

MINUTES OF THE SPECIAL MEETING OF THE PLAN COMMISSION HELD ON WEDNESDAY, DECEMBER 16, 2020 AT THE WILLOWBROOK POLICE DEPARTMENT, TRAINING ROOM, 7760 QUINCY STREET, WILLOWBROOK, ILLINOIS

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

1. CALL TO ORDER

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

2. ROLL CALL

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

3. OMNIBUS VOTE AGENDA

The items on the Omnibus Vote Agenda were as follows:

- A. Waive Reading of Minutes (APPROVE)
- B. Minutes – Regular Meeting, December 2,2020

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 20-12 : Consideration of a petition to rezone the subject property from the R-1 Single Family Residence District to the R-2 Single Family Residences District, and review and recommendation regarding a Final Plat of Subdivision for 6544 Tennessee Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision) and approval of a written recommendation regarding a Final Plat of Subdivision for 6544 Tennessee Avenue, Willowbrook, Illinois (minor subdivision for a two residential lot subdivision). The applicant proposes to subdivide the existing R-1 zoned single-family lot into two separate R-2 zoned single -family lots.

- A. PUBLIC HEARING
Closed public hearing at 7:17 pm
- B. DISCUSSION/RECOMMENDATION

See Court Reporter Minutes for Discussion and Recommendation

MOTION: The following motion made by Commissioner Remkus and second by Vice Chairman Wagner and all-in favor

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 6544 Tennessee Avenue from R-1 zoning district to R-2 zoning district: that the Plan Commission has reviewed and recommends approval of the submitted written findings of fact for the standards of the variations sought from the Subdivision Regulations; that the Plan Commission has reviewed the Final Plat of Subdivision for the Pye’s Resub division and recommends approval of a Final Plat of Subdivision bearing the latest revision date of December 7,2020, for PC 20-12 for the December 16,2020 Plan Commission meeting, subject to the conditions of approval and plans listed in the Staff Report prepared for PC 20-12 for the December 16,2020 Plan Commission meeting.

Roll Call Vote: AYES: Commissioners Remkus, Soukup, Kaczmarek, Kaucky, Walec, Vice Chairman Wanger, and Chairman Kopp NAYS: None

MOTION DECLARED CARRIED

5. VISTOR’S BUSINESS
None

6. COMMUNICATONS

Planner Choi updated the Commissioners that we have received two new plan application, and what we will be coming up at the January 13,2021 meeting.
Building Official Giuntoli brought up Dollar Tree coming to town.

7. ADJOURNMENT

MOTION: Made by Commissioner Soukup seconded by Commissioner Kaucky, to adjourn the meeting of the Plan Commission at the hour of 7:24p.m. all in favor

UNANIMOUS VOICE VOTE

MOTION DECLARED CARRIED

PRESENTED, READ, AND APPROVED,

January 13,2021 _____



Chairman

Minutes transcribed by Building and Zoning Secretary Lisa J Shemroske

12/16/2020

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

ROBIN HEJNAR

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

WEDNESDAY, DECEMBER 16, 2020

7:00 p.m.

RECORD OF THE PROCEEDINGS VIA ZOOM had at the meeting held before the Planning & Zoning Commission of Willowbrook, on Wednesday, the 16th day of December 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:

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

Staff Also Present:

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

1 CHAIRMAN KOPP: I call to order the special
2 meeting of the Plan Commission of the Village of
3 Willowbrook, and ask the Plan Commissioner Secretary to
4 call the role.

5 MS. SHEMROSKE: Commissioner Remkus?

6 MR. REMKUS: Here.

7 MS. SHEMROSKE: Commissioner Soukup?
8 Commissioner Kaczmarek?

9 MS. KACZMAREK: Here.

10 MS. SHEMROSKE: Commissioner Kaucky?

11 MR. KAUCKY: Here.

12 MS. SHEMROSKE: Commissioner Walec?

13 MR. WALEC: Here.

14 MS. SHEMROSKE: Vice Chairman Wagner?

15 MR. WAGNER: Here.

16 MS. SHEMROSKE: Chairman Kopp?

17 CHAIRMAN KOPP: Here.

18 MS. SHEMROSKE: Planner Ann Choi?

19 MS. CHOI: Present.

20 MS. SHEMROSKE: Building Official Roy
21 Giuntoli?

22 MR. GIUNTOLI: Present via Zoom.

23 MS. SHEMROSKE: And I'm Lisa Shemroske.

24 CHAIRMAN KOPP: All right. Next item on the

1 agenda is the Omnibus Vote Agenda. Would any of the
2 commissioner's like an item removed from the Omnibus
3 Vote Agenda? If not, will someone make a motion to
4 approve the Omnibus Vote Agenda?

5 MR. REMKUS: So moved.

6 CHAIRMAN KOPP: Anyone second?

7 MR. WALEC: Second.

8 CHAIRMAN KOPP: All in favor say, aye.

9 ALL: Aye.

10 CHAIRMAN KOPP: Those say neigh. So that
11 motion carries.

12 Next item on the agenda is Zoning Hearing
13 Case No. 20-12.

14 Let the record reflect that Mr. Soukup just
15 arrived.

16 MS. SHEMROSKE: Thank you.

17 CHAIRMAN KOPP: The purpose of this public
18 hearing shall be to consider a petition to rezone the
19 subject property from the R1 Single-Family Residence
20 District to a R2 Single-Family Residence District, and
21 review -- and recommendation regarding the final plat of
22 subdivision for a 6544 Tennessee Avenue in Willowbrook,
23 Illinois; and approval of the written recommendation
24 regarding the final plat of subdivision for 6544

1 Tennessee Avenue, Willowbrook Illinois, a minor
2 subdivision.

3 The final plat of subdivision will create
4 two lots suitable for single-family homes on property
5 with the address of 6544 Tennessee Avenue, Willowbrook,
6 Illinois. The applicants for this application are David
7 and Lisa Pye of 6544 Tennessee Avenue, Willowbrook,
8 Illinois.

9 A copy of this notice was published in the
10 November 26, 2020, edition of the Daily Newspaper.

11 Ann, would you like to speak on this matter?

12 MS. CHOI: Yes. Thank you, Chairman Kopp.

13 So currently the 1.36 acre subject property
14 is currently approved with a single-family home and it
15 has a detached garage. The parcel measures,
16 approximately, 181 feet by 326 feet, with a total
17 approximate area of 59,260 feet.

18 The petitioners and property owners are
19 David and Lisa Pye, and they propose to subdivide the
20 property into two buildable lots that comply with the
21 minimum lot requirements of the R2 Zoning District. The
22 two new lots will comply in all respects with the R2
23 Zoning District bulk regulations without any variations.

24 Lot one, the north lot, would measure

1 approximately, 100 feet by 326 feet; and lot two, the
2 south lot, would measure, approximately, 81 feet by
3 326 feet. A comparison of the R1 and R2 bulk standards
4 can be found on page four of staff report.

5 A right-of-way dedication on Tennessee
6 Avenue is required for the new Carrington Club
7 cul-de-sac, and is reflected in the final plat of
8 subdivision.

9 There was a regulatory wetland identified on
10 the subject property. The approximate location of the
11 wetland is indicated on Exhibit 4, in the solid green
12 lines. This consists of a small corner of a larger
13 wetland complex, extending to the west and north of the
14 property, and it's considered regulatory, so a 50 foot
15 buffer is present, and consists of tougher grass and
16 low-quality invasive species.

17 So the property owners submitted a wetland
18 delineation report which has been reviewed by the
19 Village engineer. Field confirmation of the findings
20 was conducted, and the conservation easement is set to
21 encompass the wetlands in addition to the required
22 buffer around it to prevent any impact to the wetland.

23 The Village engineer concurs with the report
24 findings and limits of the proposed wetlands and

1 conservation easement, and no further action is
2 required.

3 Pursuant to the subdivision regulations, the
4 proposed subdivision qualifies as a minor subdivision,
5 and can proceed directly to final plat approval without
6 a public hearing, but with Plan Commission review and
7 recommendation prior to Village Board consideration.
8 However, the rezoning of the property requires a public
9 hearing.

10 So consistent with the development patterns
11 for a new development to the north, no subdivision
12 improvement, such as curb, gutter and sidewalks or
13 street lights will be required with development on these
14 lots, as these would largely be inconsistent with the
15 other properties in the area. The comprehensive plan
16 designates Tennessee Avenue as a rural cross section
17 with no need for these improvements.

18 Staff has no objection to the proposed
19 rezoning and subdivision request. The request complies
20 with the guidelines set forth in the comprehensive plan
21 and other land development regulations. The request of
22 zoning and lot configurations should have no negative
23 impacts on surrounding land uses, and the newly proposed
24 lots will be similar to the typical lot sizes in this

1 neighborhood.

2 Should the Plan Commission wish to support
3 this request, staff recommends that the following
4 conditions be included:

5 The subdivider shall provide a mylar of the
6 final plat of subdivision with all required signatures
7 within 60 days of approval by the Village Board.

8 And the following variations from the
9 subdivision regulations by the Village Board should be
10 specifically included. Section 10-72C related to curb
11 and gutter drainage improvements should be waived.
12 Section 10-74A related to sidewalks should be waived,
13 and Section 10-74D related to street lights be waived.

14 Staff supports the proposed subdivision and
15 rezoning request, and a sample recommendation is on page
16 seven of the staff report for consideration; and that
17 concludes my report.

18 CHAIRMAN KOPP: All right. Do any of the
19 commissioner's have any questions of Ann on that
20 presentation?

21 MR. REMKUS: Yes, I do. This is Remkus. I
22 have a couple questions.

23 Why didn't this come under the R1A instead
24 of -- what was the reason for going with the R2? Is it

1 because of the location of the house on the property?

2 MS. CHOI: Well, directly north and to the
3 west of the property, surrounded by R2 zoning; also, the
4 interior lot -- the interior side yard setback would be
5 much less than what's required in the R1A.

6 So, for instance, the R1A is the same as R1.
7 They require a 10-foot or 15 percent of lot width for
8 the interior side yard setbacks, whereas the R2 would
9 require 8-and-a-half feet or 10 percent.

10 MR. REMKUS: Is it because of the location
11 of the house that went to R2?

12 MS. CHOI: Yes.

13 MR. REMKUS: Okay. So my other question is,
14 there is curb and gutter across the street; and I have
15 no problem with the -- allowing the no curb and gutter,
16 but it looks kind of awkward; you know, it looks kind of
17 not conforming with it, with curb and gutter on one side
18 and no curb and gutter on the other.

19 I like -- I know that we had approved the
20 country cross section to where no sidewalks, no curb and
21 gutter and stuff like that, and I like that. That's the
22 area that I live in, so I like that.

23 My question is, why didn't we require curb
24 and gutter on the other side, when it was a cross

1 section? I know that was a whole different thing, and I
2 think that was -- not a PUD, but with that development
3 over there of the zero lot line subdivision.

4 Shouldn't we have taken a look at that, to
5 not require the curb and gutter to keep with the whole
6 area there, to make it all conforming, to make it all
7 look like a rural cross section instead of now we have
8 this big gutter thing, curb and gutter over there, and
9 it doesn't conform with the rest of the area or the
10 street, and I think maybe that was a mistake on our
11 part, and, I mean, hindsight is always 20/20, but when
12 you drive over there and you look at things, it kind of
13 sticks out like a sore thumb.

14 MS. CHOI: I --

15 MR. REMKUS: It might be for future
16 consideration.

17 MS. CHOI: So the Carrington Club across the
18 street is actually part of the PUD, and I was not part
19 of that effort, but I can definitely go back and
20 research for you, the reasons why that might have been
21 required.

22 MR. REMKUS: Because, you know, when it
23 borders something that we designated as a rural cross
24 section, and then all of a sudden you see it -- and I

1 never paid any attention to that, because you're looking
2 at all the other things in that PUD, and I didn't pay
3 much attention, but when you drive over, and you look at
4 the property, all of a sudden it kind of sticks out and
5 it doesn't fit in with that rural cross section that we
6 were trying to create for these neighborhoods; and, I
7 mean, maybe shame on us, shame on me for not looking
8 closer at that, but I guess you don't realize it until
9 you see it, when you go and look at it. Maybe I should
10 drive up and down the streets a few more times.

11 MS. CHOI: I see Paul Garver, representing
12 the petitioners, raising your hand.

13 CHAIRMAN KOPP: Anyone that speaks for the
14 petitioner will need to be sworn in by the court
15 reporter.

16 (Whereupon, Paul Garver is duly
17 sworn.)

18 MR. GARVER: Paul Garver, I'm the attorney
19 for the sellers, or for the petitioners I should say.

20 Bill, I'm sorry -- and maybe I'm just
21 lagging behind, or maybe Google Street Maps is lagging
22 behind, but when I look at the property, and I look at
23 both sides of the street, I'm not seeing a curb.

24 MR. REMKUS: I don't know.

1 MR. GARVER: Am I missing something? I
2 don't --

3 MS. CHOI: Can I interject? I think, when I
4 was talking to the Village engineer -- and I'm trying to
5 jog my memory -- there is a bit of a curb right where
6 the emergency vehicle access is, coming off Tennessee
7 Avenue, but I believe that's only a short stretch, and
8 that was to prevent regular cars from using that
9 emergency vehicle access.

10 MR. GARVER: Yeah, because this is a
11 cul-de-sac, right? It comes down to a cul-de-sac.

12 Yep, I see a small section of curb that
13 might be -- I see where you're talking about, Ann. It's
14 really north of where the property is, and it just runs
15 that section. I don't know. I'm happy to share this
16 with everybody if it helps.

17 CHAIRMAN KOPP: I don't think I'd be
18 surprised if our vote is to require curb and gutter.

19 MR. GARVER: Okay. Yeah. I just wanted to
20 throw in there, when I'm looking at it, I don't see any
21 curb or gutter on either side, except for that little
22 20-foot section maybe, to block off the vehicle entry
23 that Ann was talking about. Thanks, guys.

24 MR. REMKUS: I'm against curb and gutter, so

1 I don't want to see the curb and gutter. I'm kind of
2 looking at that, when we were defining the real cross
3 section, that, why did we do that on the other side when
4 I think we could have done it in a better way, to more
5 reflect what the whole street looks like; and that was
6 more my question, not about requiring curb and gutter
7 for this particular development there, the splitting of
8 the lot.

9 MR. GARVER: Got it. Thanks.

10 MR. REMKUS: It's more of a thing for --
11 what I'm saying is, more of a thing for the staff and
12 for the commissioners to maybe look at when we're doing
13 this, that we need to kind of look at the whole street,
14 and be more conscious of what's going on around it; that
15 I just thought that section there kind of stuck out like
16 a sore thumb.

17 CHAIRMAN KOPP: So, actually, Mr. Garver,
18 now's the opportunity for you, or the applicants, if you
19 want to say anything about this petition.

20 MR. GARVER: Thanks for that. I mean,
21 it's -- first of all, I just want to thank Ann; she's
22 been great to work with, and I appreciate her input in
23 getting back to us on this. It's been a challenge
24 dealing with all of this stuff in 2020, as it's a

1 challenge dealing with everything in 2020 lately, so I
2 appreciate Ann helping out there.

3 This is really just a fairly simple
4 subdivision of a larger lot into two lots. I don't know
5 that there's much to add to what Ann said, but I
6 appreciate everybody's consideration.

7 CHAIRMAN KOPP: Do any of the commissioners
8 have any questions of the applicant or their attorney?

9 MR. SOUKUP: Could they build a house in
10 there?

11 CHAIRMAN KOPP: Oh, yeah.

12 MR. SOUKUP: Is it legal?

13 CHAIRMAN KOPP: Yes.

14 MR. SOUKUP: With all that water?

15 CHAIRMAN KOPP: No, the water is just here.

16 MR. REMKUS: Way at the back corner.

17 MR. SOUKUP: One of the neighbors living
18 there was talking about how much water there was, and if
19 she kept getting flooding and everything -- this was a
20 number of years back, that was brought up in this group.

21 CHAIRMAN KOPP: The new -- so the house is
22 on the lot that's slightly bigger. So the new lot, the
23 new house would be on this part, and the water is up
24 there.

1 MR. SOUKUP: There was talk of here, I
2 think. I don't know if you recognize it, but she was
3 complaining about the water there, if they were going to
4 do anything about it. I don't know.

5 MR. REMKUS: She was complaining about water
6 coming off of Bentley, through the Bentley Avenue area.
7 That's when we did that subdivision over on Bentley.
8 She was complaining about that, and she was going to get
9 more water from that, but all the necessary retention on
10 Bentley was met. I mean, the water's going to be there.
11 I mean, she always had water. The water's going to be
12 there tomorrow, and it's going to be there 100 years
13 from now, so we can't change that.

14 CHAIRMAN KOPP: Right. If you're talking
15 about the lady that used to show up every meeting about
16 ten years ago --

17 MR. SOUKUP: Yeah.

18 CHAIRMAN KOPP: -- she's several hundred
19 yards -- she's quite a distance from here. I know that
20 because I live just north of it.

21 MR. SOUKUP: That whole area is sort of wet.

22 CHAIRMAN KOPP: Yes, it is.

23 MR. REMKUS: It's a long story.

24 CHAIRMAN KOPP: Are there any members -- I

1 see there's some faces here and phone numbers I don't
2 recognize. Are there any members of the public that
3 have any questions of the applicant, their attorney, or
4 Ann, or the commissioners?

5 All right. I'm going to close the public
6 hearing for Zoning Hearing Case 20-12. We'll have our
7 discussion and recommendation.

8 This seems like a slam dunk to me. It fits
9 in perfectly with the neighborhood. They've
10 investigated the water issues, and have a plan for that,
11 and they have to comply with the county requirements
12 anyway. So this -- like I said, this seems like a slam
13 dunk to me.

14 Does anybody else have any thoughts before
15 we call it to a vote?

16 MR. WAGNER: I have a couple questions.

17 Isn't this the division between Darien and
18 Willowbrook, and that's why this cul-de-sac was put in
19 at one point in the past?

20 MS. CHOI: That's correct. It's actually
21 the last lot right on the boundary line of -- between
22 Willowbrook and Darien.

23 MR. WAGNER: Correct.

24 On the other side of the street there's a

1 sidewalk that seems to follow the cul-de-sac, and then
2 terminate, essentially, on the west side of the
3 cul-de-sac, and then heads south again? Am I correct on
4 that?

5 MS. CHOI: That's correct.

6 MR. WAGNER: And is there curb and gutter on
7 the cul-de-sac?

8 MS. CHOI: I don't believe there's any curb
9 and gutter on the cul-de-sac. Let me pull up an aerial.

10 MR. WAGNER: I looked up, on the satellite
11 image, and it's not accurate, it's not current, at least
12 on mine. So I couldn't tell, but it doesn't appear on
13 the Showneg survey, it doesn't appear that there's any
14 curb on that street; and I guess my question further is,
15 if we're waiving some of the subdivision regs, are they
16 planting any trees, or do we have any requirement for
17 right-of-way trees?

18 MS. CHOI: We do not have any requirements
19 for parkway trees currently, and --

20 MR. REMKUS: There's a lot of trees already,
21 when you -- that was one of the reasons that we didn't
22 require that, if I can remember, going back, because in
23 most of the rural cross sections there is not -- there's
24 already trees in the parkway and stuff, and if you

1 look -- with the picture we're seeing now, you can see a
2 bunch of growth there. No matter how they are, some of
3 them are just old growth, kind of shrub trees, from
4 Boxelders to -- things like that.

5 MR. WAGNER: Thank you. I've answered my
6 questions.

7 CHAIRMAN KOPP: That picture must be in the
8 winter, because I occasionally walk down there, and it's
9 pretty. There's a lot of trees right at that --

10 MR. REMKUS: Pretty dense.

11 CHAIRMAN KOPP: -- right at that portion.

12 All right. If no one has anything else,
13 will someone make a motion, that based on the submitted
14 petition and testimony provided, I move that the Plan
15 Commission recommend to the Village Board to rezone the
16 property located at 6544 Tennessee Avenue from the R1
17 Zoning District to the R2 Zoning District; that the Plan
18 Commission has reviewed and recommends approval of the
19 submitted written findings of fact through the standards
20 of the variation sought from the subdivision
21 regulations; that the Plan Commission has reviewed the
22 final plat of subdivision for the Pye's re-subdivision,
23 and recommends approval of a final plat of subdivision
24 bearing the latest revision date of December 7, 2020,

1 for PC20-12 for the December 16, 2020, Plan Commission
2 meeting, subject to the conditions of approval and plans
3 listed in the staff report prepared for PC20-12 for the
4 December 16, 2020, Plan Commission meeting.

5 Will someone make that motion?

6 MR. REMKUS: Remkus so moved.

7 MR. WAGNER: Wagner second.

8 CHAIRMAN KOPP: I ask the Plan Commission
9 Secretary to call the vote.

10 MS. SHEMROSKE: Commissioner Remkus?

11 MR. REMKUS: Yes.

12 MS. SHEMROSKE: Commissioner Soukup?

13 MR. SOUKUP: Yes.

14 MS. SHEMROSKE: Commissioner Kaczmarek?

15 MS. KACZMAREK: Yes.

16 MS. SHEMROSKE: Commissioner Kaucky?

17 MS. KAUCKY: Yes.

18 MS. SHEMROSKE: Commissioner Walec?

19 MR. WALEC: Yes.

20 MS. SHEMROSKE: Vice Chairman Wagner?

21 MR. WAGNER: Yes.

22 MS. SHEMROSKE: And Chairman Kopp?

23 CHAIRMAN KOPP: Yes.

24 All right. So that's it for that item on

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the agenda.

(WHICH WERE ALL THE PROCEEDINGS HAD.)

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

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


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

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

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

18 In witness whereof, I have hereunto subscribed
19 my name.

20 Dated: December 28, 2020

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24 ROBIN HEJNAR, RPR
CSR No. 084-004689

