

A G E N D A

MEETING OF THE PLAN COMMISSION OF THE VILLAGE OF WILLOWBROOK TO BE HELD ON WEDNESDAY, DECEMBER 4, 2024 AT 7:00 P.M. AT THE VILLAGE OF WILLOWBROOK COMMUNITY RESOURCE CENTER (CRC) BOARDROOM, 825 MIDWAY DRIVE, WILLOWBROOK, ILLINOIS 60527.

Due to the expiration of the Governor's Disaster Declaration, public participation/comment is permitted solely by attending the meeting at 825 Midway Drive.

1. CALL TO ORDER
2. ROLL CALL
3. OMNIBUS VOTE AGENDA
 - A. Waive Reading of Minutes (APPROVE)
 - B. Minutes of November 6, 2024, Plan Commission Regular Meeting
4. PLAN COMMISSION CONSIDERATION: Zoning Hearing Case 24-10: Consider a petition requesting a minor subdivision and zoning variations from Title 9 of the Village Unified Development Ordinance to allow the following:
 - a. A final plat of subdivision to resubdivide one (1) parcel into two (2) parcels at 5925 Western Avenue for the Abby Estates Subdivision.
 - b. Approval of variations from Title 9 Unified Development Ordinance as part of the proposed subdivision.
 - A. Public Hearing
 - B. Discussion/Recommendation
5. VISITOR'S BUSINESS
6. COMMUNICATIONS
7. ADJOURNMENT



Village of Willowbrook

Staff Report to the Plan Commission

Public Hearing Date:	December 4, 2024		
Prepared By:	Michael Krol, Director of Community Development		
Case Title:	Zoning Hearing Case No. PC 24-10: Final Plat of Subdivision for Abby Estates Subdivision, located at 5925 Western Avenue and consideration of zoning variations to the Unified Development Ordinance.		
Petitioner:	McNaughton Development LLC., 11S220 Jackson Street, Burr Ridge, IL 60527.		
Action Requested:	Consideration and recommendation regarding a Final Plat of Subdivision for 5925 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) single-family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations: <ol style="list-style-type: none">1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.		
Location:	5925 Western Avenue, Willowbrook IL 60527		
PINs:	09-15-401-005		
Existing Zoning:	R-2 Single Family Residence District		
Proposed Zoning:	R-2 Single Family Residence District		
Property Size:	1.07 acres		
Surrounding Land Use:	Use	Zoning	
North	Single Family Residential	R-2	
East	Single-Family Residential	R-2	
West	Single-Family Residential	R-2	
South	Single-Family Residential	R-2	
Necessary Action by Plan Commission:	Make either a positive recommendation or negative recommendation to the Mayor and Village Board for the proposed Final Plat of Subdivision and the identified zoning variations for the Abby Estates Subdivision. A sample motion can be found on page 4.		



History & Background

Site Description

The single lot property is 1.07 total acres and currently zoned R-2 single-family residential district. The property was platted in DuPage County as part of The Clarendon Hills Acre Estates Subdivision from 1923. The lot dimensions are 165.53 wide and 314.53 in depth. The first 33 feet of the existing lot include half of Western Avenue, measured at the centerline, which will be dedicated to the Village of Willowbrook.

Exhibit 1: Aerial View of the Subject Property



Development Proposal

The purpose of this meeting and public hearing is to consider a petition requesting a review and recommendation of a final plat of subdivision for the Abby Estates Subdivision located at 5925 Western Avenue, Willowbrook, Illinois, for a minor subdivision to resubdivide one (1) parcel into a two (2) lot subdivision which would carry the same R-2 Single-Family Residence zoning district.

The second request for review and recommendation is approval of the following zoning variations from the Unified Development Ordinance (UDO):



1. Section 9-07-03(A) Streets: to leave the existing street, Western Avenue as is.
2. Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow a 3.40:1 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.
3. Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.

The petitioners, McNaughton Development LLC., Burr Ridge, Illinois are the contract purchasers of the property and have submitted a building permit for demolition of the existing house. The proposed plat indicates a plan for two single-family homes to be developed. The future homes will be connected to Village utilities as required by the UDO. The two proposed lots are almost identical, 82.76 feet of frontage along Western Avenue and in lot square footage; Lot 1, 23,292 and Lot 2, 23,295. The watermain is located on the west side of Western Avenue and will be extended under Western to serve both homes.

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

Section 9-7-03 of the Unified Development Ordinance (UDO) sets forth subdivision standards for streets, easements, lots, and public improvements. Two of the requested variations are to leave the existing road as is with no changes and to waive the sidewalk requirement along Western Avenue. There are currently no sidewalks along Western Avenue within the jurisdiction of Willowbrook, which is the reason for the variance request.

Section 9-07-03(B)(4)(a)(4) states the lot dimensions cannot exceed a 3:1 width to depth ratio maximum. A variance has been requested to this section to allow a 3.40:1 ratio because the existing lot was legally established lot prior to annexation to the Village of Willowbrook and prior to the development of the UDO 3:1 lot ratio requirement.

Outlined in Section 9-7-03 of the UDO subdivision code states that the subdivider shall plat and dedicate to the Village such streets at the location. The dedication has been indicated on the final plat of subdivision provided, dedicating 33 feet, measured at the Western Avenue centerline, to the Village of Willowbrook. While most of the lots in Willowbrook have been subdivided and the roadway's dedicated, there are still several lots throughout the Village of Willowbrook that haven't been legally dedicated to the Village of Willowbrook. The Village already maintains and snowplows Western Avenue, so there will be no impact or financial cost to the Village.

Pursuant to the Subdivision Standards and Procedures of the Unified Development Ordinance (UDO), the proposed subdivision qualifies as a minor subdivision because the proposal is for under five (5) lots and requires final plat approval at a public hearing with Plan Commission review and recommendation prior to Village Board consideration.



Staff Analysis

Appropriateness of Use

Single-family detached homes are a permitted use in the R-2 zoning district. The bulk regulations for the R-2 district are provided in the chart below. All two (2) proposed lots meet all the minimum requirements of the Willowbrook UDO and will be verified during the permit review process.

Bulk Standard	R-2	Proposed		Variance
		Lot 1 – Vacant	Lot 2 – Vacant	
Lot Area	11,000 sq. ft.	23,292 sq. ft.	23,295 sq. ft.	None
Lot Width	70 ft.	82.76 ft.	82.76 ft.	None
Front Yard Setback	40 ft.	40 ft.	40 ft.	None
Interior Side Yard Setback	8 ft.	8 ft.	8 ft.	None
Exterior Side Yard Setback	40 ft.	N/A	N/A	None
Rear Yard Setback	30 ft.	30 ft.	30 ft.	None
Lot Depth	N/A	281.49	281.53	None.
Lot Depth Ratio 3 to 1	N/A	3.40 to 1	3.40 to 1	Yes.

Two variation requests are to the subdivision code sections that set forth minimum requirements for streets and sidewalks. The subdivision code pertaining to streets is for design and layout standards. There are sections for grading, pitch, radii, intersections, location, and arrangements for subdivision streets. Since Western Avenue is an existing road, the applicant is requesting a variation to leave the road as is and does not propose any changes. The lot line will be moved back 33 feet from the centerline of Western Avenue and dedicated to the Village of Willowbrook per the final plat provided.

The applicant is seeking a variation to the sidewalk requirements since there are no sidewalks along Western Avenue within the Village of Willowbrook. Similar variation requests have been made over the past year to other minor subdivision proposals. Finally, staff has no objection to the lot ratio variance requested since the lot was platted in 1923.

Comprehensive Plan/Compatibility

The Village of Willowbrook Comprehensive Plan calls for low density residential at a rate of 1-4 dwelling units per acre. This proposed subdivision will have a density of approximately two dwelling units per acre, which is well within the density limits of the Comprehensive Plan. Another measure of appropriateness is to compare the new lot sizes with those that exist in the neighborhood. Surrounding existing lots are zoned R-2 in the area to the north, south, and west, of the subject property with similar lot widths and depths.

Easements

Section 9-7-03(B)(3) of the Village Code includes easement requirements for interior lots within a subdivision. Pursuant to the Subdivision Standards and Procedures, five-foot (5') interior side yard



easements and ten-foot (10') rear yard easements are required and are reflected in the proposed plat. Fifteen foot (15') front yard easements are included for the sanitary sewer extension.

The Village's stormwater engineer, Christopher B. Burke Engineering, has made a recommendation of approval for the final subdivision plans with utilities and easements as proposed. Flagg Creek Water Reclamation District has approved the proposed sanitary sewer extension. Stormwater management and grading will be reviewed under the new single-family residential dwelling permits for each lot.

Standards for Review for a Variation (9-9-04)

The variation process is designed to provide a narrowly circumscribed means by which relief may be granted from unforeseen applications of this UDO that create practical difficulties or particular hardships.

The Plan Commission shall acknowledge all the standards have been reviewed and shall not recommend, and the Village Board shall not grant variations from the regulations of this UDO unless an affirmative finding of facts shall be made as to all of the review criteria established below, which findings of fact shall be based upon evidence provided by the applicant and the information provided in this report.

- (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.
- (2) The proposed variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.
- (3) The alleged hardship has not been created by any person presently having a proprietary interest in the premises.
- (4) The proposed variation will not be materially detrimental to the public welfare or injurious to other property or improvements in the neighborhood.
- (5) The proposed variation will not impair an adequate supply of light and air to adjacent property, substantially increase congestion in the public streets, increase the danger of fire, or endanger the public safety.
- (6) The proposed variation will not alter the essential character of the locality.
- (7) The proposed variation is in harmony with the spirit and intent of this UDO.

Staff Summary

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

Staff also supports both variation request to the subdivision code Section 9-07-03 pertaining to streets and sidewalks because of the hardship of the existing streets and public sidewalks.

Staff also supports the variation request to Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow a 3.40:1 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision because of the hardship of the legally established lot line depth prior to annexation to the Village of Willowbrook.



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

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

Sample Motion:

Based on the submitted petition, finding of facts, and testimony presented, I move that the Plan Commission recommend to the Village Board, approval of the proposed Final Plat of subdivision for 5925 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) Single family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations:

1. **Section 9-07-03(A) Streets:** to leave the existing street, Western Avenue as is.
2. **Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.**
3. **Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.**

If the Plan Commission wishes to **deny** the proposed Unified Development Ordinance, staff recommends the following sample motion:

Based on the submitted petition and testimony presented, I move that the Plan Commission forward a negative recommendation to the Village Board for the proposed Final Plat of subdivision for 5925 Western Avenue, Willowbrook, Illinois for a minor subdivision, for a lot line adjustment to resubdivide one (1) Single family residential parcel into two (2) single-family residential parcels and consideration of the following zoning variations:

1. **Section 9-07-03(A) Streets:** to leave the existing street, Western Avenue as is.
2. **Section 9-07-03(B)(4)(a)(4) to increase the maximum depth to width ratio of three to one (3:1) maximum, to allow A 1:3.40 ratio for both lots making Lot 1, 82.76 x 281.51 and a Lot 2, 82.76 x 281.53 of the proposed subdivision.**
3. **Section 9-07-04(D)(1) to eliminate or waive the sidewalk requirement from the subdivision proposal as no other properties along of Western Avenue in Willowbrook's jurisdiction have public sidewalks.**



Documents Attached:

- Attachment 1: Public Hearing Notice
- Attachment 2: Picture of Public Hearing sign
- Attachment 3: Legal Description
- Attachment 4: Application (2 sheets)
- Attachment 5: Variation Standards by applicant (2 sheets)
- Attachment 6: CBBEL Recommendation of Approval (2 sheets)
- Attachment 7: Final Plat of Abby Estates (11x17)
- Attachment 8: Geometric & Utility Exhibit (11x17)



Attachment 1
Notice of Public Hearing (1 Sheet)

CHICAGO SUN★TIMES

Certificate of Publication

On Behalf of:

VILLAGE OF WILLOWBROOK
ZONING HEARING CASE NO. 24-10

Customer No: 100425
Ad No: 3093
Amount: \$329.00
PO Number: ZONING HEARING CASE NO. 24-10

<p>NOTICE OF PUBLIC HEARING ZONING HEARING CASE NO. 24-10</p> <p>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 4th of December 2024 at the hour of 7:00 P.M. in the Village Boardroom, 825 Midway Drive, Willowbrook, IL 60527.</p> <p>The purpose of this meeting and public hearing shall be to consider a petition requesting a review and recommendation regarding a Final Plat of Subdivision for the Abby Estates Subdivision located at 5929 S. Western Avenue, Willowbrook, Illinois, for a minor subdivision to resubdivide one (1) parcel into a two (2) lot subdivision and approval of variations from Title 9 of the Village Unified Development Ordinance as are set forth in the petition, on the property legally described as follows:</p> <p>THE WEST HALF OF THE NORTH HALF OF LOT 18 IN CLARENCE 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 DUPAGE COUNTY, ILLINOIS.</p> <p>ADDRESS: 5929 S. WESTERN AVENUE, WILLOWBROOK, ILLINOIS PINs: 09-15-401-055-0000</p> <p>The applicant for this petition is McNaughton Development, LLC., 11S220 Jackson Street, Burr Ridge, IL 60527.</p> <p>Copies of the application and related documentation are on file in the office of Community Development, Village of Willowbrook, 835 Midway, Willowbrook, Illinois, and are available for public inspection. Any individual with a disability requiring a reasonable accommodation in order to participate in any public meeting held under the authority of the Village of Willowbrook should contact Michael Krol, Village of Willowbrook, 835 Midway, Willowbrook, IL 60527, or call (630) 920-2262, Monday through Friday, between 8:30 A.M. and 4:30 P.M., within a reasonable time before the meeting. Requests for sign language interpreters should be made a minimum of five working days in advance of the meeting.</p> <p>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.</p> <p>/s/ Sean Halloran Village Administrator (630) 323-8215 11/19/2024 #3093</p>
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ATTESTATION OF PUBLIC LEGAL NOTICE

STATE OF ILLINOIS, COUNTY OF COOK:

Chicago Sun-Times does hereby certify it has published the attached advertisements in the following secular newspapers. All newspapers meet Illinois Compiled Statute requirements for publication of Notices per Chapter 715 ILCS 5/0.01 et seq. R.S. 1874, P728 Sec 1, EFF. July 1, 1874. Amended by Laws 1959, P1494, EFF. July 17, 1959. Formerly Ill. Rev. Stat. 1991, CH100, Pl.

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

11/19/2024

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

Robin Munoz
Manager | Recruitment
& Legals

Date: 11/19/2024

VILLAGE OF WILLOWBROOK
7760 S QUINCY ST
WILLOWBROOK, IL 605275532



Attachment 2
Picture of Public Hearing Sign posted on site





Attachment 3
Legal Description

***PROPERTY
LEGAL DESCRIPTION***

THE WEST HALF OF THE NORTH HALF OF LOT 18 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 RECORDED MARCH 7 1923 AS DOCUMENT # 163397,
IN DU PAGE COUNTY, ILLINOIS.



Attachment 4
Application (2 sheets)



Willowbrook

835 Midway Drive
Willowbrook, IL 60527-5504

Phone: (630) 323-8215 Fax: (630) 323-0787 www.willowbrookil.org

APPLICATION FOR PLANNING REVIEW

NAME OF PROJECT: Abby Estates

NAME OF APPLICANT(S): McNaughton Development LLC

ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527 TELEPHONE: 630-325-3400 FAX: 630-325-3402

NAME OF PROPERTY OWNER(S): McNaughton Development, LLC

ADDRESS: 11S220 Jackson Street

CITY, STATE, ZIP: Burr Ridge, Illinois 60527 TELEPHONE: 630-325-3400 FAX: 630-325-3402

APPLICATION SUBMITTED FOR: (check all that apply)

Site Plan Review

Annexation

Preliminary Plat of Subdivision

Annexation Agreement

Final Plat Subdivision

Special Use Permit

Preliminary PUD

Map Amendment (Rezoning)

Final PUD

Text Amendment

Variation

SITE INFORMATION:

COMMON ADDRESS OR DISTANCE IN FEET & DIRECTION OF SUBJECT PROPERTY FROM CLOSEST STREET INTERSECTION:

5929 S. Western Avenue

PERMANENT INDEX NUMBER(S) (PIN #) OF SUBJECT PROPERTY: 09-15-401-005

LEGAL DESCRIPTION: ATTACH LEGAL DESCRIPTION TYPED ON SEPARATE 8.5 X 11" PAGE(S) AND SUBMIT A DIGITAL COPY.

AREA OF SUBJECT PROPERTY IN ACRES: 1.19 Acre

CURRENT ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

CURRENT USE OF SUBJECT PROPERTY: Single Family Residence

PROPOSED ZONING CLASSIFICATION OF SUBJECT PROPERTY: R2-Single Family Resident District

PROPOSED USE OF SUBJECT PROPERTY: Two Single Family Homes

PROPOSED IMPROVEMENTS TO SUBJECT PROPERTY: Grading and extension of sewer main and sewer and water services

ADJACENT PROPERTIES

CURRENT ZONING

LAND USE



NORTH OF SITE	R2-Single Family Resident District	Single Family
SOUTH OF SITE	R2-Single Family Resident District	Single Family
EAST OF SITE	R2-Single Family Resident District	Single Family
WEST OF SITE	R2-Single Family Resident District	Single Family

UTILITIES - PROVIDE INFORMATION ON LOCATION, SIZE AND OWNERSHIP OF UTILITIES

WATER

LOCATION: Western Avenue SIZE: _____
OWNERSHIP: Willowbrook

SANITARY SEWER

LOCATION: Western Avenue SIZE: _____
OWNERSHIP: Flagg Creek

STORM SEWER

LOCATION: N/A SIZE: _____

SCHOOL DISTRICT - INDICATE WHICH SCHOOL DISTRICT SERVES THE SUBJECT REALTY

ELEMENTARY SCHOOL DISTRICT: Holmes Primary & Maercker Intermediate School
JUNIOR HIGH SCHOOL DISTRICT: Westview Hills Middle School
HIGH SCHOOL DISTRICT: Hinsdale Central

FIRE DISTRICT - INDICATE WHICH FIRE DISTRICT SERVES THE SUBJECT REALTY

FIRE DISTRICT: Tri-State Fire Protection District
DISTANCE TO FIRE STATION: 2 Miles

CONSULTANTS

NAME OF ATTORNEY OR AGENT: John Barry - McNaughton Development LLC

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: johnb@mcnaughtondevelopment.com Office Phone: 630-325-3400 Cell: 708-767-1222

NAME OF ENGINEER: Scott Schreiner - DesignTek Engineering

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: sschreiner@dtelkorp.com Office Phone: 708-328-4961 Cell: 708-906-3473

NAME OF ARCHITECT: Brian Fergen - Fergen Architects

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: fergonarch@comcast.net Office Phone: 708-352-0446 Cell: 708-369-3043

NAME OF LANDSCAPE ARCHITECT: _____

ADDRESS: _____ CITY, STATE, ZIP: _____
E-mail: _____ Office Phone: _____ Cell: _____

With the submittal of this application, I hereby request that the Mayor and Board of Trustees of the Village of Willowbrook grant approval of this application and/or development as described in the attached documents and specifications, and do hereby certify that all information contained in this application and accompanying documents is true and correct to the best of my knowledge. I also permit entrance on the Subject Property by Village officials for the purpose of inspections related to this request.

Signature of Property Owner(s):

A handwritten signature in black ink, appearing to read "Paul D. McNaughton".

Date:

10/10/2024

Printed Name:

Paul D. McNaughton



Attachment 5
Variation Standards (2 pages)



Abby Estates

October 10, 2024

Variation Standards to Section 9-7-03 Design and Layout Standards

(A) Streets, (B) Public Walkways & (B)4(a)(4) Lots Size & Shapes

- 1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations of the district in which it is located.*

Response: Given the size constraints of the site, the scope of the ordinance and the condition of the existing roadway the development would be financially unfeasible if the subdivision regulations would be applied conventional. In addition, as an existing lot of record the excess depth of the lot under the ordinance is a pre-existing condition.

- 2. The proposed variation will not merely serve as a convenience to the applicant but will alleviate some demonstrable and unusual hardship which will result if the strict letter of the regulations were carried out and which is not generally applicable to property within the same district.*

Response: The purpose of the variation is to allow a site development scheme that allows for the proper land use in light of the adjoining properties. The development plan does not seek additional density nor floor area beyond that consistent with the R2 Single Family Residence District.

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

Response: The hardship has not been created by any person presently having a proprietary interest in the premises.

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

Response: The granting of the proposed variation will not be detrimental to the public welfare or injurious to other nearby property or improvements. The proposed variation will allow for two R2 Single Family Residence District zoning code compliant lots to be development in an appropriate land use amongst existing R2 Single Family Residence District homes in the immediately surrounding area. Considering the small scale of the development, no significant negative impacts on the surrounding road network are anticipated and the development will result as a net positive for local taxing bodies. Given the foregoing, the granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.

Waterfall Glen Executive Office Center – 115220 Jackson Street, Burr Ridge, IL 60527
Phone: 630-325-3400 • Fax: 630-325-3402 • Web: McNaughtonDevelopment.com

Beautiful Homes and Communities in these Superior Locations:

Burr Ridge • Clarendon Hills • Downers Grove • Western Springs • La Grange Park • Joliet • Oak Brook • Lake Forest
Highland Park • Naperville • Palos Heights • Kildeer • Hinsdale • Orland Park • Powers Lake & Lauderdale Lakes, Wisconsin



McNaughton DEVELOPMENT, LLC

YOUR LUXURY HOME BUILDER & DEVELOPER



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

Response: The proposed variation will allow a well-designed development that minimizes impact on neighboring properties and is well separated from those existing developments. Setbacks within the development allow adequate light and air. Density is consistent with other R2 districts and is a good complement to the surrounding developments. No substantial impact on the surrounding street system is anticipated. Given the foregoing, the proposed variation will not impair an adequate supply of light and air to adjacent property or substantially increase the congestion of the public streets, or increase the danger of fire, or impair natural drainage or create drainage problems on adjacent properties, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

6. *The proposed variation will not alter the essential character of the locality.*

Response: The subject property is located in an area dominated by moderate density detached single-family residential homes on the east side of Western Avenue and in the northwest corner of the village. The anticipated density of the proposed development is consistent with densities in similar R2 districts and promotes compatible infill development. Given the foregoing, granting the variations which will allow for construction of two single-family detached homes on the subject property will not alter the essential character of the neighborhood or locality.

7. *The proposed variation is in harmony with the spirit and intent of this UDO.*

Response: Given the site plan of the proposed development and along with the complementary land uses, the granting of the variation for the subject property is consistent with the Uniform Development Code of the Village of Willowbrook and other development codes of the Village.

Waterfall Glen Executive Office Center – 115220 Jackson Street, Burr Ridge, IL 60527
Phone: 630-325-3400 • Fax: 630-325-3402 • Web: McNaughtonDevelopment.com

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Highland Park • Naperville • Palos Heights • Kildeer • Hinsdale • Orland Park • Powers Lake & Lauderdale Lakes, Wisconsin



Attachment 6
CBBEL Recommendation of Approval (2 pages)



CHRISTOPHER B. BURKE ENGINEERING, LTD.

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

November 6, 2024

Village of Willowbrook
835 Midway Drive
Willowbrook, IL 60527

Attention: Mike Krol

Subject: 5929 Western Avenue
Abby Estates Subdivision
(CBBEL Project No. 900144.H251)

Dear Mike:

As requested on November 5, 2024, we have reviewed the proposed Final Plat of Abby Estates prepared by DesignTek Engineering, Inc. and revised October 31, 2024. Also submitted are Final Engineering Plans for Abby Estates Sanitary Sewer Extension & Utility Services and a Geometric and Utility Exhibit, both prepared by DesignTek and dated October 31, 2024.

Final Plat

In our opinion, the Final Plat is now in general compliance with Village Code, subject to the following items:

1. The proposed two lot subdivision qualifies as a Minor Subdivision as defined by Section 9-7-05.B of Village Code. No response required.
2. We presume that Village staff have reviewed the proposed lot configuration for compliance with the Village zoning codes.
3. Section 9-7-04.C.3 provides that all lots shall be improved with a public water supply and sewerage system, except in the R-1 Zoning District. The subject property is in the R-2 Zoning District. A water main runs along the frontages of both subdivided lots, but the sanitary main would end within LOT 2 frontage. The proposed sanitary main extensions would extend the main on to LOT 1 within a dedicated public utility easement to be maintained by Flagg Creek Water Reclamation. No response required.
4. Section 9-7-04. D.1 provides that sidewalks shall be provided on the sides of all street rights of way adjacent to and contained within the subdivision being developed. There are no existing sidewalks on either side of Western Avenue across the frontage of the subject property. We defer to Village staff and officials regarding a potential waiver for sidewalks or a fee-in-lieu to be assessed per Section 9-5-07.E.



Final Engineering Plans for Sanitary Sewer Extension

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

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

Geometric & Utility Exhibit

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

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

Sincerely,

A handwritten signature in blue ink that reads "Daniel L. Lynch".

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



Attachment 7:
Final Plat of Abby Estate (2 sheets, 11x17)

Attachment 8:
Geometric & Utility Exhibit (11x17)

FINAL PLAT OF ABBY ESTATES

BEING A SUBDIVISION OF THE WEST HALF OF THE NORTH HALF OF LOT 18 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, IN DUPAGE COUNTY, ILLINOIS.

BASIS OF BEARING		SITE DATA	
BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOD 18		GROSS AREA: 52,051 SQUARE FEET OR 1.19 ACRES	
PROPOSED 33' RIGHT OF WAY DEDICATION		PROPOSED 33' RIGHT OF WAY DEDICATION	
PARCEL IDENTIFICATION NUMBER		ZONING DATA	
09-15-401-005-0000		ZONING: R2-RESIDENTIAL MIN. LOT AREA: 11,000 SQ. FT. MIN. LOT WIDTH: 70' FRONT YARD SETBACK: 40' SIDE YARD SETBACK: 5' REAR YARD SETBACK: 30'	
ADDRESS			
5329 S. WESTERN AVENUE WILLOMBROOK, ILLINOIS 60527			
STORMWATER NOTE:			
BOTH LOTS 1 AND 2 WILL BE REQUIRED TO PROVIDE POST CONSTRUCTION BEST MANAGEMENT PRACTICES (PCBMPs) IN ACCORDANCE WITH THE REQUIREMENTS FOUND IN THE DUPAGE COUNTY STORM WATER ORDINANCE.			

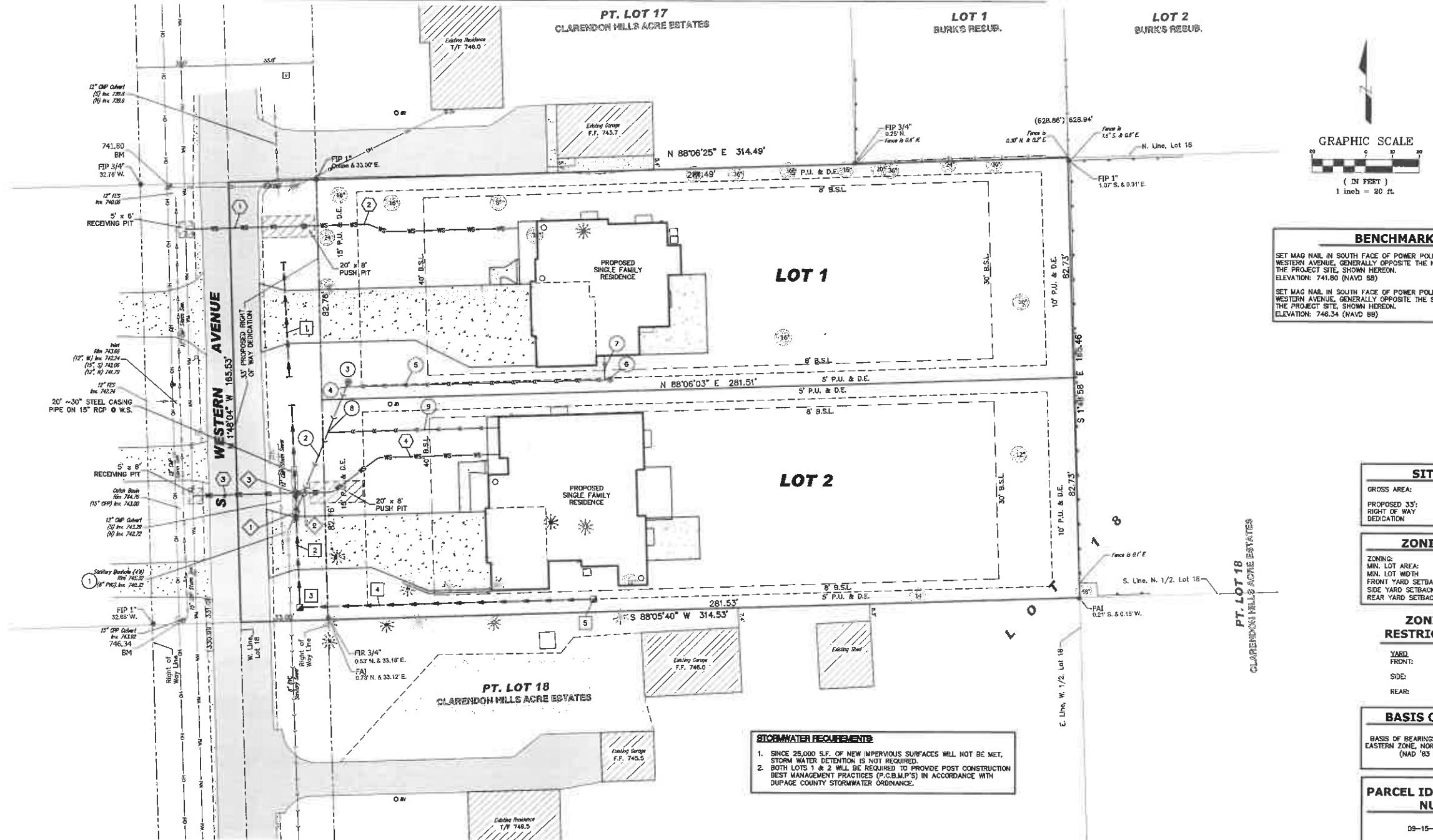


LEGEND	
PROPERTY LINE	EXISTING RIGHT-OF-WAY LINE
ADJACENT LOT LINE	CENTERLINE
PROPOSED LOT LINE	PROPOSED EASEMENT LINE
PROPOSED SETBACK LINE	PROPOSED RIGHT OF WAY LINE
(###)	RECORD DATA
###	MEASURED DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE
PT.	PART
S.F. / Sq. Ft.	SQUARE FEET
SCM	SET CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FAI	FOUND ANGLE IRON



REVISIONS	
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2	

GEOMETRIC & UTILITY EXHIBIT



NOTION OF PIPE	TYPE OF PIPE	VERTICAL SEPARATION	CROSSING INFO
1	741.53	741.13	0.40'
2	740.30	738.30	1.50'
3	741.48	738.60	2.68'

DRAWN NSM	CHECKED SDS	PROJECT NO.
		24-0019
		DATE: 10-09-24
		SHEET 1

SCALE: 1" = 20' OF 1

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft

BENCHMARKS

SET MAG NAIL IN SOUTH FACE OF POWER POLE ON THE WEST SIDE OF WESTERN AVENUE, GENERALLY OPPOSITE THE NORTHWEST CORNER OF THE PROJECT SITE, SHOWN HERON. ELEVATION: 741.80 (NAVD 88)

SET MAG NAIL IN SOUTH FACE OF POWER POLE ON THE WEST SIDE OF WESTERN AVENUE, GENERALLY OPPOSITE THE SOUTHWEST CORNER OF THE PROJECT SITE, SHOWN HERON. ELEVATION: 748.34 (NAVD 88)

SITE DATA	
GROSS AREA: 52,051 SQUARE FEET OR 1.19 ACRES	5,462 SQUARE FEET

ZONING DATA	
ZONING: R2-RESIDENTIAL	MIN. LOT AREA: 11,000 SQ. FT.
MIN. LOT WIDTH: 70'	FRONT YARD SETBACK: 40'
SIDE YARD SETBACK: 5'	REAR YARD SETBACK: 30'

ZONING YARD RESTRICTIONS (R-2)	
YARD: FRONT: 40'	REQUIRED SETBACK
SIDE: 8'	
REAR: 30'	

BASIS of BEARING	
BASIS OF BEARINGS: ILLINOIS STATE PLANE, EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOD 16	

PARCEL IDENTIFICATION NUMBER

09-15-401-005-0000

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 191ST STREET, SUITE L
Mokena, Illinois 60448
COS# 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO: 184-003740

1 PER VILLAGE REVIEW 10-31-24
1 PER ENGINEERING REVIEW 10-11-14

LOTS 1 & 2
5929 S. WESTERN AVE.
WILLOWBROOK, ILLINOIS

DETAILED GRADING PLAN

DRAWN NSM	CHECKED SDS	PROJECT NO.
		24-0019
		DATE: 10-09-24
		SHEET 1