

A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, MAY 4, 2016 AT 7:00 P.M. AT HINSDALE SOUTH HIGH SCHOOL, LITTLE THEATER, 7401 CLARENDON HILLS ROAD, CITY OF DARIEN, DUPAGE COUNTY, ILLINOIS

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes - Special Meeting April 13, 2016 (APPROVE)
 - C. Minutes - Village Board Meeting April 11, 2016
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 16-02:(Greg and Arlene Taylor, 7806 Clarendon Hills Road) - Petition requesting approval of a variation from section 9-5B-3(D)4 to reduce the required rear yard setback from 30' to 23' to accommodate a sunroom addition on the rear of an existing structure.
 - A. PUBLIC HEARING
 - B. DISCUSSION/RECOMMENDATION
5. PLAN COMMISSION CONSIDERATION: Continuation of Zoning Hearing Case 16-04: (Pulte Home Corporation - 6526 Clarendon Hills Road) Approval of a special use for a Planned Unit Development and approval of a Preliminary Plat of PUD, preliminary plat of subdivision, and including any exceptions and variations necessary to redevelop the existing 8.32 acre property known as the Arabian Horse Farm with 29 detached single family cluster homes.
 - A. PUBLIC HEARING
 - B. DISCUSSION/RECOMMENDATION
6. VISITOR'S BUSINESS
7. COMMUNICATIONS
8. ADJOURNMENT

VILLAGE OF WILLOWBROOK
STAFF REPORT TO THE PLAN COMMISSION

Meeting Date: May 4th

Prepared By: Tiffany Kolodziej, Administrative Intern

Case Number and Title: PC-16-02

Petitioner: Greg and Arlene Taylor

Action Requested: Approval of a setback variation from 30' to 23.3' to accommodate a 12'X14' sunroom

Location: 7806 Clarendon Hills Road
Willowbrook, IL 60527

PINs: 09-27-410-007

Existing Zoning: R-3

Existing Land Use: Single Family Detached

Property Size: Approximately .24 Acres

Surrounding Land Use:

	<i>Use</i>	<i>Zoning</i>
<i>North</i>	Single Family Detached	R-3
<i>South</i>	Single Family Detached	R-3
<i>East</i>	Clarendon Hills Road	
<i>West</i>	Single Family Detached	R-3

Documents Attached:

1. Subdivision Comparisons (pg 6-10)
2. Standards for Variance
2. Structure Dimensions
3. Plat of Survey

Necessary Action by Plan Commission: Make a recommendation to the Mayor and Village Board. A sample motion can be found on Page and 5 of this report.

Site Description: 7806 Clarendon Hills Road is a single family, detached dwelling in an R-3 zoning district. It is located west of Clarendon Hills Road in the Sugarbush Subdivision. It is approximately .24 Acres in size, with a front yard setback of seventy feet (70') from Clarendon Hills Road and a back yard setback of 35.33 from Sugarbush Lane. This lot is particularly unusual in that its front and back yard faces active roadways and it meets the 70 foot specific setback from Clarendon Hills Road requirement specified in Section 9-3-7 of the Zoning Ordinance, whereas certain other properties obtained variations to build closer to Clarendon Hills Road. The pictures on pages 8-11 show the variety of setbacks for homes both north and south of the subject property.



History and Proposal:

The applicants are requesting approval of a backyard setback variation from 30' to 23' to accommodate a 12'X14' sunroom. In comparison to the adjacent properties to the north and south of the subject property, it is clear that the home's position on the lot in compliance with the 70' setback from Clarendon Hills Road requirement disallows room for much backyard home improvements.

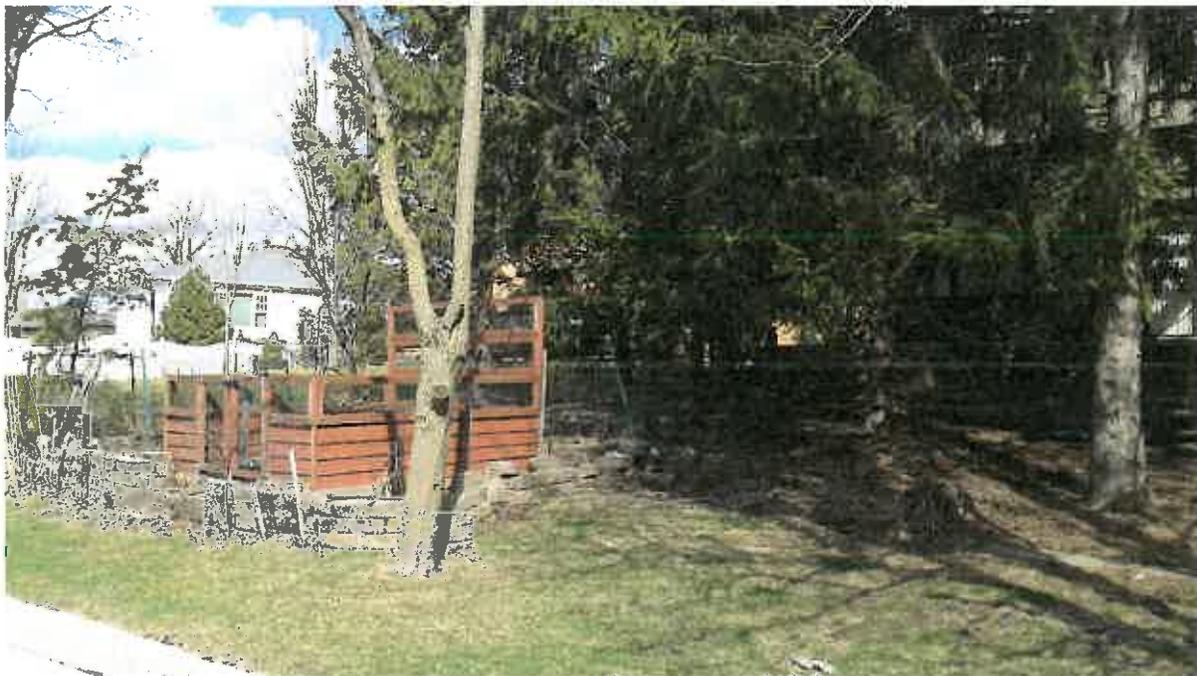
The applicant is suggesting a 12' X 14' sunroom addition that will be attached to the principal structure. The original structure's square footage is recorded as 1,906 square feet, and the proposed addition totals 168 square feet. Together, the new total floor area of the structure would be 2,074 square feet.

The proposed addition would be located approximately 23' from the rear lot line, when 30' is required. Given the existing structure's 35.33' set back from the rear lot line, an addition in conformance with the zoning ordinance would allow for an addition of only about 5', which is not a reasonably sized sun room addition. A 12'X14' addition is a reasonably sized sunroom for this property, but requires a 7' encroachment into the rear yard.

Staff Analysis

Non-Compliant Existing Conditions

Pursuant to the application process, staff conducted an on-site review of the property that revealed various structural improvements for a garden are improperly located in the Sugarbush Parkway. See picture below. No permits for these improvements were granted, and these types of improvements in the right-of-way are not allowed and must be removed. Later visits to the site showed that the block retaining wall had been removed, but the wooden vegetable garden structure remained. In order to be in compliance with the Zoning Ordinance, these improvements must be removed or moved so they are no closer than five feet (5') to any lot line.



Accessory Use Regulations when attached to principal Structure.

The lot is zoned R-3, which has Bulk Regulations in terms of accessory use buildings. The Village Code states that when an accessory use building is structurally attached to the principal building, it is subject to conform to a variety of regulations. The applicable regulation for the attached sunroom includes that the attachment must meet the setback requirements for the principal structure (30') and should not be used for storage purposes. The proposed sunroom is not intended to be used for storage purposes.

Surrounding Property Comparisons.

On August 10th, 1992, the owners of the property to the north of 7806 (7802 Clarendon Hills Road) received approval of variation to reduce the front yard setback from seventy feet (70') to fifty feet (50'). This variance, through the intent of that home owner, has purposefully positioned their property closer to Clarendon Hills Road thereby granting them more rear yard space. Residents of the 7806 property (the applicants of the sunroom) did not apply for a variance. Their conformance to the 70' Clarendon Hills Road setbacks makes it difficult for them to add normally acceptable rear yard improvements within the setback requirements of the Code.

Public Input

Other applicable concerns would be dependent on public interests. In other words, adjacent residents' subjective input may alter the setback process. Otherwise, staff reviews that the sunroom can add additional value to the residents of 7806 Clarendon Hills Road and neighborhood appeal to the Sugarbush Subdivision.

Utilities:

The proposed use will not alter the approved utility service plan.

Landscaping:

Any remaining retaining wall and structural raised garden improvements that are less than 5' from any property line must be removed as it is both in violation of the current ordinances and would also prevent the Village Board from considering any recommendation granting the requested variation.

No landscaping plan has been outlined by the applicant, however in a discussion with the applicant on the site, they indicated that most of the existing landscaping in the rear yard would be preserved. The Plan Commission may wish to confirm this with the applicant as part of the public hearing.

Wetland/Stormwater Management: The proposed use will not alter the approved stormwater management plan.

Standards:

Section 9-12-4 of the Willowbrook Zoning Ordinance establishes standards that must be evaluated by the Plan Commission and Village Board. Recommendations may include conditions of approval if appropriate to mitigate any negative impacts created by the proposed Variance. The applicant's responses are provided on pages 11-12. A list of the special use standards is provided below, along with the proposed findings to be incorporated in the Plan Commission's recommendation and the Village Board's ordinance if approved.

(A) 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.

Finding: A 168 square foot sunroom addition is reasonable and comparable to what similar properties in the area can do to add value to their property. The lot has a large front yard setback, in a subdivision that is uniquely positioned between two streets. The sunroom addition will be livable space that adds to the overall square footage of the principle structure.

(B) 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.

Finding: While the addition of the sunroom is not a necessity, the intent of the homeowner to improve their property has been recognized. The subdivision is unique in that both the front and rear of the property front onto public streets, and because an increased setback of 70' is required from Clarendon Hills Road despite not requiring an increase in the depth of the lots. The variation will allow for a reasonably sized sunroom addition.

(C) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Finding: The hardship was not created by the applicant in that they built their home in compliance with the increased setback from Clarendon Hills Road.

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

Finding: Concerns of property owners surrounding the lot will be heard at the public hearing. Additional screening may or may not cause detrimental effects to the public welfare.

(E) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, substantially increase the danger of fire, or endanger the public safety.

Finding: While construction may cause some temporary traffic congestion due to the necessity for heavy machinery and the removal of certain trees, the addition will be a part of the principle structure and will add to the square footage of the home. The addition will not exceed the height of the principle structure, therefore light will not be substantially impaired.

(F) The proposed variation will not alter the essential character of the locality.

Finding: The applicant suggests that the proposed variation will match the house both architecturally and with construction materials. Construction materials have been listed on the elevation drawings provided in this staff report.

(G) The proposed variation is in harmony with the spirit and intent of Title 9 of this code.

Finding: So long as the applicant adheres to the new setback, square footage maximum, potential public concerns, and amenity bulk regulations, the proposed addition will be in harmony with the spirit and intent of Title 9 of this code.

Staff Recommendation:

The proposed sunroom will provide the homeowners with additional space that will increase the value of their property as well as the Sugarbush Subdivision's overall appearance. So long as the existing retaining wall and raised vegetable garden bed in Willowbrook's parkway is reallocated to a different location on the lot in a manner that it is no closer than five feet from any lot line, the property and the sunroom will not infringe on any other Village codes. The owners will need to remove these improvements prior to any recommendation being forwarded to the Village Board for consideration.

Based on the submitted petition and testimony presented, the approval of a setback variation from 30' to 23' to accommodate a 12'X14' sunroom use meets the standards for a variation setback as outlined in the staff report prepared for May 4, 2016 Plan Commission meeting and deliberated by the Plan Commission; therefore I move that the Plan Commission recommend approval of PC 16-02 subject to the following conditions:

1. The setback variation is authorized only for a 12'x14' sunroom addition.
2. The setback variation shall be null and void if construction of the proposed 12'x14' sunroom addition is not commenced pursuant to a duly issued permit within twelve (12) months of the date of any approval of the variation by the Village Board.

**NORTH OF 7806
CLARENDON HILLS
ROAD**



7718 S CLARENDON HILLS
PIN#: 00927410011

A: 17.8 ft
B: 53.0 ft
C: 67.0 ft
D: 31.5 ft
E: 15.8 ft
F: 65.6 ft

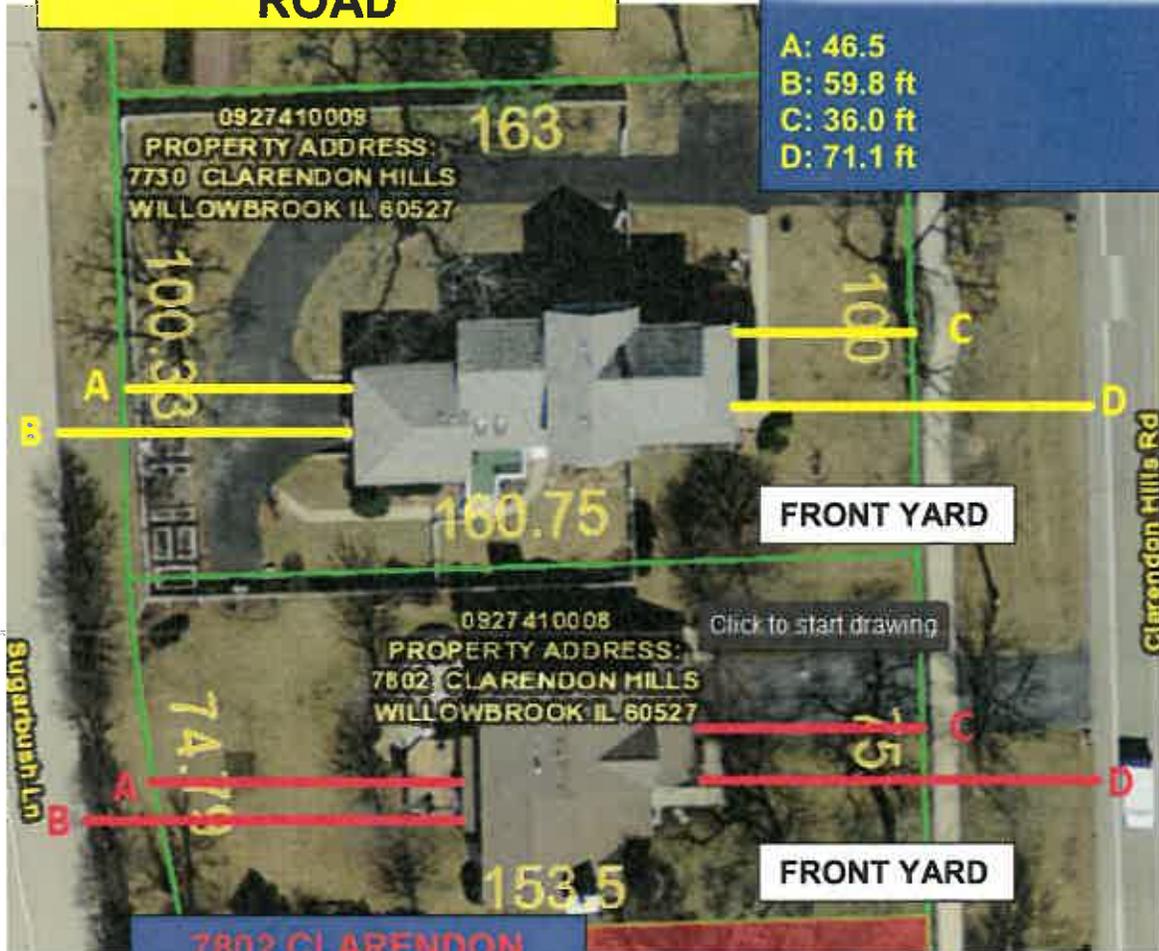
7722 CLARENDON HILLS
PIN#: 0927410008

A: 22.7 ft
B: 9.8 ft
C: 54.2 ft
D: 69.9 ft
E: 24.1 ft
F: 59.8 ft

**NORTH OF 7806
CLARENDON HILLS
ROAD**

**7730 CLARENDON
HILLS**
PIN #: 0927410009

- A: 46.5
- B: 59.8 ft
- C: 36.0 ft
- D: 71.1 ft



**7802 CLARENDON
HILLS**
PIN#: 00927410008

- A: 71.1 ft
- B: 82.9 ft
- C: 41.2 ft
- D: 76.0 ft

7806 CLARENDON HILLS ROAD



**SOUTH OF 7806
CLARENDON HILLS
ROAD**

**7814 CLARENDON
HILLS**
PIN#: 0927410004
A: 47.1
B: 63.7
C: 45.3
D: 80.0



7827 SUGARBUSH LN
PIN# 0927410001
A: 71 ft
B: 34 ft
C: 45.3 ft
D: 80 ft

**SOUTH OF 7806
CLARENDON HILLS
ROAD**



2/29/2016

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Standards for Variance
7806 Clarendon Hills Rd. Willowbrook, IL 60527

Variations to Zoning Ordinance

- A. 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.

Response: When this home was built it was set back very far in the lot. The two adjacent lots have their homes built much further up in the lot. The house located at 7814 has a front yard setback of 46 feet. The smallest portion of the rear yard is 44.2 feet and the largest part is 57.3 feet. The house located at 7802 has a front yard setback of 48.2 feet. The smallest portion of the rear yard is 64.2 feet and the largest portion is 70 feet. The property we are requesting variance for, 7806 Clarendon hills Rd has a much smaller rear yard than the two homes next to it. The largest area of the rear yard is 35.39 feet. Meanwhile the front yard setback is 70.52 at the smallest portion, which is much larger than the other two. With less than 6' of rear yard to work with before encroaching the 30' rear yard setback there is a clear hardship and inability to add value and needed space to the home. The numbers above used for the neighboring lots were obtained on the county's interactive map and are approximate.

- B. 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.

Response: As mentioned above, the property in question is positioned very far back in the lot compared to neighboring lots. In addition, the area in which this house is located has a very unusual layout as admitted by the village planner. Houses in this small strip are sandwiched between Sugarbush Lane and Clarendon Hills Rd. There are 8 lots which occupy this area. Every lot has one house, and every house faces either Sugarbush Lane or Clarendon Hills Rd. These lots are zoned R3 but are in an abnormal situation with a street on both the front and rear of the home. The unusual layout of the subdivision in this area and the placement of the home on the lot have created a hardship if the strict letter of regulations are carried out.

- C. The alleged hardship has not been created by any person presently having a proprietary interest in the premises.

Response: The alleged hardship has not been created by the person presently having a proprietary interest in the premises. The hardship is created by the location of the house on the lot and the development of the subdivision.

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

Response: This proposed variation will improve the property at 7806 Clarendon Hills Rd. This improvement will not be materially detrimental to the public welfare or injurious to other property in the neighborhood. Given the fact that the rear yard of this house backs up to a street and not another house this addition will not effect on any property around it.

- E. The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, substantially increase the danger of fire, or endanger the public safety.

Response: In junction with the previous answer, the proposed addition will not encroach on another property. It will not affect the supply of light and or air to adjacent properties. In no way shape or form will this variation increase congestion in the public streets, or increase the danger of fire or endanger public safety.

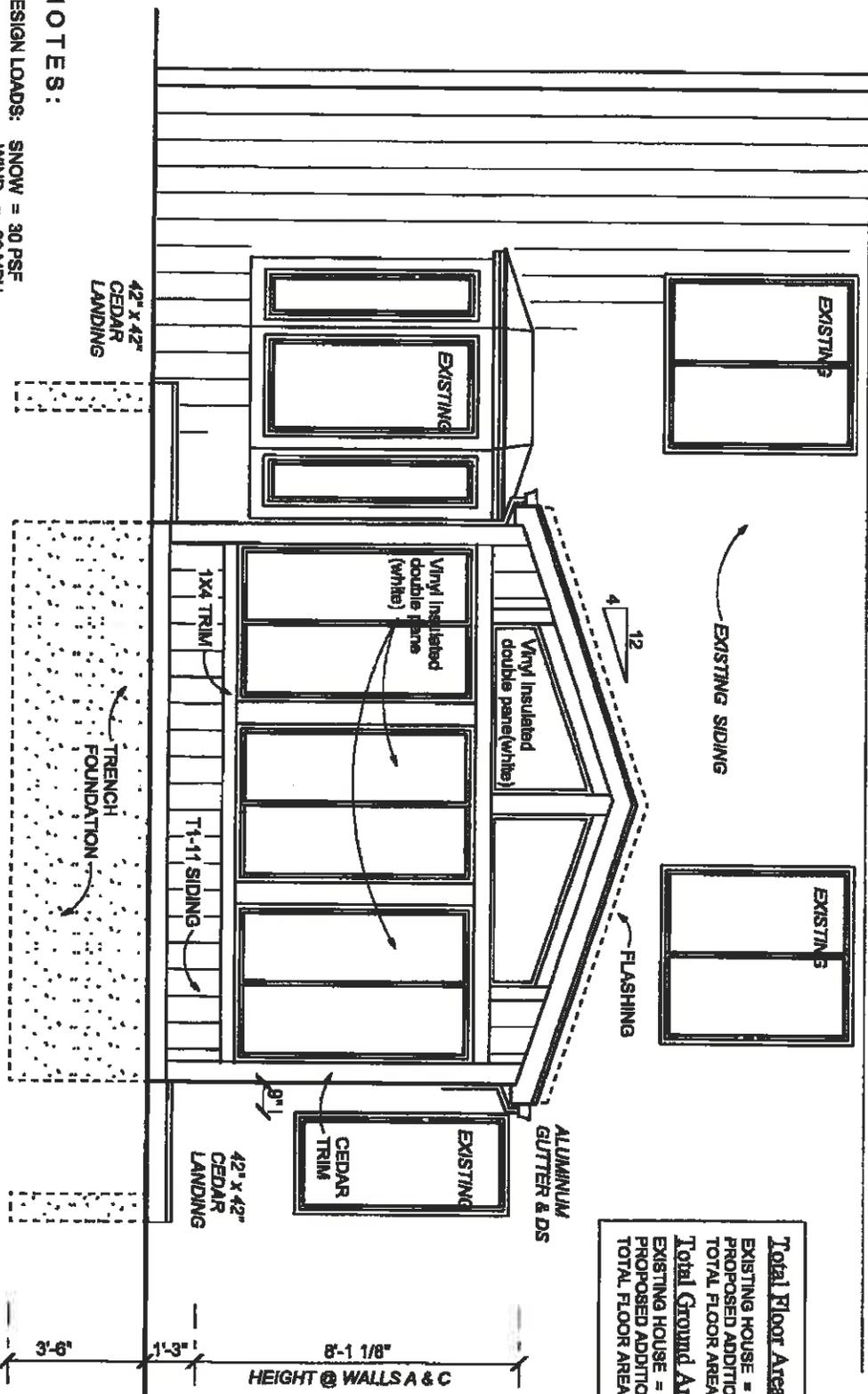
- F. The proposed variation will not alter the essential character of the locality.

Response: The proposed variation will not alter the essential character of the locality. The structure will match the house both in architectural style and materials used to construct. The sunroom addition will not be out of place and will in fact enhance the appearance of the property. The styles of homes on the street vary pretty greatly. This addition will be much more aesthetically pleasing than some of the other structures in the back yards of homes, i.e. above ground pools, and sheds.

- G. The proposed variation is in harmony with the spirit and intent of Title 9 of this code.

Response: The proposed variation is in harmony with the intent of Title 9 of this code. We are asking for a small rear yard setback variance because the house is built so far back in the lot that there is limited space for the home owner to make improvements to their home. The variation is being requested in order to give the homeowner needed space. The proposed addition will be a betterment to the home itself and the surrounding neighborhood.

EXISTING ROOF



Total Floor Area
 EXISTING HOUSE = 1,906 SQ. FT.
 PROPOSED ADDITION = 188 SQ. FT.
 TOTAL FLOOR AREA = 2,074 SQ. FT.

Total Ground Area
 EXISTING HOUSE = 1,597 SQ. FT.
 PROPOSED ADDITION = 188 SQ. FT.
 TOTAL FLOOR AREA = 1,785 SQ. FT.

NOTES:
 DESIGN LOADS: SNOW = 30 PSF
 WIND = 90 MPH
 ALL FASTENERS & CONNECTORS
 TO BE HOT DIPPED GALVANIZED,
 ALL FLASHING TO BE AC2 APPROVED

Front Elevation
 SCALE: 1/4" = 1'-0"

Timber Built
 Rooms

TimberBuilt, Inc. 841 S. Maple Drive
 St. Charles, Illinois 60174 Ph. (630) 453-7166

Front Elevation

Greg & Arlene Taylor
 7806 Clarendon Hills Rd
 Willowbrook, Illinois 60527

PROJECT: TAYLOR	REVISIONS:
DATE: 02-28-16	
DRAWN BY: J.R.B.	
CLOUD:	

1

James J. Byrnes

EXP. DATE: 11-30-16

STATE OF ILLINOIS
 04-7883
 JAMES RICHARD BYRNES
 LICENSED ARCHITECT

EXISTING
ROOF

CONTINUOUS RIDGE VENT

235# ASPHALT SHINGLES
TO MATCH EXISTING

CAULK
CONNECTIONS

EXISTING
WALL

DOWEL-IN
(3) #5 BARS

Vinyl Insulated
double pane
(white)

Vinyl Insulated
double pane
(white)
tempered

DOUBLE
PANE
TEMPERED

1X4 TRIM

TRENCH FOUNDATION

ALUMINUM
GUTTER & DS

CEDAR
TRIM

42" x 42"
CEDAR
LANDING

GRADE

8'-1 1/8"
HEIGHT @ WALLS A & C

Left Side Elevation

SCALE: 1/4" = 1'-0"

Left Elevation

Greg & Arlene Taylor
7806 Clarendon Hills Rd
Willowbrook, Illinois 60527

PROJECT:
TAYLOR

DATE: 02-28-16

DRAWN BY:
J.R.B.

CLOUD:

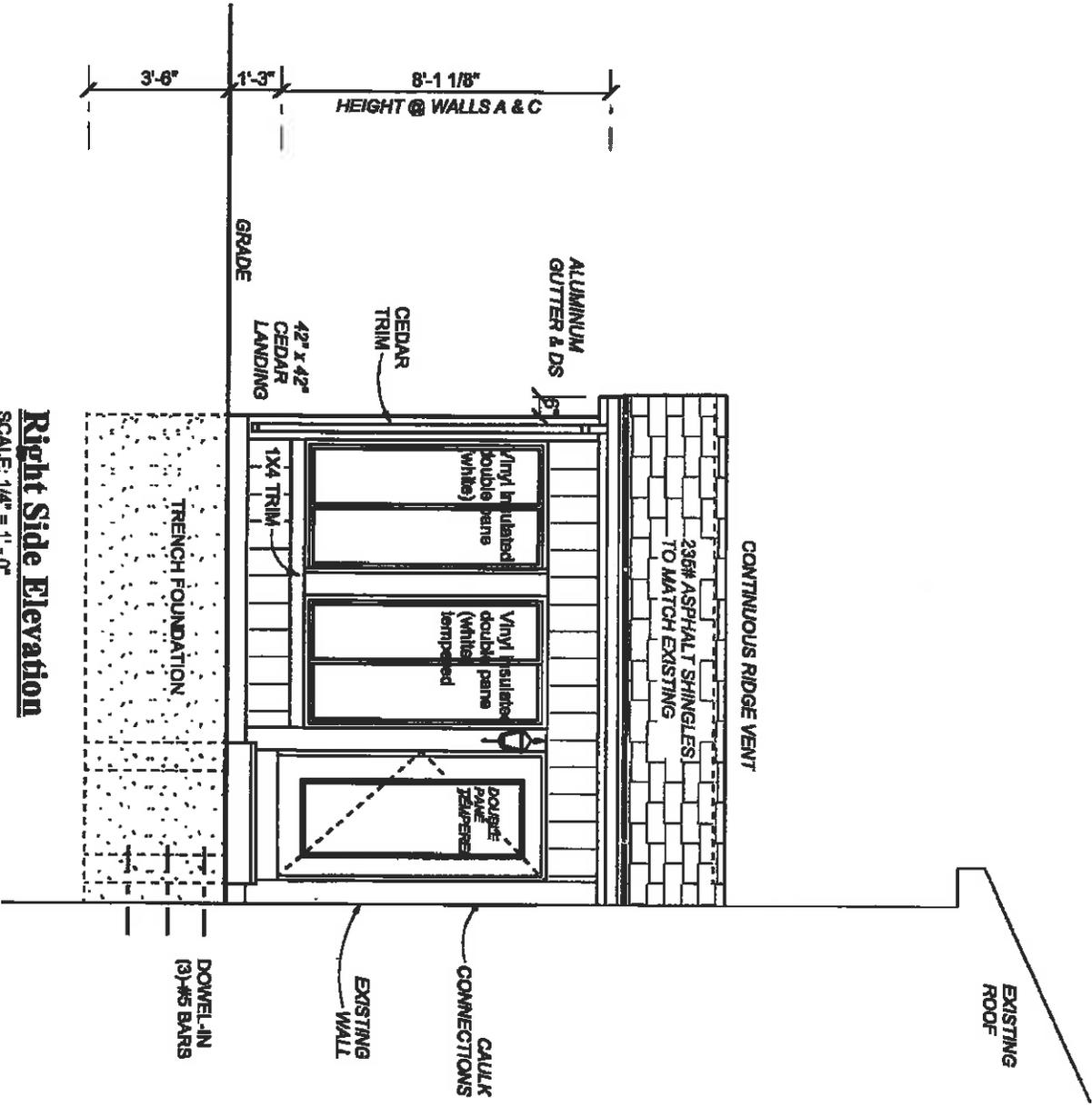
REVISIONS:



EXP. DATE: 11-30-16

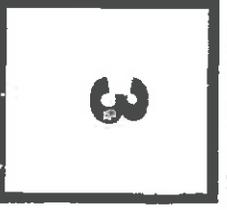
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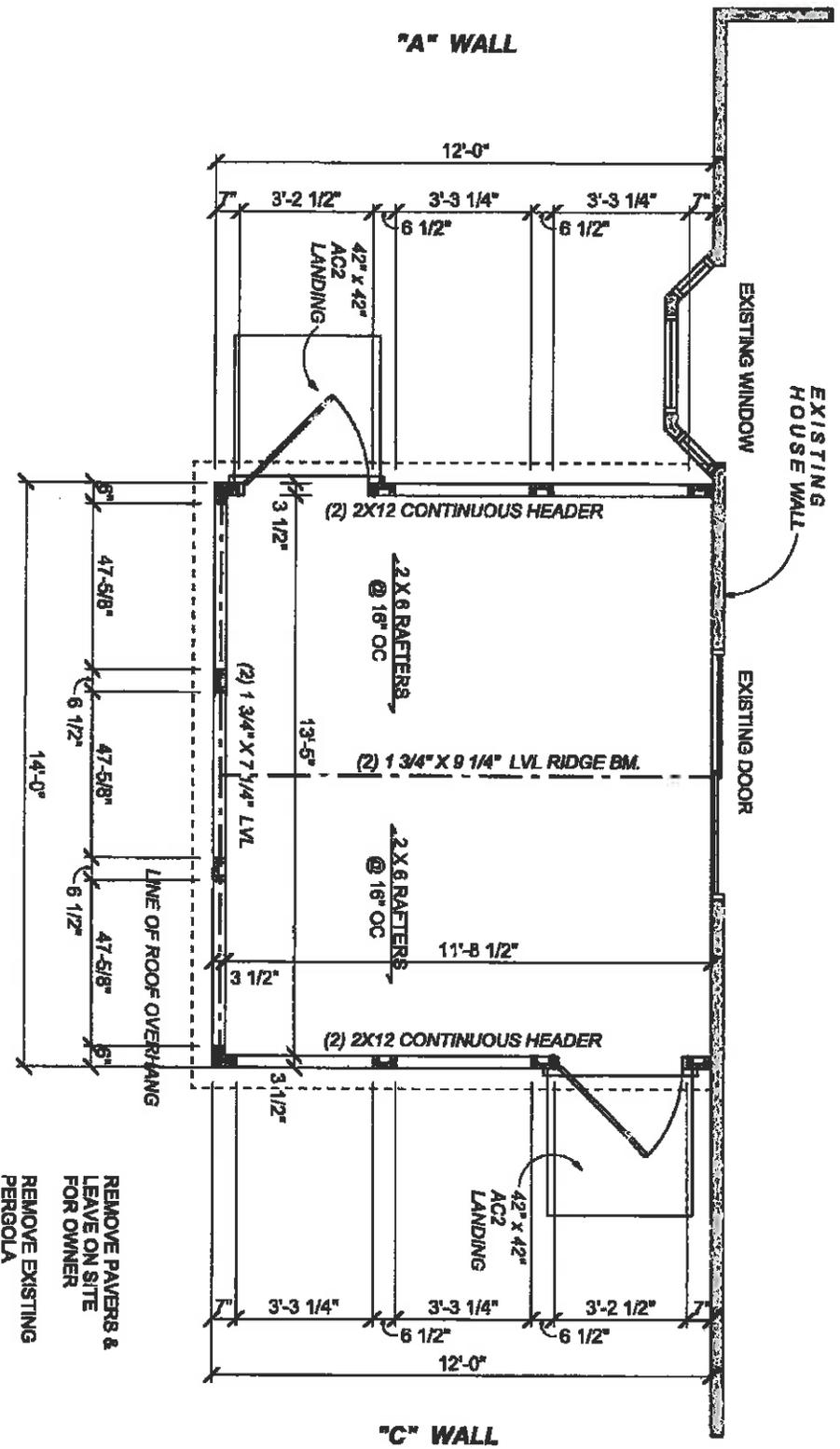


Right Side Elevation
SCALE: 1/4" = 1'-0"

Right Side Elevation	
Greg & Arlene Taylor 7806 Clarendon Hills Rd Willowbrook, Illinois 60527	
PROJECT: TAYLOR	REVISIONS:
DATE: 02-29-16	
DRAWN BY: J.R.B.	
CLOUD:	



James J. Givert
 EXP. DATE: 11-30-16
 STATE OF ILLINOIS
 01-7888
 JAMES
 RICHARD
 RYNER
 LICENSED ARCHITECT



NOTE:
SUNROOM NOT TO BE
USED AS A PERMANENT
LIVING AREA, THIS AREA
IS NOT TO BE HEATED
OR COOLED.

SUN ROOM FLOOR PLAN

SCALE: 1/4" = 1'-0"

REMOVE PAVERS &
LEAVE ON SITE
FOR OWNER
REMOVE EXISTING
PERGOLA

TimberBilt
Rooms

7400 W. 24th Street, Suite 201, Overland Park, KS 66207
Tel: (913) 646-1100

First Floor Plan	
<p>Greg & Arlene Taylor 7806 Clarendon Hills Rd Willowbrook, Illinois 60527</p>	
PROJECT: TAYLOR	REVISIONS:
DATE: 02-28-16	
DRAWN BY: J.R.B.	
CLOUD:	

5

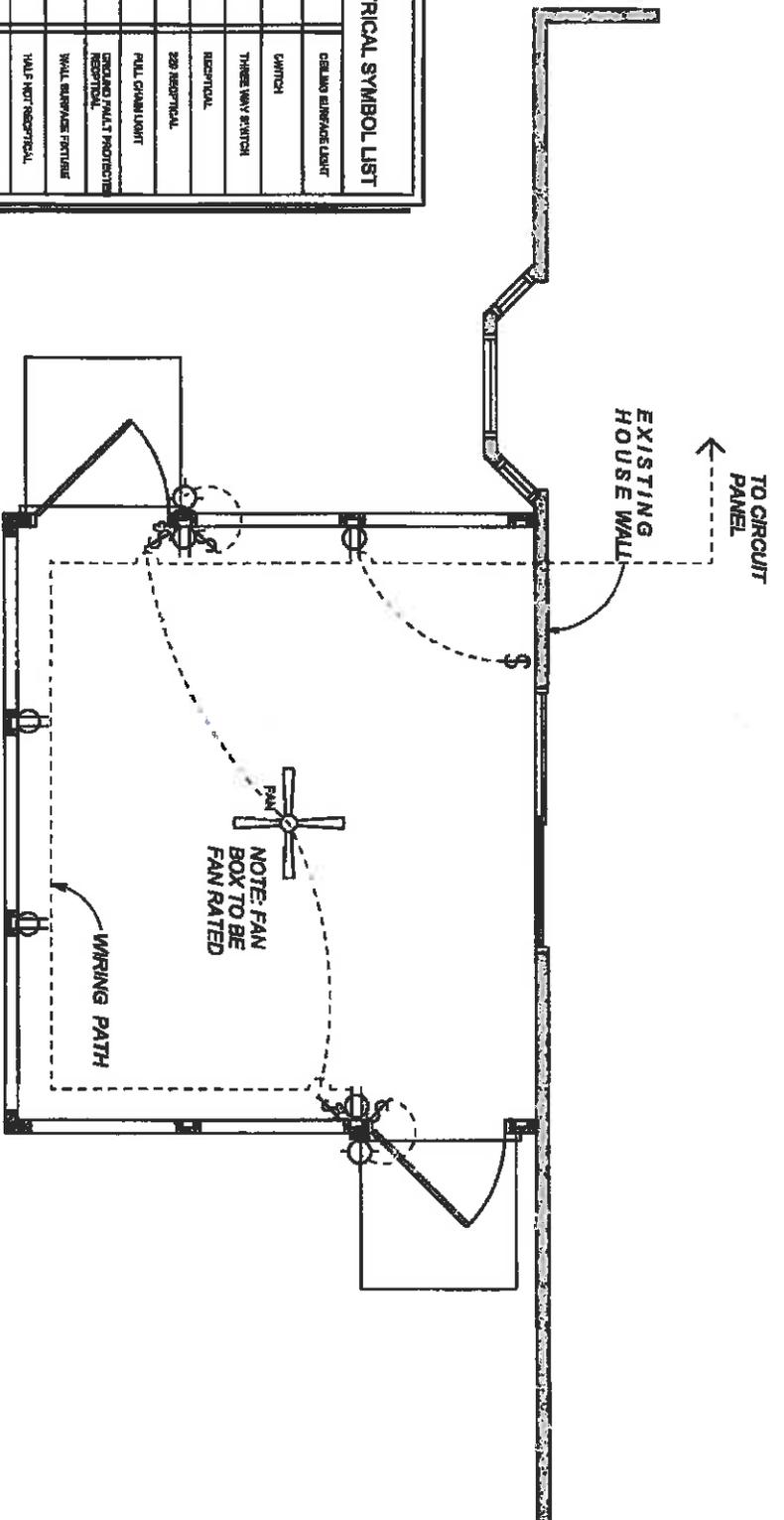
James R. Brines

STATE OF ILLINOIS
01-7683
JAMES
RICHARD
BRINES
LICENSED ARCHITECT

EXP. DATE: 11-30-18

ELECTRICAL SYMBOL LIST	
	CEILING EMERGENCY LIGHT
	SWITCH
	THREE WAY SWITCH
	RECEPTACLE
	208V RECEPTACLE
	PULL CHAIN LIGHT
	GROUND FAULT PROTECTOR RECEPTACLE
	WALL SWITCHES (TOGGLE)
	HALF HOT RECEPTACLE
	WATER PROOF OUTLET
	FAN
	PANEL LIGHT
	RECESSED LIGHT
	EYEWALL RECESSED LIGHT
	FLUORESCENT LIGHT
	FLOOR

USE EMT THINWALL CONDUIT



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

TimberBunk
 TimberBunk, Inc. 241 Eddy Drive
 48 Charles, Illinois 60174 Ph: (847) 433-1900

Rooms

Electrical Plans

Greg & Arlene Taylor
 7806 Clarendon Hills Rd
 Willowbrook, Illinois 60527

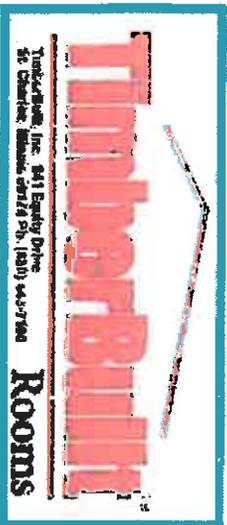
PROJECT: TAYLOR	REVISIONS:
DATE: 02-29-16	
DRAWN BY: J.R.B.	
CLOUD:	

6

James J. Byrnes

EXP. DATE: 11-30-16

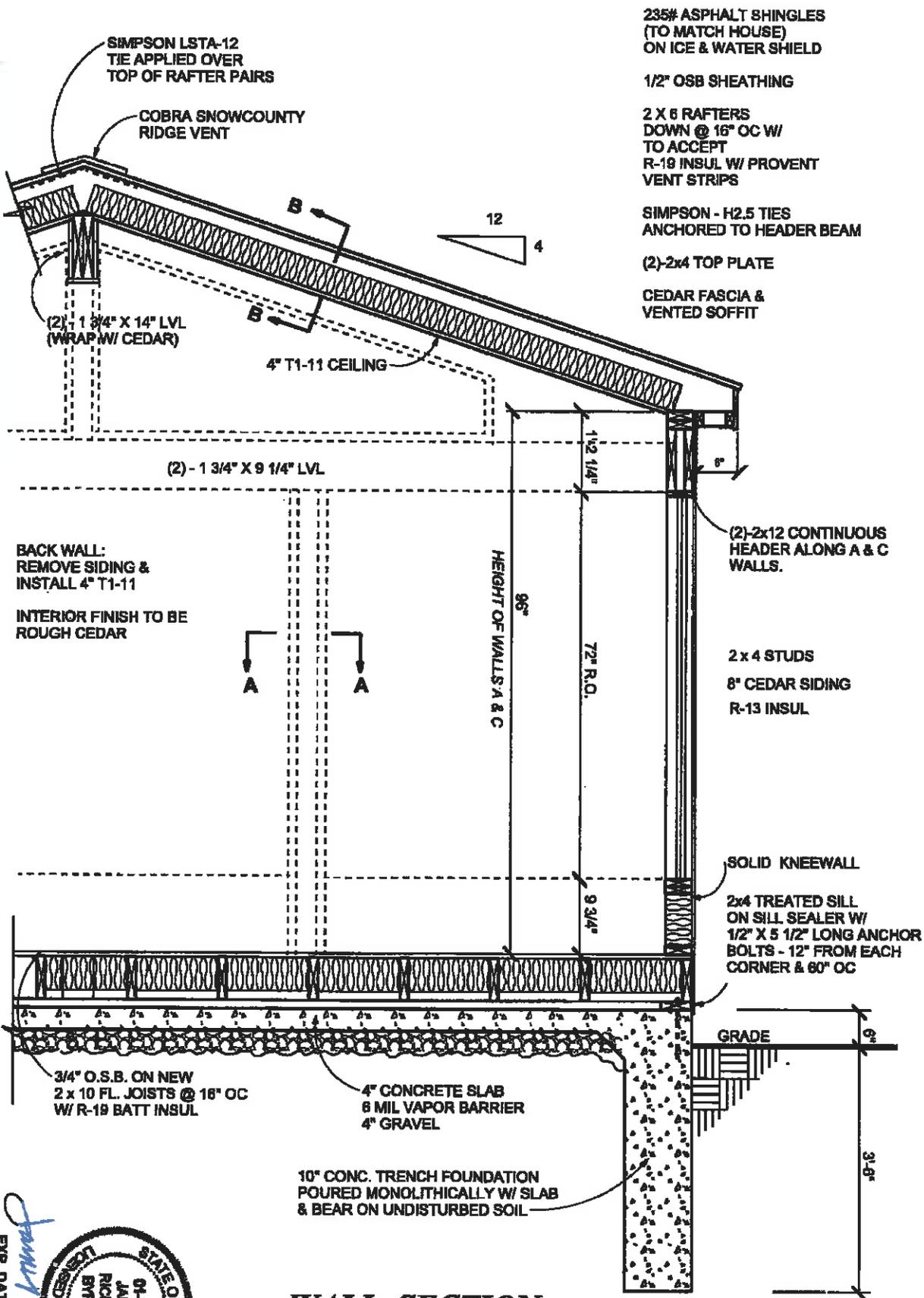
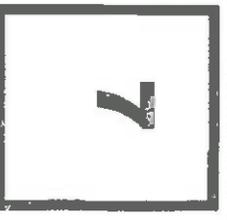
STATE OF ILLINOIS
 04-7888
 JAMES RICHARD BYRNES
 LICENSED ARCHITECT



Typical Wall Section

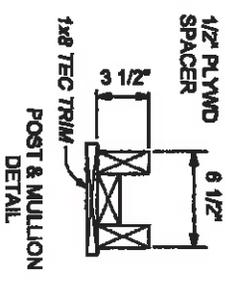
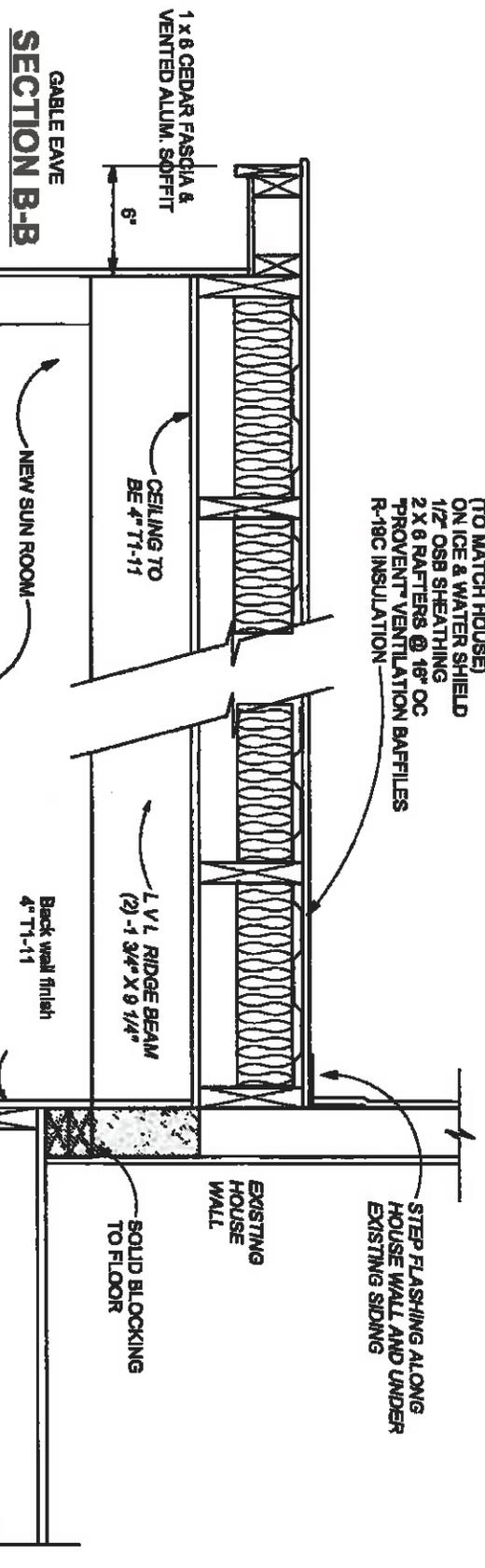
Greg & Arlene Taylor
7806 Clarendon Hills Rd
Willowbrook, Illinois 60527

PROJECT: TAYLOR	REVISIONS:
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DRAWN BY: J.R.B.	
CLOUD:	

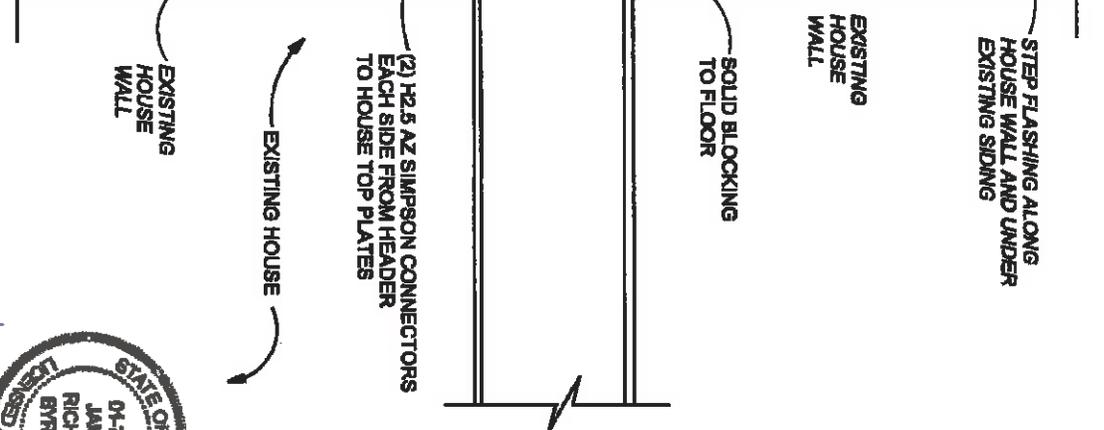


WALL SECTION
SCALE: 1/2" = 1'-0"

235# ASPHALT SHINGLES
 (TO MATCH HOUSE)
 ON ICE & WATER SHIELD
 1/2" OSB SHEATHING
 2 X 8 RAFTERS @ 16" OC
 PREVENT VENTILATION BAFFLES
 R-18C INSULATION



GABLE SUPPORT DETAIL
 SCALE: 1/2" = 1'-0"



Timber Built Rooms
 Timber Built Rooms, Inc. 841 Equity Drive
 St. Charles, Illinois 60174 Ph. (630) 443-7188

Gable Support & Sections
 Greg & Arlene Taylor
 7806 Clarendon Hills Rd
 Willowbrook, Illinois 60527

PROJECT: TAYLOR	REVISIONS:
DATE: 02-29-16	
DRAWN BY: J.R.B.	
CLOUD:	

8

James Taylor
 EXP. DATE: 11-30-16

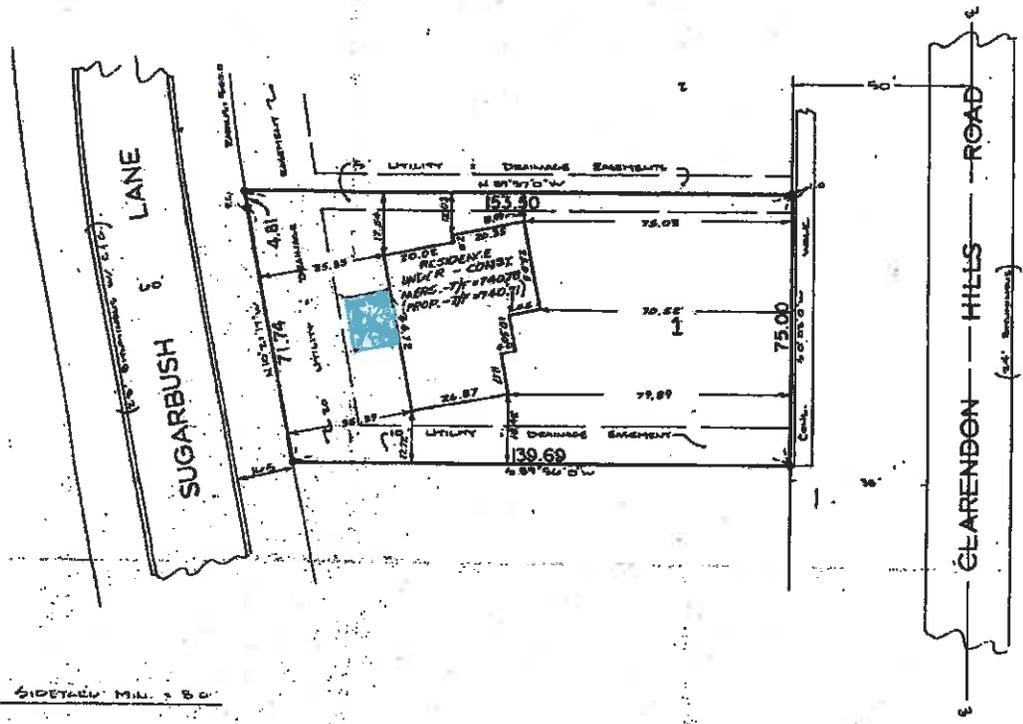
STATE OF ILLINOIS
 01-7028
 JAMES
 RICHARD
 RYANER
 LICENSED ARCHITECT

PLAT OF SURVEY

OF LOT 1 IN SUGARBUSH SUBDIVISION, A SUBDIVISION OF PART OF LOT 3 IN ANDERMAN'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.



92251



1:50 DETAIL MILL = 50'



STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

BUILDING LOCATED AS SHOWN ON THIS 22ND DAY OF JULY, A.D. 1922

FILED IN THE OFFICE OF THE
COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS
PREPARED FOR AIRMAN, County.

ORDER NO. 91278
FILE NO. 72471-C

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
I, ROBERT L. LAMBERT, AN ILLINOIS LAND SURVEYOR,
HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT
THE ABOVE PLAT IS A CORRECT REPRESENTATION OF
SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS
THIS 22ND DAY OF JULY, A.D. 1922

Illinois Land Surveyor No. 183
Compare all points before building and report any apparent differences to
the Surveyor.
None to read or construct solely for publication not shown on survey.
All distances are shown in feet and decimal thereof.

LAMBERT AND ASSOCIATES
LAND SURVEYORS
823 S. HALE ST. WHEATON, IL. 60187
TELEPHONE 653-6331

TO: Plan Commission

FROM: Jo Ellen Charlton, Planning Consultant

DATE: April 27, 2016

SUBJECT: Public Hearing Continued from April 6, 2016 Meeting

As you know, the public hearing for PC 16-04, Pulte's Carrington Club Development, was continued to the regular May meeting to be held in the same location on May 4, 2016. The applicant has requested they be given an opportunity at the start of that hearing in order to present the following:

1. A revised Landscape Plan, prepared in response to the request from the single family owner to the north. The plan was revised to add a row of upright arborvitaes to screen that resident's rear yard. A copy of that plan is attached to this report.
2. Update the Plan Commission on their discussion with Tri-State with regard to the suggested use of bollards in the emergency access drive to prevent unauthorized access.
3. A more complete description of the existing and proposed drainage and stormwater control plans based on the concerns raised during the first hearing.

Once this has been presented, any remaining comments or questions from the public should be accepted, after which the Plan Commission may close the public hearing and begin their discussion and deliberation. Please note that a copy of the transcript from the first meeting is available on the Village's website. Feel use this document to make notes of any additional questions or concerns you would like to discuss and to list any possible conditions or requirements you may wish to impose as part of your recommendation. With the exception of the revised Landscape Plan, any Plan Commission recommendation will be made using the base plans included with the last staff report. Any changes to those plans based on comments and testimony will need to be called out in any recommending motion. Staff will be completing its review of these and other notes and plans and will be preparing a sample motion for the Plan Commission's reference during the meeting that can be used if you are ready. I will try to incorporate possible conditions the Plan Commission may wish to consider that came up during the first hearing. I will also try to keep a running list of conditions/discussion topics raised during this next meeting, but please be sure to note issues that you feel are important in case I miss anything.

If there are any questions prior to the meeting, please do not hesitate to contact me.

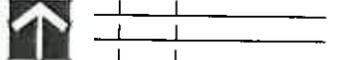
project:
Hinsbrook Club

Willowbrook, Illinois

sheet description:
Preliminary Overall Landscape Plan



scale: 1" = 40'D"



revisions:	4.28.2016	Per Homeowner Request
	3.18.2016	Per Village Review
	2.24.2016	Per Village Review

original issue date: **25 January 2016**

drawn by:
checked by:
project no.: **25036**
sheet no.:

PLANT MATERIAL LEGEND: (Sheets L100 Only)

- Columnar Parkway Trees, 3" Caliper
- Parkway Trees, 3" Caliper
- Shade Trees, 3" - 4" Caliper
- Ornamental Trees, 6' - 10' m/s
- Evergreen Trees, 8' tall
- Evergreen Shrubs, 24" wide
- Deciduous Shrubs, 36" tall
Dwarf Varieties, 18" tall
- Perennials & Grasses, 1 Gal.
- Cluster Mailbox Location
- Existing Trees - To Be Preserved
see sheet TS.100



- Notes:**
- See Sheet L.102 for a Preliminary Plant Material List
 - See Sheet L.104 for Typical House Landscape Plans
 - See Sheet L.102 for Planting Details and Construction Notes
 - See Sheet L.103 for Turf Establishment Limits
 - See Sheet TS.100 for an Inventory of Existing Trees to be Preserved

