

## A G E N D A

REGULAR MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, AUGUST 5, 2020 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: 886 0977 5863**

**Password: 801170**

**Written public comments can be submitted by no later than 6:30pm on August 5, 2020 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 - July 8, 2020
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-06: Petition to rezone the subject property from the R-1 Single Family Residence District to the R-1A Single Family Residence District, and review and recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision) and approval of a written recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision).
  - 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, JULY 8, 2020 AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

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

1. CALL TO ORDER

Vice Chairman Wagner called the meeting to order at the hour of 7:00 p.m.

2. ROLL CALL

Those present at roll call were Commissioners Remkus, Raffalo, Kaucky, Walec, and Vic Chairman Wagner

Also present were Planning Consultant Anne Choi, Building Official Roy Giuntoli, and Recording Secretary Lisa Shemroske.

Absent: Commissioner Soukup and Chairman Kopp

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting, March 4, 2020

**MOTION:** Made by Commissioner Remkus seconded by Commissioner Walec, to approve the Omnibus Vote Agenda as presented.

**MOTION DECLARED CARRIED**

4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 20-05: Petition for text amendments to amend Section 9-6-1 General Conditions, Section 9-8-4 District Standards, Section 9-12-10 Temporary Uses, and any other relevant sections for clarity, of Title 9-Zoning Title of the Village of the Willowbrook Municipal Code, to allow for the following: temporary outside activities including, but not limited to, outdoor dining on private property, service businesses to utilize exterior space to conduct business activities, outdoor dining in the M-1 Light Manufacturing District, outdoor dining to extend beyond September 30th of each year, and a temporary reduction in off-street parking requirements for outside business activities and outdoor dining during a state of emergency, currently related to the Covid-19 pandemic.

- A. PUBLIC HEARING  
Motion to close public hearing.
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation.

MOTION: The following motion made by Commissioner Remkus was seconded by Commissioner Ruffalo and all in favor

Based on the submitted petition and testimony presented, I move that the Plan Commission recommend to the Village Board approval of the text amendments presented on pages 4 and 5 of the staff report for PC Case Number 20-05 to allow service businesses to utilize exterior space to conduct business activities as a temporary building permit, allow for outdoor dining within the M1 Light Manufacturing District in conjunction with a production brewery taproom as a temporary use, allow for outdoor dining at fast food restaurants as a temporary use, and allow for outdoor dining to extend beyond September 30 of each year.

Roll Call Votes: AYES: Commissioner Remkus, Ruffalo, Kaucky Walec, and Vice Chairman Wager  
NAYES; None

MOTION DECLARED CARRIED

5. VISTOR'S BUSINESS

None

6. COMMUNICATIONS:

Planner Choi informed Commissioners that the meeting for August 5, 2020 is an application for a Subdivision and a text amendment for potential changes to Temporary Sign Ordinance

7. ADJOURNMENT

Motion to adjourn made at 7:13pm by Commissioner Remkus and second by Commissioner Walec all in favor

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

August 5, 2020\_\_\_\_\_

Chairman\_\_\_\_\_

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

7/8/2020

## **WILLOWBROOK MEETING**

**20-05**

ROBIN HEJNAR

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

WEDNESDAY, JULY 08, 2020

7:00 p.m.

RECORD OF THE PROCEEDINGS had at the meeting held  
Before the Planning & Zoning Commission of Woodridge, on  
Wednesday, the 8th day of July 2020, 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.

1 APPEARANCES:

2  
3 John Wagner - Vice-Chairman

4 Lisa Shemroske - Secretary

5 Gregory Ruffolo - Member

6 Leonard Kaucky - Member

7 Maciej Walec - Member

8 William Remkus - Member

9  
10  
11  
12  
13  
14  
15 Staff Also Present:

16 Ann Choi - Planning Consultant

17 Roy Giuntoli - Building Official

1           VICE CHAIRMAN WAGNER: I call to order of  
2 the Planned Commission of Village of Willowbrook for  
3 Public Hearing Zoning Case 20-05. Notice is hereby  
4 given that the Planned Commission of the Village of  
5 Willowbrook, DuPage County, Illinois, will conduct a  
6 public hearing in a regular meeting of the Planned  
7 Commission on the 8th of July, 2020, at the hour of  
8 7:00 p.m. This meeting will typically take place in the  
9 Willowbrook Training Room, 7600 Quincy Street,  
10 Willowbrook, Illinois.

11           The purpose of the public hearing shall be  
12 to consider a petition for Text Amendment to amend  
13 Section 9-6-1, general conditions; Section 9-12-10,  
14 temporary uses; Section 9-8-4, district standards; and  
15 any other relevant sections for clarity of Title 9,  
16 Zoning Title of the Village of Willowbrook, Municipal  
17 Code, to allow the following temporary outside  
18 activities; including, but not limited to, outdoor  
19 dining on private property, service businesses to  
20 utilize exterior space to conduct business activities,  
21 outdoor dining in the M1 Light Manufacturing District,  
22 outdoor dining to extend beyond September 30th of the  
23 year, and a temporary reduction in parking requirements,  
24 and/or reduced drive aisles for outside business

1 activities and outdoor dining during the state of  
2 emergency currently related to COVID-19.

3 This public notice was published in the  
4 Doings Newspaper dated June 18, 2020. This presentation  
5 will be made by Ann Choi, Planning Consulting, Village  
6 of Willowbrook.

7 MS. SHEMROSKE: We'll do a roll call.  
8 Commissioner Remkus?

9 MR. REMKUS: Here.

10 MS. SHEMROSKE: Commissioner Soukup?  
11 Commissioner Ruffolo?

12 MR. RUFFOLO: Here.

13 MS. SHEMROSKE: Commissioner Kaucky?

14 MR. KAUCKY: Here.

15 MS. SHEMROSKE: Commissioner Walec?

16 MR. WALEC: Here.

17 MS. SHEMROSKE: Vice Chairman Wagner?

18 VICE CHAIRMAN WAGNER: Here.

19 MS. SHEMROSKE: Chairman Kopp? Planner Ann  
20 Choi?

21 MS. CHOI: Here.

22 MS. SHEMROSKE: Building official Roy  
23 Giuntoli?

24 MR. GIUNTOLI: Here.



1 MS. SHEMROSKE: And I am secretary, Lisa  
2 Shemroske.

3 MS. CHOI: Thank you, Lisa.

4 So, as the Planned Commission members are  
5 aware, in late 2019 a new and significant outbreak of  
6 the Corona virus disease, which we all know as COVID-19,  
7 emerged in China. The World Health Organization  
8 declared COVID-19 a public health emergency of  
9 international concern on January 30th, 2020, and the  
10 United States Secretary of Health and Human Services  
11 declared that COVID-19 presents a public health  
12 emergency on January 17th, 2020.

13 On March 9th, 2020, Illinois governor J. B.  
14 Pritzker declared all counties in the State of Illinois  
15 as a disaster area under the Governor's disaster  
16 proclamation. Governor Pritzker has also issued a  
17 stay-at-home order with restricted business operations  
18 due to COVID-19 pandemic. He issued a phase five  
19 program, restore Illinois, to guide the state's business  
20 activities through this pandemic, which you can find in  
21 attachment two of your staff report. Currently, the  
22 state is in the phase four revitalization stage.

23 Mayor Frank Trilla also signed executive  
24 Order No. 2020-1 on May 26th, 2020, to allow for all

1 actions to reasonably and expeditiously necessary to  
2 respond to the local state of emergency, including  
3 providing relief for local businesses as we slowly get  
4 the economy back on its feet.

5 This Village initiated text amendment was  
6 brought about because of an increase in public inquiries  
7 by several businesses, local businesses seeking  
8 flexibility in operating their businesses with the  
9 various occupancy restrictions and social distancing  
10 requirements.

11 Of the many businesses within the Village  
12 that have significantly and adversely affected by the  
13 ongoing COVID-19 pandemic, places of eating and drinking  
14 has been hit especially hard. Tonight's presentation  
15 proposes a series of text amendments that have a primary  
16 focus to alleviate the hardships faced by many places of  
17 eating establishes.

18 The proposed changes to the zoning code  
19 would allow for these establishments, such as fast-food  
20 restaurants and production brewery tap rooms to have  
21 outdoor dining through a temporary permit process to be  
22 applied for annually during the state of emergency, but  
23 also, when the emergency is lifted, to allow for outdoor  
24 dining to extend until December 1st.

1           Currently, a fast food restaurant or the  
2           brewery in town cannot apply for a temporary permit  
3           unless its part of a PUD. Outdoor dining is also not  
4           allowed beyond September 30th of each year.

5           The public hearing notice indicated that  
6           tonight's discussion would also include; one, the  
7           reduction of off-street parking; and, two, allowing  
8           service business as to utilize exterior space to conduct  
9           business activities. The latter issue was about  
10          allowing services, such as health clubs, to hold outdoor  
11          exercise classes on private property. Any relief from  
12          the off-street parking requirements are allowing health  
13          clubs to hold outdoor classes is already covered under  
14          the executive order 2020-1, and will not require changes  
15          to the zoning code.

16          I just wanted to mention that this executive  
17          order would also waive the temporary permit fees for  
18          restaurants, fast food establishments, breweries, and  
19          health clubs during the state of emergency.

20          Staff believes the proposed text amendments  
21          found on pages 4 and 5 of the staff report are in  
22          keeping with the recently executed executive order, and  
23          would alleviate the hardships faced by many of the  
24          hardest hit businesses in the Village. Therefore, staff

1 recommends approval of the proposed Text Amendments. If  
2 the Planned Commission is supportive of this petition, a  
3 sample motion can be found on page 6 of the staff  
4 report, and that concludes my report.

5 VICE CHAIRMAN WAGNER: Thank you, Ann.

6 Do any of the commissioners have any  
7 questions?

8 Do any of the members of the public have any  
9 questions?

10 Hearing none -- hearing none, I would close  
11 the public hearing, and we will adjourn to our regular  
12 meeting.

13 MS. SHEMROSKE: You have to read the sample  
14 motion.

15 VICE CHAIRMAN WAGNER: Well, then we will  
16 read the motion based on the submitted petition and  
17 testimony presented.

18 I move that the Planned Commission recommend  
19 to the Village Board approval of the Text Amendments  
20 presented on page 4 and 5 of the staff report for PC  
21 Case No. 20-05, to allow service businesses to utilize  
22 exterior space to conduct business activities as a  
23 temporary building permit, allow for outdoor dining  
24 within the M1 Light Manufacturing District in

1 conjunction with the Production Brewery Tap Room as a  
2 temporary use, allow for outdoor dining at fast-food  
3 restaurants as temporary use, and allow for outdoor  
4 dining to extend beyond September 30th of each year.

5 Do I hear a --

6 MS. SHEMROSKE: -- motion to approve?

7 MR. REMKUS: Motion.

8 MR. RUFFOLO: Second.

9 VICE CHAIRMAN WAGNER: Would you please call  
10 the roll.

11 MS. SHEMROSKE: Yes.

12 Commissioner Remkus?

13 MR. REMKUS: Yes.

14 MS. SHEMROSKE: Commissioner Soukup? Sorry,  
15 Commissioner Ruffolo?

16 MR. RUFFOLO: Yes.

17 MS. SHEMROSKE: Commissioner Kaucky?

18 MR. KAUCKY: Yes.

19 MS. SHEMROSKE: Commissioner Walec?

20 MR. WALEC: Yes.

21 MS. SHEMROSKE: Vice Chairman Wagner?

22 VICE CHAIRMAN WAGNER: Yes.

23 MS. SHEMROSKE: And with that, the motion is  
24 approved, and we will then adjourn the public hearing.

(WHICH WERE ALL THE PROCEEDINGS HAD.)

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24

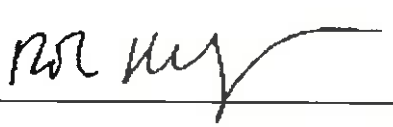
1 STATE OF ILLINOIS )  
2 ) SS:  
3 COUNTY OF DUPAGE )  
4

5 I, ROBIN HEJNAR, a certified shorthand reporter  
6 and registered professional reporter within and for the  
7 County of DuPage and State of Illinois, do hereby  
8 certify that the meeting in the above-entitled matter  
9 was recorded stenographically by me, was reduced to  
10 typewriting under my personal direction.

11 I further certify that the said meeting was  
12 taken at the time and place specified.

13 I further certify that I am not a relative or  
14 employee or attorney or counsel of any of the parties,  
15 relative or employee of such attorney or counsel or  
16 financially interested directly or indirectly in this  
17 action.

18 In witness whereof, I have hereunto set my hand  
19 and affixed my seal of office at Chicago, Illinois, 23<sup>rd</sup>  
20 day of July, A.D., 2020.

21   
22 ROBIN HEJNAR  
23 CERTIFIED SHORTHAND REPORTER,  
24 REGISTERED PROFESSIONAL REPORTER,  
License No. 084-004689





**Village of Willowbrook**  
Staff Report to the Plan Commission

<b>Plan Commission Date:</b>	August 5, 2020																		
<b>Prepared By:</b>	Ann Choi, Village Planning Consultant																		
<b>Case Title:</b>	<b>Zoning Hearing Case No. 20-06: Bentley Meadows Subdivision and Rezoning</b>																		
<b>Applicant:</b>	John Jurinek/New Horizon Homes Builder, Inc.																		
<b>Action Requested:</b>	A map amendment to rezone the subject property from the R-1 Single Family Residence District to the R-1A Single Family Residence District, and review and recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision) and approval of a written recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision).																		
<b>Applicable Regulations:</b>	Comprehensive Plan, Zoning Ordinance, Subdivision Regulations																		
<b>Location:</b>	6224 South Bentley Avenue, Willowbrook IL 60527																		
<b>PINs:</b>	09-15-405-014																		
<b>Existing Zoning:</b>	R-1 Single Family Residence District																		
<b>Proposed Zoning:</b>	R-1A Single Family Residence District																		
<b>Existing Land Use:</b>	Low Density Residential (1-2 du/acre)																		
<b>Property Size:</b>	1.13 acres																		
<b>Surrounding Land Use:</b>	<table><tr><th></th><th>Use</th><th>Zoning</th></tr><tr><td>North</td><td>Single Family Residence</td><td>R-1</td></tr><tr><td>South</td><td>Single Family Residence</td><td>R-1</td></tr><tr><td>East</td><td>Single Family Residence</td><td>R-2</td></tr><tr><td>West</td><td>Residential</td><td>Unincorporated</td></tr></table>		Use	Zoning	North	Single Family Residence	R-1	South	Single Family Residence	R-1	East	Single Family Residence	R-2	West	Residential	Unincorporated			
	Use	Zoning																	
North	Single Family Residence	R-1																	
South	Single Family Residence	R-1																	
East	Single Family Residence	R-2																	
West	Residential	Unincorporated																	
<b>Documents Attached:</b>	<table><tr><td>Attachment 1:</td><td>Public Hearing Notice</td></tr><tr><td>Attachment 2:</td><td>Legal Description</td></tr><tr><td>Attachment 3:</td><td>Plat of Survey</td></tr><tr><td>Attachment 4:</td><td>Final Plat of Subdivision, bearing the latest revision date of 7/20/20</td></tr><tr><td>Attachment 5:</td><td>Engineer's Review Letter (CBBEL), dated 6/30/2020</td></tr><tr><td></td><td>Engineer's Review Letter (CBBEL), dated 7/15/2020</td></tr><tr><td></td><td>Engineer's Review Letter (CBBEL), dated 7/20/2020</td></tr><tr><td></td><td>Engineer's Review Letter (CBBEL), dated 7/29/2020</td></tr></table>			Attachment 1:	Public Hearing Notice	Attachment 2:	Legal Description	Attachment 3:	Plat of Survey	Attachment 4:	Final Plat of Subdivision, bearing the latest revision date of 7/20/20	Attachment 5:	Engineer's Review Letter (CBBEL), dated 6/30/2020		Engineer's Review Letter (CBBEL), dated 7/15/2020		Engineer's Review Letter (CBBEL), dated 7/20/2020		Engineer's Review Letter (CBBEL), dated 7/29/2020
Attachment 1:	Public Hearing Notice																		
Attachment 2:	Legal Description																		
Attachment 3:	Plat of Survey																		
Attachment 4:	Final Plat of Subdivision, bearing the latest revision date of 7/20/20																		
Attachment 5:	Engineer's Review Letter (CBBEL), dated 6/30/2020																		
	Engineer's Review Letter (CBBEL), dated 7/15/2020																		
	Engineer's Review Letter (CBBEL), dated 7/20/2020																		
	Engineer's Review Letter (CBBEL), dated 7/29/2020																		

**Necessary Action by Plan Commission:** Open Public Hearing, accept testimony, and approve a recommendation to the Village Board.





## Background

### Site Description

The 1.13-acre subject property is currently improved with a single-family home. The parcel measures approximately 165' by 298' with a total approximate area of 49,320 square feet. The parcel was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision. It consists of six (6) lots of varying widths.

### Development Proposal

The petitioner and property owner, John Jurinek of New Horizon Homes Builder Inc. ("Applicant"), is requesting to rezone the property at 6224 Bentley Avenue from the R-1 Single Family Residence Zoning District to R-1A Single Family Residence Zoning District. The Applicant further proposes to subdivide the property into two buildable lots that comply with the minimum lot requirements of the R-1A Zoning District. The two new lots will comply in all respects with the R-1A zoning district bulk standards without variations.

Pursuant to the Subdivision Regulations, the proposed subdivision qualifies as a minor subdivision and can proceed directly to final plat approval, without a public hearing, but with Plan Commission review and recommendation prior to Village Board consideration.

## Staff Analysis

### Appropriateness of Use

Single-family detached homes are permitted uses in the R-1A district. The bulk regulations for the R-1A district are provided in the chart below. Both proposed lots meet these minimum requirements.

Bulk Standard	R-1	R-1A	Proposed		Departure
			Lot 1	Lot 2	
Lot Area	30,000 sq. ft.	17,000 sq. ft.	24,663 sq. ft.	24,664 sq.ft.	None.
Lot Width	100 ft.	80 ft.	82.74 ft.	82.74 ft.	None.
Lot Width (corner lot)	125 feet	110 feet	Not Applicable.		None.
Lot Depth	150 ft.	150 ft.	298.06 ft.	298.07 ft.	None.
Front Yard Setback	60 ft.	50 ft.	50 ft.	50 ft.	None.
Interior Side Yard Setback	10% or 15 ft.	10% or 10 ft.	10 ft.	10 ft.	None.
Exterior Side Yard Setback	50 ft.	40 ft.	Not Applicable.		None.
Rear Yard Setback	50 ft.	40 ft.	40 ft.	40 ft.	None.

### Subdivision Improvements

Consistent with the development patterns for new development to the north, no subdivision improvements (curb, gutter, storm sewer) will be required with development on these lots. The Comprehensive Plan designates Bentley Avenue as a rural cross section with no need for these improvements.

### Easements

Section 10-4-2(C) of the Village Code includes side and rear yard easement requirements for both interior and perimeter lots within a subdivision. Pursuant to the Subdivision Regulations, five-foot (5') interior side yard easements, ten-foot (10') peripheral side yard easements, and twenty-foot (20') peripheral rear yard easements are required and are reflected in the proposed plat.



### **Drainage and Storm Water Management**

There is no floodplain located on the subject property.

### **Proposed Post-Construction Best Managements Practice (PCBMPs)**

The provision of final engineering on a subdivision this small that does not include public improvements is difficult until the actual house permit is submitted. According to the Village Engineer's initial review letter General Comment #7 (attached), the Village presumes that the net new impervious area from the two lots will be such that PCBMPs will be required, and that each lot will provide the required volume control with the construction of each house. Per the Village Engineer's recommendation, a note to this effect has been included on the plat.

### **Existing Improvements to be Demolished prior to Plat Recording**

Because the existing home straddles may interfere with the required easements, a condition is recommended that requires demolition of the house and the garage on the property prior to the recordation of the plat. It is staff's understanding that the petitioner has already submitted a demolition permit with the Village's building department.

### **Comprehensive Plan/Compatibility**

The Village of Willowbrook's Comprehensive Plan indicates that the R-1A Single-Family zoning is appropriate for this property. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. There are some precedents for lots zoned R-1A in the area to the north of the subject property as well as lots zoned R-2 directly across Bentley Avenue to the east. The lots located immediately to the north of the subject property are zoned R-1 but have lot widths of approximately 82 feet and lot areas of approximately 24,675 square feet, comparable to the proposed two lots.

Lot 1 – 24,663 square feet

Lot 2 – 24,664 square feet

### **Staff Recommendation**

Staff has no objection to the proposed rezoning and subdivision request. The request complies with the guidelines set forth in the Village's Comprehensive Plan and other land development regulations. The requested zoning and lot configurations should have no negative impacts on surrounding land uses. The proposed lots will be similar or larger than the typical lot size in this neighborhood.

Should the Plan Commission wish to support this request, staff recommends that the following condition be included:

1. The existing house and garage must be demolished prior to the plat being recorded.
2. 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.

### **Sample Motion**

Based on the submitted petition and testimony provided, I move that the Plan Commission recommend to the Village Board to rezone the property located at 6224 Bentley Avenue from the R-1 zoning district to the R-1A zoning district; that the Plan Commission has reviewed the Final Plat of Subdivision for Bentley Meadows and recommends approval of a Final Plat of Subdivision bearing the latest revision date of July 20, 2020, for PC 20-06 for the August 5, 2020 Plan Commission meeting, subject to the conditions of approval and plans listed in the Staff Report prepared for PC 20-06 for the August 5, 2020 Plan Commission meeting.



**Attachment 1**  
**Public Hearing Notice (3 pages)**

**NOTICE OF PUBLIC HEARING**  
**ZONING HEARING CASE NO. 20-06**

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 August 5, 2020 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, the Village will be utilizing a call-in number. Once available, access instructions will be provided on the Village of Willowbrook's Plan Commission website below: <https://www.willowbrookil.org/Archive.aspx?AMID=44>.

The purpose of this public hearing shall be to consider a petition for a map amendment to rezone the subject property from the R-1 Single Family Residence District to the R-1A Zoning Single Family Residence District, and review and recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision) and approval of a written recommendation regarding a Final Plat of Subdivision for 6224 South Bentley Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision). The Final Plat of Subdivision will create two lots suitable for single-family homes on property legally described as follows:

THE SOUTHEAST QUARTER OF LOT 23 IN CLARENDON HILLS ACRE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1923 AS DOCUMENT 163397, IN DU PAGE COUNTY, ILLINOIS.

PINs: 09-15-405-014

ADDRESS: 6224 Bentley Avenue, Willowbrook, Illinois 60527

The applicant for this petition is John Jurinek of New Horizon Homes Builder, Inc., 9S737 William Drive, Willowbrook, IL 60527.

Copies of the application and related documentation are on file in the office of the Village Planner, 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 Roy Giuntoli, 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. Written comments may be submitted up to the hour of 6:30pm on August 5, 2020 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.

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/ Brian Pabst  
Village Administrator  
(630) 920-2261

Published in the July 16, 2020 edition of *The Doings* Newspaper.



**References**



**TO PLACE  
AN AD  
ONLINE GO TO**

**[placeanad.tribunesuburbs.com](http://placeanad.tribunesuburbs.com)**







**Attachment 2**  
**Legal Description (1 page)**

The property contained in this Instrument is legally described as follows:

The Southeast Quarter of Lot 23 in Clarendon Hills Acre Estates, Being a Subdivision of the Southeast Quarter of Section 15, Township 38 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded March 7, 1923 as Document 163397, in Du Page County, Illinois.

This property is commonly known as 6224 Bentley Avenue, Willowbrook, Illinois 60527, Permanent Tax Parcel Number 09-15-405-014.



**Attachment 3**  
**Plat of Survey (1 sheet)**



**PARCEL IDENTIFICATION  
NUMBER**



1

---

---

---

[illegible]



**Attachment 4**  
**Final Plat of Subdivision (2 sheets)**

**BENTLEY MEADOWS**

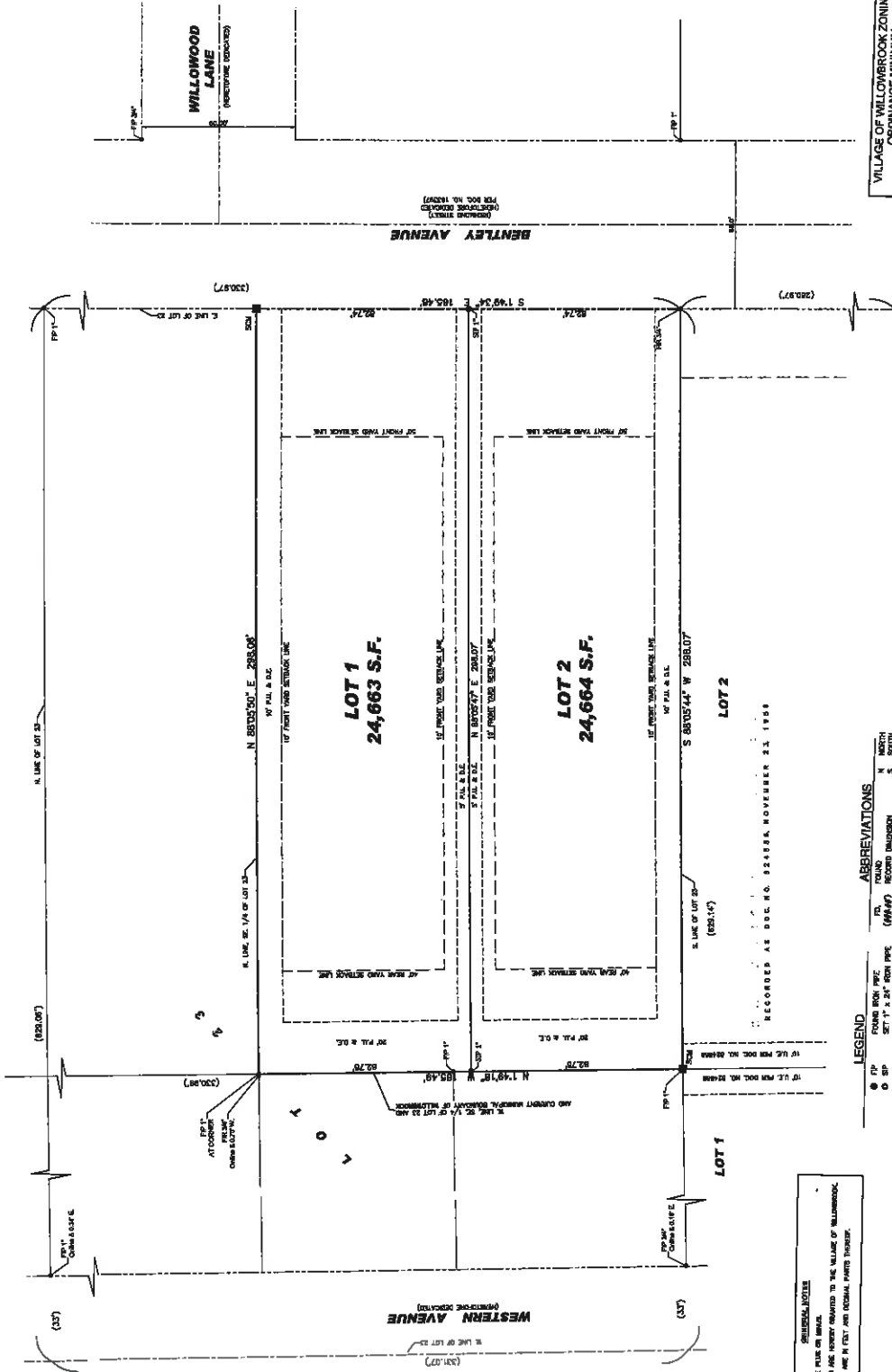
BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING THE PLAT THEREOF, RECORDED MARCH 7, 1923 AS DOCUMENT 153767 IN PLAT BOOK 10, PAGE 10.

### **BASIS OF BEARING**

**ADDRESS**  
6224 S. BENTLEY AVENUE  
WILLOWBROOK, ILLINOIS 60097

**PARCEL IDENTIFICATION  
NUMBER**  
08-15-408-014-0000

**SITE DATA**  
GROSS AREA: 49,327 SQUARE FEET  
LOT 1 AREA: 24,883 SQUARE FEET  
OR 1.13 ACRES

RESERVED FOR THE DUPAGE  
COUNTY RECORDER

**GENERAL NOTES**

1. ALL AREAS ARE PLUS OR MINUS.
2. ALL COMMENTS ARE HOVERED TO THE RIGHT.
3. ALL DISTANCES ARE IN FEET AND DECIMALS.

**IMPORTANT NOTE**

LEGEND		ABBREVIATIONS	
FP	FOUND IRON PIPE	FL	FOUND
SP	SET 1" x 24" IRON PIPE	(W&W)	WELDED WELDER
CP	SET CONCRETE CURB	AC	ASBESTOS CEMENT
CM	SET CONCRETE MONUMENT	PA	PAVEMENT
	BOUNDARY LINE	P&L	PLUMBING & LEAKAGE
	LOT LINE	P. & D.	PAVING & DRAINAGE
	SET CURB & GUTTER LINE	B.S.	BUILDING SETBACK LINE
	SECTION	S&T	SEWER & TANK
	EXISTING EASEMENT LINE	S.F.	SQUARE FEET
	PROPOSED EASEMENT LINE	S.F.A.	SQUARE FEET AREA

**63RD STREET**  
(HARDY STREET, COLUMBIA)

ZONING R-1A (SINGLE FAMILY)	
LOT AREA	17,000 S.F.
LOT WIDTH	60'
LOT DEPTH	100'
FRONT YARD	15'
INTERIOR SIDE YARD	15' OR 10% OF LOT
REAR YARD	40'
MAX LOT COVERAGE	30%
MAX BUILDING HEIGHT	35'
MAX F.A.R.	0.3

NEW HORIZON HOME BUILDERS, INC.  
85737 WILLIAM DRIVE  
WILLOWBROOK, IL 60527  
630-750-5259

FINAL PLAT  
FOR  
BENTLEY MEADOWS  
WILLOWBROOK, ILLINOIS 60527

**ISA/INTER ENGINEERING, INC.**  
STRUCTURAL, CIVIL, ELECTRICAL & LAND SURVEYING  
9930 W. 190TH STREET, SUITE L  
MCKINNA, ILLINOIS 60448  
(708) 326-4961  
FAX (708) 326-4682  
L'PROF. Lic. No.: 184-003740

**DEI**

Project No.: 2D-0029

FINAL PLAT

OF





**Attachment 5**  
**Engineer's Review Letters (6 pages)**



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

June 30, 2020

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 6224 Bentley – Bentley Meadow Subdivision  
(CBBEL Project No. 900144.H217)

Dear Ann:

As requested on June 26, 2020, we have reviewed the Final Plat of Bentley Meadows Subdivision as prepared by DesignTek Engineering, Inc. and dated June 15, 2020. The following comments are submitted for your consideration:

**CODE COMPLIANCE**

1. Section 10-3-5.A.8 provides that the Municipal Boundary be shown on the plat. The west line of the proposed subdivision is the Village Boundary.
2. Section 10-4-2.C.2.d provides that peripheral side yards have 10 foot wide Public Utility and Drainage Easements. Only a five foot wide easement is shown.

**GENERAL COMMENTS**

1. On the Sanitary District Certificate, change the reference to Du Page County Public Works to Flagg Creek Water Reclamation District.
2. Remove the Du Page County Public Works Certificate as it is not needed.
3. Add the Village standard easement provisions (copy attached).
4. There is an existing watermain in the east side of the Bentley Ave. right of way which is not shown on the plat of survey.
5. Change Wildwood Lane to Willowood Lane.
6. On the Final Plat, show iron pipes to be set at the corners of Lots 1/2.
7. We presume that the net new impervious area from the two lots will be such that PCBMPs will be required, and that each lot will provide the required volume control with the construction of the house. Add a note to this effect on the plat.
8. We presume that the Village will not require the installation of sidewalks across the frontage of the lot, as there are not sidewalks along Bentley Avenue.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

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

Cc Roy Giuntoli, Village of Willowbrook

### UTILITY EASEMENT PROVISIONS

PERPETUAL EASEMENTS FOR PROVIDING UTILITY SERVICES TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAT AND OTHER PROPERTY ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WILLOWBROOK, TO THOSE COMPANIES OPERATING, FROM TIME TO TIME, UNDER FRANCHISE OR LICENSE FROM THE VILLAGE OF WILLOWBROOK, AND TO UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES TO THE PROPERTY, INCLUDING, BUT NOT LIMITED TO, AMERITECH, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, THE HINSDALE SANITARY DISTRICT, THE COUNTY OF DUPAGE DEPARTMENT OF ENVIRONMENTAL CONCERNS, AND THEIR SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES ON THIS PLAT AND INDICATED AS PUBLIC UTILITY EASEMENT AND/OR PUBLIC UTILITY AND DRAINAGE EASEMENT. FOR THE PURPOSES OF THIS PLAT, PROVIDING UTILITY SERVICES SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, INSPECT, MAINTAIN, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF FACILITIES USED IN CONNECTION WITH TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY AND TELECOMMUNICATIONS AND CABLE TELEVISION SERVICES, SANITARY SEWER AND ANY OTHER FACILITIES USED IN THE TRANSMISSION, DISTRIBUTION OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE, INCLUDING ANY AND ALL APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS. TOGETHER WITH THE RIGHT, BUT NOT THE OBLIGATION, TO INSTALL REQUIRED SERVICE CONNECTIONS ON EACH LOT TO SERVE IMPROVEMENTS THEREON, OR IN ADJACENT LOTS, THE RIGHT, BUT NOT THE OBLIGATION, TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, OVER, UNDER, ACROSS, ALONG, THROUGH OR UPON SUCH EASEMENT AREAS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF OR THE EXERCISE OF GRANTEE'S OTHER RIGHTS PROVIDED HEREIN. EASEMENTS FOR STORM WATER DRAINAGE, DETENTION AND/OR RETENTION PURPOSES ARE GRANTED UNDER A SEPARATE PROVISION OF THIS PLAT, AND FACILITIES FOR SAID PURPOSES, AND APPURTENANCES THERETO, SHALL BE CONTROLLED BY SAID PROVISION.





**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 15, 2020

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 6224 Bentley – Bentley Meadow Subdivision  
(CBBEL Project No. 900144.H217)

Dear Ann:

As requested on July 10, 2020, we have reviewed the Final Plat of Bentley Meadows Subdivision as prepared by DesignTek Engineering, Inc. and revised July 6, 2020. In our opinion, the Plat is now in general compliance with Village Code subject to the following comments:

1. We presume that you have reviewed the lots for compliance with the Village Zoning Code.
2. It should be a condition of the ordinance approving the subdivision that the existing house and garage must be demolished prior to the plat being recorded.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Cc Roy Giuntoli, Village of Willowbrook



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 20, 2020

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 6224 Bentley – Bentley Meadow Subdivision  
(CBBEL Project No. 900144.H217)

Dear Ann:

As requested on July 10, 2020, we have reviewed the Final Plat of Bentley Meadows Subdivision as prepared by DesignTek Engineering, Inc. and dated July 6, 2020. The following comments are submitted for your consideration:

**CODE COMPLIANCE**

1. Section 10-4-2.C.2.b provides that peripheral rear yards have 20 foot wide Public Utility and Drainage Easements. Only a ten foot wide easement is shown.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Cc Roy Giuntoli, Village of Willowbrook



**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 W Higgins Road, Suite 600 Rosemont, Illinois 60018-4920 Tel (847) 823-0500 Fax (847) 823-0520

July 29, 2020

Village of Willowbrook  
835 Midway Drive  
Willowbrook, IL 60527

Attention: Ann Choi

Subject: 6224 Bentley – Bentley Meadow Subdivision  
(CBBEL Project No. 900144.H217)

Dear Ann:

As requested on July 22, 2020, we have reviewed the Final Plat of Bentley Meadows Subdivision as prepared by DesignTek Engineering, Inc. and revised July 20, 2020. In our opinion, the Plat is now in general compliance with Village Code subject to the following comments:

1. We presume that you have reviewed the lots for compliance with the Village Zoning Code.
2. There are no proposed improvements to be constructed with the subdivision.
3. It should be a condition of the ordinance approving the subdivision that the existing house and garage must be demolished prior to the plat being recorded.

If you have any questions, please do not hesitate to contact me.

Sincerely,

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

Cc Roy Giuntoli, Village of Willowbrook