

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. 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

July 11, 2024

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
 - b. Discussion Minutes
- 3. Public Hearing - New Business**
 - a. **PZ-24-11 / 25 S. Charles Avenue / Variation / Petitioner:** Thadius T. Collins
- 4. Discussion Items**
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

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

MEETING MINUTES

JUNE 13, 2024

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
13th day of June, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN 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 CHAIRMAN JARRETT: Hofstra?

8 (No response.)

9 CHAIRMAN JARRETT: Jackson?

10 (No response.)

11 CHAIRMAN JARRETT: LeMieux?

12 COMMISSIONER LEMIEUX: Here.

13 CHAIRMAN JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 CHAIRMAN JARRETT: Orłowski?

16 COMMISSIONER ORŁOWSKI: Here.

17 CHAIRMAN JARRETT: Romano?

18 COMMISSIONER ROMANO: Here.

19 CHAIRMAN JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

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

23 Approval of minutes, do we have any
24 questions or additions to the minutes?

1 (No response.)

2 CHAIRMAN JARRETT: Hearing none, I
3 would make a motion to approve the minutes of
4 5-9-24.

5 COMMISSIONER ORLOWSKI: I will make
6 a motion to approve the minutes.

7 CHAIRMAN JARRETT: We have a
8 motion.

9 Is there a second?

10 COMMISSIONER ROMANO: Second

11 CHAIRMAN JARRETT: Anyone have
12 questions or comments before the motion?

13 (No response.)

14 CHAIRMAN JARRETT: All in favor of
15 approval of the minutes?

16 ALL PRESENT: Aye.

17 CHAIRMAN JARRETT: Any opposed?

18 (No response.)

19 CHAIRMAN JARRETT: Okay. The
20 minutes are approved.

21 (Proceedings concluded at
22 7:31 p.m.)

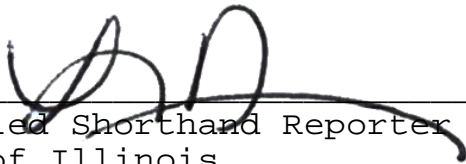
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, 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 26th day of June, 2024.

16
17
18
19 
20 Certified Shorthand Reporter
21 State of Illinois
22 CSR License No. 084-003037
23
24

5	L	V
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7	M	Z
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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
TOMASZ RZEDZIAN) PZ-24-02
600 NORTH VILLA)

PUBLIC HEARING

JUNE 13, 2024

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
13th day of June, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: So our next item
2 is PZ-24-06 for 600 North Villa Avenue,
3 annexation, special use, zoning map amendment,
4 variation and plat of subdivision, Petitioner
5 Tomasz Rzedzian.

6 Just a quick point of clarification, is
7 this 06 or 02?

8 MR. McLAUGHLIN: We just noticed
9 that as well.

10 It is 02.

11 CHAIRMAN JARRETT: So just to
12 clarify for the record, this is PZ-24-02, not 06,
13 as noted on the agenda. We are correcting the
14 agenda.

15 COMMISSIONER SHLENSKY: Jason,
16 would you like to make an amendment to the agenda?

17 CHAIRMAN JARRETT: Yes. Just amend
18 the agenda to read PZ-24-02.

19 Is there a second?

20 COMMISSIONER SHLENSKY: Second.

21 CHAIRMAN JARRETT: All in favor?

22 ALL PRESENT: Aye.

23 CHAIRMAN JARRETT: All right. The
24 agenda is amended.

1 Okay. Staff, whenever you are ready.

2 MR. McLAUGHLIN: Yes. So in front
3 of us we have 600 North Villa Avenue, which
4 includes annexation, as we noted, plat of
5 subdivision to take everything into a single lot,
6 the existing incorporated parcels and the future
7 to-be annexed parcels, a zoning map amendment
8 rezoning the newly annexed property to the M1
9 district, which is contiguous to the existing
10 already zoned M1 district, a special use for
11 outdoor storage of materials and vehicles and a
12 variation for parking in a street yard.

13 As you can see on the building down here
14 it's existing. They are not proposing to
15 reconstruct or anything. Building footprint is
16 staying.

17 And through site design you will see we
18 are redoing parking lots, and since we are moving
19 them so much, we figured let's get that variation
20 text in, so you guys are okay with it. If not, we
21 have to go back to the design drawing board. It's
22 up to you guys. But we wanted to get that on
23 there.

24 So Chair, if you want to open the public

1 hearing?

2 CHAIRMAN JARRETT: Yeah.

3 MR. McLAUGHLIN: We are good?

4 CHAIRMAN JARRETT: It's open.

5 MR. McLAUGHLIN: Excellent.

6 So real quick, it's the existing
7 industrial building. They are proposing some
8 interior and exterior remodels. That's under a
9 building permit. No zoning requests regarding the
10 building.

11 As I pointed out, there's four
12 unincorporated parcels along Manor to be annexed.
13 The plat of annexation is the Village Board
14 approval.

15 You guys are having it for the courtesy,
16 as part of the bigger project. You don't have to
17 approve the annexation.

18 The special use for the outdoor
19 equipment and materials storage is over the entire
20 property.

21 And then the anticipated end user, which
22 I will let the Petitioner get into a little bit,
23 is the national headquarters for a contracting
24 company.

1 Existing site photos, this is off of --
2 looking straight west from Villa Avenue.

3 And we have the site plan. So this is
4 all a single lot, if we get it into one. Manor is
5 on the north. Villa is on the east.

6 One entrance, as opposed to the existing
7 double entrance.

8 Then the office and administration
9 parking lot wrapping the building and then a gate
10 at the end of the drive aisle to the entire paved
11 rear parking for the material vehicle storage. It
12 is completely enclosed by a fence.

13 And we have a storm water feature at the
14 far northeast corner of the site, intersection of
15 Manor and Villa, which will help, will soften,
16 because you will have landscaping, storm water
17 basin, natural feature at that intersection,
18 putting some separation between the roadway and
19 the material storage and vehicle storage.

20 We have the landscape plan up next. You
21 have the highlights there. This area, storm water
22 basin.

23 Trees, shade, evergreen, combination,
24 the entire north and west property line.

1 And then along -- And native storm water
2 basin mix in the storm water area.

3 And then we also have enhanced storm
4 water feature in this corner with additional
5 landscaping wrapping around the entire parking
6 lot.

7 And then you can notice we have
8 increased our parking lot landscape islands as
9 referred by code.

10 A little zoom in, so obviously the dot
11 with the circle, all our shade trees. The little
12 jagged ones are our evergreens and continued
13 throughout the smaller circle ones are
14 ornamentals.

15 So at maturity your shade trees have a
16 canopy of 20 to 25 feet. Ornamentals have 10 to
17 15. So you get that staggered look at full growth
18 and pretty colors with the ornamental usually too.

19 This continues down Manor. Same
20 treatment.

21 Then making the curve down Villa, this
22 is now in front of the storm water basin and this
23 is even further south. This is a tiny little
24 storm water infrastructure but still landscaped.

1 And then the existing signage in here
2 which will have landscape around the sign itself.

3 And then as you can see the plat of
4 annexation is just the four parcels on Manor.

5 And then the plat of subdivision is
6 everything, a single lot with a handful of
7 easements that are needed to do storm water pipe,
8 to get everything to where it needs to go in this
9 location. But it's a single lot subdivision.

10 And we have standards for the zoning map
11 amendment for 11.2.9.

12 And standards for the special use,
13 11.4.8.

14 And then variation standards, Section
15 11.5 which you guys are all familiar with.

16 We have drafted a sample motion, and, if
17 you will, I will turn it over to you, Chair.

18 CHAIRMAN JARRETT: All right. Is
19 there any presentation by the Petitioner tonight?
20 Anything to add to that?

21 You are good; okay?

22 Public comments or questions?

23 Yeah, please come up one at a time.

24 State your name. Spell your last name, if you

1 could.

2 MR. HOLUB: James Holub.

3 CHAIRMAN JARRETT: If you have
4 specific questions, just direct them to me and we
5 will have Petitioner or Staff answer them.

6 MR. HOLUB: Looking at where the
7 landscape is, is everything going to be coming
8 in -- well, is the entrance and all that still
9 going to be coming off Villa or are you going to
10 be coming off of Manor?

11 MR. LePORE: No.

12 MR. HOLUB: Everything will be
13 backed up to Manor?

14 MR. LePORE: Everything is off of
15 Villa Avenue with no ingress-egress off of Manor.

16 MR. HOLUB: So everything currently
17 the way it's always been laid out is going to
18 remain the same?

19 MR. LePORE: Yes, sir.

20 MR. HOLUB: So that the parcels
21 that go up to Manor will pretty much be your back
22 of the property, so to speak, on the north end?

23 MR. LePORE: Sam LePore.

24 Correct.

1 MR. HOLUB: The other question was
2 open material. I mean, is it going to be like
3 just a storage yard or do you have a proposal for
4 -- the question was a national company coming in?

5 MR. LePORE: Yeah, the company is
6 Rose Paving.

7 MR. HOLUB: So they are going to be
8 coming in?

9 MR. LePORE: They are going to have
10 equipment they will be --

11 MR. HOLUB: And storing stone and
12 sand and whatever they need; is that kind of what
13 the --

14 MR. LePORE: I don't know exactly
15 the materials but --

16 MR. RZEDZIAN: Mainly cars and
17 trucks, equipment. Nothing, no stone, no --

18 MR. HOLUB: No semis like there
19 were before?

20 MR. RZEDZIAN: No.

21 MR. HOLUB: Semi, dumpster, or
22 lowboys coming in, heavy equipment?

23 MR. RZEDZIAN: No, sir.

24 MR. HOLUB: So is there going to be

1 any debris stored on the property, like crushed
2 asphalt?

3 MR. LePORE: Not like what they had
4 existing. Schroeder was there.

5 And that's one of the things we are
6 trying to do. We are trying to clean it up.
7 Schroeder had his piles of gravel creating dust
8 clouds.

9 And I actually worked on this deal to
10 assemble all of the parcels. The two ladies that
11 live there I have pictures of what Schroeder was
12 doing and all the dust.

13 MR. HOLUB: It's been cleaner now
14 but still it seems like there is more traffic
15 coming down Villa than before.

16 Okay. That was my concern, coming off
17 of Manor.

18 And then you have it all the way to the
19 end then from Manor to the far west, toward the
20 property line, and then it's going to the tracks.

21 Because you still have somebody in the
22 back; don't you, a renter? Is that going to be
23 there or is that there's now?

24 MR. LePORE: No, either they are

1 going to stay or there is going to be a new tenant
2 there. It's still up in the air. That's V3.

3 MR. HOLUB: That was my concern.

4 CHAIRMAN JARRETT: Does that answer
5 your questions?

6 MR. HOLUB: Yes, sir.

7 CHAIRMAN JARRETT: All right.

8 Thank you.

9 MR. McLAUGHLIN: Just Chair, if you
10 will for clarification, on the site plan you can
11 see that heavy duty pavement is marked everywhere
12 within the fenced area.

13 The dust concern that's happening right
14 now is one reason why we put this on the site plan
15 that gravel is not allowed, asphalt grinding is
16 not allowed. It has to be a hard, dust free,
17 paved surface.

18 CHAIRMAN JARRETT: Just to clarify
19 one point -- Go ahead.

20 If you want to state your name?

21 MS. OSING: Carrie Osing. And I am
22 across the street at 600 -- 644 Villa. I have
23 several questions actually.

24 I was thinking there was going to be a

1 fence. I thought we were told there is going to
2 be some kind of fence.

3 This looks like just trees, not a fence.

4 MR. LePORE: There is going to be a
5 fence.

6 MS. OSING: How high is the fence?

7 MR. McLAUGHLIN: The site plan
8 shows an 8 foot chain link inside the landscape
9 area.

10 MS. OSING: What about lights?
11 It's really bright in our windows right now. I am
12 wondering how much extra light there is going to
13 be.

14 MS. HOUSE: Currently the plans do
15 not include any changes to lighting.

16 MS. OSING: What about noise?

17 When are these vehicles going to be
18 coming and going from this facility?

19 MR. RZEDZIAN: It will be the
20 standard business hours.

21 MS. OSING: And no large equipment,
22 you said?

23 MR. RZEDZIAN: No semis.

24 MR. LePORE: For Rose they don't

1 have any semis.

2 MS. OSING: Nothing like big dump
3 trucks?

4 MR. LePORE: No.

5 MS. OSING: And I am wondering
6 about the trees. What size trees are you
7 planting?

8 I know you said at full growth they
9 would be fairly large.

10 What size are you planting?

11 CHAIRMAN JARRETT: Staff might be
12 better equipped to answer that because they have
13 reviewed the plans.

14 MS. HOUSE: So the deciduous trees
15 are proposed at a 2 inch caliper.

16 The evergreen trees are proposed at a 6
17 foot height.

18 The ornamental trees are proposed at a 2
19 inch caliper.

20 MR. McLAUGHLIN: That's at planted
21 time and then they grow to their full size.

22 MS. OSING: So we are talking 5
23 feet?

24 MS. HOUSE: No. They would be

1 taller than that definitely.

2 And the evergreen would be 6 feet to the
3 top.

4 MS. OSING: Okay. And I am
5 wondering about extra cars and trucks being on
6 Villa. It is unbelievably crowded there with
7 trains, with traffic.

8 When I am getting home from work some
9 days I am backed up to North Avenue.

10 It's a concern. It's a big concern,
11 especially if this is a huge parking lot, where
12 there's going to be a lot of cars.

13 And when we are talking about a basin on
14 the right side of the map, on the top; correct?

15 Is this like a pond or just a drainage
16 area? I am concerned about mosquitoes. I live
17 right across the street from that, right across
18 Manor.

19 MR. TROSTLE: Dwight Trostle.

20 It's the storm water retention basin.

21 CHAIRMAN JARRETT: And you are
22 with?

23 MR. TROSTLE: I am with Pinnacle
24 Engineering Group.

1 So the bottom will have wetland
2 plantings in it per the county requirements.

3 MS. OSING: So it won't be like a
4 pond? It will be more like a wetland?

5 MR. TROSTLE: Correct.

6 And actually that is more of a berm in
7 the southeast corner. All the storm water
8 detention goes up through the northeast corner.

9 There was an existing storm water
10 detention there now but just the way everything
11 laid out it worked out much better to pull it all
12 together into one basin.

13 MS. OSING: That existing one is
14 down further to the south.

15 CHAIRMAN JARRETT: Real quick, what
16 the Applicant is saying -- or the Applicant's
17 expert is saying is that the pond at the southeast
18 will become more of a mound, as opposed to a pond.
19 It won't be a detention any more.

20 And there will be detention at the
21 corner of Manor and Villa at the southwest corner
22 of the intersection, northeast corner of the
23 property.

24 Yes, your house is directly across the

1 street from that pond shown there.

2 MS. OSING: Yeah.

3 MR. McLAUGHLIN: You will have an
4 improved view.

5 MS. OSING: I kind of like the
6 field right now personally. That's all I have.
7 Thank you.

8 CHAIRMAN JARRETT: Okay. Thank
9 you.

10 So I have a couple of questions for
11 Staff.

12 One is, we are tying this to Exhibit A.
13 Is that the entire package or is it the site plan?

14 MS. HOUSE: Exhibit A is the plat
15 of annexation.

16 Exhibit B is the plat of subdivision.

17 Exhibit C is the site plans, engineering
18 landscape plan.

19 CHAIRMAN JARRETT: So we are not
20 tying any of this to any specific plan -- if you
21 read the motion -- because it just says Exhibit A,
22 I believe?

23 MR. McLAUGHLIN: No, it's parsed
24 out.

1 CHAIRMAN JARRETT: It says, As
2 shown in Exhibit A.

3 MR. McLAUGHLIN: Chair, on the
4 screen, plat of annexation for A, plat of sub
5 Exhibit B, zoning map amendment, special use and
6 variation for all Exhibit C.

7 CHAIRMAN JARRETT: That's different
8 than what's in the memo.

9 COMMISSIONER LUEDTKE: My memo has
10 that language.

11 CHAIRMAN JARRETT: Oh, I am on the
12 wrong page. I went too far.

13 MR. McLAUGHLIN: Then just below
14 that is the exhibit list.

15 CHAIRMAN JARRETT: Okay. Lighting,
16 there was a concern about lighting.

17 MR. McLAUGHLIN: Yes.

18 CHAIRMAN JARRETT: Existing
19 lighting would need to be brought into compliance,
20 or can we make that a condition, in terms of at
21 least at the perimeter?

22 MR. McLAUGHLIN: Yes, as part of
23 the special use process you can add conditions,
24 and you can add a condition, if you would like,

1 that all photometrics must meet existing code,
2 absolutely.

3 COMMISSIONER LUEDTKE: The neighbor
4 who referenced the existing lighting, so what is
5 the existing lighting that's on the property
6 currently? What's bright?

7 MS. OSING: Floodlights, I mean,
8 it's very bright.

9 COMMISSIONER LUEDTKE: Are they at
10 the building or on the perimeter?

11 MS. OSING: They are at the
12 building -- Or they are in the yard, within the
13 fringe line.

14 CHAIRMAN JARRETT: Yeah, if you --
15 So if you look at this site plan, if you see the
16 two triangles in the large field, those are
17 existing light poles.

18 MR. McLAUGHLIN: So Chair, those
19 carry overhead wire. We are confirming if there
20 is actually a fixture on those or not.

21 There was a former building out there
22 that has since been demoed which may be
23 attributing slightly to this.

24 COMMISSIONER ORLOWSKI: Most of the

1 lighting that I have seen on the building is the
2 existing lighting from when Hines Lumber used to
3 exist there.

4 MR. RZEDZIAN: We do not recall
5 having any lighting from the property, just on the
6 building.

7 MR. McLAUGHLIN: Confirmed. That's
8 our same assessment. They're just ComEd pole
9 carrying overhead lighting.

10 COMMISSIONER LUEDTKE: If they are
11 showing out they are obviously shining in your
12 direction.

13 MS. OSING: Yes.

14 CHAIRMAN JARRETT: This is a
15 question for the Applicant:

16 How many vehicles -- like how many trips
17 in and out do you estimate in a day?

18 Not a number that I necessarily -- it
19 doesn't have to be down to the vehicle, but are we
20 talking 20? 50?

21 Does anybody know?

22 MR. LePORE: It's hard for us to
23 say because Rose will be the tenant.

24 And I know they are going to have to

1 apply for special use so they would be the guys
2 best to answer that.

3 But it's our understanding compared to a
4 trucking company it's going to be significantly
5 less for them.

6 Employees coming in and out, it's going
7 to be their headquarters. So cars will be going
8 in and out, but in terms of large vehicles we
9 expect it to be relatively low traffic.

10 MR. RZEDZIAN: I am not sure about
11 the count, but that's going to be trip in the
12 morning, they are going to go out and then come
13 back, so one trip per vehicle.

14 CHAIRMAN JARRETT: Are there other
15 questions up here? I think that's all I have for
16 now.

17 COMMISSIONER LEMIEUX: The
18 questions are -- I couldn't find this in the
19 package.

20 So the use, that's going to be Rose
21 Paving, there's four units. How many units?

22 MR. LePORE: They are going to
23 be -- there was a picture early on that showed the
24 units -- they are going to be in approximately 3/4

1 of the building, Units A through C. And they
2 should occupy about 2/3 of the parking lot.

3 So we are hoping that V3 decides they
4 want to stay as a tenant. They have been there
5 for years. They are pursuing a couple different
6 options to own elsewhere. We should know in the
7 next couple months if they are going to stay.

8 But if they decide to leave we will have
9 Unit D, which is an 8,000 square foot bay with
10 about 1 1/2 acre of outdoor storage remaining.

11 COMMISSIONER LEMIEUX: I was also
12 concerned because they said that there was --
13 there were no plans for disposal of materials for
14 dumpsters or anything and --

15 CHAIRMAN JARRETT: I think Staff
16 has a comment on that.

17 MR. McLAUGHLIN: You are referring
18 to the trash enclosure?

19 COMMISSIONER LEMIEUX: Yes.

20 MR. McLAUGHLIN: The exact
21 placement of that has not been cited yet. That
22 will be a permit issue.

23 The appropriate location will be
24 obviously permitted and then that will be tackled

1 when they actually know what they are doing with
2 their interior building remodel.

3 COMMISSIONER LEMIEUX: Very good.

4 I wanted to clarify, there will be no
5 environmentally hazardous or contaminated loads --

6 MR. LePORE: Correct.

7 COMMISSIONER LEMIEUX: -- allowed
8 on that?

9 MR. LePORE: Correct.

10 COMMISSIONER LEMIEUX: The plans
11 did say that it was an 8 foot high fence with 3
12 strands of barbed wire.

13 I guess the Village has to clarify,
14 barbed wire is legal.

15 MR. McLAUGHLIN: In our industrial
16 districts it is. The fence that's proposed meets
17 the ordinance requirements and there is no
18 variation as such regarding the fence.

19 COMMISSIONER LEMIEUX: It seems
20 like security must be an issue, if there's three
21 strands of barbed wire, and just wondering if you
22 are going to add security cameras as well.

23 MR. RZEDZIAN: Up to the tenant,
24 but I assume, yes, they will.

1 MR. McLAUGHLIN: There's existing
2 cameras onsite now.

3 COMMISSIONER LemIEUX: They would
4 have to expand it into the new parking lot, if
5 there is a concern I would think. And you would
6 want that for the neighbors, I would think.

7 I did have a comment on the -- Well, I
8 had a question on the truck traffic. I, as well,
9 I am one house off of Villa Avenue, and but I am
10 way down on Highland, and we still experience
11 traffic down Villa, because no one wants to go
12 down 83. Everyone wants to go down Villa.

13 And I am just wondering, the equipment
14 that Rose uses, can it go -- is there a plan by
15 Rose to go and utilize North Avenue for their
16 heavier equipment?

17 Usually there's lowboys with paving
18 machines and rollers that Rose Paving would have.

19 So have they discussed that at all, if
20 they are planning on going south or they are going
21 north?

22 MR. RZEDZIAN: I think that depends
23 on the job, where they have to go.

24 COMMISSIONER LemIEUX: Let me ask

1 the Village, obviously we are not interested in
2 having -- residents down on Villa south of St.
3 Charles. We are not interested in having heavy
4 equipment going by on a routine basis.

5 I do believe just one block south, they
6 say truck traffic has to go -- I think it ends
7 right before More Brewery. It's at that
8 apartment, the new apartment development.

9 Is that correct? Are we going to allow
10 truck traffic heavy truck traffic south of St.
11 Charles?

12 MR. McLAUGHLIN: Right. So this
13 user and this petition will not change our truck
14 routes in our municipality. So they will have to
15 follow the same truck routes all the other trucks
16 have to follow, if they are headquartered here or
17 not.

18 Regarding the traffic, it being an
19 already existing industrial use with already
20 traffic and proposing something similar, by way of
21 just by annexing the four additional parcels did
22 not warrant or trigger the need for a traffic
23 study. And knowing that is one of the reasons we
24 cited the access to only be at Villa and not have

1 any Manor connections.

2 So it is going on the roads that are
3 warranted for trucks, Villa to North to 83 or
4 Villa south to St. Charles to 83, if they so
5 choose.

6 COMMISSIONER LEMIEUX: I have one
7 other concern and that has to do with the
8 landscaping.

9 Some of the wording I was concerned
10 about, that the -- They are specifying native
11 plantings, which is the rain water renewal seed
12 mix. There's a lot of different types of that.

13 And then there's also the no mow lawn
14 and I am concerned about maintenance.
15 Maintenance, if you don't have to mow it, it seems
16 to indicate you don't have to maintain anything.

17 And then I am concerned about
18 maintenance and how it looks.

19 The no mow lawn is entirely surrounding
20 the site. And what they -- There is also four
21 standards that are mentioned.

22 That pesticides -- if it doesn't work,
23 pesticides will be used, and we would like
24 environmentally responsible pesticides to be used.

1 MR. McLAUGHLIN: Regarding the
2 native plantings they have to meet the storm water
3 ordinance. They actually outlined which plantings
4 you can and cannot use. And this has been
5 preliminarily reviewed by our engineer.

6 COMMISSIONER LEMIEUX: As far as
7 the environmental soil that should be tested
8 before it gets put down. Soil for -- topsoil
9 should be tested.

10 MR. McLAUGHLIN: Yeah, through
11 their construction they will have to be meeting
12 all the requirements, technical and environmental
13 concerns. They are not asking for any waivers on
14 construction standards.

15 COMMISSIONER LEMIEUX: Okay. Thank
16 you.

17 MR. McLAUGHLIN: Yes, which
18 includes any soil going out as well.

19 COMMISSIONER LEMIEUX: Thank you.

20 CHAIRMAN JARRETT: Is that all of
21 your questions?

22 COMMISSIONER LEMIEUX: That's all.

23 CHAIRMAN JARRETT: Any other
24 questions down this end?

1 COMMISSIONER LUEDTKE: No.

2 CHAIRMAN JARRETT: Questions to my
3 left?

4 COMMISSIONER CALVERT: Can we
5 circle back and get a little more detail on this
6 fence? I am looking at page -- at the bottom it
7 says 123 of 164 of the diagram.

8 So Marc, where is this fence?

9 And it's going to be an 8 foot
10 chain-link fence.

11 Is this going to surround the entire
12 perimeter of this property?

13 MR. McLAUGHLIN: Yes.

14 So starting at the proposed swing gate.
15 So if we are coming into the site in a vehicle and
16 you make a left in the parking lot, if you keep
17 going there is a swing gate.

18 Starting at that location, that's behind
19 where all the trucks and vehicles -- the secured
20 site.

21 Following the dark black line, which is
22 a curb, there will be a fence just outside of
23 that, and that's the 8 foot fence that comes down
24 Manor and around back south, wrapping the site

1 back down around until you get back all the way to
2 the building again.

3 And then at the other end of the parking
4 lot for the north side of the building right there
5 the fence is picked up again back into the gate.

6 And then on the landscape plan --

7 COMMISSIONER CALVERT: So the gate
8 is right there where your cursor is?

9 MR. McLAUGHLIN: Correct. Yes.

10 So this is a straight fence down the
11 line and then it just follows that curb all the
12 way around.

13 COMMISSIONER CALVERT: So we are
14 really not going to see a chain-link fence from
15 Villa Avenue?

16 MR. McLAUGHLIN: Correct. Because
17 now that we have all the landscaping, the
18 landscaping is on the outside of the fence closest
19 to the property line. So all that landscaping is
20 in front of the fence.

21 COMMISSIONER CALVERT: Okay.

22 MR. McLAUGHLIN: And again, that's
23 all the way down and around.

24 Not so much here because of the train

1 but we protected this home as well as all of
2 Manor. Took it all the way down to the corner.

3 CHAIRMAN JARRETT: Any other
4 questions down this way?

5 (No response.)

6 CHAIRMAN JARRETT: All right. Any
7 closing comments from the Petitioner?

8 No?

9 MR. RZEDZIAN: No.

10 CHAIRMAN JARRETT: Discussion?

11 COMMISSIONER ORLOWSKI: I like the
12 site plan. It looks great.

13 I think the only thing that we can add,
14 if we wanted to add something for lighting.

15 Other than that I think they went above
16 and beyond, as far as the landscaping. They
17 definitely improved the storm water detention
18 area. I think it will work very nicely.

19 CHAIRMAN JARRETT: Yeah, I agree
20 with Commissioner Orłowski. I would like to see a
21 standard added that lighting needs to be in
22 compliance with the --

23 MR. McLAUGHLIN: Photometrics.

24 CHAIRMAN JARRETT: Yeah,

1 photometrics.

2 MR. McLAUGHLIN: The photometrics
3 section of the zoning ordinance.

4 CHAIRMAN JARRETT: Which is
5 probably not going to be a problem because more
6 lights are coming out than going in.

7 I guess this comment is probably as much
8 for Staff as it is the Applicant:

9 To keep in mind that the sidewalk is
10 also a bike trail here, and that's the connection
11 to the Salt Creek Trail, and I assume that that's
12 the area where the proposed Villa Avenue
13 improvement is on the west side, as I understand
14 it?

15 MR. McLAUGHLIN: That is correct.
16 That was taken into consideration.

17 CHAIRMAN JARRETT: Okay. Okay.
18 Just to make sure that that intersection -- that
19 apron design and sidewalk flares that might occur
20 and all that are bike path friendly and pedestrian
21 friendly.

22 MR. McLAUGHLIN: Yes.

23 MR. HOLUB: I have one other
24 question.

1 So on the landscape plan, so I guess
2 when I am looking at that, the northeast corner of
3 Villa and Manor that will be open and that's going
4 to be your storm retention area now -- storm water
5 retention?

6 CHAIRMAN JARRETT: That's correct.

7 MR. HOLUB: That's going to be an
8 open parcel?

9 CHAIRMAN JARRETT: Yes. That area
10 will be open, native plantings, landscaping.

11 The fence is actually all to the west
12 and southwest of that.

13 MR. HOLUB: That's just the one
14 parcel right now then that will remain open?

15 CHAIRMAN JARRETT: I hesitate to
16 call it a parcel because I don't know if it's
17 technically a parcel.

18 It's one portion of the property that
19 will be open, yes.

20 MR. McLAUGHLIN: For context, just
21 if it helps everybody, the existing -- sorry.

22 The homes that were recently demolished
23 are here and here.

24 The fence that is existing out there

1 right now is approximately right here.

2 So the field, as we spoke about earlier,
3 is about here.

4 This is for context; right?

5 CHAIRMAN JARRETT: Any other
6 discussion?

7 (No response.)

8 CHAIRMAN JARRETT: If there is no
9 other discussion then I will entertain a motion
10 preferably with the condition related to lighting,
11 unless there is objection to that.

12 COMMISSIONER SHLENSKY: It will be
13 a condition to the special use?

14 MR. McLAUGHLIN: Yes, it would be.

15 COMMISSIONER SHLENSKY: All right.

16 I will make a motion to recommend approval of
17 PZ-24-02 for a plat of annexation per Exhibit A, a
18 final plat of subdivision per Exhibit B, a zoning
19 map amendment from residential single dwelling
20 district, 10,000 square feet, RS10, to Light
21 Industrial District M1, special use for outdoor
22 equipment and material storage per Exhibit C, with
23 all photometrics being brought up to applicable
24 code, and a variation from Section 7.6.1 to allow

1 parking in a street yard per Exhibit C.

2 COMMISSIONER ORLOWSKI: I will
3 second that.

4 CHAIRMAN JARRETT: We have a motion
5 and a second.

6 Any questions or comments on the motion?

7 (No response.)

8 CHAIRMAN JARRETT: All right. Roll
9 call vote?

10 Calvert?

11 COMMISSIONER CALVERT: Yes.

12 CHAIRMAN JARRETT: LeMieux?

13 COMMISSIONER LEMIEUX: Yes.

14 CHAIRMAN JARRETT: Luedtke?

15 COMMISSIONER LUEDTKE: Yes.

16 CHAIRMAN JARRETT: Orłowski?

17 COMMISSIONER ORLOWSKI: Yes.

18 CHAIRMAN JARRETT: Romano?

19 COMMISSIONER ROMANO: Yes.

20 CHAIRMAN JARRETT: Shlensky?

21 COMMISSIONER SHLENSKY: Yes.

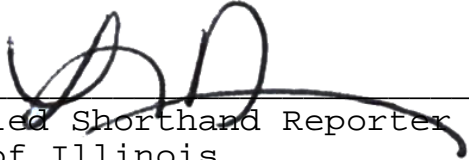
22 CHAIRMAN JARRETT: I too vote yes.

23 With that our recommendation passes to
24 the Village Board. Thank you. Good luck.

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
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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 3rd day of July, 2024.

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20 Certified Shorthand Reporter
21 State of Illinois
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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
OMAR FAKHOURI) PZ-24-09
330 EAST NORTH AVENUE)

PUBLIC HEARING

JUNE 13, 2024

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
13th day of June, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: Okay. Our next
2 item of business is PZ-24-09 for 330 East North
3 Avenue, special use, Petitioner Omar Fakhouri.

4 And I saw we had a couple people come in
5 who weren't sworn in, so if you just stand, I will
6 get you sworn in real quick. If you think you are
7 going to speak, raise your right hand.

8 (Whereupon said witnesses were
9 duly sworn).

10 CHAIRMAN JARRETT: Thanks. All
11 right. Staff, when you are ready.

12 MS. HOUSE: The Applicant tonight
13 is seeking a special use for a cannabis facility
14 in the C-3 zoning district that would be a special
15 use per Table 6-1 which is the use table.

16 I will go over a summary of their
17 request, allow the Petitioner to make any
18 comments, allow for clarifying questions from the
19 Commission, returning for Commission discussion
20 and motion, if appropriate.

21 As mentioned, the Petitioner is
22 requesting special use approval to open a cannabis
23 dispensary within the existing multi-tenant
24 building.

1 The existing building currently includes
2 an automotive use, a vacant retail space and the
3 proposed cannabis facility.

4 The Petitioner also proposes to modify
5 the parking lot with associated landscaping to
6 bring the parking lot up to code and also do a
7 renovation on the facade of the building.

8 This location is located more than
9 1500 feet away from the next closest dispensary
10 and any municipality.

11 On the screen is a picture of the prior
12 tenant which was Bargains in a Box.

13 And then the Applicant is proposing to
14 make some site modifications as mentioned.

15 The Applicant would be including parking
16 lot islands to make the parking lot compliant.

17 The parking spaces are all at a
18 compliant dimension, along with all of the drive
19 aisles.

20 The Applicant would be removing the wall
21 that's along the western property line and
22 installing landscaping along that property line
23 along with a trash enclosure.

24 The automotive tenant, which has the

1 northeast corner of the site, the parking spaces
2 would be re-stripped to have a vertical
3 orientation. Currently they are at a diagonal.

4 And there is additional parking along
5 the fence line. So this would make that section
6 of the parking lot more compliant as well.

7 This is just a little cleaner view
8 without all the dimension lines to see a little
9 bit clearer on the screen.

10 And then I have also included a floor
11 plan.

12 You can see in the right-hand portion of
13 the screen there is a vacant tenant space which
14 would allow for another tenant in the future.

15 And then they are proposing to do
16 architectural modifications to the building,
17 including repainting and then adding an element to
18 the main entrance. That element would also be
19 added on the east facade as well.

20 They have provided architectural
21 renderings showing that renovated appearance.

22 And then as mentioned, we are getting
23 some additional landscaping, both on that western
24 property line and then within the parking lot

1 islands of the parking lot.

2 They have already created their signage
3 plan which would include new panels within the
4 existing pylon sign and new signage for the tenant
5 on both the south and east elevations.

6 On the screen are the special use
7 standards from Section 11.4.8.

8 We also will hold any public comments,
9 and then Staff has prepared a motion, if
10 appropriate, and with that we can answer any
11 questions.

12 CHAIRMAN JARRETT: Okay. Thank
13 you.

14 Does the Petitioner have a presentation
15 for this evening?

16 MR. FAKHOURI: Nothing additional.

17 CHAIRMAN JARRETT: Okay. Thank
18 you.

19 Any questions or comments from the
20 public?

21 (No response.)

22 CHAIRMAN JARRETT: Seeing no one,
23 we will move to questions from the Commission.

24 I have one quick question, I think I

1 just answered though.

2 The parking in the northeast portion is
3 changing to 90-degree parking from angled parking;
4 correct?

5 MS. HOUSE: Correct.

6 CHAIRMAN JARRETT: I noticed in the
7 landscape it's still angled.

8 MS. HOUSE: The landscape plan,
9 that modification was made after the landscape
10 plan was complete. It didn't affect the landscape
11 plan, so I didn't ask for a new plan for that.

12 CHAIRMAN JARRETT: I noticed in
13 the --

14 MS. HOUSE: The plan shown on the
15 screen right now is the orientation that the
16 Applicant would be moving to.

17 CHAIRMAN JARRETT: Yes. That's
18 what I thought after I looked at the dates. I
19 just wanted to verify.

20 MS. HOUSE: Correct.

21 COMMISSIONER ORLOWSKI: Can we go
22 back to this slide? Yes, that one.

23 In the easement in the north there are
24 we still going to continue parking tow trucks

1 there?

2 COMMISSIONER LUEDTKE: When you say
3 easement, what do you mean?

4 COMMISSIONER ORLOWSKI: Yeah, just
5 north of the parking lot right now on the north --
6 very north side.

7 MR. DABABNEH: Currently there is
8 an easement but it's a 10 foot easement off the
9 property line which is quite a way north from
10 there.

11 But there is not going to be
12 additional -- There is no striped parking. That's
13 supposed to be a green space but it's not being
14 used obviously correctly at the moment.

15 But it will be striped accordingly,
16 90-degree angle, and have I think 12 spots with an
17 ADA.

18 CHAIRMAN JARRETT: Anybody else
19 have questions?

20 COMMISSIONER LUEDTKE: Can we get
21 rid of the billboard please? My goodness.

22 That was a little sarcastic and not
23 particular to the petition.

24 COMMISSIONER ORLOWSKI: I would

1 like to see the pole sign go away and have a
2 monument sign.

3 CHAIRMAN JARRETT: Is that a
4 question or a comment?

5 MS. HOUSE: So the existing pylon
6 sign could remain, as long as no structural
7 changes are made to that sign.

8 The Applicant is permitted to replace
9 the panels within that until such time that the
10 sign is not of useful life anymore.

11 At that time the sign would need to be
12 removed and a compliant sign design which would be
13 more monument in style would need to be installed.

14 COMMISSIONER ORLOWSKI: Or we could
15 make that a requirement now.

16 COMMISSIONER SHLENSKY: Can we go
17 to Page 147, the rendering of the building? Yes,
18 thank you.

19 So knowing that the unit to the -- the
20 vanilla boxed unit to the east that is potentially
21 open for a separate occupant, the proposed
22 rendering shows that the middle is very much
23 advertised for the proposed cannabis dispensary.

24 Is their intent to then modify that to

1 advertise for whatever comes into the east
2 section, and if so, where?

3 MR. GOULD: Brian Gould, BR Design.

4 Correct. So that east side would have
5 its own signage for that tenant. There's still
6 remaining square footage for that tenant to be
7 utilized for their signage.

8 COMMISSIONER SHLENSKY: Is the
9 intent to put the signage on the building?

10 MR. GOULD: Correct. It would go
11 on the building. Just like any other storefront
12 it would be above the center.

13 COMMISSIONER SHLENSKY: The primary
14 entrance is under the bricked area where the words
15 Mint Cannabis currently exist?

16 MR. GOULD: Yes, there's two
17 entrances to that location; one to the west --
18 double doors to the west and double doors to the
19 east.

20 But the look to is to create one single
21 monument to give it some appeal.

22 MR. McLAUGHLIN: So for
23 clarification, what you see is allowed. They are
24 not asking for any sign variations or special

1 uses.

2 And what he said is technically correct;
3 there is square footage available for another
4 tenant. It is very small, 3 square feet.

5 Technically accurate. It is for them as
6 property owners to deal with that, and we have
7 noted that. But everything is compliant and they
8 are not asking for anything.

9 COMMISSIONER SHLENSKY: What is the
10 square footage?

11 MR. McLAUGHLIN: 3 square feet of
12 additional signage.

13 COMMISSIONER SHLENSKY: Oh, for
14 signage, not -- Okay.

15 MR. McLAUGHLIN: Correct, for
16 signage.

17 Everything he said is accurate. I just
18 want to make sure the number -- because we are
19 talking about it -- is 3 square feet and Staff has
20 noted that.

21 COMMISSIONER SHLENSKY: Sorry, I
22 interpreted square feet as in the actual usable
23 space for the unit.

24 MR. McLAUGHLIN: No, no, the sign,

1 tenant.

2 COMMISSIONER SHLENSKY: Thank you
3 for clarifying.

4 CHAIRMAN JARRETT: Also to clarify,
5 they are not applying for signs.

6 MR. McLAUGHLIN: Correct; also
7 true.

8 CHAIRMAN JARRETT: So they could
9 reduce the size of their signs.

10 MR. McLAUGHLIN: Once the permit
11 gets issued that's when we really lock it in.

12 COMMISSIONER SHLENSKY: I am
13 thinking beyond the current application of how we
14 treat the potential tenant that comes into the
15 east with regard to planning, not necessarily
16 zoning.

17 MR. McLAUGHLIN: Completely with
18 you.

19 CHAIRMAN JARRETT: So if you look
20 at Page 143, Justin, you can see how the entrances
21 work.

22 COMMISSIONER SHLENSKY: I
23 understand.

24 When I heard 3 it didn't compute based

1 upon the renderings that I had.

2 MR. McLAUGHLIN: Yeah, available
3 leasable square feet was just over 3,000.

4 3,050 square feet is available for lease
5 in the vanilla box.

6 CHAIRMAN JARRETT: Any other
7 questions?

8 COMMISSIONER LUEDTKE: Yeah, I did
9 do have one.

10 A handful of AC units on the ground
11 floor, are those existing, that are sticking
12 around?

13 MR. GOULD: So our goal would be to
14 get rid of those and provide rooftop units. Yeah,
15 we have to look into that to see --

16 COMMISSIONER LUEDTKE: Design
17 phase?

18 MR. GOULD: Yes.

19 COMMISSIONER LUEDTKE: But those
20 are currently existing?

21 MR. GOULD: Yeah, they are
22 currently there.

23 COMMISSIONER LUEDTKE: I have a
24 quick question.

1 Is there a cross access easement between
2 the property and the property to the west that is
3 preventing sort of closing that portion of the
4 west property landscape area?

5 MR. DABABNEH: No -- Ramiz
6 Dabaneh, I am with RBD Associates.

7 There is no current easements. The only
8 easement that's per the plat is the 10 foot
9 utility easement on the north side of the property
10 line. That's on the west.

11 COMMISSIONER LUEDTKE: So that area
12 up on the front, is that something --

13 Marc, you understand what I am asking?

14 MR. McLAUGHLIN: Absolutely.

15 COMMISSIONER LUEDTKE: I mean, so
16 what --

17 MR. DABABNEH: There's the
18 landscape buffer.

19 COMMISSIONER LUEDTKE: I
20 understand, but I am talking about the front end,
21 where there is no landscape buffer, and you can
22 get to the adjacent parking lot over to the west.

23 MR. McLAUGHLIN: So a cross access
24 easement would have to be coordinated with the

1 adjacent property owner, cross access between.

2 Operationally the adjacent property
3 owner is a used auto dealer who traditionally
4 parks a vehicle at the end of that location to
5 prohibit any cross access.

6 COMMISSIONER LUEDTKE: That's fine.
7 They have cones there based on my Google street
8 view; right?

9 But at some point in time, it's like we
10 are doing work --

11 MR. McLAUGHLIN: Uh huh. If they
12 were coming in as a joint, I would be completely
13 on board with you.

14 The adjacent property owner has not
15 asked for anything at this particular time. Maybe
16 we will catch it later but...

17 COMMISSIONER LUEDTKE: I am kind of
18 suggesting to the Petitioner that maybe we extend
19 that, unless you don't mind like the potential of
20 people crossing.

21 CHAIRMAN JARRETT: So I was looking
22 at the curb flare in aerial view at some point in
23 time that functioned as a single drive.

24 COMMISSIONER LUEDTKE: Conceivably,

1 yes, most likely.

2 CHAIRMAN JARRETT: I mean, the
3 consolidated project, whether it was consolidated
4 or not, and that could be -- could have been IDOT
5 trying to reduce the number of curb cuts. It
6 could have been all other common ownership. I
7 don't know historically.

8 MR. DABABNEH: There is a drain
9 that's been, I guess, draining off both sites. So
10 I guess our site and their site are both -- along
11 that west property line on our site.

12 COMMISSIONER LUEDTKE: Oh, the
13 drains are straddling the property line?

14 MR. DABABNEH: Yeah, right at the
15 end of that depressed island.

16 CHAIRMAN JARRETT: You see the
17 island, there is a little square -- you can see it
18 in the aerials.

19 MR. McLAUGHLIN: Page 141 of the
20 packet, if you zoom in above the Call Julie stamp:

21 Existing storm manhole at the rim and
22 it's in green. That is in IDOT.

23 And there's also, if you follow up
24 further, existing catch basin with the rim

1 elevation, and that's just at the 89, 48, 27.

2 So that is obviously in the center line
3 of two access points, one for each property.

4 MR. GOULD: We don't want to close
5 that off. I am thinking about --

6 MR. DABABNEH: I think the intent
7 is for water to drain off into that.

8 COMMISSIONER LUEDTKE: Yeah, I
9 understand the intent of what's happening. I
10 just -- I am thinking about the property owner. I
11 am just sort of projecting onto the petition and
12 what we are trying to do.

13 The idea is sort of -- the potential for
14 free access across that. Somebody might not like
15 that or whatever. Just bringing it to your
16 attention.

17 MR. McLAUGHLIN: Are you looking
18 for a cross access easement to be put on this
19 property to pick it up for when the next guy comes
20 along and we can put it on their property as well
21 and then have true cross access?

22 Or are you looking to restrict it and
23 say, you know what, everybody has their own access
24 off of IDOT? I don't know.

1 COMMISSIONER LUEDTKE: I am
2 bringing it to the Petitioner's attention to have
3 that conversation amongst themselves, if they want
4 to prevent that or facilitate that how they want
5 to work their property and have their property
6 operate. It just jumped out at me obviously.

7 CHAIRMAN JARRETT: Yeah, the way
8 the property to the west has their parking lot
9 marked, the east is an in and the west is an out.
10 They have them marked as one way. Whether or not
11 it functions that way, I can't say.

12 COMMISSIONER LUEDTKE: Correct.

13 CHAIRMAN JARRETT: Any other
14 questions?

15 COMMISSIONER LUEDTKE: Just a point
16 of clarification:

17 Is it fair to say that that entrance off
18 of Villa is predominantly for the towing business
19 on the back end?

20 MR. GOULD: Correct.

21 COMMISSIONER LUEDTKE: It looks
22 like they have a fence sort of too?

23 MR. GOULD: Correct.

24 COMMISSIONER LUEDTKE: It sort of

1 cordons off that area?

2 MR. McLAUGHLIN: Yeah, there is a
3 fence with a gate and during the day it's open for
4 traffic flow. In the evening it's shut down and
5 secured.

6 We tried not to really do too much on
7 there. We did get the parking readjusted but we
8 are not issuing a special use for that side. We
9 are not diving into that. We tried to really
10 reign ourselves in but we got the parking
11 adjusted.

12 CHAIRMAN JARRETT: I think you will
13 get quite a bit of southbound Villa traffic but
14 dispensaries become destination uses for the
15 people that frequent them.

16 If you are coming from Villa that's
17 going to be the easiest way always.

18 And if you are trying to go back south
19 on Villa that's the only way you are going to
20 leave because you can't make a left turn on there.

21 COMMISSIONER LUEDTKE: It's pretty
22 congested. It's not something that -- you sort of
23 navigate through that lot. I couldn't get back
24 there because there was a tow truck that was

1 shuffling around.

2 CHAIRMAN JARRETT: So what do you
3 anticipate your hours of operation being.

4 MR. FAKHOURI: So 8:00 to
5 10:00 p.m. are the planned hours. That's what is
6 allowed per state law, so not outside of that.

7 CHAIRMAN JARRETT: Seven days a
8 week, 8:00 to 10:00?

9 MR. FAKHOURI: Correct.

10 CHAIRMAN JARRETT: I have a couple
11 other operational questions.

12 About how many employees do you estimate
13 at a shift?

14 MR. FAKHOURI: About ten employees.

15 CHAIRMAN JARRETT: Deliveries, you
16 are not expecting any large trucks? It will just
17 be sprinter vans.

18 MR. FAKHOURI: Sprinter vans
19 exactly.

20 CHAIRMAN JARRETT: And then during
21 business hours you will have security onsite?

22 MR. FAKHOURI: Correct. Physical
23 security guard on site and obviously cameras
24 across the facility parking lot, yes.

1 CHAIRMAN JARRETT: Overnight you
2 will be relying on the security systems primarily?

3 MR. FAKHOURI: Yeah.

4 COMMISSIONER ORLOWSKI: That's all
5 a requirement by state.

6 MR. FAKHOURI: Yeah, they are
7 really strict about security which makes sense.

8 CHAIRMAN JARRETT: Any other
9 questions?

10 (No response.)

11 CHAIRMAN JARRETT: Okay. Any
12 closing comments from the Petitioner?

13 MR. FAKHOURI: No. Thank you, I
14 appreciate it.

15 MR. GOULD: Thank you, everyone.

16 CHAIRMAN JARRETT: Discussion?

17 COMMISSIONER ORLOWSKI: I would
18 like to see the pole sign go away.

19 COMMISSIONER LUEDTKE: The business
20 sign one, not the monument -- not the billboard?

21 COMMISSIONER ORLOWSKI: Correct.

22 MR. McLAUGHLIN: Sadly the
23 billboard is outside of our current purview.

24 So just a heads-up regarding signage,

1 the height is allowed by code at 25, even if they
2 put a brand new sign. The only thing we would be
3 getting rid of would be the pole.

4 Monument is still allowed at a height of
5 25 in the zoning district on this road.

6 So if you are trying to go for a lower
7 scale, if you said meet code, it's 25 feet. Still
8 large. So wanted to put that out for
9 clarification.

10 COMMISSIONER ORLOWSKI: Looking for
11 something that looks a lot better than what it
12 does. I am not a fan.

13 CHAIRMAN JARRETT: I don't think I
14 would apply a condition but they certainly
15 could -- Supreme Lobster up the road did a wrap of
16 their pole sign. We have had a few that have done
17 that, so something to consider.

18 But I don't think I would want to try to
19 condition something like that.

20 Any other comments from the Commission?

21 COMMISSIONER LUEDTKE: I had a
22 quick question:

23 In your presentation you alluded to the
24 1500 foot sort of number between. We are clearly

1 over that number.

2 CHAIRMAN JARRETT: That's a state
3 licensing requirement and the state deals with
4 that.

5 COMMISSIONER LUEDTKE: Do
6 municipalities have the ability to override that
7 and make that bigger, just out of curiosity?

8 MR. McLAUGHLIN: So our code mimics
9 State Statute, Section C under the cannabis says:
10 No. 2: No special use may be granted
11 for any location that is within
12 1500 feet of another dispensary
13 organization.

14 CHAIRMAN JARRETT: And at the state
15 originally there was an assumption that it was a
16 race to be -- for that distance but they have -- I
17 don't want to say they have loosened it.

18 But it has more to do with when you
19 apply rather than when you get the shovel in the
20 ground.

21 In the beginning everybody thought it
22 was going to be when you got the shovel in the
23 ground so everybody was racing. That slowed down
24 a little bit.

1 Municipalities do have the ability to
2 put restrictions on them related to -- I believe
3 state law says -- sensitive uses, so schools,
4 things like that.

5 Chicago says 500 feet of a school, for
6 instance. We don't have anything like that on
7 ours.

8 MR. McLAUGHLIN: No. As a
9 non-home-rule municipality we cannot be more
10 restrictive than the state statute.

11 CHAIRMAN JARRETT: Well, the state
12 does allow all municipalities to restrict, I
13 believe. I could be wrong on that.

14 I mean, we don't have that ordinance.

15 MR. McLAUGHLIN: We do not.

16 CHAIRMAN JARRETT: So it's
17 irrelevant.

18 MR. McLAUGHLIN: That is also true.

19 CHAIRMAN JARRETT: That would be a
20 different discussion.

21 COMMISSIONER SHLENSKY: At this
22 time they comply.

23 MR. McLAUGHLIN: That is correct.

24 COMMISSIONER LUEDTKE: Completely,

1 yeah.

2 I am just thinking about it globally,
3 big picture, comprehensively what's going on.

4 We have one further down on the west
5 toward Addison essentially and then this one is on
6 the east. They could be conceivably further apart
7 from each other but not much more than they
8 currently are.

9 MR. McLAUGHLIN: Right. They are
10 on the other ends of our municipality on North
11 Avenue.

12 COMMISSIONER LUEDTKE: Exactly. So
13 potentially there could be two more in between, if
14 we have petitioners beating down the village hall
15 community development door.

16 CHAIRMAN JARRETT: Say one more.

17 MR. McLAUGHLIN: We could have one
18 more based on the spacing of the one that's
19 already been approved and operational.

20 So the 1500 can overlap; right. So you
21 can put one in there at 1500 and 1500.

22 COMMISSIONER LUEDTKE: You are
23 saying it's 3,000 then between?

24 MS. HOUSE: One 1500, another one

1 1500, and then a third.

2 COMMISSIONER LUEDTKE: So only
3 3,000. So there could be none in between?

4 MR. McLAUGHLIN: With the existing
5 one at 305 West North Avenue, the proposed one in
6 front of us right now, if approved we would have
7 the availability for one more dispensary on North
8 Avenue based on the 1500 foot separation.

9 COMMISSIONER LUEDTKE: Between
10 them.

11 CHAIRMAN JARRETT: Only one
12 between.

13 MR. McLAUGHLIN: I am measuring
14 4500 feet between them.

15 CHAIRMAN JARRETT: That's accurate.
16 But you have 1500 from this one, 1500 from this
17 one, but this one circles 3,000 feet.

18 COMMISSIONER LUEDTKE: So in other
19 words it's 3,000 feet between?

20 CHAIRMAN JARRETT: No, it's 1500.

21 MR. McLAUGHLIN: So the 1500 foot
22 circle of one to another can overlap because it's
23 feet.

24 CHAIRMAN JARRETT: That's math,

1 yeah. We are arguing a nuance.

2 MR. McLAUGHLIN: At a later date I
3 can show you --

4 COMMISSIONER LUEDTKE: I would love
5 to see your math.

6 COMMISSIONER SHLENSKY: Eric, I am
7 following you. I think it's just under a mile
8 between the current dispensary named Greenleaf and
9 your proposed Mint Cannabis.

10 You are right on the money at 4500. I
11 agree with you; you could likely sandwich two in
12 between there.

13 Do I want to see four dispensaries on
14 North Avenue, absolutely not, no.

15 I think -- and I struggled with this. I
16 will be honest. I struggled with the planning
17 element of having a second cannabis dispensary on
18 North Avenue.

19 I understand that this Petitioner is
20 looking at the true east boundary of North Avenue
21 and Greenleaf is pretty much as close as we can
22 get to the west end.

23 I am inclined to move this forward in
24 Petitioner's favor, with just knowing -- putting

1 it out there for this Commission -- I would not be
2 too favorable for a third cannabis dispensary
3 special use allowance on North Avenue.

4 And I defer to the Petitioner and their
5 business acumen that they have determined that
6 this is a business savvy decision to put it within
7 a mile of Greenleaf and potentially draw in the
8 eastern clientele from Elmhurst who does not allow
9 dispensaries.

10 CHAIRMAN JARRETT: Any other
11 discussion?

12 (No response.)

13 CHAIRMAN JARRETT: Would someone
14 make a motion please?

15 COMMISSIONER SHLENSKY: I will make
16 a motion to recommend approval of PZ-24-09 for a
17 special use for a cannabis facility, as shown in
18 Exhibit A, located at 310-320 East North Avenue.

19 CHAIRMAN JARRETT: We have a
20 motion.

21 Is there a second?

22 COMMISSIONER LUEDTKE: I will
23 second that.

24 CHAIRMAN JARRETT: Motion and a

1 second.

2 Any questions or comments on the motion?

3 (No response.)

4 CHAIRMAN JARRETT: Roll call:

5 Calvert?

6 COMMISSIONER CALVERT: Yes.

7 CHAIRMAN JARRETT: LeMieux?

8 COMMISSIONER LEMIEUX: Yes.

9 CHAIRMAN JARRETT: Luedtke?

10 COMMISSIONER LUEDTKE: Yes.

11 CHAIRMAN JARRETT: Orłowski?

12 COMMISSIONER ORŁOWSKI: Yes.

13 CHAIRMAN JARRETT: Romano?

14 COMMISSIONER ROMANO: Yes.

15 CHAIRMAN JARRETT: Shlensky?

16 COMMISSIONER SHLENSKY: Yes.

17 CHAIRMAN JARRETT: I too vote yes.

18 With that our recommendation passes to

19 the Village Board. They are the final

20 decision-makers on this matter. Good luck.

21 (Proceedings concluded at

22 9:00 p.m.)

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

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

IN WITNESS WHEREOF, I do hereunto set my verified digital signature at Chicago, Illinois, this 3rd day of July, 2024.



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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
MOHAMED YACUB) PZ-24-10
1116 NORTH PRINCETON)

PUBLIC HEARING

JUNE 13, 2024

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
13th day of June, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: We have three
2 items of business tonight. Let me run through how
3 the process will run through for each one of
4 those:

5 We will start with Staff presentation
6 and then move to presentation of the Petitioner,
7 if they have one, if they have something to add
8 beyond what Staff adds, and then we will have
9 public comment or questions.

10 That would be the time where if you
11 either want to comment in support or opposition of
12 a project or if you have questions about a
13 project, you will come up here, state your name
14 and try to keep your time to about three minutes.

15 And then we have closing comments from
16 the Petitioner -- or questions from the
17 Commission, closing comments from the Petitioner,
18 if there are any, discussion up here, and then
19 action, if we need one this evening.

20 So if anyone is planning to speak this
21 evening, I would ask that you rise now and raise
22 your right hand, get you sworn in real quick;
23 otherwise I will have to swear you in individually
24 later.

1 (Whereupon said witnesses were
2 duly sworn).

3 CHAIRMAN JARRETT: Thank you.

4 The first item of business is PZ-24-10
5 for 116 North Princeton Avenue, verification for
6 side yard setback, Petitioner Mohamed Yacub.

7 Staff will start and you can stay seated
8 for now.

9 MS. HOUSE: The Applicant tonight
10 is requesting a variation for a side yard setback.
11 The home is a single dwelling residential in the
12 RS 7.5 district.

13 They are requesting a variation from
14 Table 2-3 of Article 2, Section 2.3, for lot and
15 building regulations of the zoning ordinance for a
16 required minimum side yard south setback.

17 I will go over a summary of their
18 request and offer any comments by the Petitioner,
19 allow for any questions from the Commission,
20 returning for Commission discussion and motion, if
21 appropriate.

22 The home has an existing open stairwell
23 on the south side of the property, which is shown
24 on the left side of this drawing, with an interior

1 side yard setback of 5 feet to the exterior of an
2 open stairwell.

3 The Petitioner wishes to enclose that
4 stairwell within the setback.

5 That open stairwell is permitted to
6 encroach into the side yard setback, if it remains
7 open. However the enclosure of that stairwell
8 means that it is encroaching now into the side
9 yard setback by 1 foot.

10 No other changes are proposed to the
11 roofline of that open staircase or the remainder
12 of the residence.

13 On the drawing on the right you can see
14 the section of the home in red is the area
15 requiring the variation.

16 On the right-hand side of the home there
17 is a legal nonconforming setback on that side.
18 That's not up for discussion tonight. We are only
19 requesting a variation for the section shown in
20 red.

21 On the screen is some of the
22 architectural drawings that the Applicant
23 submitted, showing they would be adding a door and
24 enclosing the open stairwell with windows and

1 walls. The roof structure would remain as is.

2 Also provided on the screen are the
3 variations standards to consider this application
4 against.

5 We will hold a public hearing, and then
6 Staff has provided a sample motion, and with that
7 Staff or the Applicant can answer any questions.

8 CHAIRMAN JARRETT: Okay. Is your
9 last name pronounced Yacub?

10 MR. YACUB: Yeah.

11 CHAIRMAN JARRETT: Do you have
12 anything you want to add to that? If you do, just
13 come up to the mic and we will give you a few
14 minutes.

15 For the court reporter the last name is
16 Y-A-C-U-B.

17 MR. YACUB: The reason we are doing
18 this is for the safety. Right now it's an open
19 staircase. So what happens during the winter
20 season the snow falls there and it becomes very
21 slippery.

22 And I have three incidents. Once I fell
23 down and hurt my back and we had also maintenance
24 people coming in and they slipped and fell down.

1 The main reason for me doing this is for
2 the safety.

3 CHAIRMAN JARRETT: Thank you.

4 All right. We may have questions for
5 you, but if you want to, you can sit right there
6 for now and we will let you know.

7 All right. Any public comment or
8 questions on this agenda item?

9 (No response.)

10 CHAIRMAN JARRETT: All right.
11 Seeing none, questions from the Commission?

12 Anybody?

13 COMMISSIONER LUEDTKE: Was that
14 little roof and columns, that was existing, that
15 was there when you -- originally from the house;
16 is that correct?

17 MR. YACUB: That was there when we
18 purchased the house.

19 CHAIRMAN JARRETT: All right.

20 COMMISSIONER ORLOWSKI: When did
21 you start the construction of the walls and
22 everything?

23 MR. YACUB: It was around January
24 of this year.

1 CHAIRMAN JARRETT: Any other
2 questions?

3 COMMISSIONER CALVERT: Is this the
4 only access to the basement in this house?

5 MR. YACUB: This is the main
6 entrance to the basement. We have one entrance
7 from inside. So a lot of maintenance people come
8 in. Like we had a water heater broken up, so they
9 had to take it from this side.

10 Another thing is my son lives in the
11 basement and he uses that entrance a lot.

12 COMMISSIONER LEMIEUX: Jason, I
13 only have one other question.

14 Will the exterior wall treatments be
15 consistent with the rest of the house and will the
16 windows also be consistent with the rest of the
17 house so that it compliments?

18 MR. YACUB: Yes, the windows
19 attached to the house.

20 CHAIRMAN JARRETT: All right. Any
21 other questions from either end?

22 (No response.)

23 CHAIRMAN JARRETT: Do you have any
24 final comments before we move to discussion and a

1 vote up here?

2 MR. YACUB: No.

3 CHAIRMAN JARRETT: Okay. All
4 right. Discussion?

5 The only thing I can state is I don't
6 know that I have seen a residence in Villa Park
7 with an entrance like that. I have seen walk-in
8 basements and bungalows like mine but off the side
9 is not what I have seen much.

10 COMMISSIONER CALVERT: This is
11 original to the construction of the house?

12 MR. YACUB: Right.

13 COMMISSIONER CALVERT: From the
14 2006-2007 period?

15 COMMISSIONER ORLOWSKI: Foundation.

16 COMMISSIONER CALVERT: It's there,
17 yeah.

18 There was an addition to the side.

19 Was that permitted and is that --

20 COMMISSIONER ORLOWSKI: That's what
21 he is asking for tonight.

22 COMMISSIONER CALVERT: No, not the
23 enclosure.

24 Just the original lean to from the

1 house. Was that permitted and is it conforming?

2 MR. McLAUGHLIN: The roof and the
3 stairwell are allowed encroachments in the side
4 yard. The wall is not.

5 CHAIRMAN JARRETT: Yeah, it looks
6 like the roof addition was sometime after 2013 and
7 before April of 2015.

8 COMMISSIONER CALVERT: Sometime in
9 that era.

10 CHAIRMAN JARRETT: Yeah.

11 COMMISSIONER CALVERT: Based on
12 pictures that I saw.

13 But there is access to the basement from
14 the interior of the house, like every other house
15 that has a basement.

16 MR. YACUB: So even the house
17 contractor who does the snow, he even refuses to
18 clean the snow in this stairs. It's very unsafe
19 for him. My main argument here is it's for the
20 safety, you know.

21 One of our main reasons of buying this
22 house was we had this private entrance from the
23 outside. And now after buying that we found it's
24 not usable for most of the time.

1 CHAIRMAN JARRETT: When did you buy
2 the house?

3 MR. YACUB: 2013.

4 One more thing, the variation is not 1
5 foot. It's like 5 or 6 inches, .6 foot.

6 CHAIRMAN JARRETT: Just over half a
7 foot.

8 COMMISSIONER SHLENSKY: I think,
9 Jason, I am familiar with this concept of the
10 exterior point of ingress and egress being on what
11 is considered the rear of the house, as opposed to
12 the side of the house.

13 And in addition, I am also familiar with
14 it being fully enclosed with a roof, pillars and
15 it being fully enclosed, whether it be by a solid
16 material or some kind of, you know, vinyl with a
17 screen, so that there will be open air space.

18 But to the Petitioner's point of safety,
19 I do understand that as well. There is only so
20 much that a handrail can handle, when you are
21 using that as a point of ingress and egress and
22 not just an occasional once or twice up or down
23 the stairs.

24 CHAIRMAN JARRETT: Yeah, my stair

1 off the rear is technically open air but it's
2 enclosed on three sides because it's under a porch
3 and it has concrete -- I call them knee walls but
4 they come up above your shoulder because of the
5 property depth. And I know even with that it can
6 get pretty tricky because snow blows in.

7 COMMISSIONER SHLENSKY: I mean,
8 given the current status of the structure that
9 exists with the lean to and just the request to
10 kind of close it up and fully enclose that with a
11 door, to Petitioner's point, and closing in the
12 walls, I don't really struggle with this one. I
13 am pretty much in support of this one.

14 It's not across the whole length of the
15 house. It's a di minimus area.

16 COMMISSIONER ROMANO: It's not
17 additionally encroaching. The footprint is
18 already there.

19 COMMISSIONER LUEDTKE: If it's
20 accurate that it's .6 feet --

21 Is that accurate, Marc, from your
22 documentation?

23 MR. McLAUGHLIN: Yes, that is
24 correct.

1 COMMISSIONER LUEDTKE: That could
2 technically fall into administrative adjustment or
3 not?

4 MS. HOUSE: It did; however there
5 was a letter we received in opposition. There
6 were questions regarding the application. Thus,
7 we could not approve it administratively and
8 that's why it's before us tonight.

9 COMMISSIONER LUEDTKE: But by the
10 description it could have fell into that category?

11 MS. HOUSE: It could have.

12 COMMISSIONER LUEDTKE: It was that
13 close?

14 MR. McLAUGHLIN: Yeah, we ran it
15 through that process and we received opposition so
16 that ends that.

17 CHAIRMAN JARRETT: Was that
18 opposition the neighbor to the south?

19 MS. HOUSE: No.

20 MR. McLAUGHLIN: The opposition has
21 since been removed, after additional
22 clarification, but we couldn't go back.

23 CHAIRMAN JARRETT: Yeah. Well,
24 that's helpful to know.

1 COMMISSIONER LEMIEUX: I have one
2 more question and that is:

3 Is there an area well drain at the
4 bottom of that stairwell?

5 MR. YACUB: There is one drain
6 there.

7 COMMISSIONER LEMIEUX: I hate
8 opening up this can of worms.

9 Does that drain into the sewer or into
10 the sump pump?

11 MR. YACUB: I think it goes to the
12 sump pump.

13 COMMISSIONER LEMIEUX: Okay.
14 Which, if it went into the sewer, it would still
15 be all right, if it was enclosed.

16 So it would be another hardship and
17 another reason to grant, you know, the variance.

18 CHAIRMAN JARRETT: Unless there's
19 additional discussion, does anybody want to make a
20 motion?

21 COMMISSIONER ORLOWSKI: I move to
22 recommend approval of PZ-24-10 for a variation of
23 Table 2-3 of Article 2, Section 2.3, Lot and
24 Building Regulations of the Zoning Ordinance, to

1 reduce the minimum interior side yard setback
2 requirements to 5 feet along the south property
3 line, as described in Exhibit B, for 1116 North
4 Princeton Avenue.

5 CHAIRMAN JARRETT: There is a
6 motion.

7 Is there a second?

8 COMMISSIONER ROMANO: Second.

9 CHAIRMAN JARRETT: Motion seconded
10 by Commissioner Romano.

11 Any questions or comments on the motion
12 to approve?

13 (No response.)

14 CHAIRMAN JARRETT: All right. Roll
15 call.

16 Calvert?

17 COMMISSIONER CALVERT: Yes.

18 CHAIRMAN JARRETT: LeMieux?

19 COMMISSIONER LEMIEUX: Yes.

20 CHAIRMAN JARRETT: Luedtke?

21 COMMISSIONER LUEDTKE: Yes.

22 CHAIRMAN JARRETT: Orłowski?

23 COMMISSIONER ORŁOWSKI: Yes.

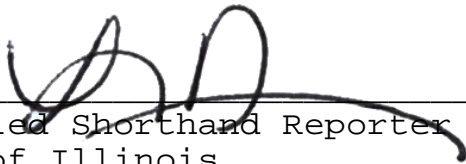
24 CHAIRMAN JARRETT: Romano?

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

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

IN WITNESS WHEREOF, I do hereunto set my verified digital signature at Chicago, Illinois, this 26th day of June, 2024.



Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

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Yacub 3:6 5:9,10,17 6:17,23
7:5,18 8:2,12 9:16 10:3 13:5,
11
yard 3:6,10,16 4:1,6,9 9:4
14:1
year 6:24

Z

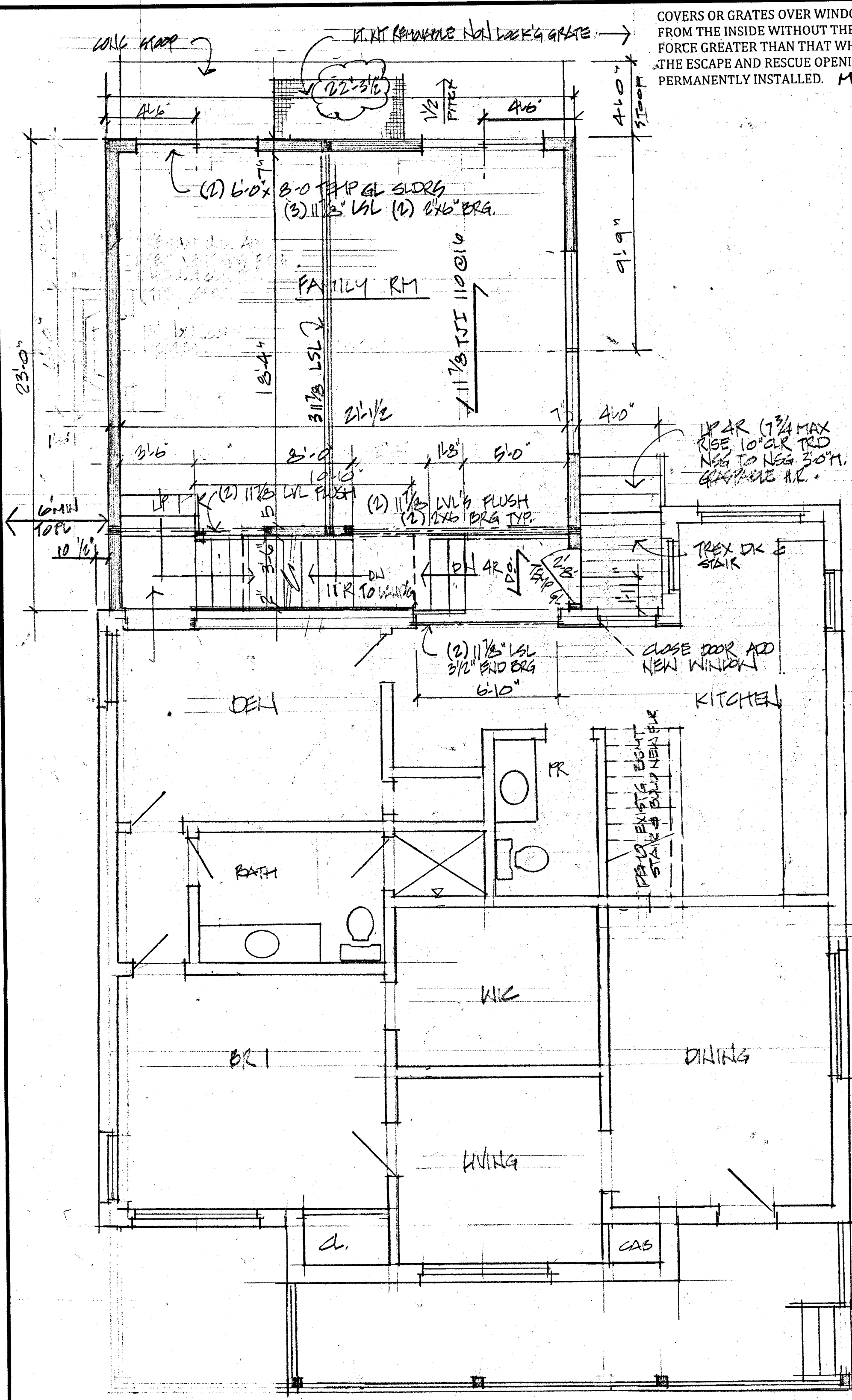
zoning 3:15 13:24

Item 4.a – Review of Vision, Goals, Policies and Land Use Memo for the Comprehensive Plan.

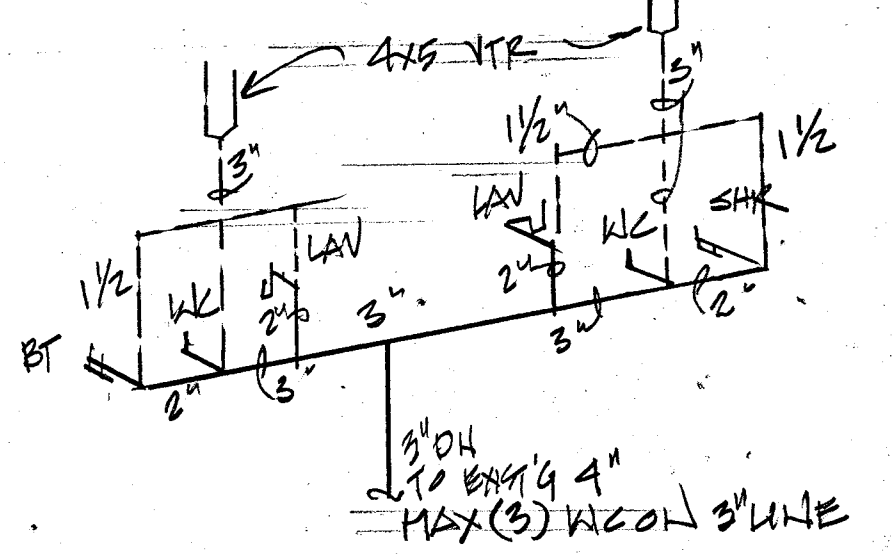
Houseal Lavigne provided an update on the Villa Park Comprehensive Plan vision, goals, policies and land use memo. The goals and policies were broken down into land use and development, housing and neighborhoods, economic development, transportation, community facilities and public infrastructure, land use influences, and future land use plan. The Commission provided general comments on the document but thought the consultant was headed in a good direction based on their discussion during the prior public input process. The next steps will be to create action items in association with the goals and policies which will be reviewed at a future Planning & Zoning Commission meeting.

Respectfully submitted

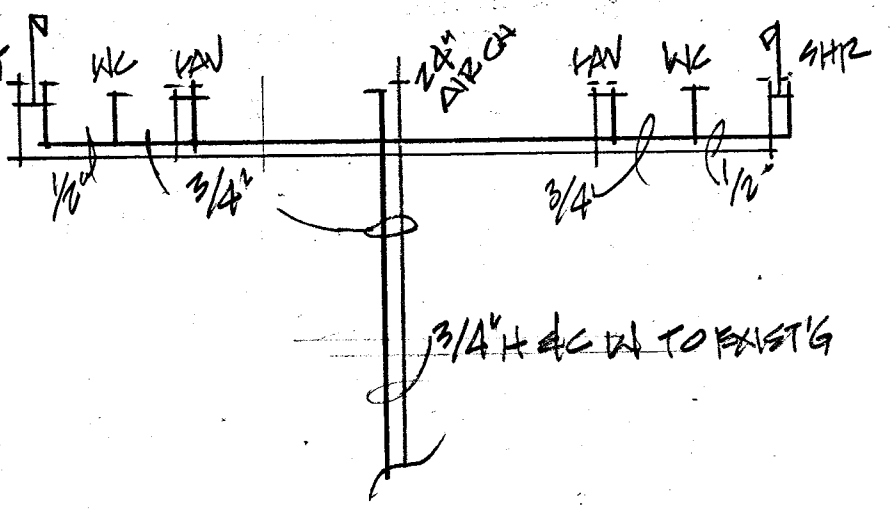
Michelle House
Deputy Director
Community & Economic Development



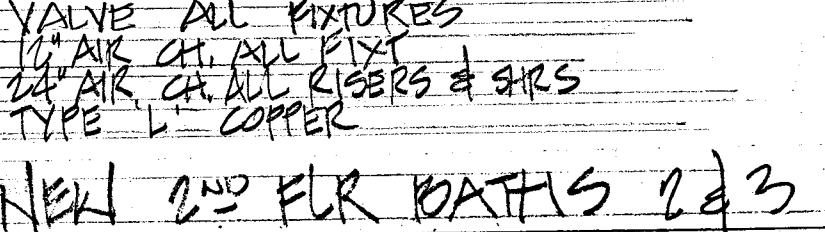
COVERS OR GRATES OVER WINDOW SHALL BE RELEASEABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING. A METAL GRATE SYSTEM MUST NOT BE PERMANENTLY INSTALLED. MUST SUPPORT 200 LBS.



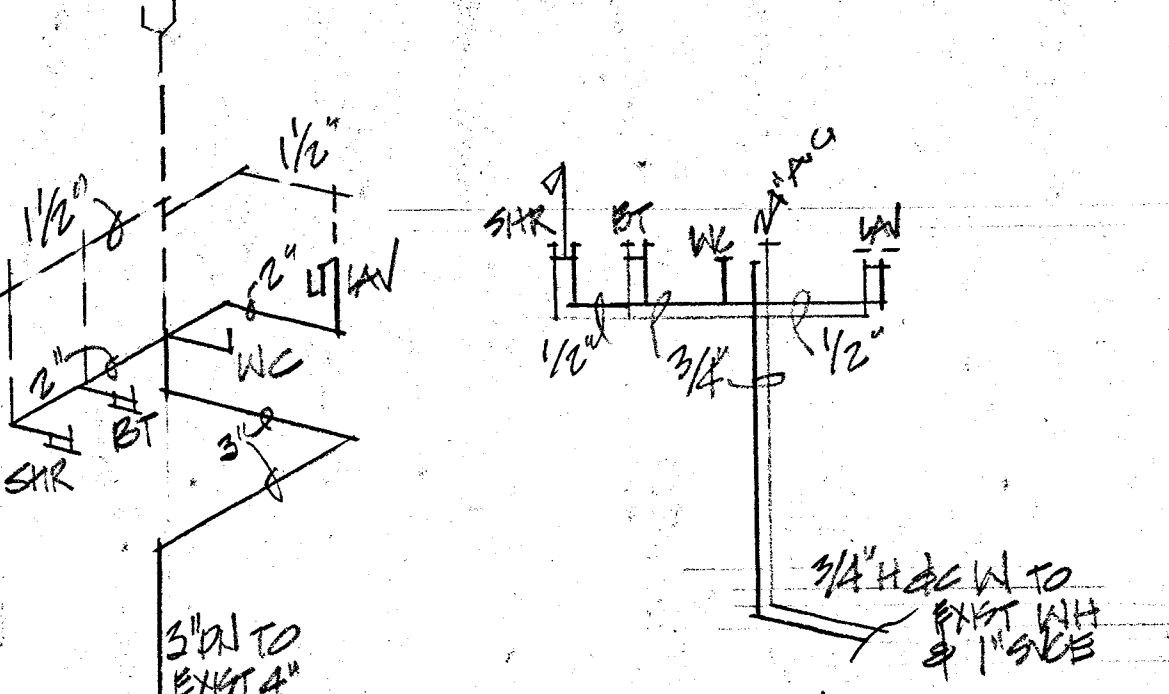
WASTE DIAGRAM



SUPPLY DIAGRAM



NEW 2ND FLR BATHS 2 & 3



WASTE DIAGRAM

SUPPLY DIAGRAM

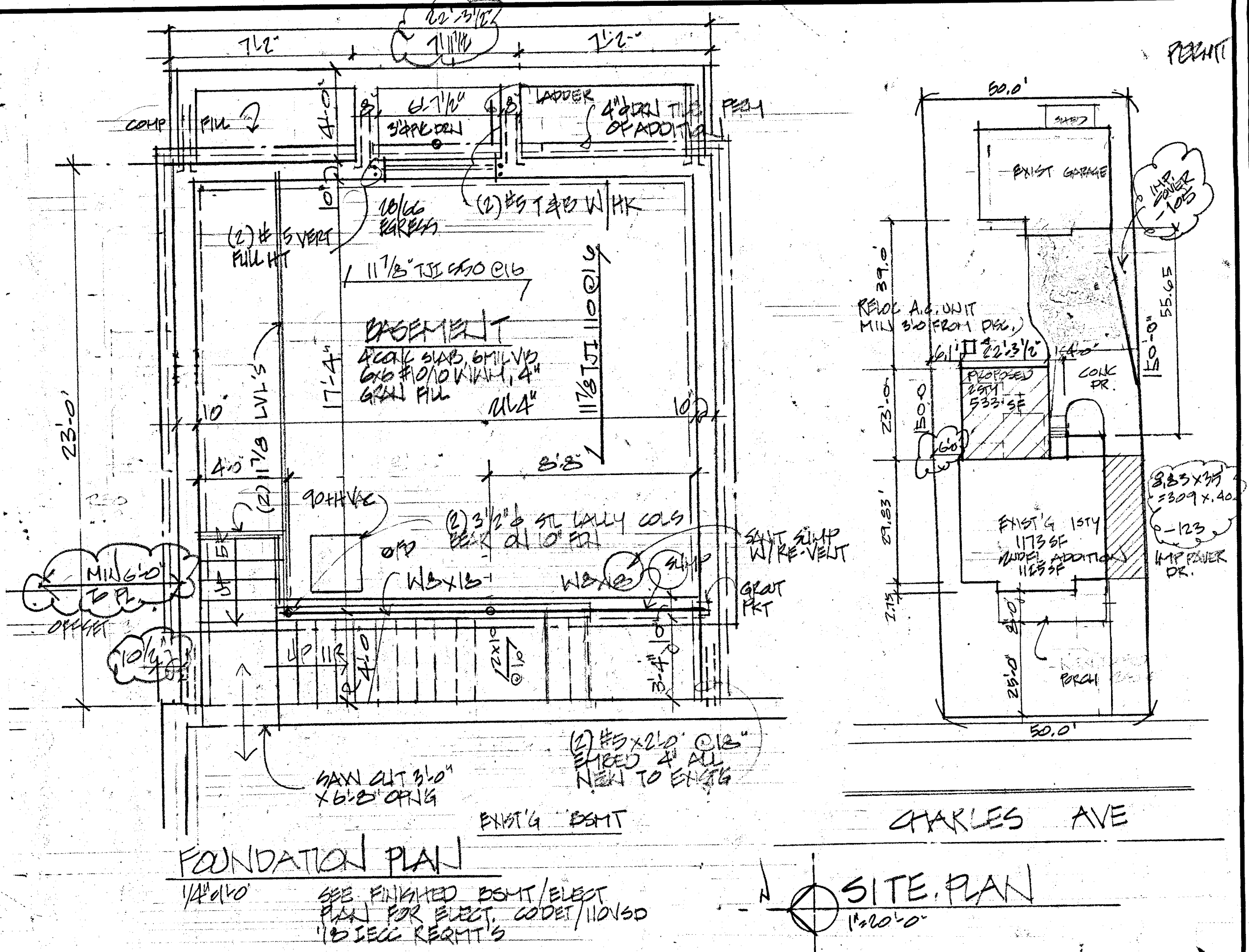
SCHED 40 PLG.

MASTER DR.

WSEU SCHEDULE

No	FIXT.	WSEU	TTL
1	WC	1	1
2	WASH	1	1
3	BATH	1	1
4	WASH	1	1
5	WASH	1	1
6	WASH	1	1
7	WASH	1	1
8	WASH	1	1
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1/4" MIN CH GVE W/ 1" MIN REQ'D



FOUNDATION PLAN

SITE PLAN

GENERAL NOTES

- MIN. BR. ENGRESS 5.7 SF. 20" MIN. CLR. WIDTH, 24" CLR. HEIGHT, SILL 40" AFF MAX.
- PROVIDE 110V SMOKE DET. 110V WIRED IN SERIES W/BATTERY BACK UP AT ALL LEVELS AND BEDROOMS.
- ALL SKYLIGHTS DBL. FR. W/LAM. IN-BOARD GLAZING PER 2015 IRC.
- ALL ELECT. PER 2014 NEC PROVIDE 200 AMP SERVICE W/OUTSIDE & INSIDE DISCONNECT. SPARK ARRESTORS IN ALL NON GFI OUTLETS. CLOS. LTS. REC. ICT W/LENS OR FLOURESENT MIN. 6" FR STOR SP.
- ALL CONSTRUCTION TO CONFORM TO 15 IRC, 2014 IL STATE PLUMBING CODE, 2015 IECC
- ALL HEADERS DBL 2X12 + 1/2" PLYWOOD UNO. DBL. JOISTS UNDER BEARING WALLS.
- ALL FLOOR, ROOF FRAMING & HEADERS #2 DOUG FIR fb= 1050 UNO
- PROVIDE SAFTY GL @ ALL DOORS, WINDOWS NEXT TO DR'S & ALL WINDOWS MTG RQMTS. OF HAZARDOUS LOC. 2015 IRC PAST TEST REQMTSCSPSC 16 CFR.
- PROVIDE REQUIRED FLASHING AT TOP & SIDE OF ALL WINDOWS & DOOR OPNG'S, ROOF VALLEYS. WATER RESISTANT MEMBRANE UNDER SILLS, FLASH CHIMNEY, SADDLES, ROOF INTERSECT WALL-ROOF INTERSECT AT ALL SKYLIGHTS.
- FIRE STOPPING W/APP. MTL. ALL VERT OPNG'S.
- ALL NEW FURNACES TO MAINTAIN MIN. 68 DEG. AT 3' AFF. SUBMIT PRODUCT INFO AND INSTALLATION INSTRUCTIONS TO VILLAGE.
- MAX. BALLISTER SP. 4" OC. TRIANGLER OPNG'S FORMED BY RISER/TRD & B/RAIL MAX 6" SPERE PASS THRU OPNG.
- GROUNDS FOR SERVICE DISC. PNL. TO GO TO STREET SIDE OF WATER MTR. & BE IDENTIFIED.
- ALL FOOTING TO BEAR ON 3,000 PSF SOIL - MIN.
- ALL CONCRETE 3,000 PSI - 28 DAYS. BROOM FIN CONC STOOPS.

CONST. & SILT FENCE, STONE HAUL RD TREE, PROTECTION, CONST. MTL. STORAGE MUST BE MAINTAINED. REQUIRED FENCING SHALL BE MAINTAINED IN GOOD WORKING ORDER & BE LOCATED W/ PROPERTY LINES. SEE VILLAGE WEBSITE.

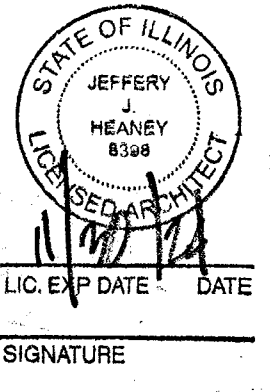
PROVIDE SHORING AS REQ'D TO HOLD BK PERM SOIL & LANDSCAPE @ GRADE LEVEL FOR FOUNDATION EXCAVATION. APPLY STD ENGR'G PRACTICES & APPLICABLE REGULATIONS. DO NOT IMPACT ADJACENT PROPERTIES.

CODES:

- 2015 IRC AS AMEND
- 2015 INTL MEC CODE
- 2015 INTL PROPERTY MAINT CODE
- 2014 IL STATE PLUMBING CODE/ AMEND
- 2014 NEC
- 2015 IECC, ZONE 5, PERSCRPTIVE

DESIGN LIVE LOADS:

DECKS, FLOORS/STAIRS	40PSF
ROOFS	30 PSF
ATTIC/STORAGE	20 PSF
GUARDS/HR'S	200 PFS IN ANY DIRECTION APPLIED AT ANY PT. ALONG THE TOP



CERTIFICATION

I CERTIFY THAT THESE DRAWINGS WERE PREPARED IN MY OFFICE UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE BUILDING AND ZONING ORDINANCES OF VILLAGES OF ILL.

ARCHITECT ILLINOIS NO

THAD. COLLINS
620-201-0014
THADUS.COLLINS@GMAIL.COM 25 S. CHARLES AVE VILLAGES PARK, IL

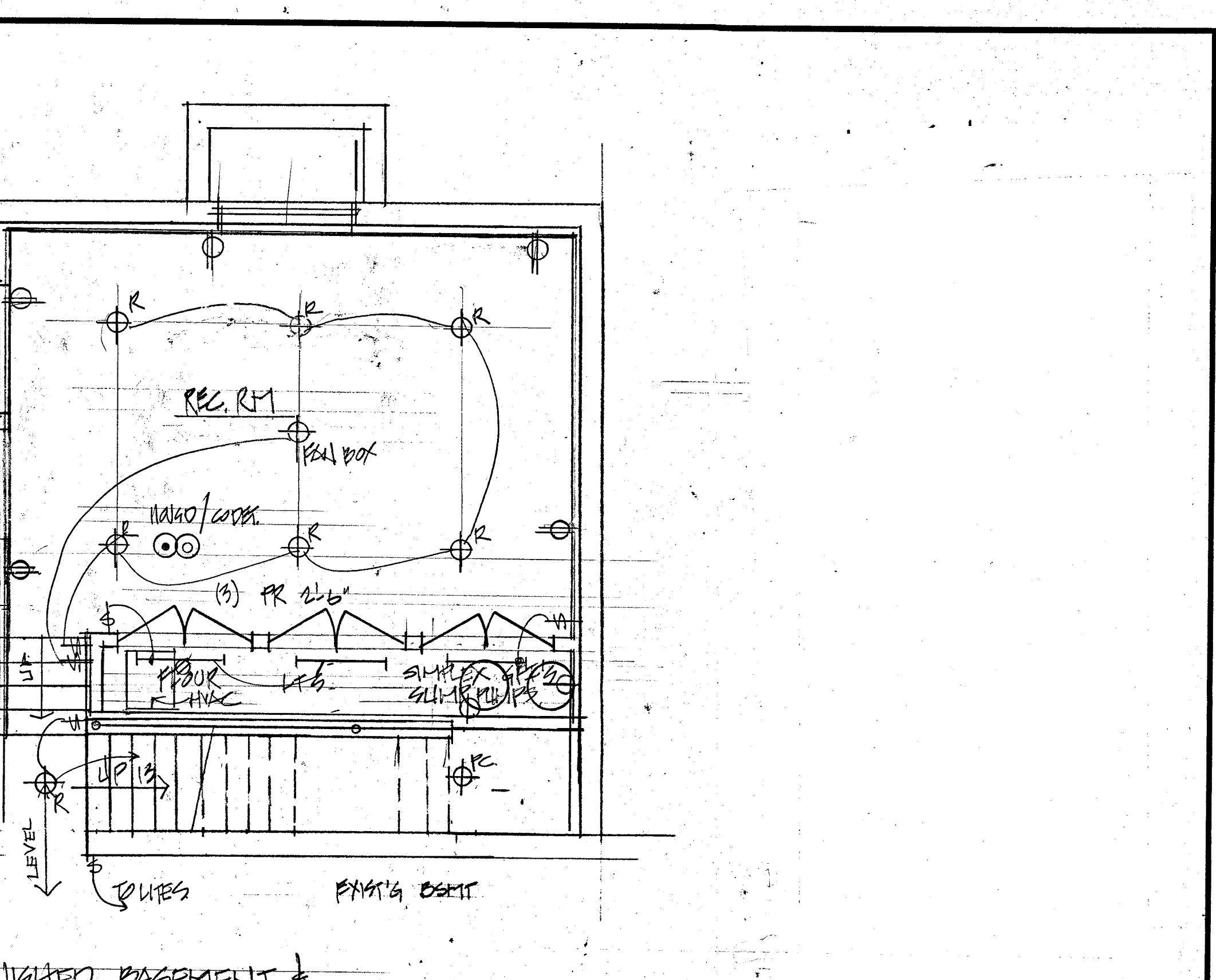
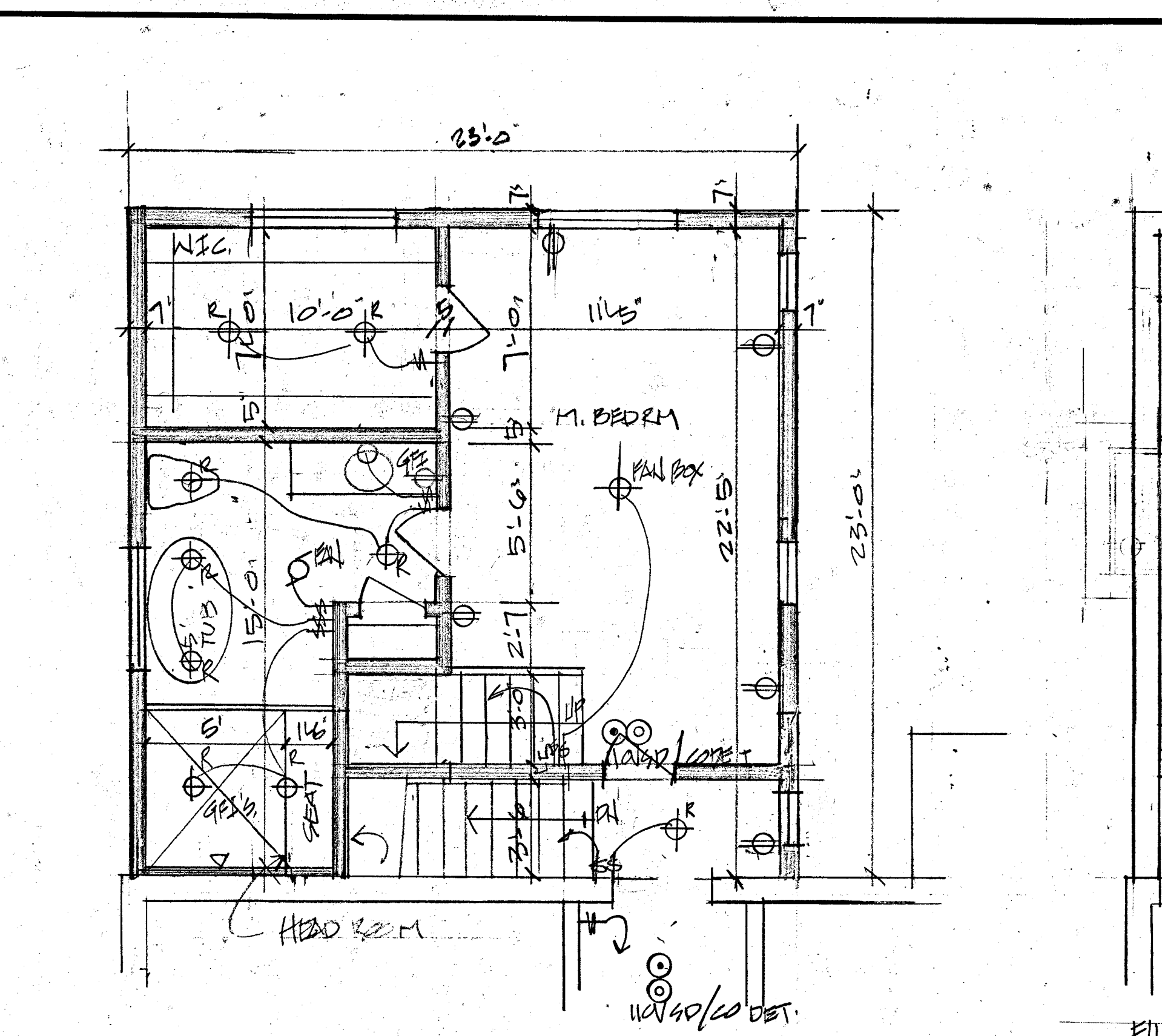
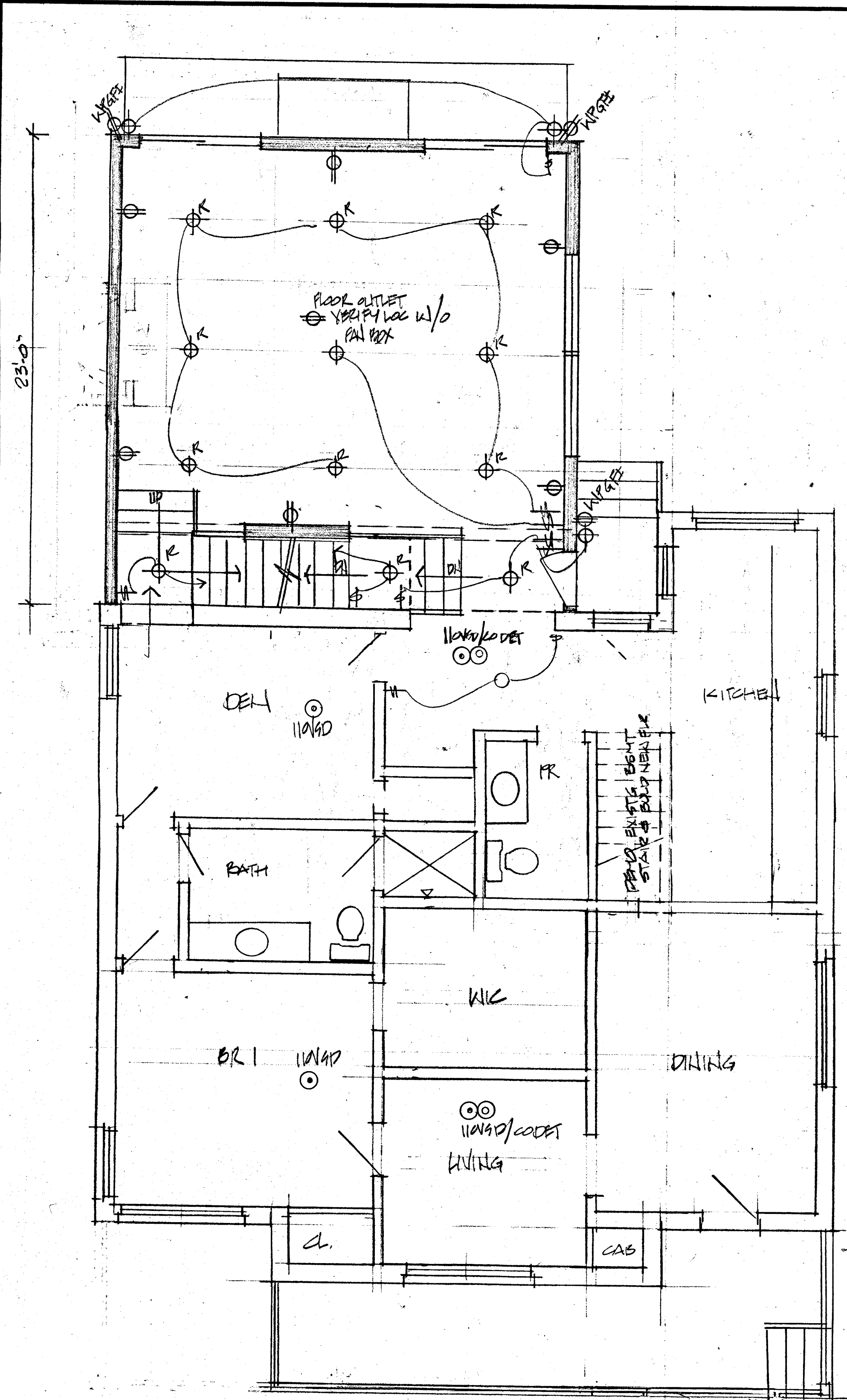
REVISIONS	BY
1	9/11/20
2	4/10/21
3	6/6/21

ADDITION FOR 25 S CHARLES AVE

Jeffery J. Heaney Architect A.I.A.

911 Washington Street • Glenview, IL • (847) 729-4190

Date	3/11/20
Scale	1/8" = 1'-0"
Drawn	JH
Job	20-121
Sheet	1
Of	6
Sheets	



2021 IECC MANDATORY REQUIREMENTS RESIDENTIAL ENERGY EFFICIENCY CODE

2ND FLOOR PLAN ELECTRICAL
1/4"=1'-0"

FOUNDATION PLAN ELECT.
1/4"=1'-0"

FLOOR PLAN ELECTRICAL
1/4"=1'-0"

ELECTRICAL NOTES

110V SD/CO DET ALL LEVELS ≤ 15' FROM ALL BR'S
110V SD ALL BR'S, ALL DETECTORS WIRED IN SERIES
ALL OUTLETS MAX 12'-0" O.C., ≤ 6'-0" FROM OPEN'GS, WALLS ≥ 2'-0"
20 A CCT ALL KITCHEN OUTLETS & BATH OUTLETS
ALL REC. LTS UNDER UNCOND. SPACE TO BE IC TYOE W/ LENS GASKET

% OF ALL LAMPS IN FIXTURES TO BE HIGH EFF.
PROVIDE DISTRIBUTION OF LTS, OUTLETS, MECH EQ ON PANEL DOOR
OUTLETS LOCATED OVER TUBS/SHRS TO BE RATED FOR WET LOCATIONS INCLUDING EXT. FIXTURES
NO SD'S LOCATED W/ 1/36" OF HT REG OR FAN BLADES
RECEPTALS IN ISLAND SHALL NOT BE LOCATED MORE THAN 12" FROM THE COUNTER TOP & SHALL NOT BE LOCATED UNDER MORE THAN 6" OVERHANG (APT. 210.52(C)).

NOTE THAT ALL NEW BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (SEE EXCEPTIONS) NEC 210.12 (A)

SECTION R402.1
2021 IECC MANDATORY REQUIREMENTS RESIDENTIAL ENERGY EFFICIENCY CODE

SECTION R402.1.1
GENERAL REQUIREMENTS

SECTION R402.1.2
CEILING ATTIC

SECTION R402.1.3
WALLS

SECTION R402.1.4
INDOOR BOLLARDS AND DOORS

SECTION R402.1.5
FLOOR INCLUDING ABOVE-GARAGE AND CONTIGUOUS FLOOR

SECTION R402.1.6
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SECTION R402.1.7
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GARAGE SEPARATION

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INDOOR BOLLARDS AND DOORS

REVISIONS

ADDITION

25 S CHARLES AVE
VILLA PARK, IL

Architect A.I.A.

Jeffery J. Heaney

911 Washington Street • Glenview, IL • (847) 729-4190

Date 3/11/20

Scale N.T.D.

Drawn JH

Job 20-121

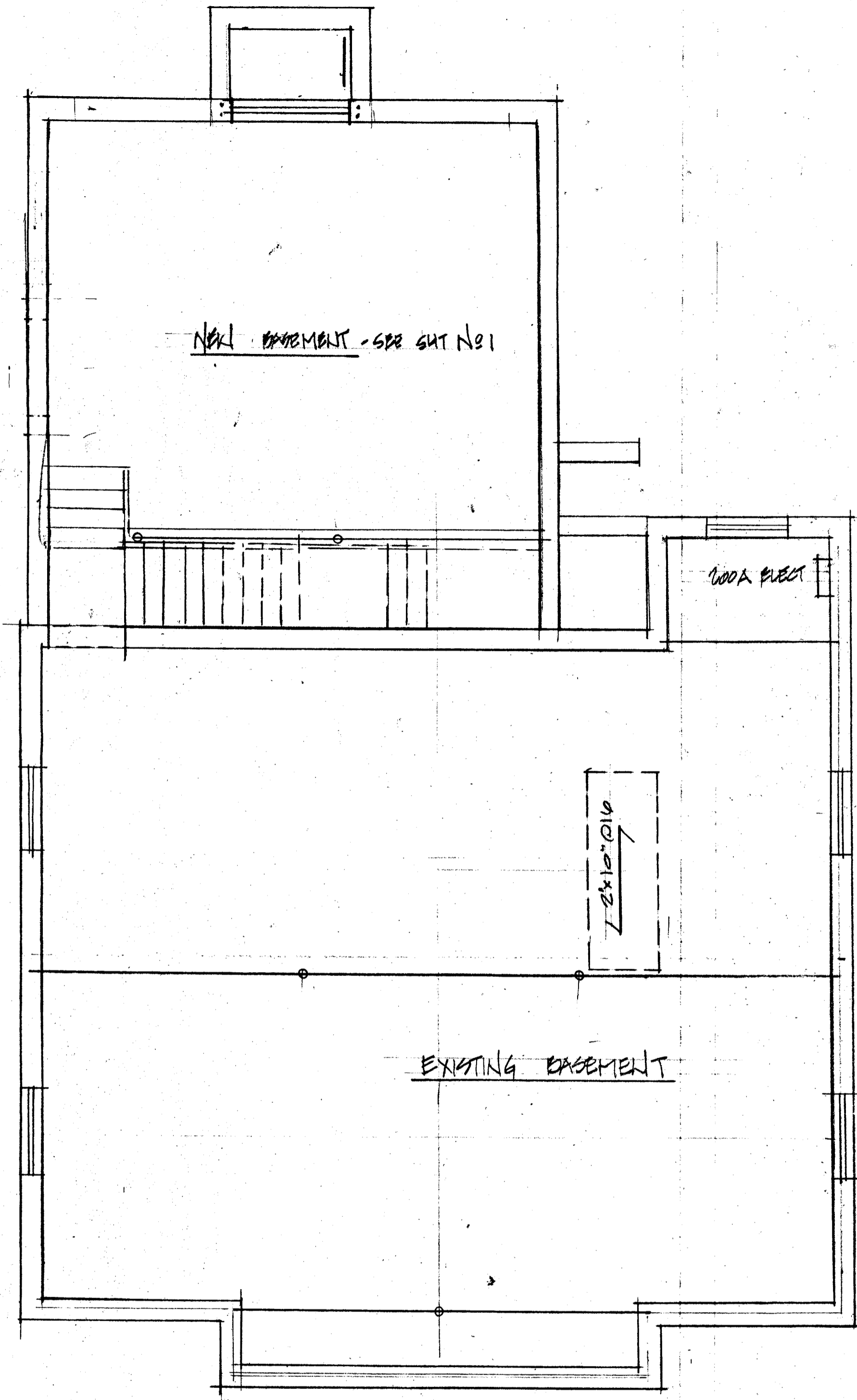
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Of 2 Sheets

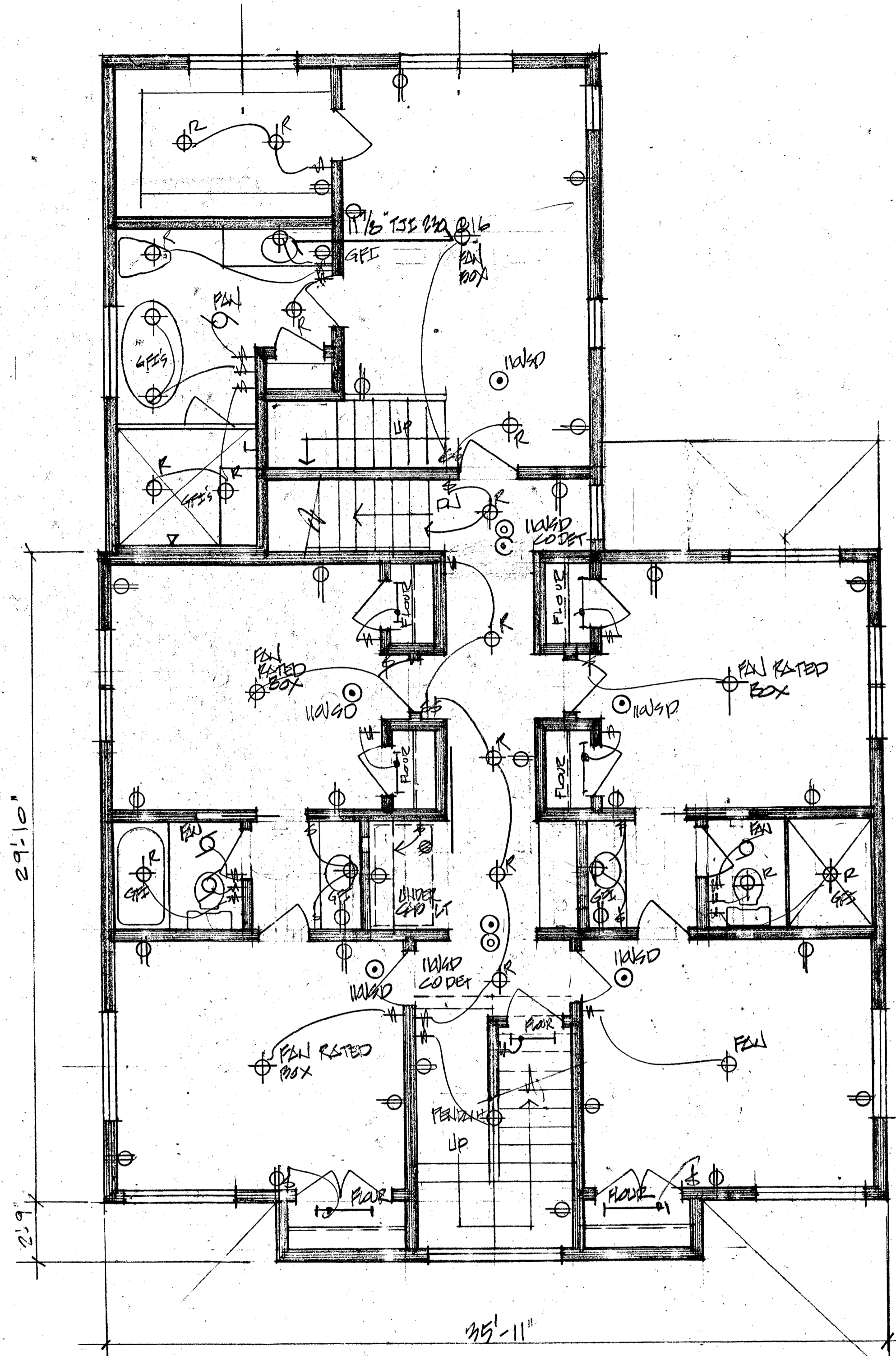
STATE OF ILLINOIS
JEFFERY J. HEANEY
REGISTERED ARCHITECT

630-201-004
25 S. CHARLES AVE VILLA PARK, IL

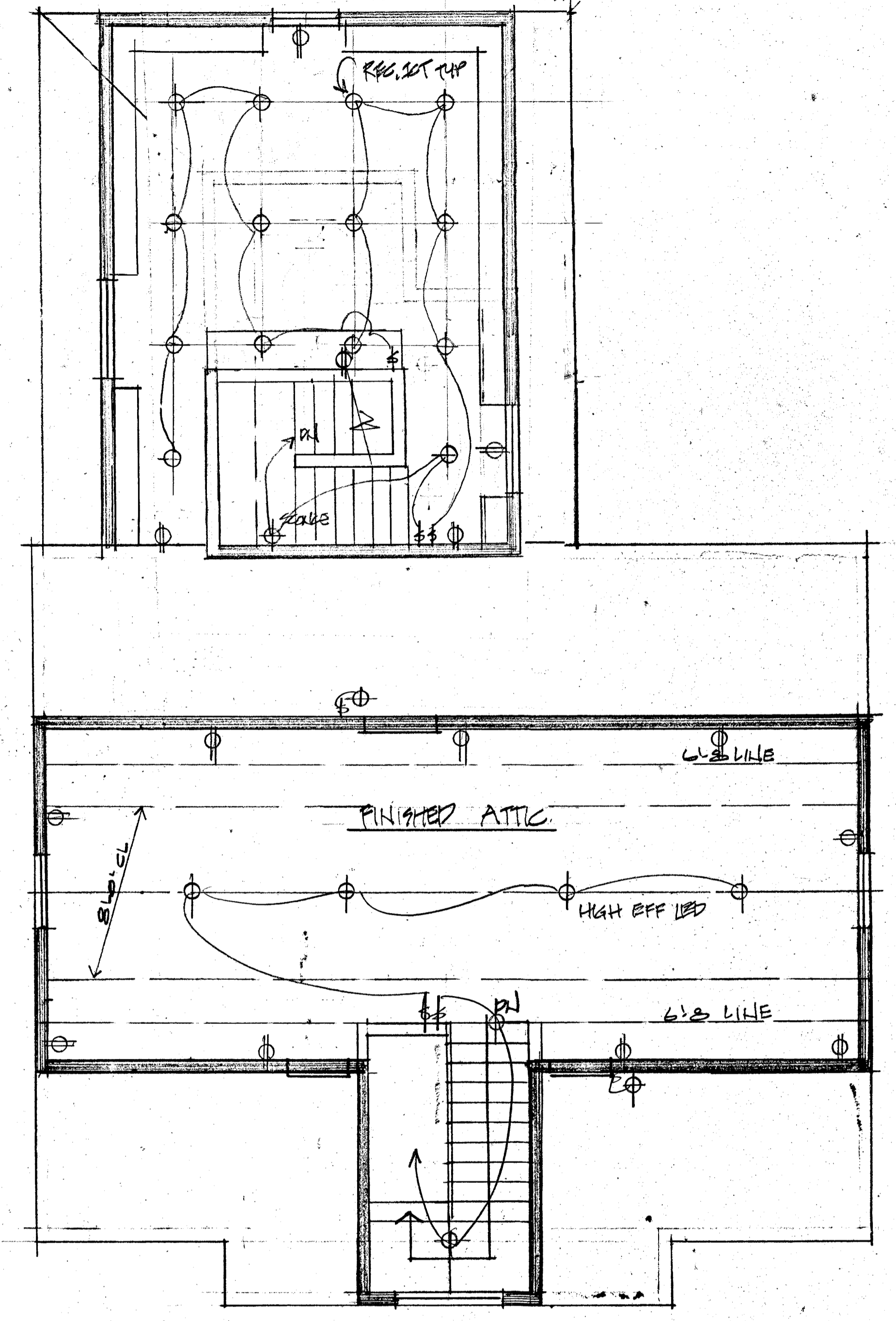
REVISIONS	BY



FOUNDATION PLAN



NEW 1/2ND FLOOR PLAN ELECTRICAL



ATTIC PLAN ELECTRICAL

ELECTRICAL NOTES:

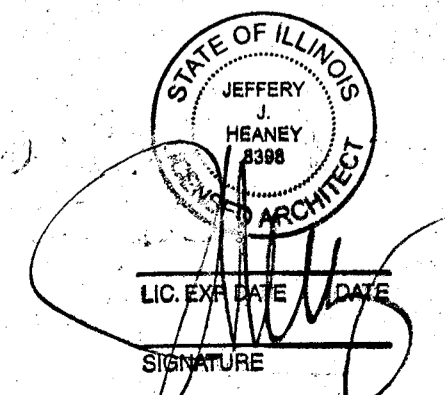
110V SD/CO DET ALL LEVELS ≤ 15' FROM ALL BR'S
 110V SD ALL BR'S. ALL DETECTORS WIRED IN SERIES
 ALL OUTLETS MAX 12'-0" O.C., ≤ 6'-0" FROM OPEN'GS, WALLS ≥ 2'-0"
 20 A CCT ALL KITCHEN OUTLETS & BATH OUTLETS
 ALL REC. LTS UNDER UNCOND. SPACE TO BE IC TYPE W/LENS GASKET
 90% OF ALL LAMPS IN FIXTURES TO BE HIGH EFF.
 PROVIDE DISTRIBUTION OF LTS, OUTLETS, MECH EQ ON PANEL DOOR.
 OUTLETS LOCATED OVER TUBS/SHRS TO BE RATED FOR WET
 LOCATIONS TO INCLUDE EXTERIOR FIXTURES
 NO SD'S LOCATED W/ 36" OF HT REG OR FAN BLADES
 RECEPTACLES IN ISLAND SHALL NOT BE LOCATED MORE THAN 12"
 FROM THE COUNTER TOP & SHALL NOT BE LOCATED UNDER MORE
 THAN 6" OVERHANG (APT. 210.52 (C)).

NOTE THAT ALL NEW BRANCH CIRCUITS THAT SUPPLY 120-VOLT,
 SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN FAMILY
 ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS,
 BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS,
 KITCHENS AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A
 COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER INSTALLED TO
 PROVIDE PROTECTION OF THE BRANCH CIRCUIT. (SEE
 EXCEPTIONS) NEC 210.12 (A)
 PROVIDE 110V HEAT SENSOR IN GARAGE. **IMPERVIOUS**

BATHROOM SWITCHES AND RECEPTACLES SHALL NOT BE LOCATED
 WITHIN 30 INCHES MEASURED HORIZONTALLY, FROM THE OUTSIDE
 EDGE OF A BATHTUB, WHIRLPOOL TUB, SHOWER OR SIMILAR FIXTURE.
 THIS REQUIREMENT SHALL NOT APPLY TO SINK BASINS. WALL
 MOUNTED LIGHTING FIXTURES SHALL NOT BE LOCATED WITHIN 30
 INCHES MEASURED HORIZONTALLY, FROM THE OUTSIDE WIDGE OF A
 BATHTUB, WHIRLPOOL TUB, SHOWER OR SIMILAR FIXTURE UNLESS
 PROVIDED WITH GFSI PROTECTION.
 NEC 2011 ARTICLE 210.8(B) AS AMENDED.
 ALL BASEMENTS RECEPTACLES IN UNFINISHED/MECHANICAL SPACES
 ARE TO BE GROUND FAULT PROTECTED.

ANY OUTLET BOX WHICH IS BEING INSTALLED IN AN AREA CAN
 REASONABLY ACCOMMODATE A CEILING FAN SHALL BE IDENTIFIED
 FOR CEILING FAN SUPPORT.
 NEC ARTICLE 314.27(C) AS AMENDED.

**MOTION SENSORS ALL CLOSETS, TERRACE, BR LTR &
 BATH LTR.**



1/2ND FLOOR ADDITION FOR
 25 S CHARLES AVE
 VILLA PARK, IL.

Jeffery J. Heaney Architect A.I.A.
 911 Washington Street • Glenview, IL • (847) 729-4190

Date	1/10/20
Scale	1/4" = 1'-0"
Drawn	JH
Job	20121
Sheet	6
Of 6	Sheets

25 S CHARLES AVE VILLA PARK

PLAT OF SURVEY

OF

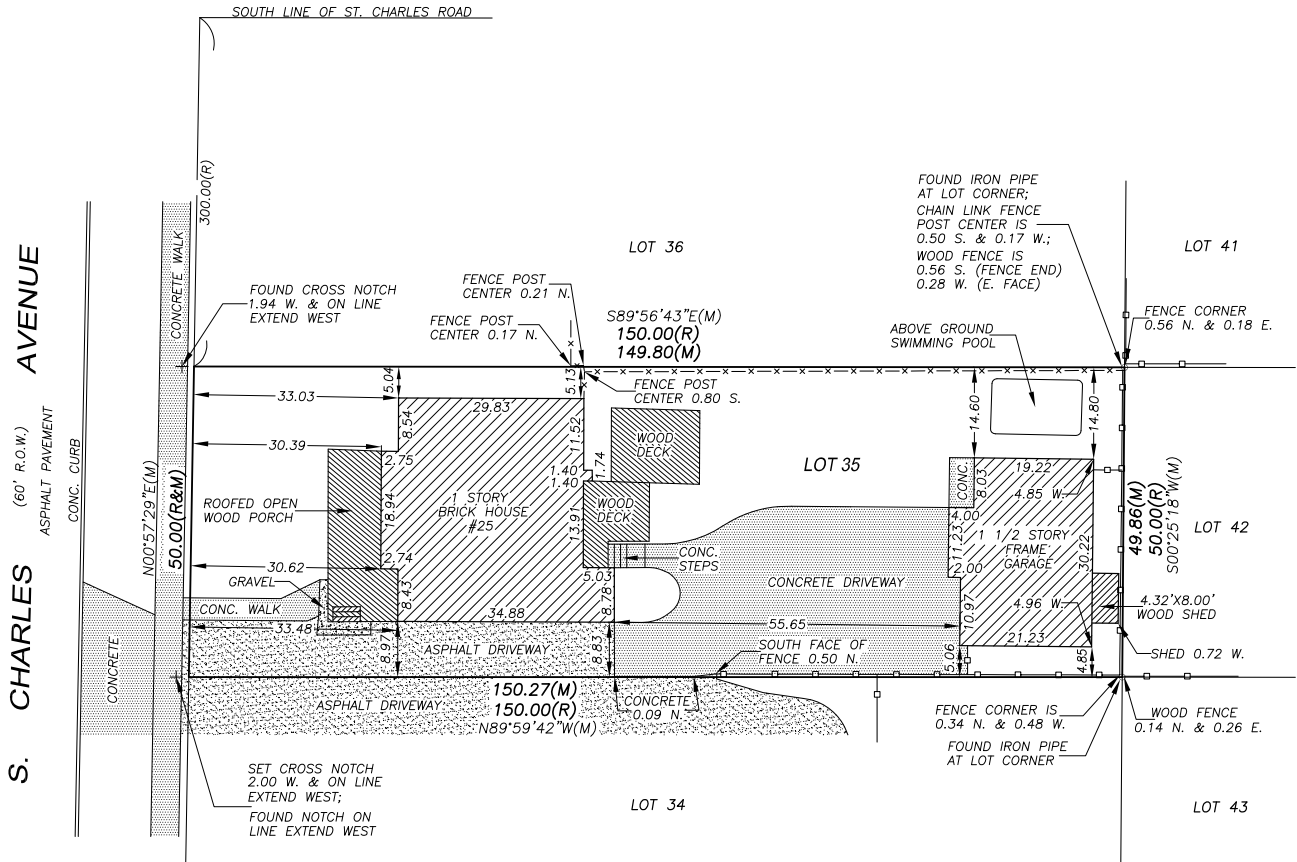
LOT 35 IN CHARLES R. LONDON'S ADDITION TO VILLA PARK, A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NUMBER 155002, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-10-102-005-0000 TOTAL LAND AREA: 7,491 SQ.FT.

COMMONLY KNOWN AS: 25 SOUTH CHARLES AVENUE, VILLA PARK, ILLINOIS 60181



SCALE: 1 INCH = 20 FEET



- LEGEND:
- (R) = Subdivision Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'ly = Northwesterly
 - NE'ly = Northeasterly
 - SW'ly = Southwesterly
 - SE'ly = Southeasterly
 - Conc. = Concrete
 - Wood Fence — □ — □ —
 - Chain Link Fence — x — x —
 - Iron Fence — ○ — ○ —

ORDER NO.: 22-365
 ORDERED BY: THADIOUS COLLINS

PREPARED BY:
GEODETIC SURVEY, LTD.
 PROFESSIONAL DESIGN FIRM NO. 184-004394
 CONSTRUCTION & LAND SURVEYORS
 200 WAUKEGAN ROAD, GLENVIEW, IL 60025
 TEL. (847) 904-7690; FAX (847) 904-7691
 info@gsurvey.net www.gslandsurveying.com

GENERAL NOTES:

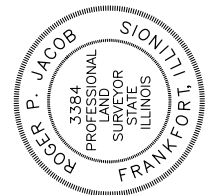
- ACAD FILE WILL NOT BE RELEASED UNDER THIS CONTRACT.
- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

STATE OF ILLINOIS
 COUNTY OF COOK SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

FIELD WORK COMPLETED: DECEMBER 20, 2022
 DATED THIS 21st DAY OF DECEMBER, 2022.

BY: Roger P. Jacob
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 3384
 LICENSE EXPIRES 11/30/2024





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: July 11, 2024
RE: **Petition PZ-24-11 | 25 S. Charles Avenue | Variation**

PETITIONER	OWNER
Thadius T. Collins 25 S. Charles Avenue Villa Park, IL 60181	Ted & Shari Collins 14602 N. Milton Road Lewistown, IL 61542

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Variation for an interior side yard setback reduction.

Background

The Subject Property has a single-story residence with a legal nonconforming interior side yard setback of 5.04 feet. The Petitioner wishes to expand the residence with a second story addition over the existing foundation. A second addition in the rear of the home would feature compliant side yard setbacks.

Site Information

Present Zoning: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
Present Land Use: Single Dwelling Residential
Property Size: 7,491 sq. ft. / 0.17 acres
PINs: 06-10-102-005

Surrounding Zoning

North: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
West: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
East: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
South: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5

Surrounding Land Use

Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential

Comprehensive Plan Designation – Single-Family Residential

This land use category is intended for detached single-family residential dwellings of generally one to two stories in height. This classification encompasses most of the Village’s established residential neighborhoods.

Zoning Request

The Petitioner is requesting approval of a Variation from Table 2-3 of Article 2, Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the required minimum side yard (north) setback from 6.0 feet to 5.0 feet to allow a second-story addition on the existing foundation of the home.

Internal Staff Review

Variation

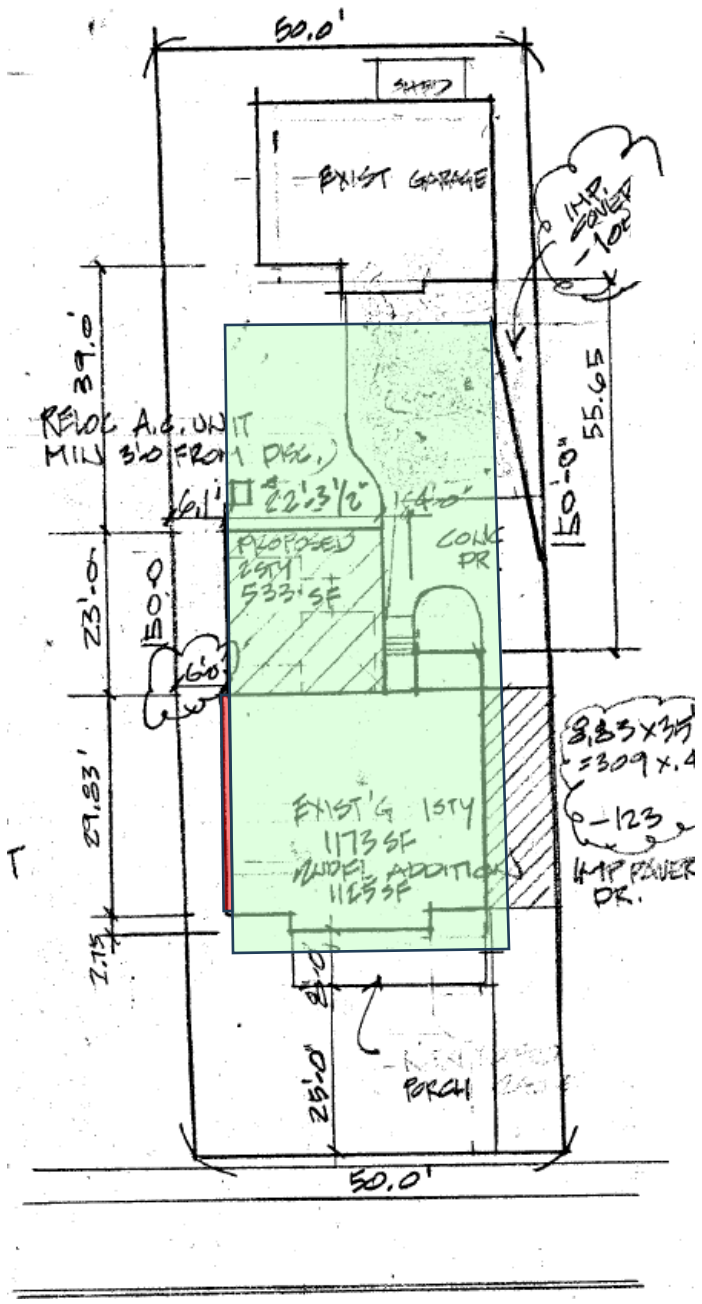
The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical

difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The existing residence has a legal nonconforming side yard (north) setback of 5.0 feet. The Petitioner proposes a second-story addition extending the existing first floor walls vertically within the existing side yard setback. The Petitioner also proposes a rear addition that is compliant with required side and rear yard setbacks. Exhibit A includes the proposed plans for the second-story addition. The Plat of Survey is provided as Exhibit B which shows the existing side yard (north) setback. No change or expansion of the side yard (north) setback is proposed.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The second-story addition would be a vertical expansion of the existing single-story residence only. No additional horizontal expansion within the side yard setback is proposed.
 - b. The proposed rear addition is compliant with side and rear setback requirements.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The proposed height of the addition is 26.67 feet which is compliant with the 28.0-foot height maximum.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. The Petitioner will remove some existing lot coverage in the area of the driveway to accommodate the additional lot coverage proposed with the residence addition.
 - b. The lot coverage will be recalculated through the building permit process to confirm the area proposed for removal is compliant with the Code permitted 60% lot coverage maximum.
4. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.



Permitted Principal Building Envelope:	
Variation Required:	

Findings

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

1. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:

The existing residence is non-conforming as it relates to the 6' side yard setback along the north property line. The proposed addition of the second story and rear structure, if not stacked, creates a financial hardship and structural complexity.

2. A reasonable return or use of your property is not possible under the existing regulations because:

Our family of seven has outgrown the existing house. We wish to remain in the neighborhood/community and the proposed renovation/addition will allow this.

3. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

The original house was built too close to the property line.

4. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

With the exception of the side yard setback encroachment, all other codes and ordinances have been designed to.

Notification

Legal Notice was published in the Daily Herald on June 24, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

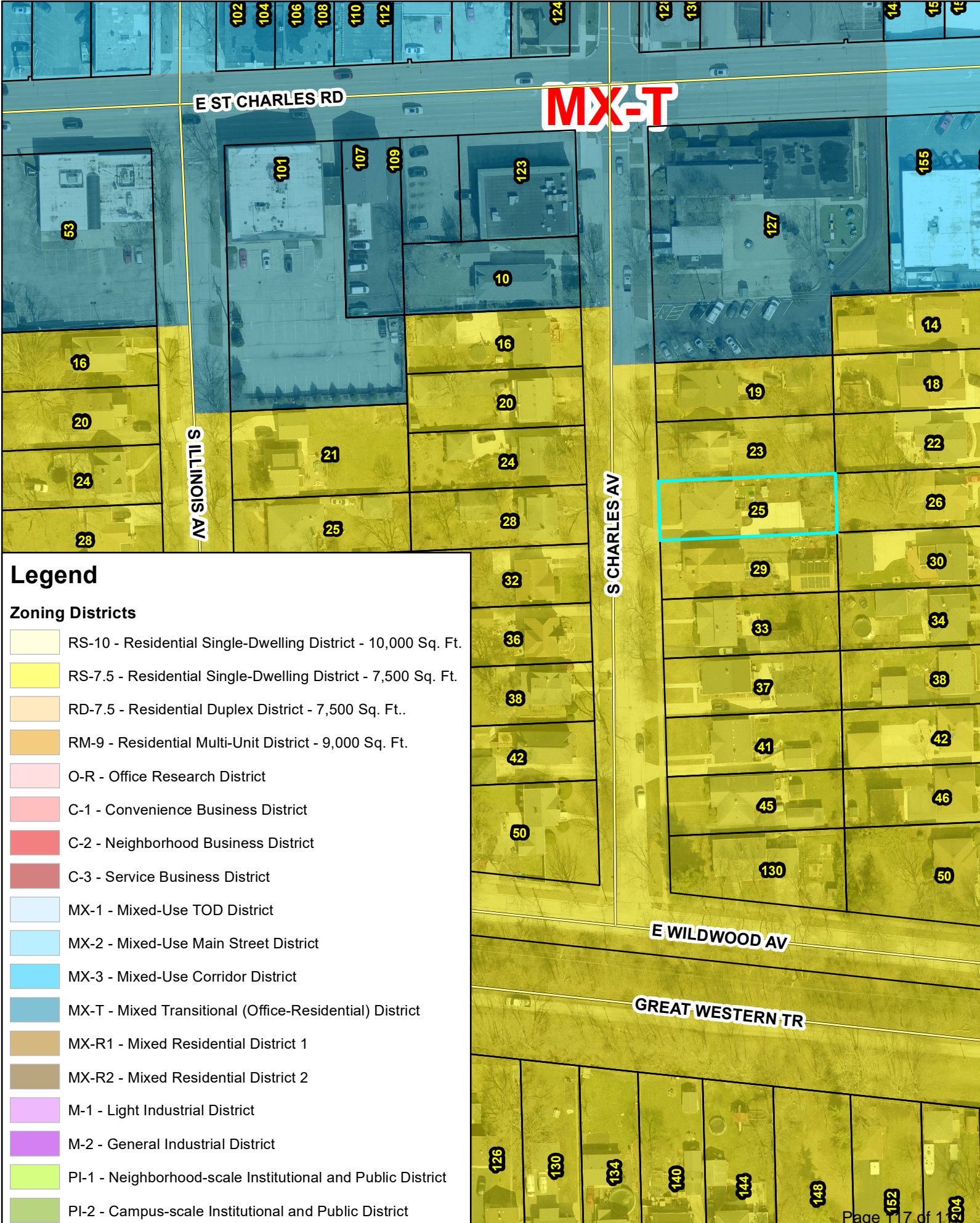
Village staff has reviewed the petition and is supportive of the request.

Recommended Action

To recommend approval of PZ-24-11 for a Variation from Table 2-3 of Article 2 Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the minimum interior side yard (north) setback requirement to 5.0 feet along the north property line as depicted on Exhibit B for 25 S. Charles Avenue.

Exhibit List

- A. Site Plan and Architectural Plans
- B. Plat of Survey



Legend

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District