

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181

Planning and Zoning Commission

October 12, 2023

7:30 PM

Chairman: Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Louis LeMieux Eric Luedtke,
Michael Orlowski, Dominick Romano, Justin Shlensky

1. Call to Order - Roll Call

2. Approval of Minutes

- a. Minutes from September 14, 2023

3. Public Hearings

- a. PZ-23-11 / 1 Ovaltine Court / Zoning Map Amendment from the PUD-R to the MX-T.
- b. PZ-23-12 / 1500 S. Ardmore Avenue / Zoning Map Amendment from the PUD-R and O-R to the RM-9.
- c. PZ-23-13 / 1535-1545 S. Ardmore Avenue / Zoning Map Amendment from the PUD-R to the RM-9.
- d. PZ-23-14 / 50 E. North Avenue / Zoning Map Amendment from the PUD-C to the C-3.
- e. PZ-23-15 / 206-306 W. North Avenue / Zoning Map Amendment from the PUD-C to the C-3.
- f. PZ-23-16 / 712-724 N. Villa Avenue / 346 E. Hill Street / 345 E. Schiller Street / Zoning Map Amendment from the PUD-R to the RM-9.
- g. PZ-23-17 / 851 N. Villa Avenue / Zoning Map Amendment from the PUD-C to the O-R.
- h. PZ-23-18 / 880 N. Addison Road / Zoning Map Amendment from the PUD-I to the M-1.
- i. PZ-23-19 / 900 S. Illinois Route 83 / Zoning Map Amendment from the PUD-C to the C-3.

4. Public Comments

Public participation is invited on each agenda item prior to the Board's deliberation. When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.

5. Adjournment

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1 COMMISSIONER JARRETT: Anyone
2 wishing to speak on non-agenda items this evening?

3 (No response.)

4 COMMISSIONER JARRETT: No public
5 comment, good.

6 Any comments, Marc, updates on anything?

7 MR. McLAUGHLIN: Not this evening,
8 no.

9 COMMISSIONER JARRETT: Comments
10 from Commissioners?

11 COMMISSIONER LUEDTKE: Nope.

12 COMMISSIONER JARRETT: We will
13 adjourn.

14 Is there a second?

15 COMMISSIONER ORLOWSKI: Second.

16 COMMISSIONER JARRETT: All in
17 favor?

18 ALL COMMISSIONERS: Aye.

19 COMMISSIONER JARRETT: We are
20 adjourned. Thank you, everyone.

21 (Proceedings adjourned at
22 8:41 p.m.)

23 ///

24 ///

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2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
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6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 5th day of October, 2023.

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IN RE THE MATTER OF:)
)
REGULAR MEETING MINUTES)

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 7:30 o'clock p.m., on Thursday, the
14th day of September, 2023.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development

REPORTED BY LYN DOERING, CSR.

1 COMMISSIONER JARRETT: I call this
2 regular meeting of the Village of Villa Park
3 Planning and Zoning Commission to order.

4 Roll call:

5 Calvert?

6 COMMISSIONER CALVERT: Here.

7 COMMISSIONER JARRETT: Hofstra?

8 COMMISSIONER HOFSTRA: Here.

9 COMMISSIONER JARRETT: Jackson?

10 (No response.)

11 COMMISSIONER JARRETT: LeMieux?

12 (No response.)

13 COMMISSIONER JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 COMMISSIONER JARRETT: Orłowski?

16 COMMISSIONER ORŁOWSKI: Here.

17 COMMISSIONER JARRETT: Romano?

18 (No response.)

19 COMMISSIONER JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

21 COMMISSIONER JARRETT: I too am
22 present. With that we have a quorum.

23 Approval of minutes, anybody have any
24 questions, comments, amendments to the minutes of

1 8-10-23?

2 (No response.)

3 COMMISSIONER JARRETT: Okay. Then

4 I would --

5 COMMISSIONER ORLOWSKI: Make a
6 motion on the approval of the minutes.

7 COMMISSIONER JARRETT: I have a
8 motion to approve the minutes.

9 Is there a second?

10 COMMISSIONER HOFSTRA: Second.

11 COMMISSIONER JARRETT: Motion and a
12 second.

13 Any questions or comments on the motion?

14 (No response.)

15 COMMISSIONER JARRETT: All in
16 favor?

17 ALL PRESENT: Aye.

18 COMMISSIONER JARRETT: Motion
19 passes.

20 (Proceedings concluded at
21 7:32 p.m.)

22 ///

23 ///

24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 27th day of September, 2023.

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1 COMMISSIONER JARRETT: So the way
2 our public hearing process works, we will start
3 with the presentation by Staff and presentation by
4 the Petitioner, if they have one this evening.

5 Public input, that's where if you are
6 from the public and you want to ask questions or
7 give comments that you would come up to the podium
8 here and do that. We ask you to try to keep your
9 comments to about three minutes.

10 And then we will ask questions up here,
11 if we have them, and then move into discussion up
12 here following that and a motion hopefully this
13 evening.

14 So if you anticipate speaking tonight, I
15 would ask that you stand so I can have you sworn
16 in, and we can deal with that real quick, get
17 everybody at once.

18 (Whereupon said witnesses were
19 duly sworn).

20 COMMISSIONER JARRETT: Thank you.

21 All right. So Marc, whenever you are
22 ready.

23 MR. McLAUGHLIN: Good evening.

24 Thank you.

1 This evening we are looking at Petition
2 PZ-23-09 for 350 South Ardmore Avenue.

3 In summary, the Petitioner is proposing
4 to demolish the building known as Steuerle Funeral
5 Home, located at 350 South Ardmore, and construct
6 a new building located at 17 West Park Boulevard.

7 The Petitioner is requesting a public
8 hearing to consider the approval of a zoning map
9 amendment to rezone Lot 6 and Parcel 2, which is
10 on the plat, from the MX-R2 to the MX-2 District
11 and is also requesting a variation from Section
12 7.61 to allow parking in the street yard.

13 Additionally, the Petitioner is
14 requesting a plat of subdivision which will vacate
15 a 15-foot public alley that's traveling north and
16 sought and consolidate the seven lots surrounding
17 it, including that alley and two lots.

18 You will see in your exhibit submitted;
19 the first one is the site plan which shows the new
20 building and parking configuration, and this is
21 there to help you see how the request for parking
22 in the street yard is on Ardmore and Highland.

23 And then the elevation of those
24 buildings are there for context to show what they

1 are doing, why it's going on Park Boulevard. More
2 informational but also there so you guys can see
3 what's going on.

4 The last is the final plat of
5 subdivision, the two lots with the existing alley
6 not being vacated, splitting those two.

7 We were unable to combine those into one
8 lot because that alley is improved. If it was
9 unimproved we would be vacating that as well.

10 That's all I have and I will turn it
11 over to the Petitioner or the Board -- Commission,
12 sorry.

13 COMMISSIONER JARRETT: Presentation
14 by the Petitioner this evening?

15 MR. VAN STAALDUINEN: We have none
16 other than to answer --

17 COMMISSIONER JARRETT: Could you
18 state your name and address real quick?

19 MR. VAN STAALDUINEN: Robert Van
20 Staalduinen, owner of 350 South Ardmore and
21 resident of 404 South Ardmore. Live right next
22 door to the funeral home.

23 I am here more to answer any questions
24 that Staff --

1 Staff has done the work and has came up
2 with the idea that we should consolidate the lots
3 because we'd get seven different PIN numbers for
4 one operation and it just makes sense to make that
5 simplified into one piece of property, as it's
6 used as one piece of property.

7 And then to answer any questions that
8 you may have regarding where we are moving forward
9 on this.

10 COMMISSIONER JARRETT: All right.
11 Thank you for that.

12 Anyone from the public wishing to speak
13 on this item this evening? Please come up, state
14 your name and address for the record, spell it if
15 it's a tough one.

16 MR. AIELLO: Chris Aiello, 211 West
17 Adams, Villa Park.

18 I was over there looking and part of the
19 things I want to make sure you guys take into
20 consideration is part of the parking lot that is
21 currently behind, directly west of Steuerle, the
22 building is partly already using a public
23 right-of-way alley from Kenilworth that goes north
24 from Kenilworth to the east-west alley that

1 connects Ardmore to Princeton; okay. So you have
2 a T of two different rights of way, public alleys
3 in the area.

4 I want to make sure that you follow that
5 to the west of the building in which Ardmore
6 Lounge is in. There is four to five parking
7 spaces adjacent to the west of that building or
8 property. Those five spaces occasionally get used
9 by people in that building.

10 For 90 years everyone uses the public
11 right-of-way alley that leads from Kenilworth to
12 that east-west alley and then most people go back
13 Ardmore, some of them go back to Princeton, or
14 they go straight through onto the Petitioner's
15 property in a driveway that leads to Park
16 Boulevard.

17 So you have this area that has a lot of
18 traffic in it that no one really has perfectly
19 good rights to use, the way it's being used.

20 So when you vacate the alley, if you
21 agree to do this -- and I have no objection or
22 promotion for the project. It confuses me a
23 little bit but it's not my business. So if that's
24 what the business wants to do they can do what

1 they want to do.

2 If -- Assuming you go along with it, you
3 could -- You would, the way the Petitioner has
4 applied -- you would eliminate the rights of
5 anybody to go from Kenilworth to the east-west
6 alley.

7 COMMISSIONER ORLOWSKI: You have to
8 figure out what street. It's not Kenilworth.

9 COMMISSIONER JARRETT: It's
10 Highland.

11 MS. STAMMIS: It's Highland.

12 MR. VAN STAALDUINEN:

13 MR. AIELLO: So sorry, you are
14 right. Everywhere I said Kenilworth, that's
15 Highland. I apologize.

16 Were you all confused by what I was
17 talking about?

18 COMMISSIONER ORLOWSKI: Sort of,
19 yes.

20 COMMISSIONER JARRETT: I assumed it
21 was Highland.

22 MR. AIELLO: Thanks for making the
23 assumption that I intended.

24 So if you vacate the alley and you give

1 it to someone, no one else can use it any more.
2 So it would eliminate all that traffic that uses
3 that now, but most of the traffic is going to the
4 funeral home anyway, but there is some that uses
5 it to go around other traffic. And no reason you
6 can't do that.

7 So most importantly I think the owner of
8 the building that has the Ardmore Lounge in it
9 should have his rights to have access to what used
10 to be the alley be preserved.

11 Well, when you do that, because of the
12 nature -- Even if you did what I was suggesting,
13 you would have to actually go a step further
14 because in order to back out of those spaces that
15 are along that building on the west side of the
16 building in which Ardmore Lounge is in, you
17 actually have to enter the Petitioner's property
18 to back out.

19 COMMISSIONER JARRETT: Uh huh.

20 MR. AIELLO: So when all this
21 changes that needs to be considered and preserved,
22 I think, in my opinion, for the Ardmore Lounge
23 building owner, so they can preserve their rights,
24 not only to park there a bit -- they don't use it

1 a whole lot but they should be able to -- and then
2 access to that east-west alley needs to be
3 preserved from Ardmore to Princeton and the
4 ability to get from those spaces to that alley.

5 So the north-south alley only matters,
6 in my opinion, to those approximately five parking
7 spaces adjacent to the west of the building in
8 which the Ardmore Lounge exists.

9 Other than that, that's the only thing I
10 would make sure is preserved. If you cut that out
11 of the application, I think they should be able to
12 work with you on that. That's all I have to say.
13 Thank you.

14 COMMISSIONER JARRETT: Okay. Thank
15 you.

16 Anyone else have any questions, comments
17 from the public?

18 (No response.)

19 COMMISSIONER JARRETT: All right.
20 Seeing no further questions from the public,
21 questions from the Commission for either the
22 Applicant or for Staff?

23 COMMISSIONER LUEDTKE: Yes, I have
24 a few questions.

1 How is the parking lot being essentially
2 an off-site parking lot in an MS District?

3 I guess that's more of a question to
4 Marc.

5 MR. McLAUGHLIN: Because the
6 property is in single ownership between the two
7 and if the county would allow me to treat it as
8 one parcel with an alley splitting them, it is
9 onsite because all the required parking is here
10 and all the required storm water for the site is
11 on here.

12 It's continued ownership. Besides that
13 little line we are treating it as onsite, which
14 will be locked through a deed restriction, so that
15 this lot can never be sold independently from the
16 other lot, and that's how we are interpreting it
17 for this.

18 It is a unique situation where, for
19 sure, where you are on two completely different
20 streets that isn't a corner with an alley
21 splitting it. And this was our reading of the
22 code to get to this site plan and to be
23 comfortable to issue permits on this, not in error
24 as well.

1 COMMISSIONER LUEDTKE: Let's say,
2 just for hypothetical, if they own 5 West and the
3 liquor store -- opposite of --

4 MR. McLAUGHLIN: West of Park?

5 COMMISSIONER LUEDTKE: West of
6 Standard -- East of Standard.

7 If they owned that corner?

8 MR. McLAUGHLIN: Yes.

9 COMMISSIONER LUEDTKE: Those would
10 be two separate lots, they have ownership.

11 MR. McLAUGHLIN: Yes. With the lot
12 in between it, I would consider that as offset.

13 But these are contiguous or abutting
14 with only that alley between the two.

15 But with Standard Meadery being between
16 the two then I would apply that 650 feet within
17 the lot.

18 COMMISSIONER LUEDTKE: But there is
19 no possible way -- For that lot on the other --
20 what we are calling Lot 2 --

21 MR. McLAUGHLIN: Yeah.

22 COMMISSIONER LUEDTKE: -- the
23 L-shape parking lot, to ever be contiguous --
24 absent completely vacating that existing alley.

1 MR. McLAUGHLIN: Right.

2 COMMISSIONER LUEDTKE: In my
3 hypothetical, there is a possibility that they
4 could be contiguous, if they absorbed the Standard
5 Meadery property then they would be contiguous.

6 MR. McLAUGHLIN: In the
7 hypothetical.

8 COMMISSIONER LUEDTKE: In the
9 hypothetical; right.

10 MR. McLAUGHLIN: That's correct.

11 COMMISSIONER LUEDTKE: But I am
12 saying in our situation, short of the vacation of
13 the existing east-west public alley, there is no
14 way these things would ever be continuous.

15 MR. McLAUGHLIN: Correct.

16 MR. AIELLO: You could vacate the
17 alley.

18 COMMISSIONER JARRETT: Excuse me --

19 MR. AIELLO: I know you are going
20 out of procedure but it's critical for you guys to
21 know this.

22 You could vacate that alley and you
23 could give an easement across --

24 COMMISSIONER JARRETT: Yeah, but

1 that's not something that we can -- We can't do
2 that. The Village would have to decide to do
3 that.

4 MR. AIELLO: Of course, I know, as
5 a recommendation.

6 COMMISSIONER JARRETT: It's not
7 before us today either so ...

8 COMMISSIONER LUEDTKE: Yeah, I
9 don't know how others -- these are questions to
10 the Petitioner and to Marc; is that correct,
11 Jason?

12 COMMISSIONER JARRETT: Yeah,
13 whatever you want to ask.

14 COMMISSIONER LUEDTKE: Within the
15 MX-2 Districts we have a side yard requirement
16 adjacent to another building, if it's another
17 building type?

18 MR. McLAUGHLIN: Correct.

19 Side yard setback?

20 COMMISSIONER LUEDTKE: Yeah.

21 In light of what's happening at 27 West
22 Park how do we really deal with that in the
23 longterm?

24 MR. McLAUGHLIN: Sure.

1 So because 27 West Park is approved from
2 the zoning perspective but no building permit has
3 been submitted, nor has a building permit been
4 issued, that adjacent property to the west is
5 vacant.

6 And so on the existing site plan that we
7 have right now we are treating it as vacant
8 because we don't know what's going to happen in
9 the future.

10 I can't penalize this particular
11 petition and require the additional five-foot
12 separation until that is built or at least
13 permitted.

14 COMMISSIONER LUEDTKE: Right.

15 MR. McLAUGHLIN: If that happens
16 before this gets issued we will have to apply the
17 five-foot separation. It's the first one in.

18 And it's a really weird section of our
19 code, depending on building type next door. I am
20 more a fan of either 0 or 5, pick a lane. But I
21 have to play the game right now, whichever one
22 comes in first and applies for the building
23 permit.

24 So the site plan you see right now is

1 reflective of the vacant lot to the west.

2 If we issue the permit, we are going to
3 need an amendment to the site plan or we are going
4 to be back in front of you guys.

5 But right now, they are ready to roll
6 and for all intents and purposes they are going to
7 be hitting the ground before 27 West Park.

8 COMMISSIONER LUEDTKE: Which leads
9 me to another question.

10 MR. McLAUGHLIN: Yeah.

11 COMMISSIONER LUEDTKE: The parking
12 count tied to seats in the funeral home itself?

13 MR. McLAUGHLIN: Yeah.

14 COMMISSIONER LUEDTKE: Right?

15 We are just going on good faith that
16 there's 223 magically right underneath the 56
17 number that puts the additional -- the number that
18 we are trying to find?

19 MR. McLAUGHLIN: Yeah, there is an
20 additional sheet that was submitted as part of
21 another submittal that wasn't part of this
22 submittal because they are not asking for a
23 variation on the parking.

24 COMMISSIONER LUEDTKE: Right.

1 MR. McLAUGHLIN: But it does do
2 interior layouts showing the number of seats and
3 the configuration and stuff. And we had them put
4 on the site plan just so you guys could get bogged
5 down with the material as well.

6 COMMISSIONER LUEDTKE: We like to
7 get bogged down.

8 MR. McLAUGHLIN: You would have
9 like it but...

10 So the parking on the A101 reflects the
11 mathematics that we did behind the scenes. So
12 they are meeting the parking requirements onsite
13 and in the street which is obviously allowed in
14 that district.

15 COMMISSIONER LUEDTKE: The only
16 other item I have at this time is just a point of
17 clarification on the canopy at the sidewalk at
18 Park, the MX clearly stipulates that no
19 projections into the right-of-way is permitted?

20 MR. McLAUGHLIN: Correct.

21 COMMISSIONER LUEDTKE: So somehow
22 that detail will need to sort of be resolved.

23 MR. McLAUGHLIN: Right. They
24 haven't submitted for a building permit yet and

1 the building permit would require a full
2 engineering set.

3 This is close, but yes, the canopy
4 cannot cross over into the right-of-way line. So
5 we will work on setting that back the appropriate
6 amount.

7 But yes, good point. Thank you for the
8 call-out.

9 COMMISSIONER LUEDTKE: Does the
10 rear canopy, the one facing the parking lot is
11 that okay to encroach in the rear yard five-foot
12 setback?

13 MR. McLAUGHLIN: The setback, yes.

14 COMMISSIONER LUEDTKE: Not the
15 building, but it can carry over the five-foot --

16 MR. McLAUGHLIN: Setback but not
17 into the alley.

18 COMMISSIONER JARRETT: It can be
19 allowed three feet into the setback?

20 COMMISSIONER LUEDTKE: I think that
21 seems like a good number, from memory.

22 MR. McLAUGHLIN: Back in 2018 we
23 were like, How about three feet?

24 COMMISSIONER LUEDTKE: Yeah, sounds

1 great.

2 I have no further questions or comments
3 at this time.

4 COMMISSIONER JARRETT: Marc?

5 MR. McLAUGHLIN: Yeah.

6 COMMISSIONER JARRETT: So they are
7 asking for the parking in the street yards.

8 MR. McLAUGHLIN: Yes.

9 COMMISSIONER JARRETT: Can you --
10 Do you know what the number is, how much closer is
11 the parking to the property line than it would be
12 if it was built to code -- if they didn't need a
13 variation?

14 MR. McLAUGHLIN: So that's part of
15 the problem is it's all street yard. So any
16 parking on that lot would require a variation for
17 parking on the street yard.

18 There is no structure on that particular
19 lot, is the most aggressive I can get. So I am
20 having them ask for it, so they can park on that
21 lot.

22 If you remember right now it's reversed;
23 right? The building where the parking lot is
24 going and all the parking currently is either

1 behind it or on Park Avenue, all nonconforming.

2 So without the variation it's a whole
3 blown redesign, which I don't even know where to
4 go at that point, if we said no, because Park
5 Avenue is also still a street yard -- Park
6 Boulevard is also a street yard.

7 COMMISSIONER JARRETT: I guess what
8 I am asking then is so the parking itself, other
9 than the fact that it's not permitted in a street
10 yard --

11 MR. McLAUGHLIN: Yeah.

12 COMMISSIONER JARRETT: -- is not
13 closer to the street than would be allowed --

14 MR. McLAUGHLIN: From the setback?

15 COMMISSIONER JARRETT: Yeah.

16 MR. McLAUGHLIN: Correct, yeah,
17 that's correct.

18 COMMISSIONER JARRETT: Okay.

19 MR. McLAUGHLIN: It meets the
20 setbacks for additional landscaping, which during
21 the building permit we will have a full landscape
22 set. But yes, it meets all the setback
23 requirements.

24 COMMISSIONER JARRETT: Okay. Other

1 questions?

2 COMMISSIONER ORLOWSKI: I have
3 questions on the alley.

4 MR. McLAUGHLIN: Okay.

5 COMMISSIONER LUEDTKE: Which one?

6 COMMISSIONER ORLOWSKI: The alley
7 that they want to be vacated.

8 MR. McLAUGHLIN: Okay.

9 COMMISSIONER ORLOWSKI: So the
10 alley is owned by the Village?

11 MR. McLAUGHLIN: Correct.

12 COMMISSIONER ORLOWSKI: And has the
13 property been -- The alley, has any of that
14 property been offered up to the other business
15 owners that are in conjunction with that?

16 MR. McLAUGHLIN: No.

17 COMMISSIONER ORLOWSKI: Okay.

18 MR. McLAUGHLIN: The request came
19 from the Petitioner.

20 COMMISSIONER ORLOWSKI: Okay. I
21 mean, I look at it, if we are going to give stuff
22 away, then maybe we should give it away to all the
23 business owners that are there or at least the
24 ones that own a business adjacent with the alley.

1 MR. McLAUGHLIN: The use of the
2 alley has been historically used only by the
3 property owner adjacent, as part of their parking
4 lot. The lines were blurred obviously back in the
5 day.

6 COMMISSIONER ORLOWSKI: Right.

7 COMMISSIONER JARRETT: From what I
8 can see it has been that way for quite a while,
9 and then at some point 20 or 30 years ago, give or
10 take, the curb cut was widened and the whole thing
11 was asphalted. And I don't know how that would
12 happen.

13 MR. McLAUGHLIN: If this was a
14 traditional setup, where it was down the middle
15 and everybody shared it, you would offer it up to
16 everybody. That was not the case for the
17 historical uses on the site.

18 COMMISSIONER ORLOWSKI: I will
19 leave the rest of mine for comments.

20 COMMISSIONER JARRETT: Okay.

21 COMMISSIONER SHLENSKY: A couple
22 questions for Marc.

23 So Marc, I can appreciate the uniqueness
24 of the plan of the situation that we are involved

1 in, as for the public alley that runs southwest to
2 northeast.

3 MR. McLAUGHLIN: Yes.

4 COMMISSIONER SHLENSKY: Okay. So
5 we are also no strangers in this Village to having
6 business owners that also own off-site parking
7 across the street certainly. We can see many
8 examples of that on Villa Avenue or in the Villa
9 Avenue Business District.

10 MR. McLAUGHLIN: Uh huh.

11 COMMISSIONER SHLENSKY: Besides
12 restaurants and/or bars in town can you think of
13 any other businesses that may become -- that are
14 comparable in the amount of spaces in this
15 situation that have either cross street or cross
16 alley parking?

17 MR. McLAUGHLIN: Uh huh.

18 So on Villa, the commercial building
19 that has very small retail but mostly service uses
20 is across the street as well, the executive
21 building.

22 COMMISSIONER SHLENSKY: Can you
23 provide the -- let's say the largest -- what is
24 the business --

1 MR. McLAUGHLIN: All of their
2 parking is across the street. None of it is
3 onsite.

4 COMMISSIONER SHLENSKY: So the
5 structure is on the east side --

6 MR. McLAUGHLIN: Yeah.

7 COMMISSIONER SHLENSKY: -- and the
8 parking lot you are talking about is on the west
9 side.

10 MR. McLAUGHLIN: Right.

11 COMMISSIONER SHLENSKY: Which the
12 sign indicates parking for those business.

13 MR. McLAUGHLIN: Yes.

14 COMMISSIONER SHLENSKY: There is
15 also a bar in there.

16 MR. McLAUGHLIN: Yeah, A bar is a
17 component of it.

18 COMMISSIONER SHLENSKY: Yes.

19 MR. McLAUGHLIN: But it's three
20 stories worth of retail-service.

21 COMMISSIONER SHLENSKY: I do
22 recognize there are various business
23 establishments within that structure itself.

24 MR. McLAUGHLIN: Yeah.

1 COMMISSIONER SHLENSKY: Okay. Yes,
2 I understand about the vacating of the north-south
3 alley certainly, for the purpose of the efficiency
4 of the use of the parking lot there, but the other
5 structure that you were talking about on the east
6 end of town, the Villa Avenue one, that is
7 obviously across the street, no one is talking
8 about an easement or vacating anything of that
9 nature.

10 MR. McLAUGHLIN: Correct.

11 COMMISSIONER SHLENSKY: To that end
12 though, in that structure, that parking lot on the
13 east end -- sorry -- the west end of Villa Avenue
14 is privately owned.

15 MR. McLAUGHLIN: Uh huh.

16 COMMISSIONER SHLENSKY: Were any
17 alleyways vacated in -- you may have to look at
18 this historically -- but have any alleys on that
19 side of town been vacated to accommodate
20 petitioners and business owners?

21 MR. McLAUGHLIN: Yes.

22 COMMISSIONER SHLENSKY: Okay.

23 MR. McLAUGHLIN: Two that I can
24 tell you as I am sitting right here and I am --

1 No, three -- and I am working with an additional
2 two.

3 COMMISSIONER SHLENSKY: So we do
4 have comparisons to this?

5 MR. McLAUGHLIN: Oh, yes, yeah.

6 COMMISSIONER JARRETT: Didn't we
7 just vacate an alley for the one that we rezoned a
8 couple -- few months ago, the one in St. Charles?

9 MR. McLAUGHLIN: That was an
10 already vacated alley.

11 COMMISSIONER JARRETT: Okay. Got
12 you.

13 MR. McLAUGHLIN: The vacation of
14 alleys -- I think Justin may be getting to -- is
15 going to be coming again and again and again as
16 redevelopment happens. It's part of the cleanup
17 that will be continuing to go on in Villa Park.

18 COMMISSIONER SHLENSKY: I see where
19 this is going and I see where the Village is going
20 with this.

21 COMMISSIONER JARRETT: So the
22 realty is, Justin, if you were to look around the
23 Village, especially up on the north side, like
24 closer to the diagonal railroad tracks, we have a

1 ton of alleys and some streets that do not
2 function that way.

3 COMMISSIONER SHLENSKY: And
4 therefore have been essentially commandeered by
5 the business owners --

6 COMMISSIONER JARRETT: Yes.

7 COMMISSIONER SHLENSKY: -- for
8 their usage.

9 COMMISSIONER JARRETT: Probably
10 before some of us were born.

11 MR. McLAUGHLIN: Right. We are
12 talking about historical conditions and now that
13 they are coming forward with an actual petition
14 and a plan to claim them.

15 COMMISSIONER JARRETT: Then a lot
16 of the question comes down to, do we have
17 utilities in them, sometimes we do.

18 Like one that came up that would have
19 made sense to vacate the right-of-way was when
20 North School was here for the North School
21 expansion.

22 You have North School and then on the
23 north end of that there is sled hills. It looks
24 like one property but there is technically a

1 street that runs through there, but it's never
2 been paved, it's just platted, but the Village has
3 utilities in it.

4 COMMISSIONER SHLENSKY: Marc,
5 additional question. You can actually see it on
6 that you rendering.

7 MR. McLAUGHLIN: Yeah.

8 COMMISSIONER SHLENSKY: What is the
9 small rectangular structure directly to the west
10 of the lounge?

11 MR. McLAUGHLIN: Trash enclosure.

12 COMMISSIONER SHLENSKY: Obviously
13 the owner and operator of Ardmore Lounge had an
14 opportunity to be present and raise any objection
15 to Mr. Aiello's point about the current usage of
16 the five or so parking spots that he had
17 mentioned?

18 MR. McLAUGHLIN: They were
19 absolutely notified.

20 COMMISSIONER SHLENSKY: Okay. And
21 you received no feedback from them?

22 MR. McLAUGHLIN: No.

23 MR. AIELLO: You guys realize I am
24 his attorney; right?

1 COMMISSIONER JARRETT: Realize
2 what?

3 MR. AIELLO: I am the attorney for
4 that owner.

5 COMMISSIONER JARRETT: Okay.

6 MR. AIELLO: Your characterization
7 of how that was used, people can consent and agree
8 to do things and say, Oh, yeah, I will tell you
9 what, it's a public right-of-way, I don't really
10 need it this week, month.

11 COMMISSIONER JARRETT: I understand
12 what you are saying --

13 MR. AIELLO: -- doesn't give up its
14 rights.

15 COMMISSIONER JARRETT: No, nobody
16 does. The Village doesn't give up its rights and
17 other people don't give up their rights to it, and
18 they shouldn't, but if the Village as an entity --
19 Which we are not the decision making --

20 MR. AIELLO: I understand.

21 COMMISSIONER JARRETT: -- if they
22 decide that selling that or if they are selling it
23 for nothing, I mean, that's the --

24 On these issues it comes down to

1 enforcement decades ago; right? I mean, this one
2 is more recent than some but...

3 COMMISSIONER LUEDTKE: I have a
4 couple questions.

5 Back to the parking lot, Marc, my first
6 question was relative to this parking lot, whether
7 it be onsite versus offsite and your
8 interpretation is that you are treating it as
9 onsite.

10 If that's the case then why are we not
11 applying as many of the regulations and
12 restrictions related to parking related --
13 specifically related to storefront buildings,
14 since this is associated with a storefront
15 building, namely where the access drives come in?

16 I can appreciate where the design has
17 settled, but it seems like that would also require
18 a variance, if we are going to start delving into
19 that, you know, component of the storefront --

20 MR. McLAUGHLIN: Sure.

21 COMMISSIONER LUEDTKE: -- chart.

22 MR. McLAUGHLIN: Yeah. So again I
23 am going to start with, very unique site.

24 And so we looked at it from, the

1 storefront is facing Park Boulevard, and it has
2 the rear access off of that alley, which it has a
3 rear entrance and a rear garage, and then two
4 parking stalls; that is in that green little
5 triangle there.

6 And then having to site a parking lot,
7 this was in the rear of the building, trying to
8 meet with that intent that that everything is now
9 off of Park, that's the storefront and everything
10 is rear access.

11 In conversation with our design team and
12 our review team we were not comfortable with
13 having the only access to be off of the east-west
14 alley.

15 In our opinion it does not meet any of
16 the standards for a drive aisle for a parking lot.
17 It's only 16 feet wide, where a two-way parking
18 lot requires 24. We could not justify having that
19 be the only means of ingress or egress to the
20 site.

21 Additionally, the contradiction in the
22 code for the MX section versus the rest of it is
23 it specifically says alleys are supposed to be
24 secondary. So we needed to figure out an

1 appropriate location to have access to this site
2 and this was that determination.

3 If it should have been a variation
4 request or if that is what the Commission feels,
5 then that was definitely a miss on my behalf, and
6 I would be inclined to add that, but through the
7 entire site design and review, including
8 engineering and public works, this is where we
9 landed and based on our interpretation of site
10 lines and traffic.

11 COMMISSIONER LUEDTKE: Okay. Thank
12 you, Marc.

13 MR. McLAUGHLIN: You are welcome.

14 The end of the section are you referring
15 to has that administrative adjustment language in
16 there as well and it's also a little --

17 It's a very broad term that says MX
18 Districts for building types and the entire
19 building type section includes the section you are
20 looking at too.

21 So there's interpretation anomalies
22 everywhere, so we are trying to work with it the
23 best we can.

24 COMMISSIONER LUEDTKE: Fair enough.

1 I will leave the rest of my comments for our
2 Commission level of conversations.

3 COMMISSIONER SHLENSKY: Marc, I do
4 have a clarifier.

5 MR. McLAUGHLIN: Yeah.

6 COMMISSIONER SHLENSKY: So maybe I
7 was not clear enough and I want to make sure that
8 I have correct information.

9 MR. McLAUGHLIN: Yeah.

10 COMMISSIONER SHLENSKY: So what you
11 indicated was the trash receptacle, I see that,
12 you know, there is the small rectangle on the
13 Petitioner's property.

14 What I meant is what is the rectangular
15 object to the right of that.

16 COMMISSIONER ORLOWSKI: It's a
17 garage.

18 COMMISSIONER JARRETT: Garage.

19 MR. McLAUGHLIN: This is a garage
20 on the adjacent property.

21 COMMISSIONER SHLENSKY: For?

22 MR. McLAUGHLIN: The back of the
23 lounge.

24 COMMISSIONER SHLENSKY: The back of

1 the lounge?

2 MR. McLAUGHLIN: Yeah.

3 COMMISSIONER SHLENSKY: And that's
4 owned by?

5 MR. McLAUGHLIN: The doors are
6 facing north.

7 COMMISSIONER SHLENSKY: Understood.

8 And that is owned by the lounge?

9 MR. McLAUGHLIN: I believe that's
10 correct, yes.

11 COMMISSIONER SHLENSKY: Okay.

12 Thank you.

13 COMMISSIONER JARRETT: I believe
14 that there is a fence along the west property line
15 of the lounge property too; is that accurate?

16 MR. VAN STAALDUINEN: No. The
17 fence is along our property. It's a brick wall of
18 the garage that you are referring to, the brick
19 wall and then our fence.

20 COMMISSIONER JARRETT: Thank you.
21 I wasn't sure how far the fence extended.

22 Any other questions before we move to
23 discussion or where sometimes more questions
24 arise?

1 (No response.)

2 COMMISSIONER JARRETT: All right.
3 Let's move to discussion.

4 So where I would start is the plat of
5 subdivision, plat of re-subdivision and the
6 rezoning of that single parcel to the west to
7 match the zoning of the rest of the property is
8 all -- it makes sense to me.

9 COMMISSIONER LUEDTKE: I would
10 agree.

11 COMMISSIONER JARRETT: The fact
12 that that one parcel was zoned residential -- or
13 is zoned --

14 MR. McLAUGHLIN: MX-R2.

15 COMMISSIONER JARRETT: MX-R; right.
16 But that's kind of residential district,
17 mixed use residential.

18 MR. McLAUGHLIN: Yes.

19 COMMISSIONER JARRETT: It was
20 probably a map-making oversight because of the
21 alley.

22 MR. McLAUGHLIN: Yeah.

23 COMMISSIONER JARRETT: Or what
24 the -- Or potentially what the previous zoning

1 was, if you went back.

2 MR. McLAUGHLIN: And it could have
3 been both.

4 COMMISSIONER JARRETT: Yes,
5 especially if it was zoned multifamily residential
6 and you have the alley.

7 MR. McLAUGHLIN: Exactly.

8 COMMISSIONER JARRETT: So I have no
9 issues with either of those points.

10 Does anybody else?

11 COMMISSIONER SHLENSKY: No, that
12 makes sense.

13 COMMISSIONER JARRETT: So that
14 really leads the discussion to the variation
15 for -- to allow parking in the street yard, which
16 as Marc describes, is pretty much required to
17 allow them to do any parking on this parcel.

18 COMMISSIONER ORLOWSKI: I will
19 bring up some of my comments:

20 One: I would not agree to giving or
21 selling the alleyway to the one property owner, if
22 there is more than one property-business owner
23 that abuts that property. I think it should be
24 offered to both of them or three of them; however

1 many are involved there.

2 Two: Villa Avenue, those businesses all
3 have parking behind their businesses, every one of
4 them. I don't know any business in town that only
5 has off-location parking. But the businesses on
6 Villa Avenue have parking behind the businesses,
7 if you are talking like behind Michael Anthony's
8 and all that.

9 MR. McLAUGHLIN: Yeah, 207 Villa is
10 --

11 COMMISSIONER ORLOWSKI: No, I
12 understand that.

13 MR. McLAUGHLIN: Okay.

14 COMMISSIONER ORLOWSKI: But it's
15 owned by a totally different business owner.

16 MR. McLAUGHLIN: That was my
17 example.

18 COMMISSIONER ORLOWSKI: Right.

19 MR. McLAUGHLIN: 207 is the
20 executive building.

21 COMMISSIONER ORLOWSKI: But they
22 have parking behind all of those buildings, so
23 just so we clarify that, those businesses do
24 have --

1 MR. McLAUGHLIN: Yes.

2 COMMISSIONER ORLOWSKI: -- parking
3 onsite.

4 COMMISSIONER JARRETT: Go ahead, I
5 didn't mean to interrupt you.

6 COMMISSIONER ORLOWSKI: It's a big
7 variation that I think that is being requested,
8 and I am just, I guess you would say, a little --
9 still fresh in my mind on 2700 East -- or West and
10 all the involvement from this Petitioner with that
11 whole debacle. So me, myself, I am not fond of
12 this, no.

13 COMMISSIONER JARRETT: Okay. So
14 one small point that I would make is that off-site
15 parking we do permit, as of right, with some
16 caveats on what -- on what districts it can be
17 located in --

18 MR. McLAUGHLIN: Correct.

19 COMMISSIONER JARRETT: -- and that,
20 but for off-site parking it used to be within
21 650 feet of the entrance, the primary entrance of
22 the building and between the farthest parking spot
23 that exists.

24 This is roughly 350 feet, maybe 400 from

1 the entrance to the farthest parking spot.

2 So the off-site parking itself would be
3 permitted. There is nothing in our code that --

4 For instance, if there was a commercial
5 zoning district, where they didn't have some of
6 the eventuals on this particular parcel, that
7 would be permitted.

8 Or if this was across the street --
9 which obviously it can't be because of the prairie
10 path -- but hypothetically, if this was across the
11 street and a big enough lot that they didn't need
12 zoning relief, that would also be permitted. Our
13 code does allow that.

14 It's pretty common in zoning codes.
15 Sometimes they require a special use. Ours
16 doesn't require a special use, except for in a
17 handful of situations.

18 But I know that doesn't answer all of
19 your concerns, but just to throw that out there,
20 so everybody is clear on that.

21 COMMISSIONER ORLOWSKI: I honestly
22 don't see how we would be able to approve
23 something like this, whenever we were sitting here
24 debating three parking spots for the adjacent

1 property development, and everybody was concerned
2 about the on-street parking there at that time,
3 and it was a big deal, but now, we should just not
4 make this that big of a deal, you know.

5 COMMISSIONER JARRETT: Yeah.

6 COMMISSIONER ORLOWSKI: I don't
7 agree with that.

8 COMMISSIONER LUEDTKE: But per
9 their parking data and calculations they are
10 saying -- and Marc is telling us it's confirmed
11 with the floor plans -- that they are meeting the
12 parking requirement.

13 I think the conversation at 27 West was
14 because we were --

15 MR. McLAUGHLIN: Reduction.

16 COMMISSIONER LUEDTKE: -- because
17 that project was short a few spots; right, three
18 to six or whatever it was?

19 I don't disagree with what you are
20 saying but I think they are not the same.

21 COMMISSIONER JARRETT: And while I
22 won't tell you how to vote or what to base your
23 opinion on, I would say that this project should
24 be weighed on its own merits, not the merits of

1 projects that have come previously.

2 COMMISSIONER ORLOWSKI: Well, no,
3 you have to weigh it on projects that have come
4 previously because that's what -- If we are going
5 to do a hardship, we have to make sure all the
6 hardships equal up.

7 COMMISSIONER JARRETT: Variations
8 are unique situations and they cannot be --

9 MR. McLAUGHLIN: Precedent.

10 COMMISSIONER JARRETT: -- precedent
11 for future variations.

12 Thanks, Marc. I was searching for the
13 word precedent. It should have been on the tip of
14 my tongue.

15 Any discussion? Anything from down this
16 end, or Eric, do you have anything you want to
17 add?

18 COMMISSIONER LUEDTKE: Yeah, I
19 guess I hear what you say about the off-street
20 parking -- off-site parking but I still think this
21 is an off-site parking lot, that's what it is,
22 regardless of how it's been deeded or will be
23 deeded, whatever.

24 I mean, you are driving down that street

1 and you are looking at that plan, you come across
2 this, that's an offsite parking lot.

3 And the language of the code regarding
4 these MX Districts speaks to parking and I think
5 there is some circular sort of logic that sort of
6 feeds back on itself a little bit.

7 I question the -- I question whether or
8 not a standalone off-site parking lot is allowed,
9 and in my opinion it's questionable. And I am
10 curious to hear what the other Commissioners think
11 relative to it.

12 Because when I think about something
13 that has some vagaries or gray areas or something
14 not clearly stated, because the MX districts
15 specifically speak to parking as a part of a
16 building development. Okay, great; right? They
17 never -- It never speaks directly to a standalone
18 parking lot. It never calls it out.

19 If I go to Table 61 within our Code, the
20 uses, there is never even just a standalone
21 accessory parking. It's all non-accessory
22 parking. And I understand this is accessory to
23 the use but it's still very gray.

24 And so then I go back and say, Well,

1 what's the intention of the MX districts? Is
2 their intention to have standalone, freestanding
3 parking lots in the MX district?

4 I think the answer is, no. So I am
5 stuck on that one, Marc, I really am.

6 COMMISSIONER HOFSTRA: Isn't it
7 what we have today, this Petitioner? He has
8 parking --

9 COMMISSIONER LUEDTKE: Yeah, but
10 that's an existing -- I think that's an existing
11 nonconforming lot, but that's my interpretation on
12 that existing lot, in my opinion.

13 COMMISSIONER ORLOWSKI: I would
14 agree with that.

15 And Marc, also if we did pass this, I --
16 personally, I would have to say that the Village
17 would have to offer the property that's adjacent
18 to Ardmore Lounge, that chunk of alleyway that
19 meets up with their property, I think that would
20 be only fair.

21 I mean, either that or is the Village
22 giving the property away? Are we selling it?

23 MR. McLAUGHLIN: We have not gotten
24 to that point yet.

1 COMMISSIONER ORLOWSKI: Okay.

2 MR. McLAUGHLIN: We have to get
3 through this part before we can have those
4 additional conversations.

5 COMMISSIONER ORLOWSKI: But some of
6 this, I think it's a far stretch.

7 COMMISSIONER SHLENSKY: So Eric, I
8 also struggle with the concept of the off-street
9 parking a lot because I do consider it off-site
10 parking at the very least.

11 The conversation that I was engaging in
12 with Marc, with regards to comparisons, I am
13 looking at the current zoning map for -- at least
14 what I believe to be the current one that's online
15 in Adobe format on the website --

16 MR. McLAUGHLIN: Yeah.

17 COMMISSIONER SHLENSKY: -- the
18 properties that we were mentioning that is MX-2;
19 correct?

20 MR. McLAUGHLIN: Uh huh.

21 COMMISSIONER SHLENSKY: So we are
22 talking apples to apples, when we are talking
23 about the MX-2 petition from the Petitioner;
24 correct?

1 MR. McLAUGHLIN: Yes.

2 COMMISSIONER JARRETT: So you are
3 probably talking about legal nonconforming -- If
4 you ascribe to Eric's interpretation --

5 COMMISSIONER SHLENSKY: Legally
6 nonconforming.

7 COMMISSIONER JARRETT: Legally
8 nonconforming.

9 COMMISSIONER SHLENSKY: Within the
10 MX-2 District.

11 COMMISSIONER JARRETT: Right.

12 COMMISSIONER SHLENSKY: I'm saying
13 it's offsite parking within the same type of
14 district.

15 COMMISSIONER JARRETT: Right.

16 COMMISSIONER SHLENSKY: That's the
17 comparison I am making.

18 COMMISSIONER JARRETT: Yeah.

19 COMMISSIONER SHLENSKY: So I am in
20 alignment with your line of thought.

21 MR. McLAUGHLIN: Chair?

22 COMMISSIONER JARRETT: Yes, please.

23 MR. McLAUGHLIN: If we did a strict
24 interpretation that this was offsite, if we did a

1 strict interpretation that this was offsite, and
2 we follow the section of the code that Eric was
3 talking about requiring special uses, if it's a
4 parking lot non-accessory, the ability to do this
5 design would not be allowed, because you can't
6 even ask for a special use for an off-site parking
7 lot in this zoning district.

8 If I don't consider this onsite because
9 it's adjacent through the alley with continued
10 property ownership through a deed restriction,
11 this development will never happen, no matter how
12 much he petitions you guys, because he can't even
13 ask for it.

14 I have said it I think every single
15 meeting. I do not like our zoning ordinance. I
16 am working with it to the best that I can and this
17 is how I got there with my interpretation.

18 And as I may have mentioned, I would
19 have liked the ability to make it Lot 1 with the
20 little fishhooks that you guys are familiar with,
21 to even solidify it even further, but I could not
22 per DuPage County Reporter.

23 COMMISSIONER SHLENSKY: Because of
24 the improved --

1 MR. McLAUGHLIN: The alley.

2 COMMISSIONER SHLENSKY: --

3 southwest to northeast alley?

4 MR. McLAUGHLIN: Correct.

5 So that's all I've got.

6 COMMISSIONER LUEDTKE: So we are
7 stretching -- By lumping it into onsite we are
8 avoiding the special use block --

9 MR. McLAUGHLIN: Yeah.

10 COMMISSIONER LUEDTKE: -- that
11 occurs?

12 MR. McLAUGHLIN: Right.

13 And because all the required
14 improvements for storm water, for parking, are all
15 on this site. It is a development parcel, if you
16 will.

17 COMMISSIONER LUEDTKE: Completely,
18 yes. I appreciate that.

19 MR. McLAUGHLIN: All the things,
20 throwing it altogether, this is where we landed
21 with mine -- in consultation with public works
22 director regarding engineering and appropriate
23 site layout obviously is how we got to this point.

24 Is it clean, no, sirs.

1 It is it allowed in the code, I believe
2 so, and I would stand behind it.

3 COMMISSIONER LUEDTKE: Does the
4 parking design need to get pushed as far south as
5 it is, the detention sort of forces that
6 positioning --

7 MR. McLAUGHLIN: Yeah.

8 COMMISSIONER LUEDTKE: -- on the
9 site?

10 MR. McLAUGHLIN: Yeah. It's also a
11 nice buffer to the existing buildings to the
12 north, putting that storm water there instead of
13 parking up against that road, the little landscape
14 against the brick building would be exposed in the
15 future.

16 COMMISSIONER LUEDTKE: It straddles
17 the storm water, you know, split, you know, both
18 ends against the middle.

19 MR. McLAUGHLIN: So again with the
20 storm water we are going on topography as well.

21 The green in the parking is actually
22 permeable pavers which then go toward the basin.
23 It's not going to be a full-blown basin but the
24 rain guard and storm water detention area on the

1 north. So you will have a landscape.

2 COMMISSIONER LUEDTKE: Is it
3 designed to hold water?

4 MR. McLAUGHLIN: Hold no. Only in
5 the event.

6 COMMISSIONER LUEDTKE: In the
7 event.

8 MR. McLAUGHLIN: Yeah, it will not
9 be wet bottom.

10 COMMISSIONER LUEDTKE: But if you
11 were to push that east-west row of parking north
12 you are losing parking spots.

13 MR. McLAUGHLIN: Absolutely, yeah.

14 COMMISSIONER LUEDTKE: Bringing us
15 under -- being under-parked.

16 MR. McLAUGHLIN: Correct.

17 And by eliminating a connection to
18 Highland we are increasing on-street parking as
19 well, as you can see part of the design as it is
20 configured right now.

21 We worked with the Petitioner heavily to
22 make an efficient design, still trying meet the
23 intent of the code, even though it is convoluted,
24 I acknowledge that.

1 COMMISSIONER LUEDTKE: But I guess
2 when you say, Meet the intent of the code, is the
3 intent of the code to have off-site parking lots
4 in our MX districts?

5 MR. McLAUGHLIN: No, to park it
6 appropriately --

7 COMMISSIONER LUEDTKE: Yeah, I
8 understand. I can't get past the hurdle of an
9 off-site parking lot --

10 MR. McLAUGHLIN: Yeah.

11 COMMISSIONER LUEDTKE: -- on the
12 prominent corner; right?

13 With all due respect to the Ardmore
14 Lounge now it's going to be our face of the
15 Ardmore little district, you know, as we head
16 north on Ardmore.

17 Do you know a good mural artist,
18 attorney? Get on it because that's a perfect
19 palette to put something there. That thing is
20 going to be ... That's our face.

21 COMMISSIONER ORLOWSKI: Is there
22 any reason that we didn't choose to build this on
23 Lot 1 instead of Lot 2?

24 MS. STAMMIS: Can we answer that?

1 Holly Stammis, I work for the funeral
2 home and have been working with this design.

3 So the current building will not stand
4 much longer. There is lots of problems.

5 So we can shut it down and take a couple
6 years and rebuild it. Meanwhile everyone from
7 town passes and has no funeral home.

8 We have this lot that we currently -- is
9 an eyesore, to be honest. It's just there.
10 People think it's public parking, I think. But we
11 fill it up. It's the same size as where the
12 building is right now.

13 So when we first looked at it like,
14 Well, we could just build here and keep going in
15 one building to the next and just continue to
16 provide services and take a building into the
17 future, because things are changing, the styles of
18 services are changing.

19 The current building isn't sustainable
20 for even what we are using it for now, so there is
21 just no way to move forward with that.

22 So rather than shutting down and not
23 providing services for the community, this solves
24 that problem by building on that property, not

1 disturbing where we are at.

2 And I was thinking about, even the
3 alley, originally we talked about leaving it and
4 opening it, but it's not pedestrian friendly. It
5 is a little worrisome in that way. There is not a
6 lot of different ideas on how to do this.

7 If we move the parking we have to ask
8 Ardmore Lounge to move all of their air
9 conditioning and things to their roof and we don't
10 want to do that to anyone.

11 We want to provide the best option for
12 the Village that we can to continue to provide
13 funeral services for them. So that's kind of
14 where we are at. That's why we decided to do it
15 there.

16 COMMISSIONER JARRETT: Thank you.

17 I have a few comments more than
18 discussion.

19 But I really appreciate the effort
20 that's gone into the building, into the site plan
21 as a whole, especially -- I really do like the way
22 the building reads. I mean, I know the building
23 is not before us today, but I do like the way the
24 building reads from the street, the effort that

1 went into that, the way that's delineated.

2 If you imagine a 27 West Park being
3 built to the west, you have a street, minus a
4 corner of course, that reads as a block, the kind
5 of block that we want. So to a certain degree I
6 don't even mind this parking at the rear.

7 That alley being vacated, that's a
8 Village Board matter there. The Staff and the
9 Village Board will have to come to the
10 determination if that's in the best interest of
11 the Village.

12 Where I struggle a little bit and the
13 thing that I would stress -- and if you live in
14 the neighborhood, if you live next door, you will
15 certainly understand -- is that this is a parking
16 lot that is on the edge of a residential district
17 to the southwest and the southeast and it is also
18 a bit of a gateway to the Village, where you are
19 coming into Ardmore.

20 So the treatment of that corner -- if
21 this is a parking lot -- and the treatment of both
22 of the Ardmore and the Highland frontage along
23 that parking lot is critical to how this project
24 reads, as a part of the Village or another -- I

1 don't want to say a sea of asphalt because it's
2 not that big -- but another field of asphalt.

3 So regardless of how the votes go up
4 here today, if this advances to the Village Board
5 and advances to a fully -- a full project moving
6 ahead, I would ask you as an Applicant, as
7 residents, as a business owner, to think about the
8 impact of the parking lot, as much as the
9 building, on everyone who lives there, who will
10 visit. So that's my discussion.

11 MR. McLAUGHLIN: Jason, do you
12 think a robust landscape plan is what you would be
13 looking for?

14 COMMISSIONER JARRETT: Very robust.

15 MR. McLAUGHLIN: Excellent.

16 COMMISSIONER JARRETT: I would love
17 to see some sort of gateway but I wouldn't put all
18 of that on the Applicant.

19 MR. McLAUGHLIN: Understood.

20 COMMISSIONER LUEDTKE: I think what
21 when we talk about at the MX district, that sort
22 of holding the street; right, sort of bringing
23 those buildings to the lot line and defining those
24 edges; right?

1 And now we are going to say, Oh, that's
2 going to be landscape that does that, that seems
3 to sort of go against -- it doesn't keep in line
4 with that; right?

5 And I don't know how strong we can be to
6 have fencing that goes around and does -- you
7 know, along these.

8 But again, that's sort of spending their
9 money. But we are at a point where we are, you
10 know, How do we treat that corner; right, if we
11 are going down this path of sort of towards
12 approval.

13 MR. McLAUGHLIN: I think they were
14 trying to accomplish that on Park Boulevard and
15 the finished -- the street bringing it up, using
16 the boulevard.

17 COMMISSIONER LUEDTKE: But they
18 have three streets.

19 MR. McLAUGHLIN: Right.

20 COMMISSIONER LUEDTKE: So I can't
21 change that fact.

22 MR. McLAUGHLIN: Right.

23 COMMISSIONER LUEDTKE: They still
24 have two streets that seem to be --

1 COMMISSIONER ORLOWSKI: Three
2 streets and an alley.

3 COMMISSIONER LUEDTKE: They have
4 two street frontages that are not as developed as
5 Park yet in my opinion.

6 COMMISSIONER JARRETT: I do
7 appreciate you are not treating the alley as -- I
8 know you will have people crossing the street, but
9 I appreciate that you are not treating the alley
10 face of your building as a back. It's a second
11 front. So I do appreciate that.

12 There is a lot of about the design of
13 the building that I like. I understand why the
14 parking lot is laid out the way it is.

15 The landscaping, the screening, even
16 potentially to -- I don't know what impact this
17 parking has on the property to the west and I know
18 some of that may not be required.

19 MR. McLAUGHLIN: Correct. But we
20 can still work through the landscape plan.

21 COMMISSIONER JARRETT: I would say
22 this being a variation, requesting to do this
23 parking, we could theoretically attach a bunch of
24 conditions, but I am not going to sit up here and

1 do that, I don't think.

2 MR. McLAUGHLIN: Recent
3 conversations with the Village Attorney is to not
4 condition variations. They have not been held up
5 in courts of past.

6 COMMISSIONER JARRETT: Okay.

7 MR. McLAUGHLIN: That has happened
8 in Villa Park before but we will not be doing that
9 -- Staff will not be making those recommendations
10 moving forward again.

11 Special use all day long.

12 COMMISSIONER JARRETT: I appreciate
13 it.

14 MR. McLAUGHLIN: Variation, no
15 conditions.

16 COMMISSIONER JARRETT: I know
17 that's a gray area sometimes.

18 MR. McLAUGHLIN: Yeah.

19 COMMISSIONER CALVERT: So while we
20 are on the topic of landscaping, could I make a
21 couple comments regarding that?

22 MR. McLAUGHLIN: Yeah.

23 COMMISSIONER JARRETT: Please.

24 COMMISSIONER CALVERT: I realize

1 this parking situation isn't ideal by any means,
2 in terms of the existing zoning and things, but
3 the first two parking spaces as you enter into
4 this lot from Ardmore, are they really that close
5 to the number of required parking spaces, Marc?

6 Could those be taken out?

7 MR. McLAUGHLIN: They cannot. They
8 are at the required number.

9 COMMISSIONER JARRETT: Could they
10 be pushed west?

11 COMMISSIONER CALVERT: The reason I
12 am asking that is, if you remove those first two
13 parking spaces and made it really align with the
14 corner, you could almost really create like a
15 parklike environment there, right off of Ardmore
16 and Highland there.

17 MR. McLAUGHLIN: They would have to
18 be pushed at nine-foot increments.

19 COMMISSIONER JARRETT: Can they be
20 pushed 18 feet west or 9 feet west?

21 MR. McLAUGHLIN: Without an
22 additional storm water review -- because you can
23 see the storm water dips down into that
24 location -- if that is enough to be picked up on

1 the opposite side. It comes under the calcs.

2 COMMISSIONER JARRETT: So they
3 arrive at their storm water calcs --

4 MR. McLAUGHLIN: Yeah, that's why
5 they have so much pervious surface on here as
6 well. I am not saying it can't be done. I can't
7 say it can be done.

8 COMMISSIONER CALVERT: I am saying
9 that really softens the whole look of Ardmore.

10 MR. McLAUGHLIN: It does. Even one
11 stall over would help.

12 COMMISSIONER CALVERT: Yeah.

13 When we are talking about the retention
14 areas, I mean, what I had envisioned or what I was
15 thinking was it would be very similar to what was
16 done at the library; is that true?

17 MR. McLAUGHLIN: Yes.

18 COMMISSIONER CALVERT: So it has
19 native plantings. It softens -- There is a fence
20 there but it softens that fence significantly.

21 I mean, the Applicant certainly has a
22 very positive track record, in terms of property
23 maintenance and the existing landscaping and
24 making it look nice. It's a very attractive

1 building for what it is, and they keep it up very
2 well, so I would anticipate that would be
3 continued with the new property as well and the
4 parking lot.

5 And my other question was, how would --
6 Or is there any --

7 What would the aesthetics be, in terms
8 of connecting this parking lot to the entrance in
9 the alleyway?

10 COMMISSIONER SHLENSKY: Meaning,
11 like some yield signs or like some safety signs?

12 COMMISSIONER CALVERT: The signage
13 as well, but even just maybe the changing of the
14 material of the alley to indicate it as kind of a
15 crosswalk or something like that.

16 COMMISSIONER SHLENSKY: Excellent.

17 COMMISSIONER CALVERT: You know
18 what I mean?

19 Changing it from concrete to just brick
20 and making it look very attractive, as though it's
21 kind of just a natural part of going from the
22 parking lot right into the building.

23 COMMISSIONER SHLENSKY: Like a
24 transition.

1 COMMISSIONER CALVERT: A
2 transition. Thanks.

3 MR. McLAUGHLIN: The alley is
4 concrete currently and this is a proposed asphalt
5 parking lot, so you will have a material
6 transition going that direction, but the Village
7 does not support bricks in the alleyway.

8 COMMISSIONER CALVERT: Okay.

9 MR. McLAUGHLIN: But we can
10 stripe -- do the actual striping for a crosswalk
11 in that particular location. Coming off the
12 handicap would be a good location.

13 COMMISSIONER JARRETT: I think
14 there would probably have to be some engineering
15 done there.

16 MR. McLAUGHLIN: Absolutely.

17 COMMISSIONER JARRETT: Because that
18 alley has the recessed drainage gutter in the
19 center that slopes down.

20 MR. McLAUGHLIN: Yes.

21 COMMISSIONER SHLENSKY: To
22 piggyback off of that -- I don't know if you were
23 getting to this.

24 I don't want to condition, obviously

1 pursuant to Attorney Wolf's recommendations -- or
2 counsel.

3 MR. McLAUGHLIN: Yeah.

4 COMMISSIONER SHLENSKY: But I do
5 think that we, as a Village, need to provide
6 vehicles, some kind of understanding and insight
7 that there is -- you know, public walking or
8 people will be walking from the transition period
9 from the parking lot to the home and vice versa.

10 MR. McLAUGHLIN: Yeah.

11 COMMISSIONER SHLENSKY: So again, I
12 am not going to condition it, just highly
13 recommend at least for the record that there be
14 some form of safety signage and yield signs, you
15 know, yield to. I am not going to go further on
16 that.

17 MR. McLAUGHLIN: Yeah.

18 COMMISSIONER SHLENSKY: I also join
19 fellow Commissioners in the concern of the -- I
20 think Jason coined it -- the sea of asphalt.

21 But when we are talking about whatever
22 will happen at this property at 27 West Park,
23 removing the parking lot that currently exists on
24 the north end of that -- north of the alley, where

1 the funeral home currently has the parking lot and
2 the alley, and again, whatever develops at 27 West
3 Park, that will be a very different look.

4 And to Jason's point, the parking just
5 shifts. It's now off of Ardmore and that's where
6 the parking ingress and egress will stand.

7 We are moving forward as a Village.
8 Those two developments -- or the Petitioner's
9 proposed building and again whatever comes to 27
10 West Park will further that forward-thinking
11 development.

12 Marc, I do appreciate pulling out the
13 whole first in line usage, when it comes to
14 whatever the five-foot setback is, and you know,
15 we can't prevent that, it is first in line. So
16 plans will have to change from one development to
17 the next.

18 And as for points previously made, as
19 well, for whatever compensation the Village can
20 earn or requests for the vacating of the parking
21 lot, we have to know our role. It is out of our
22 hands. I do encourage the Village to push for
23 something.

24 COMMISSIONER JARRETT: Any other

1 discussion?

2 COMMISSIONER LUEDTKE: No.

3 COMMISSIONER JARRETT: If there is
4 none then --

5 MR. McLAUGHLIN: I have one point.

6 COMMISSIONER JARRETT: Go ahead.

7 MR. McLAUGHLIN: Just from the
8 hardship perspective from the particular
9 variation, it was pointed out that every side of
10 their property is a street yard. So that is a
11 very unique situation and the hardship is, I am
12 surrounded by streets.

13 COMMISSIONER SHLENSKY: Sea of
14 asphalt.

15 MR. McLAUGHLIN: So that's all.

16 COMMISSIONER JARRETT: So if there
17 is no other discussion, if somebody wants to make
18 a motion?

19 COMMISSIONER SHLENSKY: I will make
20 a motion to recommend Approval of PZ-23-09 for a
21 Zoning Map Amendment to Mixed Residential District
22 2, MX-R2, to Mixed Use Main Street District, MX-2,
23 a variation from Section 7.6.1 - Location to allow
24 parking in the street yard and a final plat of

1 subdivision.

2 COMMISSIONER JARRETT: There is a

3 motion.

4 Is there a second?

5 COMMISSIONER HOFSTRA: Second.

6 COMMISSIONER JARRETT: Questions or

7 comments on the motion?

8 (No response.)

9 COMMISSIONER JARRETT: Roll call

10 vote:

11 Calvert?

12 COMMISSIONER CALVERT: Yes.

13 COMMISSIONER JARRETT: Hofstra?

14 COMMISSIONER HOFSTRA: Yes.

15 COMMISSIONER JARRETT: Leudtke?

16 COMMISSIONER LUEDTKE: I will say

17 yes.

18 COMMISSIONER JARRETT: Orłowski?

19 COMMISSIONER ORŁOWSKI: No.

20 COMMISSIONER JARRETT: Shlensky?

21 COMMISSIONER SHLENSKY: Yes.

22 COMMISSIONER JARRETT: I too vote

23 yes.

24 With that our recommendation will pass

1 to the Village Board. They have the final say in
2 this matter. Thank you.

3 (Proceedings concluded at
4 8:40 p.m.)

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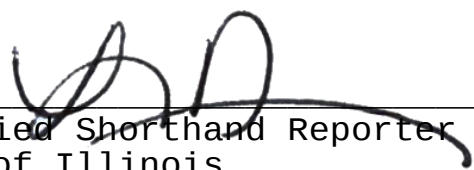
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V vacant 14:5,7 15:1 vacate 3:14 6:20 7:24 12:16, 22 25:7 26:19 vacated 4:6 20:7 24:17,19 25:10 52:7 vacating 4:9 11:24 24:2,8 62:20 vacation 12:12 25:13 vagaries 41:13 Van 4:15,19 7:12 33:16 variance 29:18 variation 3:11 15:23 18:13,16 19:2 31:3 35:14 37:7 55:22 56:14 63:9,23 variations 40:7,11 56:4 vehicles 61:6 versa 61:9 versus 29:7 30:22 vice 61:9 Villa 5:17 22:8,18 24:6,13 25:17 36:2,6,9 56:8 Village 13:2 20:10 22:5 25:19, 23 27:2 28:16,18 42:16,21 51:12 52:8,9,11,18,24 53:4 56:3 60:6 61:5 62:7,19,22 65:1 visit 53:10 vote 39:22 64:10,22	W walking 61:7,8 wall 33:17,19 water 10:10 46:14 47:12,17, 20,24 48:3 57:22,23 58:3 website 43:15 week 28:10 weigh 40:3 weighed 39:24 weird 14:18 west 3:6 5:16,21 6:5,7 8:15 9:7 11:2,4,5 13:21 14:1,4 15:1,7 23:8 24:13 27:9 33:14 34:6 37:9 39:13 52:2,3 55:17 57:10,20 61:22 62:2,10 wet 48:9 whichever 14:21 wide 30:17 widened 21:10 wishing 5:12 witnesses 2:18 Wolf's 61:1 word 40:13 work 5:1 9:12 17:5 31:22 50:1 55:20 worked 48:21 working 25:1 45:16 50:2 works 2:2 31:8 46:21 worrisome 51:5 worth 23:20	
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Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-11 / 1 Ovaltine Ct / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner: SCG Ovaltine Ct LLC
300 N La Salle St Apt 5450
Chicago, IL 60654

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) to Mixed Transitional District (MX-T). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Residential (PUD-R)
Present Land Use: Residential
Property Size: 26,020 sq. ft./ 0.60 acres
PIN: 06-10-212-018

Surrounding Zoning

North: Residential Single-Dwelling District - 7,500 sq. ft. (RS-7.5)
West: Mixed-Use Main Street District (MX-2)
East: Light Industrial District (M-1)
South: Residential Single-Dwelling District - 7,500 sq. ft. (RS-7.5)

Surrounding Land Use

Single Dwelling Residential
Commercial
Industrial
Single Dwelling Residential

Comprehensive Plan Designation – Multi-Family Residential

This land use category is intended for both duplexes, townhomes, condos, and apartment buildings of between one and three stories in height, as well as for taller, larger-scale multi-family structures four stories and higher. This classification encompasses areas adjacent to the Village's business districts.

Zoning Request

The Subject Property was first rezoned to Planned Unit Development – Residential (PUD-R) in 1987 per Ordinance #2265. Prior to this, the property had been zoned under Planned Unit Development – Industrial in 1980 per Ordinance #1900. At the time of both PUD approvals, the property was rezoned incorrectly, and neither ordinance established an underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Mixed Transitional District (MX-T) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-R approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

When the 2023 zoning map was updated, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use. The requested Zoning Map Amendment only seeks to assign an underlying zoning district while maintaining the PUD-R Special Use.

Per Section 4.1.2. of the Zoning Ordinance, the MX-T zoning district is intended to accommodate low- to mid-scale office and/or residential buildings transitioning between mixed-use shopping nodes and residential uses. The building form defines compact buildings with entrances, windows, and interior uses facing the primary corridor. Parking is intended to be internal to the building; located in the rear of the lot, screened from the primary street with the building; or located in the side yard, limited in width and orientation. Because of the Subject Property’s location in a mixed-use area and the building type, it meets the intent of the MX-T zoning district classification.

Notification:

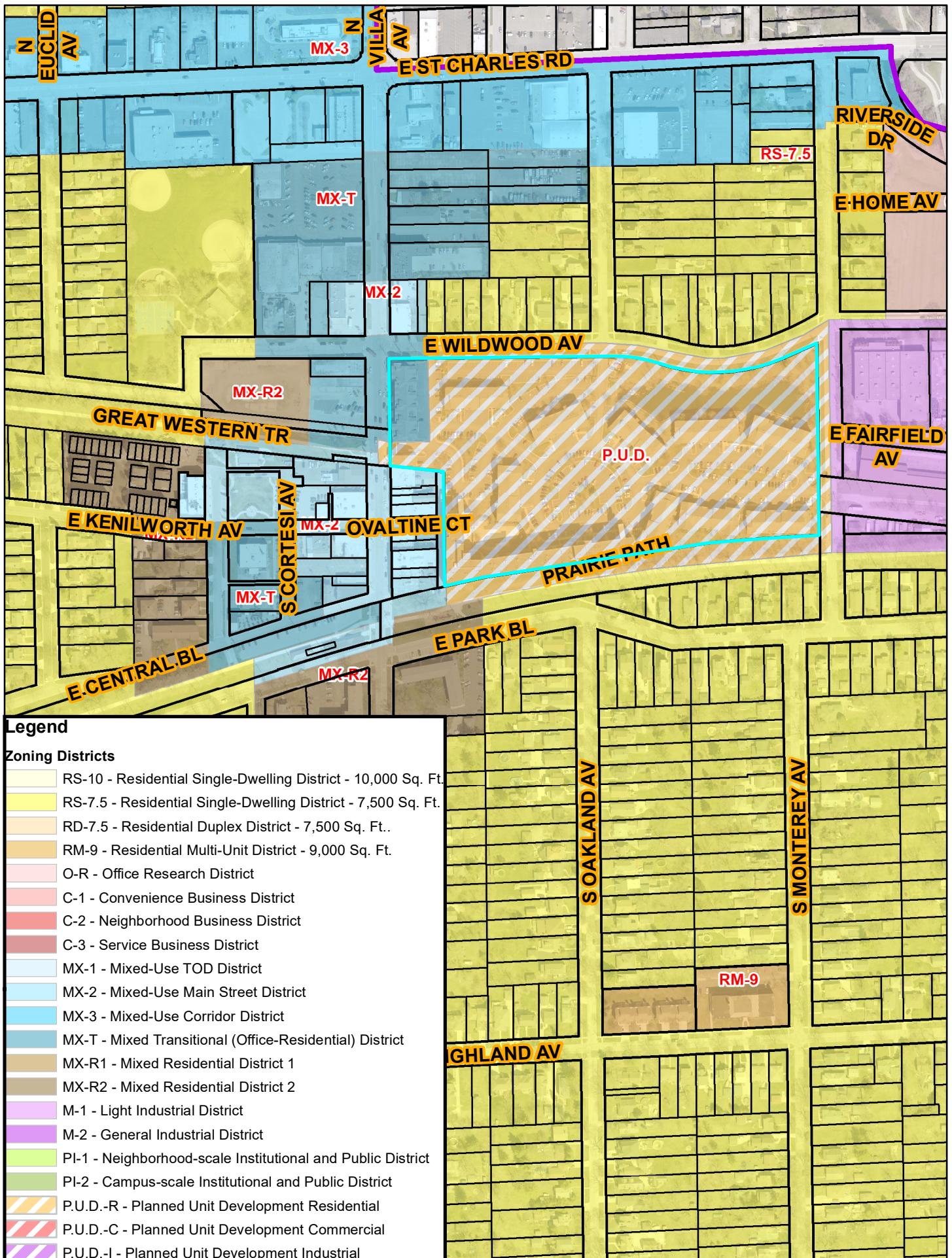
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-11 for a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) to Mixed Transitional District (MX-T).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-12 / 1500 S Ardmore Ave / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner:

Joan & Dennis Johnsen
1500 S Ardmore Ave Unit 200
Villa Park, IL 60181

Linda Kiefer
1500 S Ardmore Ave Unit 211
Villa Park, IL 60181

Edward S Sullivan III
1500 S Ardmore Ave Unit 306
Villa Park, IL 60181

Gerald & Theresa Iaccino
1500 S Ardmore Ave Unit 201
Villa Park, IL 60181

Gloria A Sanchez
1500 S Ardmore Ave Unit 212
Villa Park, IL 60181

Barbara J Piper
1500 S Ardmore Ave Unit 307
Villa Park, IL 60181

Deshawn Wilhight
1500 S Ardmore Ave Unit 202
Villa Park, IL 60181

Bert & Celia De Jong
1500 S Ardmore Ave Unit 214
Villa Park, IL 60181

Donna M Harvat
1500 S Ardmore Ave Unit 308
Villa Park, IL 60181

Lilian E Greco
1500 S Ardmore Ave Unit 203
Villa Park, IL 60181

Judith Walt
1500 S Ardmore Ave Unit 300
Villa Park, IL 60181

Rosario Leal 2000 Trust
1500 S Ardmore Ave Unit 309
Villa Park, IL 60181

Helen Smith
1500 S Ardmore Ave Unit 204
Villa Park, IL 60181

Martha Engler
7608 Blackberry Ln
Willowbrook, IL 60527

Glenn R Haas
1500 S Ardmore Ave Unit 310
Villa Park, IL 60181

Christine Jablonksi
1500 S Ardmore Ave Unit 206
Villa Park, IL 60181

Eileen B Fitzmaurice
1500 S Ardmore Ave Unit 302
Villa Park, IL 60181

Richard M Thompson
1500 S Ardmore Ave Unit 311
Villa Park, IL 60181

Barbara Slagle
1500 S Ardmore Ave Unit 208
Villa Park, IL 60181

Said & Samiha Elkhatab
1500 S Ardmore Ave Unit 303
Villa Park, IL 60181

Louann L Rolson
1500 S Ardmore Ave Unit 312
Villa Park, IL 60181

Mark & Claire Ranieri
13300 Indian Rocks Rd Unit
1202
Largo, FL 33774

Joan Lee Evans
1500 S Ardmore Ave Unit 304
Villa Park, IL 60181

Georgia Pulos
1500 S Ardmore Ave Unit 314
Villa Park, IL 60181

John M & Carole Curtin
1500 S Ardmore Ave Unit 210
Villa Park, IL 60181

Diana Winterroth
1500 S Ardmore Ave Unit 305
Villa Park, IL 60181

Maurice & Y Callahan
1500 S Ardmore Ave Unit 400
Villa Park, IL 60181

Michael C Booth
1500 S Ardmore Ave Unit 401
Villa Park, IL 60181

Jacalyn Novack
1500 S Ardmore Ave Unit 402
Villa Park, IL 60181

Carol R Ormbrek
1500 S Ardmore Ave Unit 403
Villa Park, IL 60181

Joan C Biba
1500 S Ardmore Ave Unit 404
Villa Park, IL 60181

Albert & Norma Desalvo
1500 S Ardmore Ave Unit 405
Villa Park, IL 60181

Amir & Talat Malik
1500 S Ardmore Ave Unit 406
Villa Park, IL 60181

Matthew & Fredk Sander
1500 S Ardmore Ave Unit 407
Villa Park, IL 60181

Jacqueling Kaspari
1500 S Ardmore Ave Unit 408
Villa Park, IL 60181

Catherine Causby
1500 S Ardmore Ave Unit 409
Villa Park, IL 60181

A & E Gamboa Arroyo
1500 S Ardmore Ave Unit 410
Villa Park, IL 60181

Rocco A Tricroce
1500 S Ardmore Ave Unit 411
Villa Park, IL 60181

Karen & M Papendorf
1500 S Ardmore Ave Unit 412
Villa Park, IL 60181

Samuel & America Castillo
1500 S Ardmore Ave Unit 414
Villa Park, IL 60181

F & B Van Vlierbergen
1500 S Ardmore Ave Unit 500
Villa Park, IL 60181

WM & Jacqueline Spratt
1500 S Ardmore Ave Unit 501
Villa Park, IL 60181

Robert & Mary Ihms
1500 S Ardmore Ave Unit 502
Villa Park, IL 60181

Joseph & Barb A Kellogg
1500 S Ardmore Ave Unit 503
Villa Park, IL 60181

Nancy McCarthy
1500 S Ardmore Ave Unit 504
Villa Park, IL 60181

Ibrahim Mamudi
1500 S Ardmore Ave Unit 505
Villa Park, IL 60181

Marcia Kozel
1500 S Ardmore Ave Unit 506
Villa Park, IL 60181

Eloise K Bammann
1500 S Ardmore Ave Unit 507
Villa Park, IL 60181

Febe L Manzano
1500 S Ardmore Ave Unit 508
Villa Park, IL 60181

Gary A Phillips
1500 S Ardmore Ave Unit 509
Villa Park, IL 60181

Ghulam & Janice Abbas
1500 S Ardmore Ave Unit 510
Villa Park, IL 60181

Karen Fourreau
1500 S Ardmore Ave Unit 511
Villa Park, IL 60181

Thomas & Frances Cleary
1500 S Ardmore Ave
Villa Park, IL 60181

Gary Bretz
1500 S Ardmore Ave Unit 514
Villa Park, IL 60181

Gina Signorile
1500 S Ardmore Ave Unit 600
Villa Park, IL 60181

Arlene Guenther
1500 S Ardmore Ave Unit 601
Villa Park, IL 60181

Kathryn J Lo Veccio
366 N Shady Lane
Elmhurst, IL 60126

Charlotte J Johnson
1500 S Ardmore Ave Unit 603
Villa Park, IL 60181

Patricia & Kevin Eltoft
1500 S Ardmore Ave Unit 604
Villa Park, IL 60181

Daryl & Wendy Kemp
1500 S Ardmore Ave Unit 605
Villa Park, IL 60181

Donald & A Schoppelry
1500 S Ardmore Ave Unit 606
Villa Park, IL 60181

Cynthia Bode
1500 S Ardmore Ave Unit 607
Villa Park, IL 60181

Nicholas Fritz
1500 S Ardmore Ave Unit 608
Villa Park, IL 60181

Gloria M Kotansky
1500 S Ardmore Ave Unit 609
Villa Park, IL 60181

Cathy Buchholz
1500 S Ardmore Ave Unit 610
Villa Park, IL 60181

Donald & Barbara Baker
1500 S Ardmore Ave Unit 611
Villa Park, IL 60181

Audrey M Angst
1500 S Ardmore Ave Unit 612
Villa Park, IL 60181

James & Margaret Hogan
1500 S Ardmore Ave Unit 614
Villa Park, IL 60181

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) and Office-Research (O-R) to Residential Multi-Unit District - 9,000 sq. ft. (RM-9). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Residential (PUD-R)
Present Land Use: Residential
Property Size: 146,656.45 sq. ft./ 3.3668 acres
PIN: 06-16-402-001 through -068

Surrounding Zoning

North: Residential Single-Dwelling District-7,500 sq. ft. (RS-7.5)
West: Commercial Service Business District (C-3)
East: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
Planned Unit Development (PUD-R)
South: Commercial Service Business District (C-3)

Surrounding Land Use

Institutional
Commercial
Single-Dwelling Residential
Multi Dwelling Residential
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was originally zoned under a Planned Unit Development-Commercial (PUD-C) for Villa Oaks Shopping Center. Per Ordinance #2819, the original PUD-C was amended to exclude the Subject Property from Villa Oaks and Ordinance #2846 granted a rezone of the newly excluded Subject Property to Planned Unit Development-Residential (PUD-R) to allow the development of a multi-unit residential building. At the time of the PUD-R approval, the property was rezoned incorrectly, and Ordinance #2846 effectively removed any underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Residential Multi-Unit District -9,000 sq. ft. (RM-9) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the approved PUD-R.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as special uses in accordance with the regulations outlined in this section. They are a complex type of special use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. "Planned Unit Development" cannot be used as a zoning district because of its classification as a special use. The requested Zoning Map Amendment only seeks to assign an underlying zoning district while maintaining the PUD Special Use.

Per Section 2.1.2. of the Zoning Ordinance, the RM-9 zoning district primarily intended to accommodate multi-unit buildings on lots at least 9,000 square feet in area. Given that the Subject Property consists of a large, multi-unit building, it meets the RM-9 zoning district classification.

Notification:

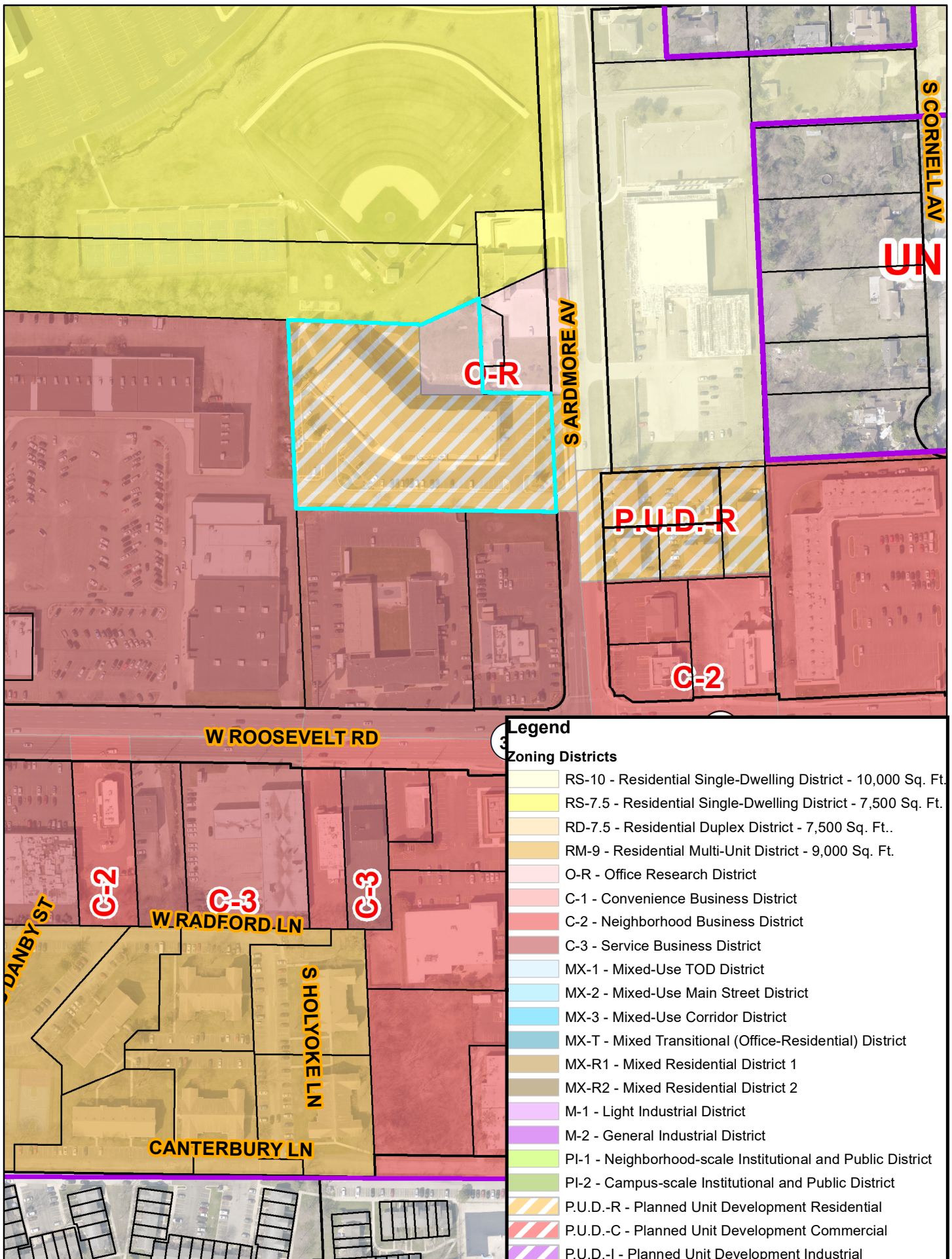
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-12 for a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) and Office-Research (O-R) to Residential Multi-Unit District - 9,000 sq. ft. (RM-9).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-13 / 1535 to 1545 S Ardmore Ave / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owners:

Mohammed Baquer Siddiqi 1535 S Ardmore Ave Unit A Villa Park, IL 60181	August Perryman 1535 S Ardmore Ave Unit 3F Villa Park, IL 60181	Raji A Khalil 1539 S Ardmore Ave Unit D Villa Park, IL 60181
Alfredo Huerta 1535 S Ardmore Ave Unit 2B Villa Park, IL 60181	Rukije Bekteshoski 1539 S Ardmore Ave Unit A Villa Park, IL 60181	I & N Sabah Rahman 1539 S Ardmore Ave Unit E Villa Park, IL 60181
Ashley Spier 1535 S Ardmore Ave Unit 2C Villa Park, IL 60181	M & M Begum Zaheeruddin 1539 S Ardmore Ave Unit B Villa Park, IL 60181	Imrana Siddiqui 816 E Wilson Ave Lombard, IL 60148
Caroline Cantore1 535 S Ardmore Ave Unit D Villa Park, IL 60181	Nasser & E Obeid Diab 1539 S Ardmore Ave Unit C Villa Park, IL 60181	Peter Occhipini 303 W Windsor Ave Lombard, IL 60148
Abdul H & Ghousia Sheikh 1535 S Ardmore Ave Unit 2E Villa Park, IL 60181		

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) to Residential Multi-Unit District - 9,000 sq. ft. (RM-9). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Residential (PUD-R)
Present Land Use: Residential
Property Size: 1.395 acres
PIN: 06-15-308-001 to -012; 06-15-304-034 to -036

Surrounding Zoning

North: Residential Single-Dwelling District-7,500 sq. ft. (RS-7.5)
West: Commercial Service Business District (C-3)
Planned Unit Development-Residential (PUD-R)
East: Commercial Neighborhood Business District
South: Commercial Neighborhood Business District (C-2)

Surrounding Land Use

Single-Dwelling Residential
Commercial
Multi-Dwelling Residential
Commercial
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was annexed into the Village in 1978 per Ordinance #1814. Following the annexation, the Subject Property was rezoned to Planned Unit Development-Residential (PUD-R) per Ordinance #1816. At the time of the PUD-R approval, Ordinance #1816 did not establish a proper underlying zoning district. The Zoning Map Amendment request is to rezone the Subject Property to Residential Multi-Unit District -9,000 sq. ft. (RM-9).

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. "Planned Unit Development" cannot be used as a zoning district because of its classification as a Special Use. The requested Zoning Map Amendment only seeks to assign an underlying zoning district while maintaining the PUD Special Use.

Per Section 2.1.2. of the Zoning Ordinance, the RM-9 zoning district primarily intended to accommodate multi-unit buildings on lots at least 9,000 square feet in area. The Subject Property meets the intent of the RM-9 zoning district classification.

Notification:

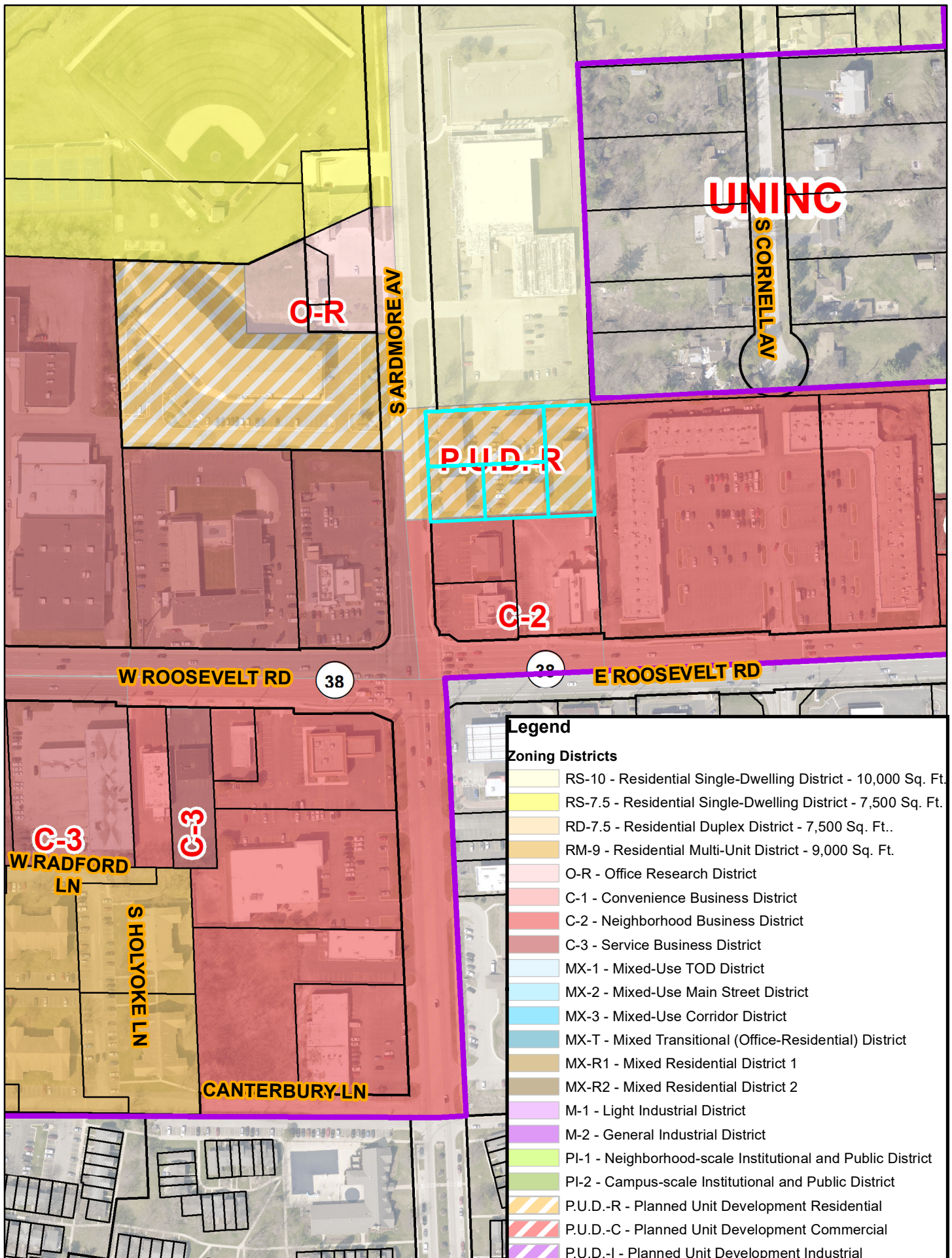
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-13 for a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) to Residential Multi-Unit District - 9,000 sq. ft. (RM-9).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-14 / 50 E North Ave / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owners: Target Corp T-0957
PO Box 9456
Minneapolis, MN 55440

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Commercial (PUD-C) to Commercial Service Business District (C-3). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Commercial (PUD-C)
Present Land Use: Commercial
Property Size: 10.31 acres
PIN: 03-34-301-042 to -044

Surrounding Zoning

North: Residential Single-Dwelling District-10,500 sq. ft. (RS-10)
Village of Addison
West: Residential Single-Dwelling District-7,500 sq. ft. (RS-7.5)
Commercial Service Business District (C-3)
East: Commercial Service Business District (C-3)
South: Commercial Service Business District (C-3)

Surrounding Land Use

Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential
Commercial
Commercial
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was rezoned from R-1 Residential District and C-3 Commercial District to Planned Unit Development-Commercial (PUD-C) in 1993 per Ordinance #2675. A final development plan for the Target Store was later approved by Ordinance #2706. At the time of the PUD approval, the property was rezoned incorrectly, and Ordinance #2675 effectively removed any underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Commercial Service Business District (C-3) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-C approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use.

Per Section 3.1.2. of the Zoning Ordinance, the C-3 zoning district is primarily intended to accommodate automobile-oriented retail and service uses. C-3 is the appropriate underlying zoning district because of the location of the Subject Property on North Ave, an auto-oriented, commercial corridor. The surrounding properties to the south, east, and west are also zoned C-3.

Notification:

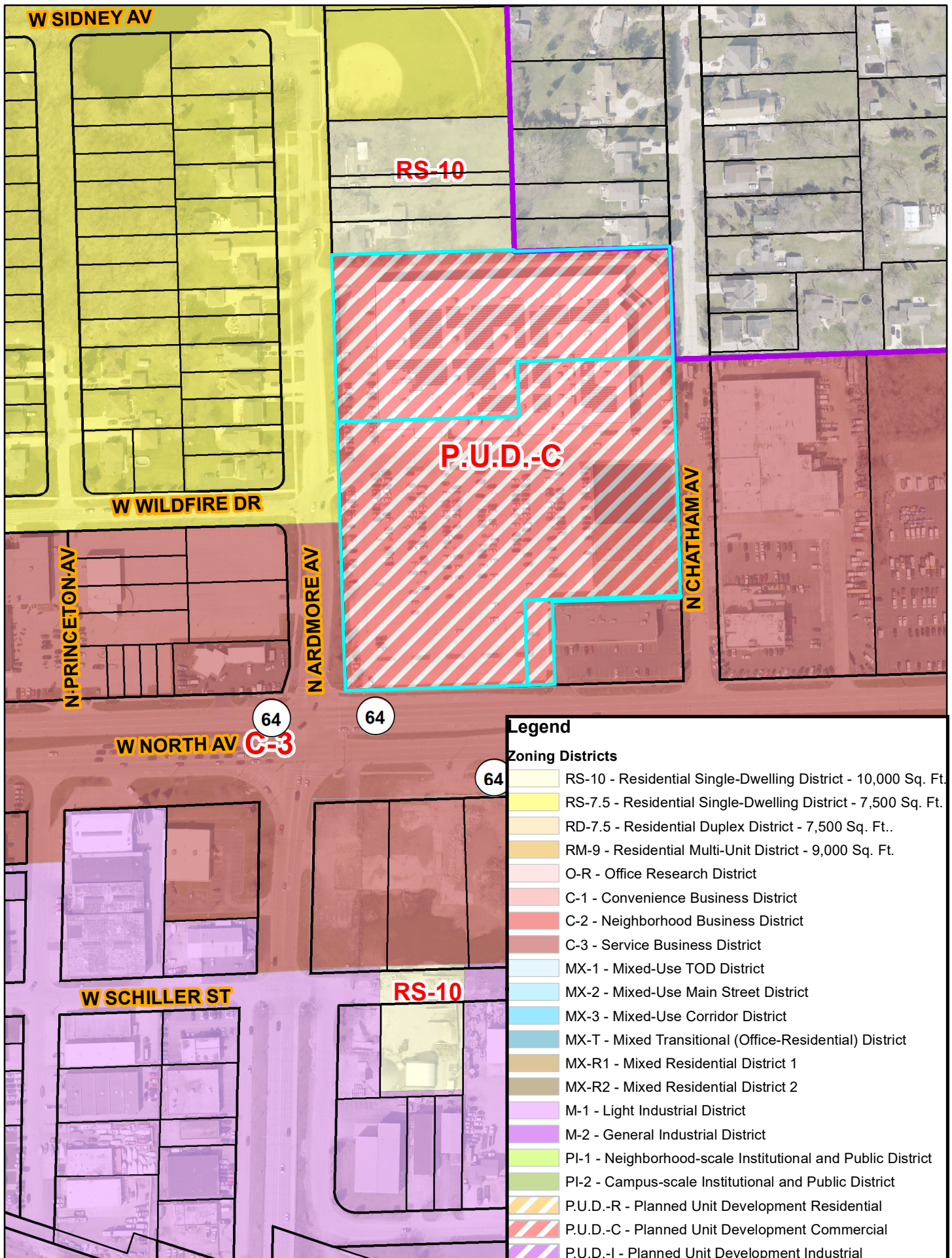
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-14 for a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Commercial Service Business District (C-3).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-15 / 206-306 W North Ave / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owners: Mosaic Villa Park LLC
555 Skokie Blvd Unit 204
Northbrook, IL 60062

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Commercial (PUD-C) to Commercial Service Business District (C-3). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Commercial (PUD-C)
Present Land Use: Commercial
Property Size: 10.31 acres
PIN: 03-33-418-018

Surrounding Zoning

North: Unincorporated
West: Commercial Neighborhood Business District (C-2)
Commercial Service Business District (C-3)
Planned Unit Development-Industrial (PUD-I)
Unincorporated
East: Commercial Service Business District (C-3)
Commercial Neighborhood Business District (C-2)
Residential Single-Dwelling District (RS-7.5)
South: Commercial Service Business District (C-3)

Surrounding Land Use

Single-Dwelling Residential
Commercial
Commercial
Industrial
Industrial
Commercial
Commercial
Single-Dwelling Residential
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was rezoned from R-2 Single-Family District and C-2 Neighborhood Business District to Planned Unit Development-Commercial (PUD-C) in 1972 per Ordinance #1344. This ordinance removed the underlying zoning district and incorrectly rezoned the Subject Property to a PUD. The Zoning Map Amendment request to rezone the Subject Property to Commercial Service Business District (C-3) is meant to establish an

underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-C approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use.

Per Section 3.1.2. of the Zoning Ordinance, the C-3 zoning district is primarily intended to accommodate automobile-oriented retail and service uses. The C-3 zoning district is the appropriate underlying zoning district because of the location of the Subject Property on North Ave, an auto-oriented retail and service corridor.

Notification:

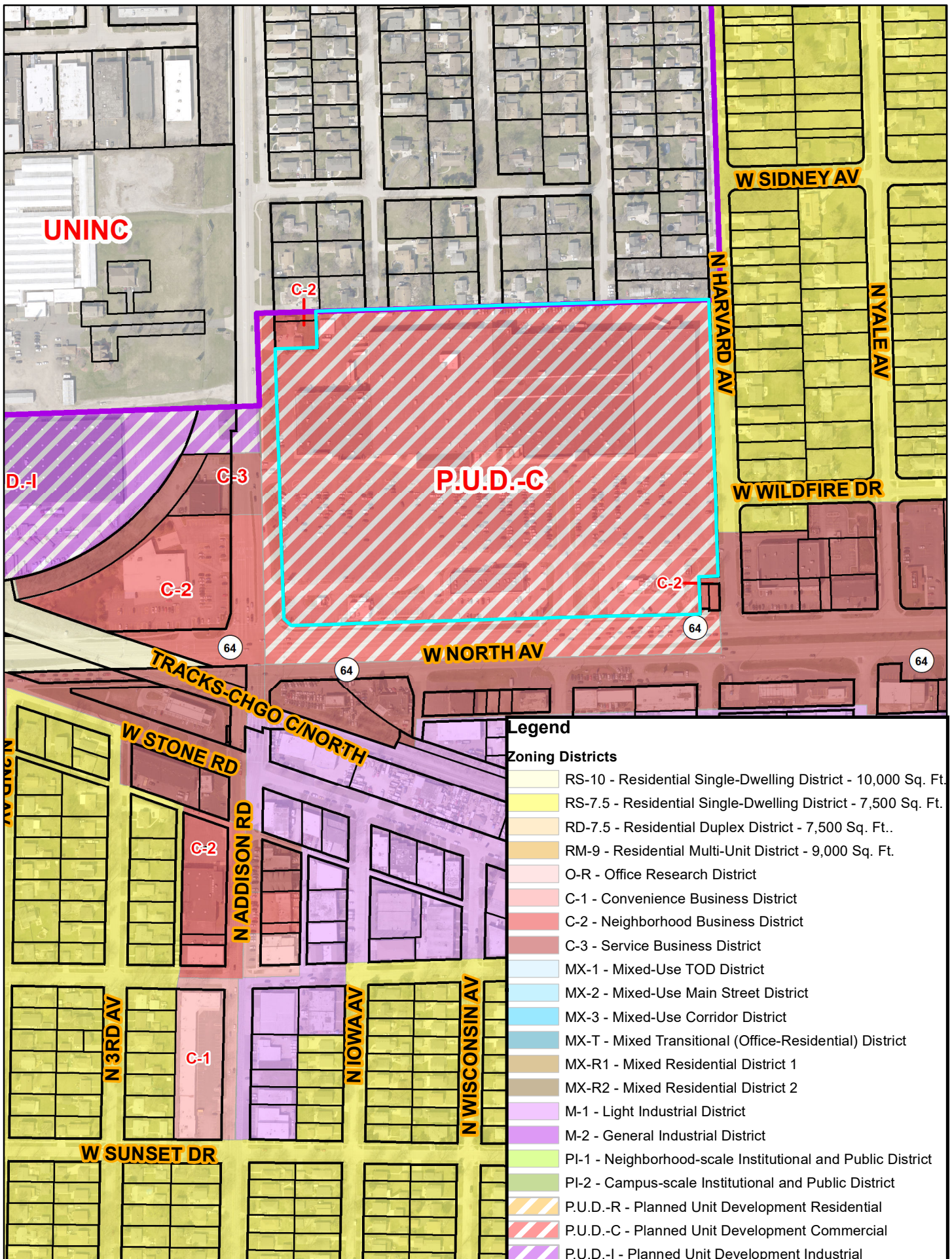
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-15 for a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Commercial Service Business District (C-3).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-16 / 712-724 N Villa Ave, 346 E Hill St, 345 E Schiller St/ Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner: Villa Garden LLC
PO Box 237
Elmhurst, IL 60126

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R)) to Residential Multi-Unit District -9,000 sq. ft. (RM-9). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Residential (PUD-R)
Present Land Use: Residential
Property Size: 113,198.81 sq. ft./ 0.262 acres
PIN: 06-03-103-027

Surrounding Zoning

North: Commercial Service Business District (C-3)
Unincorporated
West: Unincorporated
East: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
Unincorporated
South: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
Unincorporated

Surrounding Land Use

Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential
Single-Dwelling Residential

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was annexed into the Village in 1972 per Ordinance #1328. Following the annexation, the Subject Property was rezoned to Planned Unit Development-Residential (PUD-R) per Ordinance #1329. At the time of the PUD approval, the property was rezoned incorrectly, and Ordinance #1329 effectively removed any underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Residential Multi-Unit District - 9,000 sq. ft. (RM-9) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-R approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use. The requested Zoning Map Amendment only seeks to assign an underlying zoning district while maintaining the PUD Special Use.

Per Section 2.1.2. of the Zoning Ordinance, the RM-9 zoning district primarily intended to accommodate multi-unit buildings on lots at least 9,000 square feet in area. Since the Subject Property consists of multiple, multi-unit buildings, it meets the intent of the RM-9 zoning district classification.

Notification:

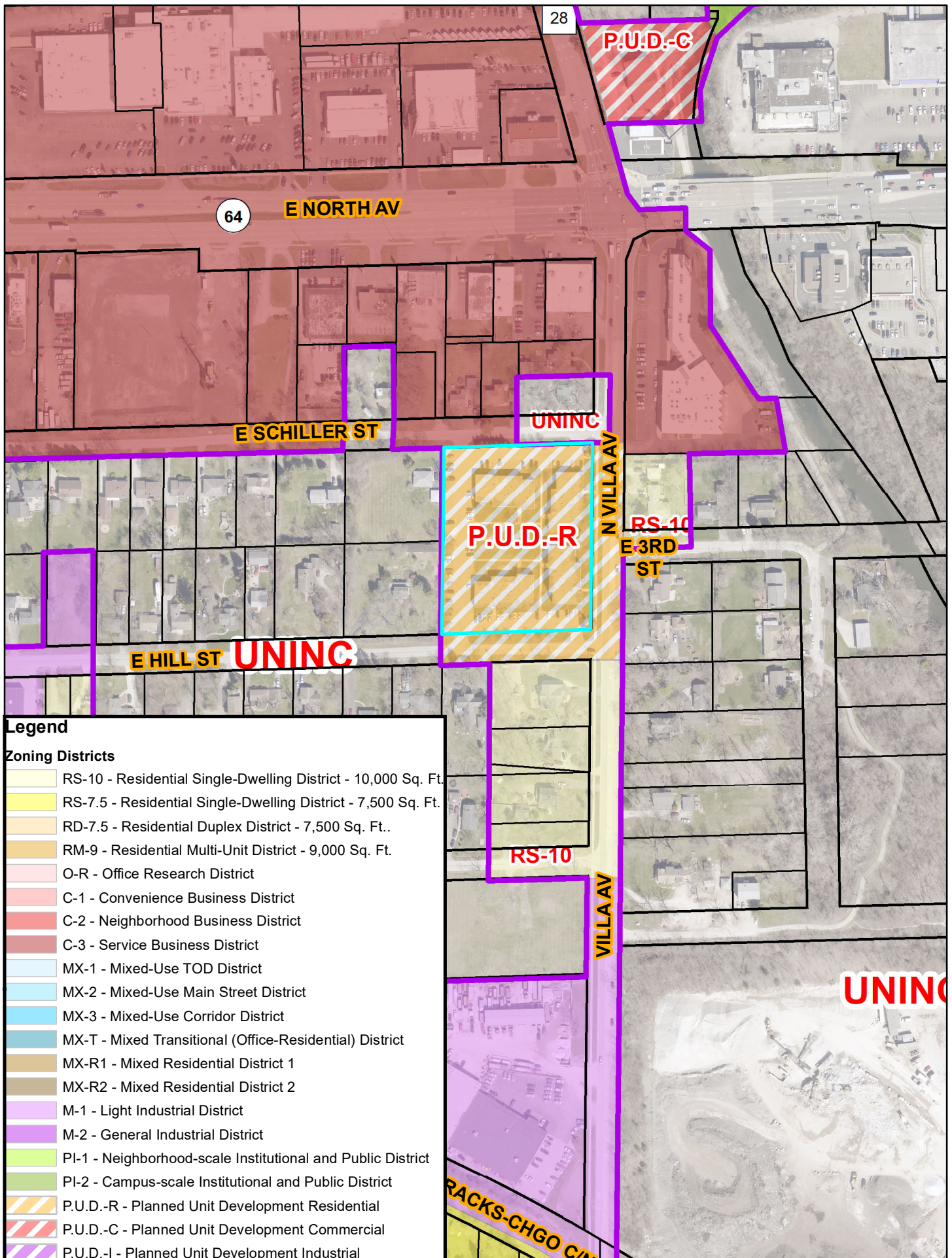
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-16 for a Zoning Map Amendment from Planned Unit Development - Residential (PUD-R) to Residential Multi-Unit District - 9,000 sq. ft. (RM-9).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-17 / 851 N Villa Ave / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner: Wintrust Financial Group
160 Hansen Ct
Wood Dale, IL 60191

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development - Commercial (PUD-C) to Office-Research (O-R). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development - Commercial (PUD-C)
Present Land Use: Commercial
Property Size: 14,522.29 sq. ft./ 0.33 acres
PIN: 03-34-409-007

Surrounding Zoning

North: Unincorporated
West: Commercial Service Business District (C-3)
East: Village of Elmhurst
South: Unincorporated

Surrounding Land Use

Vacant
Commercial
Commercial
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was rezoned from R-1 Residential District to Planned Unit Development-Commercial (PUD-C) in 1988 directly after annexation per Ordinance #2292. In approving the PUD, Ordinance #2292 incorrectly established the PUD-C as the zoning district instead of assigning the property an underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Office-Research (O-R) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-C approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use.

Per Section 3.1.2. of the Zoning Ordinance, the O-R zoning district primarily intended to accommodate office, service and other types of low-impact, non-retail commercial uses. The historic use and building type of the Subject Property has office related, therefore it meets the intent of the O-R zoning district classification.

Notification:

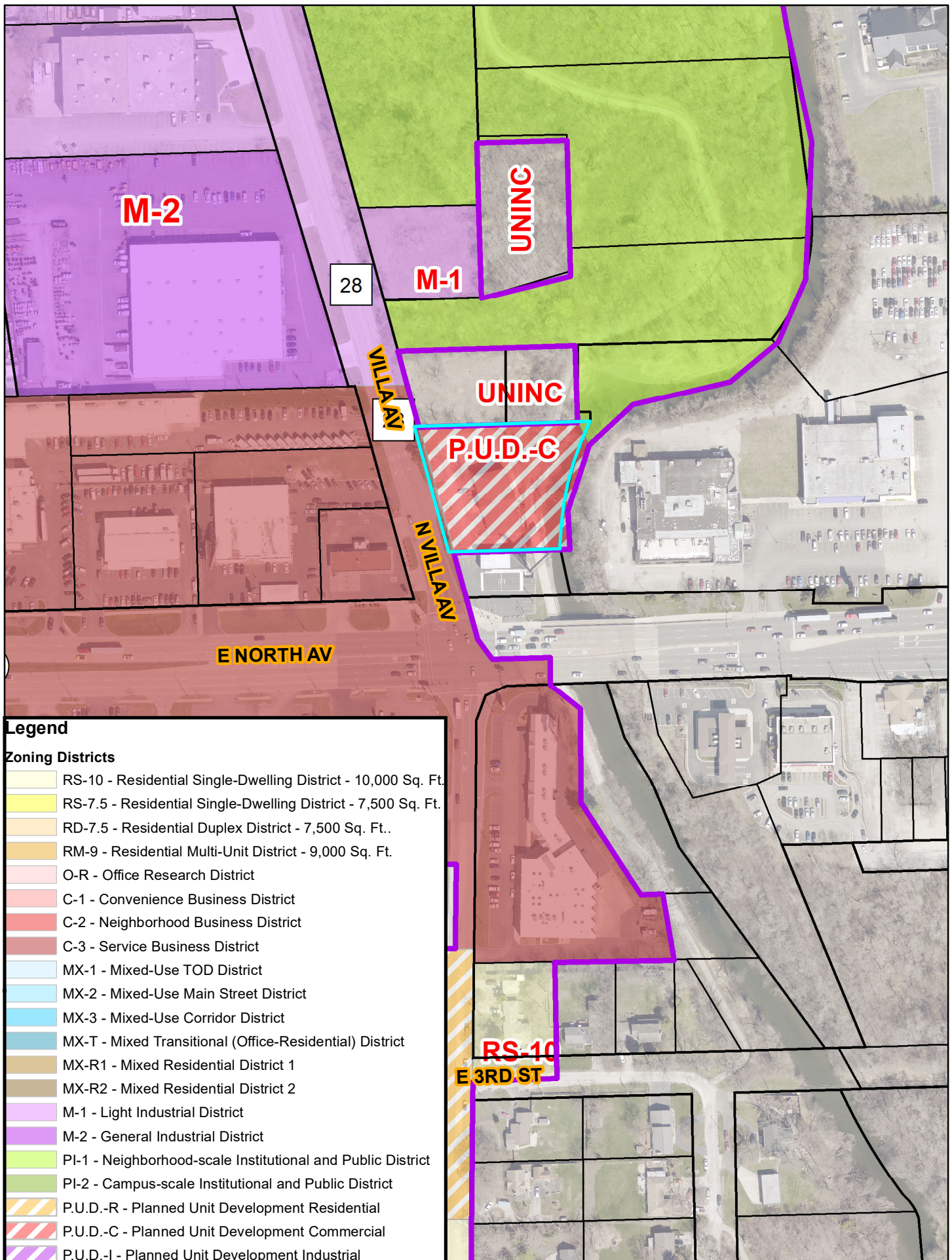
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-17 for a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Office-Research (O-R).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-18 / 880 N Addison Rd / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner: Bone Properties LLC
880 N Addison Rd
Villa Park, IL

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development – Industrial (PUD-I) to Light Industrial District (M-1). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development – Industrial (PUD-I)
Present Land Use: Industrial
Property Size: 10.44 acres
PIN: 03-33-307-013 & 03-33-308-015

Surrounding Zoning

North: Unincorporated
West: Village of Addison
East: Planned Unit Development-Commercial (PUD-C)
South: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
Commercial Neighborhood Business District (C-2)
Commercial Service Business District (C-3)

Surrounding Land Use

Industrial
Commercial
Commercial
Vacant
Commercial
Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was annexed to the Village and was rezoned to Planned Unit Development – Industrial (PUD-I) in 1991 per Ordinance #2501. In approving the PUD-I, Ordinance #2501 incorrectly established the PUD-I as the zoning district instead of assigning the property an underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Light Industrial District (M-1) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-I approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use.

Per Section 3.1.2. of the Zoning Ordinance, the M-1 zoning district is primarily intended to accommodate small-scale, low-impact industrial and service commercial uses, which is what the current use is. Therefore, the Subject Property meets the intent of the M-1 zoning district classification.

Notification:

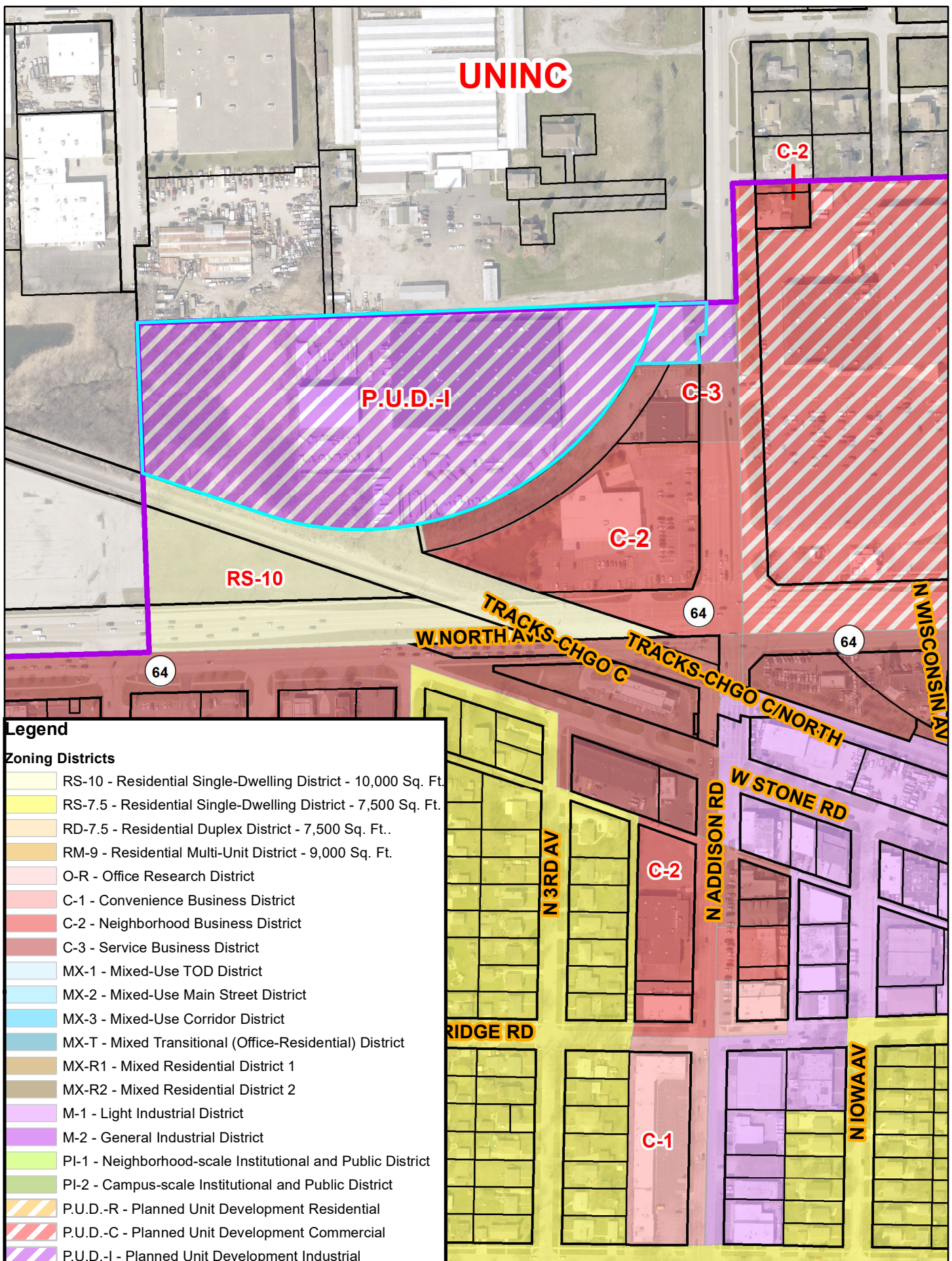
Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-18 for a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Light Industrial District (M-1).



Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: October 12, 2023
RE: **Petition PZ-23-19 / 900 S IL Route 83 / Zoning Map Amendment**

Petitioner: Village of Villa Park
20 S Ardmore Ave
Villa Park, IL 60181

Owner: Walmart, Inc
PO Box 8050
Bentonville, AR 72712

Request Summary:

The Petitioner is requesting a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Commercial Service Business District (C-3). The purpose of this request is to correct a previous error in the zoning approval of the Subject Property.

Site Information

Present Zoning: Planned Unit Development – Commercial (PUD-C)
Present Land Use: Commercial
Property Size: 12.9 acres
PIN: 06-15-201-040

Surrounding Zoning

North: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
Office-Research (O-R)
West: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)
East: Village of Elmhurst
South: Residential Single-Dwelling District-10,000 sq. ft. (RS-10)

Surrounding Land Use

Golf Course
Commercial
Golf Course
Commercial
Single-Dwelling Residential

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors.

Zoning Request

The Subject Property was rezoned from R-1 Residential and Office-Research (O-R) to Planned Unit Development – Commercial (PUD-C) in 1991 per Ordinance #2470. The final development plan for Wal-Mart was also approved under this ordinance. At the time of the PUD approval, the property was rezoned incorrectly, and Ordinance #2470 effectively removed any underlying zoning district. The Zoning Map Amendment request to rezone the Subject Property to Commercial Service Business District (C-3) is meant to establish an underlying zoning district per the current standards of the Zoning Ordinance and will not affect the standards set forth by the PUD-C approval.

Internal Staff Review

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

Per Section 11.3. – Planned Unit Development of the Zoning Ordinance, PUDs are designated as Special Uses in accordance with the regulations outlined in this section. They are a complex type of Special Use, sometimes consisting of various land use and design elements, specific standards, and may provide some exceptions from the strict compliance of the Zoning Ordinance.

In preparing the 2023 Zoning Map earlier this year, staff noted that the Subject Property, among others, was zoned as PUD-R with no underlying zoning district. “Planned Unit Development” cannot be used as a zoning district because of its classification as a Special Use.

Per Section 3.1.2. of the Zoning Ordinance, the C-3 zoning district is primarily intended to accommodate automobile-oriented retail and service uses. Due its proximity to Illinois Route 83 and the larger-scale consumer shopping goods use, the Subject Property meets the intent of the C-3 zoning district classification.

Notification:

Legal Notice was published in the Daily Herald on September 25, 2023 in advance of the Public Hearing.

Staff Recommendation:

Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-23-19 for a Zoning Map Amendment from Planned Unit Development – Commercial (PUD-C) to Commercial Service Business District (C-3).

