Ord. 84-O-57, 10-22-1984)



- (m) Compost bins no larger than one hundred (100) cubic feet and no taller than five feet (5'), designed to hold compostable materials in such a way as to not allow material to be windblown, shall be located in the rear yard on any lot at least ten feet (10') from any lot line. In no event shall a compost bin be located closer than twenty feet (20') to a principal structure on an adjacent property. (Ord. 90-O-42, 11-26-1990)

**Recommendation and Sample Motion**

Staff supports the proposed text amendment to allow properties located on corner lots and improved with a principal institutional use (i.e. public, educational, governmental uses), to apply for a variation to locate children's recreational equipment in its front or exterior side yard. If the Plan Commission concurs, the following sample recommendation is offered for consideration.

**Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendment presented on pages 2 to 5 of the Staff Report for PC Case Number 21-06 to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment.**



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**Attachment 1**  
Public Hearing Notice  
(2 pages)

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 21-06**

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 2<sup>nd</sup> of June 2021 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincy St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:

<https://www.willowbrookil.org/Archive.aspx?AMID=44>

The purpose of the public hearing is to consider a request by the Village of Willowbrook, as petitioner, to amend Title 9, Chapter 12 of the Zoning Title of the Village of Willowbrook regarding the regulation of children's recreational equipment.

The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook Illinois 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is 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 Ann Choi, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2233, 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. Written comments may be submitted up to the hour of 6:00pm on June 2, 2021 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us). This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the May 17, 2021 edition of *The Chicago Sun-Times* Newspaper.



**AUTOMOTIVE**

**Autos**

2012 Buick Verano automatic selling price \$3500 T, L & F AT FirstMarshallAutoAuction.com (708)333-2266.

2011 Ford Fiesta, automatic, selling price \$1900 T, L & F AT FirstMarshallAutoAuction.com. (708)333-2266. White

2013 Mercedes Benz C 300. Super clean. 65k miles. \$15,000. Call Charles 773-851-4578

2010 Mercedes Benz. Runs good, needs work, high miles. Black, leather int., No rust. \$5,000. 708-998-8489

2009 Pontiac G6, automatic, selling price \$1300 T, L & F AT FirstMarshallAutoAuction.com. (708)333-2266. Red

**Autos**

**Autos Wanted**

**AAA Addison Auto**  
**WE BUY JUNK CARS!**  
**WE PAY CASH ON THE SPOT!**  
**773-507-3023**

**Autos Wanted**

**USED MOTORCYCLES WANTED**

**CASH PAID ON THE SPOT!**

- MOTORCYCLES/SCOOTERS
- ALL MAKES & MODELS!
- WILL PICK UP! ANY CONDITION

CALL 630-660-0571

SUN 4Wheel Drk Vans

**First Marshall Auto Auction.com**  
398 E 147th St., Harvey, IL 60426

2010 Chevrolet Cobalt, selling price \$1500  
2014 Nissan Sentra, selling price \$2300  
2007 Honda Odyssey 7pass, price \$1700  
2008 Dodge Ram Pick up, selling price \$1600  
2010 Chevrolet Traverse, selling price \$2900  
2013 Chrysler 200, selling price \$2300

Call (708)333-2266

We are not affiliated with any government office. All the prices listed above are excluding T, L & F.

**Bid Notice**

The Village of Ford Heights is soliciting contractor bids for a construction project in the Sunnyside Neighborhood off of Cottage Grove Avenue. The project will be for rain gardens, curb cuts, storm structure cleanouts, and other improvements in the parkway. The Bid Advertisement will be available May 14, 2021 at the Village Clerk's Office 1343 Ellis Avenue Ford Heights, Illinois 60411 or email inquiries to [missyreaeford@gmail.com](mailto:missyreaeford@gmail.com).  
5/14 - 5/27/2021 #1126205

**REQUEST FOR QUALIFICATIONS**

**McCormick Place Complex Manager**

The Metropolitan Pier and Exposition Authority, a municipal corporation that owns the McCormick Place Complex, which includes the four buildings of the Convention Center, Arie Crown Theatre, and the Wintrust Arena is seeking a qualified and experienced manager to provide services as further described in the RFQ.

The RFQ document will be available for download on May 17, 2021 via the Authority's website at [www.mpea.com](http://www.mpea.com) under the link "Doing Business" and "Current Bids/Opportunities". Qualifications are due no later than 12:00 Noon, CST) on Monday June 21, 2021. Proposers MUST respond to the RFQ in order to participate in the RFP phase.

Minority and Women Owned Business Enterprises are encouraged to participate.

Metropolitan Pier and Exposition Authority  
MPEA Procurement  
301 East Cermak Road  
Chicago, Illinois 60616  
[mpeaprocmnt@mpsa.com](mailto:mpeaprocmnt@mpsa.com)

**LEGAL SERVICES**

The JOYNER LAW OFFICE

ATTORNEY IS AVAILABLE DURING COVID-19 VIA PHONE OR VIDEO CHAT

**DEBT BE GONE!**

Chapter 13 BANKRUPTCY  
Chapter 7 - EZ Payment Plan

NO MONEY DOWN!  
Qualified Wage Earners

312-332-9001

**Public Hearings**

**NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 21-06**

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 2nd of June 2021 at the hour of 7:00 P.M. This meeting would typically take place in the Willowbrook Police Department Training Room, 7760 S. Quincey St, Willowbrook, IL 60527. However, due to the current circumstances concerning Covid-19, this meeting will be held virtually. Internet address and access instructions will be provided on the Village of Willowbrook's Plan Commission website once available:  
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The applicant for this petition is the Village of Willowbrook, 835 Midway Drive, Willowbrook Illinois 60527.

A copy of the Village's petition is on file in the Office of the Village Planner, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and is available for public inspection.

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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. Written comments may be submitted up to the hour of 6:00pm on June 2, 2021 to [planner@willowbrook.il.us](mailto:planner@willowbrook.il.us). This hearing may be recessed to another date if not concluded on the evening scheduled.

/s/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the May 17, 2021 edition of The Chicago Sun-Times Newspaper.  
#1123905

**LEGAL SERVICES**

**Assumed Name**

**ASSUMED NAME**

Notice is hereby given, pursuant to 'An Act in relation to the use of an Assumed Business Name in the conduct or transaction of Business in the State,' as amended, that a certification was registered by the undersigned with the County Clerk of Cook County. Registration Number: Y21008760 on April 28, 2021

Under the Assumed Business Name of

**I TAKE MY COFFEE BLACK**

with the business located at: 1259 W WINNEMAC AVE APT 3, CHICAGO, IL 60640. The true and real full name(s) and residence address of the owner (s)/partner(s) is: ZACHARY S GOFORTH, 1259 W WINNEMAC AVE APT 3, CHICAGO, IL 60640, USA. 5/3 5/10 5/17/2021 #1125582

**Public Notices**

STATE OF MICHIGAN  
KALKASKA COUNTY  
CIRCUIT COURT

Lisa Shields, Plaintiff v  
Estate of Ida Westland, Defendant

Robert K. Ochodnicki (P75766)  
ABMD Law  
Attorney for Plaintiff  
202 N. Hagadorn  
East Lansing, MI 48823  
Case # 21CH13603

**SUMMONS**

**NOTICE TO THE DEFENDANT:**

In the name of the people of the State of Michigan you are notified: 1. You are being sued. 2. YOU HAVE 21 DAYS after receiving this summons and a copy of the complaint to file a written answer with the court and serve a copy on the other party or take other lawful action with the court (28 days if you were served by mail or you

**LEGAL**

**Public Notices**

Notice of Self Storage Sale

Please take notice that the following property located at 23150 Governors Hwy., Richton Park, IL 60471 intends to hold an auction of the goods stored in the following units in default for non-payment of rent. The sale will occur as an online auction on 5/25/2021 at 9:30 am. Unless stated otherwise the description of the contents are household goods and furnishings. Sheena Tower Unit #035. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.  
5/10, 5/17/2021 #1124183

**Public Notices**

The Metropolitan Water Reclamation District of Greater Chicago will be accepting applications for the following classification(s):

**Environmental Chemist (Original & Promotional)**

**Application Filing Period:** May 7, 2021 through May 28, 2021. **Examination Date:** June 26, 2021. **Location:** To be announced. **Scope of Examination:** Knowledge of environmental chemist practices. **Nature of Position and Duties:** Under general supervision, supervises the work of a small laboratory; and/or conducts chemical research and analysis as applied to water, sewage and industrial wastes, and purchased or processed materials. **Salary:** \$81,498.04 per year

**Environmental Research Technician (Original & Promotional)**

**Application Filing Period:** April 23, 2021 through May 21, 2021. **Examination Date:** June 19, 2021. **Location:** To be announced. **Scope of Examination:** Knowledge of environmental research technician practices. **Nature of Position and Duties:** Under supervision, and in accordance with specified methods, performs a variety of technical duties associated with the collection of field and laboratory data related to agricultural, wastewater, surface water quality, or aquatic biology research and monitoring projects, the analysis of samples, and the operation and maintenance of equipment used in the field and laboratory. **Salary:** \$53,843.14 per year

**Financial Analyst (Original & Promotional)**

**Application Filing Period:** May 14, 2021 through June 11, 2021. **Examination Date:** June 26, 2021. **Location:** To be announced. **Scope of Examination:** Knowledge of financial analyst practices. **Nature of Position and Duties:** Under direction, performs professional financial and investment analysis and reporting activities and supervises subordinate financial staff. **Salary:** \$90,445.94 per year

Applications can be submitted online only at [www.districtjobs.org](http://www.districtjobs.org).

Additional information may be found at [www.mwrdd.org](http://www.mwrdd.org) or call 312-751-5100.

Mailed, Emailed, Hand delivered or Faxed Applications Will Not Be Accepted.  
Resumes Will Not Be Accepted in Place of Application Forms.

An Equal Opportunity Employer - M/F/D  
5/7 - 5/21/2021 #1125819

**Public Notices**

**Storage**

**PUBLIC SALE**  
2021, at 10:00 a.m. Storage & Moving Inc. ("Reeble") Things at 2325 Chicago, IL 60614. Please call Meg 773-525-6700 to and time. WE RESERVE TO REFUSE ANY BIDS TOO LOW. 06/08/2021, at 1 Store Your Things Public Sale 550 Avalon Terrace Grand Rapids, MI Balance: \$2,050.20 Account: 440 Robert Boeck 1221 Seminole Av Madison, WI 53711 Balance: \$7,262.20 Account: 726 John Cain 600 W Fullerton Pl Chicago, IL 60614 Balance: \$2,128.00 Account: 230 Kathleen Dowling 6545 W 64 Pl Chicago, IL 60638 Balance: \$2,047.00 Account: 484 Kyia Gearhart 4300 N Marine Dr Chicago, IL 60613 Balance: \$1,554.89 Account: 532 Pamela Hanratty 19 Pool St NW Albuquerque, NM Balance: \$4,768.21 Account: 118 Pamela Hanratty 19 Pool St NW Albuquerque, NM Balance: \$2,989.50 Account: 399 Pamela Hanratty 19 Pool St NW Albuquerque, NM Balance: \$1,240.00 Account: 47 Bruce Longaneck 423 W Beiden Ave Chicago, IL 60614 Balance: \$2,572.20 Account: 437 James Neaylon 2335 N Commonw Chicago, IL 60614 Balance: \$507.00 Account: 34 Martin Scanlon 2703 N Clark St #2 Chicago, IL 60614

**Storage**

Extra Space Storage property belonging indicated:

- #1598 1301 S Hr on May 25 2021 Weisenborn 4048 #1712 5525 W I 0528 on May 25 D Kendziora 723; #7239 1301 S C on May 25 2021; #8803 1N372 Ma on May 25 2021 vid Soto 2344
- #0729 707 W Ha on May 25 2021 Wardell Washington Brown 4077
- #7538 1331 S, 5 on May 25 2021 at 0 #0731 1255 S W 6096 on May 25 Omar De La Cru 999
- #1810 601 W Ha on May 25 2021 #7013 1205 W J 7366 on May 25 #8382 901 W Ad on May 25 2021

The auction will start at 10:00 a.m. and will be held at the property. The sale is "as is" and the buyer will be responsible for all transportation costs. The seller will not be responsible for any claims or damages. The seller will not be responsible for any taxes or fees. The seller will not be responsible for any interest or penalties. The seller will not be responsible for any other charges. The seller will not be responsible for any other costs. The seller will not be responsible for any other expenses. The seller will not be responsible for any other losses. The seller will not be responsible for any other damages. The seller will not be responsible for any other liabilities. The seller will not be responsible for any other obligations. The seller will not be responsible for any other duties. The seller will not be responsible for any other responsibilities. The seller will not be responsible for any other tasks. The seller will not be responsible for any other actions. The seller will not be responsible for any other behaviors. The seller will not be responsible for any other activities. The seller will not be responsible for any other events. The seller will not be responsible for any other occurrences. The seller will not be responsible for any other incidents. The seller will not be responsible for any other accidents. The seller will not be responsible for any other injuries. The seller will not be responsible for any other deaths. The seller will not be responsible for any other damages. The seller will not be responsible for any other liabilities. The seller will not be responsible for any other obligations. The seller will not be responsible for any other duties. The seller will not be responsible for any other responsibilities. The seller will not be responsible for any other tasks. The seller will not be responsible for any other actions. The seller will not be responsible for any other behaviors. The seller will not be responsible for any other activities. The seller will not be responsible for any other events. The seller will not be responsible for any other occurrences. The seller will not be responsible for any other incidents. The seller will not be responsible for any other accidents. The seller will not be responsible for any other injuries. The seller will not be responsible for any other deaths.





## Attachment 2

### Village of Willowbrook Current Zoning Ordinance, Sections 9-12-4

#### 9-12-4: BULK REGULATIONS:

- (A) When an accessory use building is structurally attached to the principal building, it is subject to and must conform to all regulations of this title applicable to the principal building. (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
- (B) No detached accessory building shall be located closer to a principal building than ten feet (10'). Further, a detached accessory building shall be located at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 97-O-05, 1-27-1997)
- (C) All detached accessory structures shall not exceed fifteen feet (15') in height except:
  - 1. The height of signs shall be regulated by chapter 11 of this title.
  - 2. The height of any flagpole shall not exceed thirty feet (30'). The length of the flag shall not exceed one-third (1/3) of the height of the flagpole to which it is attached.
  - 3. The height of detached canopies shall not exceed eighteen feet (18') with a minimum clearance above grade of fourteen feet (14').
  - 4. The height of antenna for use in shortwave radio, transmitting and receiving, citizen band radio, transmitting and receiving, broadcast band radio, receiving shall be regulated by section 9-3-15 of this title. (Ord. 19-O-18, 8-12-2019)
- (D) Except as otherwise provided by this title, all accessory structures and uses shall conform to the district regulations of the district in which they are located, with the following exceptions: (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
  - 1. Appurtenant Structures:
    - (a) The total area of all structures either attached or detached from the principal structure that are used as a private garage shall not exceed the following capacity:
      - (1) For single-family detached dwellings, eight hundred (800) square feet per dwelling unit, or thirty five percent (35%) of the foundation area of the habitable portion of the principal structure, whichever is greater.
      - (2) For single-family attached dwellings and multiple-family dwellings, five hundred (500) square feet per dwelling unit.
      - (3) The minimum foundation area for any garage shall be two hundred forty (240) square feet. (Ord. 01-O-13, 5-14-2001)
    - (b) Detached garages shall be located to the rear of the rear line of the principal structure and shall be a distance of five feet (5') from any interior side lot line and a distance of at least ten feet (10') from the rear lot line. Detached garages shall not be permitted in the exterior side yard in any district. All detached garages shall be a distance of at least ten feet (10') from the principal structure, and the intervening space may not be roofed or enclosed. (Ord. 90-O-42, 11-26-1990; amd. Ord. 97-O-05, 1-27-1997)
    - (c) Greenhouses, sheds, or other buildings for storage purposes incidental to permitted uses shall have a floor area not exceeding one hundred twenty five (125) square feet in area, or one percent (1%) of the area of the lot on which said structure is located, whichever is greater. Greenhouses, sheds, or buildings for storage purposes shall be located to the rear of the rear line of the principal structure on any lot and located a distance of at least five feet (5') from any interior side lot line, and at least ten feet (10') from the rear lot line. Greenhouses and storage sheds shall be a distance of at least ten feet (10') from the



- principal structure, and the intervening space may be roofed, but not enclosed. (Ord. 87-O-46, 11-9-1987)
- (d) Swimming pool decks, swimming pool mechanical equipment, children's playhouses, private swimming pools, hot tubs, saunas, screened houses and bathhouses shall be located a distance of at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 88-O-9, 4-25-1988)
  - (e) Children's recreational equipment may be located anywhere except in a required front yard. (Ord. 97-O-05, 1-27-1997)
  - (f) Not more than three (3) flagpoles may be constructed and maintained on a zoning lot. Flagpoles may be located anywhere on the lot provided that they shall be a distance of at least ten feet (10') from the nearest lot line. (Ord. 90-O-42, 11-26-1990)
  - (g) Nonmechanical laundry drying equipment may be located in the rear yard provided that it shall be a distance of at least five feet (5') from the nearest lot line.
  - (h) Open terraces, porches, patios and decks may be located in the required interior side yard or rear yard provided that they shall not exceed four feet (4') in height above the adjoining grade, and shall be located a distance of at least ten feet (10') from any lot line.
  - (i) Arbors, trellises and chimneys may project into any required yard not more than twenty four inches (24") for a linear distance not greater than eight feet (8').
  - (j) Bay windows and wing walls may project not more than twenty four inches (24") into any required yard.
  - (k) Eaves, gutters and permanent downspouts may project not more than three feet (3') into a required front, rear or side yard. (Ord. 97-O-05, 1-27-1997)
  - (l) On corner lots, no obstructions of any kind, including vegetation higher than eighteen inches (18") above curb level or edge of pavement, if there is no curb, shall be located in any portion of a yard situated within fifteen feet (15') of the lot corner formed by the intersection of the two (2) street right-of- way lines. (Ord. 84-O-57, 10-22-1984)
  - (m) Compost bins no larger than one hundred (100) cubic feet and no taller than five feet (5'), designed to hold compostable materials in such a way as to not allow material to be windblown, shall be located in the rear yard on any lot at least ten feet (10') from any lot line. In no event shall a compost bin be located closer than twenty feet (20') to a principal structure on an adjacent property. (Ord. 90-O-42, 11-26-1990)



### Attachment 3

#### Village of Willowbrook Proposed Zoning Ordinance (Clean Version) (2 pages)

#### 9-12-4: BULK REGULATIONS:

- (A) When an accessory use building is structurally attached to the principal building, it is subject to and must conform to all regulations of this title applicable to the principal building. (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
- (B) No detached accessory building shall be located closer to a principal building than ten feet (10'). Further, a detached accessory building shall be located at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 97-O-05, 1-27-1997)
- (C) All detached accessory structures shall not exceed fifteen feet (15') in height except:
  - 5. The height of signs shall be regulated by chapter 11 of this title.
  - 6. The height of any flagpole shall not exceed thirty feet (30'). The length of the flag shall not exceed one-third (1/3) of the height of the flagpole to which it is attached.
  - 7. The height of detached canopies shall not exceed eighteen feet (18') with a minimum clearance above grade of fourteen feet (14').
  - 8. The height of antenna for use in shortwave radio, transmitting and receiving, citizen band radio, transmitting and receiving, broadcast band radio, receiving shall be regulated by section 9-3-15 of this title. (Ord. 19-O-18, 8-12-2019)
- (D) Except as otherwise provided by this title, all accessory structures and uses shall conform to the district regulations of the district in which they are located, with the following exceptions: (Ord. 77-O-14, 3-31-1977; amd. Ord. 97-O-05, 1-27-1997)
  - 1. Appurtenant Structures:
    - (a) The total area of all structures either attached or detached from the principal structure that are used as a private garage shall not exceed the following capacity:
      - (1) For single-family detached dwellings, eight hundred (800) square feet per dwelling unit, or thirty five percent (35%) of the foundation area of the habitable portion of the principal structure, whichever is greater.
      - (2) For single-family attached dwellings and multiple-family dwellings, five hundred (500) square feet per dwelling unit.
      - (3) The minimum foundation area for any garage shall be two hundred forty (240) square feet. (Ord. 01-O-13, 5-14-2001)
    - (b) Detached garages shall be located to the rear of the rear line of the principal structure and shall be a distance of five feet (5') from any interior side lot line and a distance of at least ten feet (10') from the rear lot line. Detached garages shall not be permitted in the exterior side yard in any district. All detached garages shall be a distance of at least ten feet (10') from the principal structure, and the intervening space may not be roofed or enclosed. (Ord. 90-O-42, 11-26-1990; amd. Ord. 97-O-05, 1-27-1997)
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- (d) Swimming pool decks, swimming pool mechanical equipment, children's playhouses, private swimming pools, hot tubs, saunas, screened houses and bathhouses shall be located a distance of at least five feet (5') from any interior side lot line and at least ten feet (10') from the rear lot line. (Ord. 88-O-9, 4-25-1988)
- (e) Children's recreational equipment may be located as permitted uses in interior side yards, rear yards, or open courtyards in all zoning districts. Notwithstanding any provision of the Zoning Title of the Village to the contrary, for properties located on corner lots and improved with a principal governmental or educational use, the property owner may apply for a variation to locate children's recreational equipment in its front or exterior side yard in conformance with procedures, terms and conditions set forth in Section 4 entitled "Variations" of Chapter 14 entitled "Administration, Enforcement and Variations" of Title 9 entitled "Zoning Regulations" of the Willowbrook Municipal Code.
- (f) Not more than three (3) flagpoles may be constructed and maintained on a zoning lot. Flagpoles may be located anywhere on the lot provided that they shall be a distance of at least ten feet (10') from the nearest lot line. (Ord. 90-O-42, 11-26-1990)
- (g) Nonmechanical laundry drying equipment may be located in the rear yard provided that it shall be a distance of at least five feet (5') from the nearest lot line.
- (h) Open terraces, porches, patios and decks may be located in the required interior side yard or rear yard provided that they shall not exceed four feet (4') in height above the adjoining grade, and shall be located a distance of at least ten feet (10') from any lot line.
- (i) Arbors, trellises and chimneys may project into any required yard not more than twenty four inches (24") for a linear distance not greater than eight feet (8').
- (j) Bay windows and wing walls may project not more than twenty four inches (24") into any required yard.
- (k) Eaves, gutters and permanent downspouts may project not more than three feet (3') into a required front, rear or side yard. (Ord. 97-O-05, 1-27-1997)
- (l) On corner lots, no obstructions of any kind, including vegetation higher than eighteen inches (18") above curb level or edge of pavement, if there is no curb, shall be located in any portion of a yard situated within fifteen feet (15') of the lot corner formed by the intersection of the two (2) street right-of-way lines. (Ord. 84-O-57, 10-22-1984)
- (m) Compost bins no larger than one hundred (100) cubic feet and no taller than five feet (5'), designed to hold compostable materials in such a way as to not allow material to be windblown, shall be located in the rear yard on any lot at least ten feet (10') from any lot line. In no event shall a compost bin be located closer than twenty feet (20') to a principal structure on an adjacent property. (Ord. 90-O-42, 11-26-1990)