

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

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

Planning and Zoning Commission

November 14, 2019

7:30 PM

Chairman Jason Jarrett

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

1. Call to Order - Roll Call

2. Public Comments on Agenda Items

3. Amendments to the Agenda

4. Approval of Minutes

4.a Minutes

[General Minutes 10-10-19.pdf](#)

[Minutes PZ-18-0002 10-10-19.pdf](#)

[Minutes PZ-19-0008 10-10-19.pdf](#)

[Minutes PZ-19-0009 10-10-19.pdf](#)

[Minutes PZ-19-0010 10-10-19.pdf](#)

5. Business

Continued PZ-19-0009 Special Use for a Building service in the C-3 District; and Variation to allow for an Accessory Structure in excess of 311 square feet at 187 E. North Avenue. Petitioner, George Benes. PZ-19-0012 Text Amendment to Section 11-3 of Article 11 of Appendix C of the Village of Villa Park Zoning Ordinance to add Planned Unit Developments (PUD) as Special Uses and to delete Section 5-1 PUD District from the Zoning Ordinance. Petitioner, Village of Villa Park.

6. Public Hearing(s)

Please note that no further testimony on a matter can be considered after the close of the public hearing. a. Presentation of Petitioner b. Staff Input c. Public Participation and Questions d. Questions from the Commission e. Closing Comments of Petitioner f. Close Public Hearing g. Discussion by Commission Members h. Motion

7. Public Comments on Non-Agenda Items

8. Commissioner Comments

9. Village Board Liaison Comments

10. Village Staff Comments

11. Adjournment

Upcoming Hearings

The following item(s) may be considered at a future commission meeting.

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

Planning and Zoning Commission Agenda Item Report

Meeting Date: November 14, 2019

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[General Minutes 10-10-19.pdf](#)

[Minutes PZ-18-0002 10-10-19.pdf](#)

[Minutes PZ-19-0008 10-10-19.pdf](#)

[Minutes PZ-19-0009 10-10-19.pdf](#)

[Minutes PZ-19-0010 10-10-19.pdf](#)

IN RE THE MATTER OF:)
)
Regular meeting minutes.)

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST

3 MR. MIKE ORLOWSKI

4 MR. EDWARD HOFSTRA

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MR. BENJAMIN KESKIC

8
9
10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

12
MR. ALBERT BULTHUIS, Village President

Village of Villa Park Planning & Zoning Commission
October 10, 2019

3

1 COMMISSIONER WHITEHURST: I call this regular
2 meeting of the Village of Villa Park Planning &
3 Zoning Commission to order. I'll start with roll
4 call.

5 Orlowski.

6 COMMISSIONER ORLOWSKI: Here.

7 COMMISSIONER WHITEHURST: Keskie.

8 COMMISSIONER KESKIC: Here.

9 COMMISSIONER WHITEHURST: Romano.

10 COMMISSIONER ROMANO: Here.

11 COMMISSIONER WHITEHURST: Lanenga.

12 (Whereupon, there was no response.)

13 COMMISSIONER WHITEHURST: Hofstra.

14 COMMISSIONER HOFSTRA: Here.

15 COMMISSIONER WHITEHURST: Jackson.

16 COMMISSIONER JACKSON: Here.

17 COMMISSIONER WHITEHURST: And we have a quorum.

18 Are there any members of the public
19 wishing to speak on agenda items? Perhaps you can't
20 stay. But you will have an opportunity to speak on
21 the agenda items as they come up.

22 Okay. Any amendments to the agenda this

Village of Villa Park Planning & Zoning Commission
October 10, 2019

4

1 evening anyone would like to propose? Okay.

2 Hearing none.

3 Approval of minutes. We have three
4 different sets of minutes from 9/12/19. A motion to
5 approve the minutes?

6 COMMISSIONER ORLOWSKI: I'll make a motion to
7 approve the minutes.

8 COMMISSIONER HOFSTRA: Second.

9 COMMISSIONER WHITEHURST: Vote by roll call.

10 Orlowski.

11 COMMISSIONER ORLOWSKI: Yes.

12 COMMISSIONER WHITEHURST: Keskić.

13 COMMISSIONER KESKIC: Yes.

14 COMMISSIONER WHITEHURST: Romano.

15 COMMISSIONER ROMANO: Yes.

16 COMMISSIONER WHITEHURST: Hofstra.

17 COMMISSIONER HOFSTRA: Yes.

18 COMMISSIONER WHITEHURST: Jackson.

19 COMMISSIONER JACKSON: Yes.

20 COMMISSIONER WHITEHURST: I too vote yes.

21 (Whereupon, the public hearings were
22 held.)

1 COMMISSIONER WHITEHURST: All right. So we're
2 going to move in our agenda to public comments on
3 non-agenda items. Since there is no public here,
4 there won't be any of those.

5 Commissioner comments. Any Commissioner
6 comments? Good. None.

7 Okay. Village Board liaison comments.
8 Any comments?

9 PRESIDENT BULTHUIS: No. Nothing I want to
10 share.

11 COMMISSIONER WHITEHURST: Village Staff
12 comments.

13 MR. GRILL: I would wish to note that we don't
14 have any new cases for November, so it will just be
15 the one we continued from tonight. And Staff is
16 applying for a CMAP grant to update our
17 Comprehensive Plan. It was last updated in 2009.
18 You know, we updated our Zoning Ordinance, you know,
19 last year, and it's time to update or our
20 Comprehensive Plan. So we're seeking that. And
21 other than that, Staff has no other comments.

22 COMMISSIONER WHITEHURST: All right.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

6

1 Adjournment. All those in favor.

2 (Whereupon, there was a collective
3 aye response from the Commission.)

4 COMMISSIONER WHITEHURST: It's unanimous.

5 We're adjourned.

6 (Whereupon, the meeting was
7 adjourned.)

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

8

A	4:19,20 5:1,5,5 5:11,22 6:4 Community 2:11 complete 7:14 Comprehensive 5:17,20 conditions 7:10 continued 5:15 correct 7:13 County 7:2,6,10 Court 7:10 CSR 7:19	Hall 1:16 hearing 4:2 7:12 hearings 4:21 held 4:22 hereinabove 7:15 Hofstra 2:4 3:13 3:14 4:8,16,17	non-agenda 5:3 note 5:13 November 5:14	Reporters 7:10 request 7:7 response 3:12 6:3 right 5:1,22 ROBIN 2:2 roll 3:3 4:9 Romano 2:6 3:9 3:10 4:14,15 RPR 7:19
above-entitled 7:12 adjourned 6:5,7 Adjournment 6:1 agenda 3:19,21 3:22 5:2 ALBERT 2:12 amendments 3:22 applying 5:16 Approval 4:3 approve 4:5,7 Ardmore 1:18 Avenue 1:18 aye 6:3	D Development 2:11 different 4:4 Director 2:11 DOMINICK 2:6 Du 7:2,7 duly 7:6	I Illinois 1:18,22 7:1,6 items 3:19,21 5:3	O OCTOBER 1:7 Okay 3:22 4:1 5:7 opportunity 3:20 order 3:3 Ordinance 5:18 Orlowski 2:3 3:5 3:6 4:6,10,11	S Second 4:8 seeking 5:20 set 7:15 sets 4:4 share 5:10 shorthand 7:11 South 1:18 speak 3:19,20 SS 7:1 Staff 5:11,15,21 start 3:3 State 1:20 7:1,6 stay 3:20 subject 7:9
B BENJAMIN 2:7 Board 2:1 5:7 BULTHUIS 2:12 5:9	E E 1:20 EDWARD 2:4 entire 7:14 evening 4:1	J Jackson 2:5 3:15 3:16 4:18,19	P P.M 1:7 Page 7:2,7 Park 1:1,14,16 1:18 3:2 7:8 PATRICK 2:11 place 7:15 Plan 5:17,20 Planning 1:1,6 1:14 3:2 7:8 PRESENT 2:1 2:10 President 2:12 5:9 proceedings 1:12 7:11 propose 4:1 public 3:18 4:21 5:2,3 7:12	T taken 1:12,16 7:11,14 terms 7:9 testimony 1:12 7:11,14 three 4:3 time 5:19 7:15 tonight 5:15 transcript 7:13 true 7:13
C C.S.R 1:20 7:5 call 3:1,4 4:9 cases 5:14 cause 7:12 certify 7:7 CMAP 5:16 collective 6:2 come 3:21 comments 5:2,5 5:6,7,8,12,21 Commission 1:1 1:6,16 3:3 6:3 7:9 Commissioner 3:1,6,7,8,9,10 3:11,13,14,15 3:16,17 4:6,8,9 4:11,12,13,14 4:15,16,17,18	F FAILLO 1:20 7:5,19 favor 6:1 foregoing 7:13 forth 7:15	K KEN 2:5 Keskic 2:7 3:7,8 4:12,13 know 5:18,18	Q qualified 1:20 7:6 quorum 3:17	U unanimous 6:4 update 5:16,19 updated 5:17,18 usual 7:9
L Lanenga 3:11 liaison 5:7	G going 5:2 Good 5:6 grant 5:16 GRILL 2:11 5:13	M MARY 1:20 7:5 7:19 MATTER 1:3 meeting 1:4,6 3:2 6:6 members 2:1 3:18 MIKE 2:3 minutes 1:4 4:3 4:4,5,7 motion 4:4,6 move 5:2	R regular 1:4,6 3:1 report 7:14 reported 7:10	
N new 5:14	H			

Village of Villa Park Planning & Zoning Commission
October 10, 2019

9

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Villa 1:1,14,16	7			
1:18 3:2 7:8	7:30 1:7			
Village 1:1,14,16	8			
2:12 3:2 5:7,11	9			
7:8	9/12/19 4:4			
vote 4:9,20				
W				
want 5:9				
we're 5:1,20 6:5				
WHITEHURST				
2:2 3:1,7,9,11				
3:13,15,17 4:9				
4:12,14,16,18				
4:20 5:1,11,22				
6:4				
wish 5:13				
wishing 3:19				
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year 5:19				
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Zoning 1:1,6,14				
3:3 5:18 7:8				
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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to PUD at the)
Pride of Villa Park BP) Petition PZ-18-0002
located at 151 West)
North Avenue to add)
three high speed diesel)
pumps.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
OCTOBER 10, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST

3 MR. MIKE ORLOWSKI

4 MR. EDWARD HOFSTRA

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MR. BENJAMIN KESKIC

8
9
10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

12
MR. ALBERT BULTHUIS, Village President

1 COMMISSIONER WHITEHURST: Okay. We're going to
2 move into our next agenda item, Petition PZ-18-0002,
3 amendment to PUD at the Pride of Villa Park PB
4 located at 151 West North Avenue to add three high
5 speed diesel pumps. Petitioner is Dan Soltis.
6 Please come forward.

7 MR. SOLTIS: Good evening. Dan Soltis, 30W180
8 Butterfield Road in Warrenville, Illinois.

9 COMMISSIONER WHITEHURST: And this is continued
10 from the last time, so just a reminder that you're
11 still under oath, and you probably know that drill
12 as well.

13 MR. SOLTIS: Yes. Right.

14 COMMISSIONER WHITEHURST: Okay.

15 MR. GRILL: At the meeting last month, the
16 Commission sort of came to a conclusion about what
17 they would like to see on this particular site.
18 Unfortunately, all of the exhibits did not match,
19 and not all of them were revised to show what the
20 Commission wanted to see. Staff asked that the
21 petitioner provide those. He has provided all of
22 the requisite exhibits that were part of this

1 request, and they do match.

2 I also wanted to read not only Jason's
3 comments on this but also Jack's comments. Jack
4 says, I would like to express my support for the
5 proposal for adding the diesel pumps at the Pride of
6 Villa Park BP. The petitioners have been very
7 attentive to the things we asked for in presenting a
8 final proposal reflecting those requests.

9 Chairman Jarrett says, as stated at the
10 previous public hearings, I think the applicant, for
11 the work they put in to compromising with Staff and
12 the Commission to improve the project, I fully
13 support approval of the amended PUD as described in
14 the Staff recommendation.

15 Staff would like to say that if you are
16 interested in approving this, you should make the
17 following motion, to approve application PZ-18-0002
18 for amendment to a previously approved Planned Unit
19 Development under Ordinance 3785 incorporating two
20 high speed fueling stations into the existing
21 property for property located at 151 West North
22 Avenue with the following conditions. The site be

1 developed in accordance with the final PUD plan
2 development and prepared by WT Group, last dated
3 September 19th, 2019, and labeled sheet S1, that
4 lighting be installed in accordance with the
5 photometric plan prepared by LSI, dated September
6 19th, 2019, the canopy signage be developed in
7 accordance with the two-page plan prepared by
8 Parvin-Clauss Sign Company, last dated August 8th,
9 2019, with the file name PRD81765, and landscaping
10 be installed in accordance with the overall
11 landscape plan prepared by Heller & Associates, last
12 dated September 3rd, 2019, and that the four
13 existing gas pumps closest to North Avenue be
14 limited to service from only the south side of the
15 pump. The north side of these pumps shall resemble
16 the representation on Exhibit C. With a finding
17 that such amendment meets the criteria enumerated in
18 Section 11.3.3 of Appendix C of the Municipal Code,
19 Village of Villa Park Zoning Ordinance.

20 With that, I'll entertain any questions
21 the Commission may have.

22 COMMISSIONER WHITEHURST: Thank you. So

1 technically should I just open the public hearing
2 again and then close it?

3 MR. GRILL: Well, close it. I don't think you
4 need to open it, because it was open, but we do need
5 to close it.

6 COMMISSIONER WHITEHURST: All right. So we're
7 going to close the public participation part of the
8 hearing. We're going to move into any discussion by
9 Commission members. If there's no discussion, we
10 could have a motion. And it's a long one.

11 COMMISSIONER HOFSTRA: It's a long one.

12 All right. I move to approve Application
13 PZ-18-0002 for the following. Amendment to the
14 previously approved Planned Unit Development under
15 Ordinance 3785 incorporating two high speed diesel
16 fuel stations to an existing property for property
17 located at 151 West North Avenue, pin number
18 06-04-203-024 with the following conditions. That
19 the site be developed in accordance with the final
20 PUD development plan prepared by WT Group, last
21 dated September 19, 2019, labeled sheet S1. Two,
22 that the lighting be installed in accordance with

1 the photometric plan prepared by LSI, dated
2 September 19, 2019. Three, that the canopy signage
3 be developed in accordance with the two-page plan
4 prepared by the Parvin-Clauss Sign Company, last
5 dated August 8th, 2019, with the file name PRD81765.
6 Four, the landscaping be installed in accordance
7 with the overall landscape plan prepared by Heller &
8 Associates, last dated September 3, 2019. Five, the
9 four existing gas pumps closest to North Avenue be
10 limited to service from only the south side of the
11 pumps. The north side of these pumps shall resemble
12 the representation on Exhibit C. With a finding
13 that such amendment meets the criteria enumerated in
14 Section 11.3.3 of Appendix C of the Municipal Code,
15 Village of Villa Park Zoning Ordinance.

16 COMMISSIONER ORLOWSKI: I'll second that.

17 COMMISSIONER WHITEHURST: Okay. Any questions
18 or comments on the motion as read? Vote by roll
19 call.

20 Orlowski.

21 COMMISSIONER ORLOWSKI: Yes.

22 COMMISSIONER WHITEHURST: Keskić.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

8

1 COMMISSIONER KESKIC: Yes.

2 COMMISSIONER WHITEHURST: Romano.

3 COMMISSIONER ROMANO: Yes.

4 COMMISSIONER WHITEHURST: Hofstra.

5 COMMISSIONER HOFSTRA: Yes.

6 COMMISSIONER WHITEHURST: Jackson.

7 COMMISSIONER JACKSON: Yes.

8 COMMISSIONER WHITEHURST: I too vote yes. With
9 this, our recommendation goes to Village Board.

10 They can either accept, reject, or modify our
11 recommendation. Thank you.

12 MR. SOLTIS: Thank you. I appreciate it.

13 (Whereupon, the public hearing was
14 concluded.)

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

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1 | STATE OF ILLINOIS)
) SS.

2 | COUNTY OF DU PAGE)

5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

Mary Lailo

MARY FAILLO, CSR, RPR



Village of Villa Park Planning & Zoning Commission
October 10, 2019

10

A	7:14 C.S.R 1:20 9:5 call 7:19 canopy 5:6 7:2 cause 9:12 certify 9:7 Chairman 4:9 close 6:2,3,5,7 closest 5:13 7:9 Code 5:18 7:14 come 3:6 comments 4:3,3 7:18 Commission 1:1 1:9,16 3:16,20 4:12 5:21 6:9 9:9	6:21 7:1,5,8 described 4:13 developed 5:1,6 6:19 7:3 development 2:11 4:19 5:2 6:14,20 diesel 1:6 3:5 4:5 6:15 Director 2:11 discussion 6:8,9 DOMINICK 2:6 drill 3:11 Du 9:2,7 duly 9:6	forth 9:15 forward 3:6 four 5:12 7:6,9 fuel 6:16 fueling 4:20 fully 4:12	8:7 Jarrett 4:9 Jason's 4:2
above-entitled 9:12 accept 8:10 add 1:5 3:4 adding 4:5 agenda 3:2 ALBERT 2:12 amended 4:13 amendment 1:4 3:3 4:18 5:17 6:13 7:13 Appendix 5:18 7:14 applicant 4:10 application 4:17 6:12 appreciate 8:12 approval 4:13 approve 4:17 6:12 approved 4:18 6:14 approving 4:16 Ardmore 1:18 asked 3:20 4:7 Associates 5:11 7:8 attentive 4:7 August 5:8 7:5 Avenue 1:5,18 3:4 4:22 5:13 6:17 7:9	COMMISSIO... 3:1,9,14 5:22 6:6,11 7:16,17 7:21,22 8:1,2,3 8:4,5,6,7,8 Community 2:11 Company 5:8 7:4 complete 9:14 compromising 4:11 concluded 8:14 conclusion 3:16 conditions 4:22 6:18 9:10 continued 3:9 correct 9:13 County 9:2,6,10 Court 9:10 criteria 5:17 7:13 CSR 9:19	E E 1:20 EDWARD 2:4 either 8:10 entertain 5:20 entire 9:14 enumerated 5:17 7:13 evening 3:7 Exhibit 5:16 7:12 exhibits 3:18,22 existing 4:20 5:13 6:16 7:9 express 4:4	G gas 5:13 7:9 goes 8:9 going 3:1 6:7,8 Good 3:7 GRILL 2:11 3:15 6:3 Group 5:2 6:20	K KEN 2:5 Keskic 2:7 7:22 8:1 know 3:11
B BENJAMIN 2:7 Board 2:1 8:9 BP 1:4 4:6 BULTHUIS 2:12 Butterfield 3:8	D Dan 3:5,7 dated 5:2,5,8,12	F FAILLO 1:20 9:5,19 file 5:9 7:5 final 4:8 5:1 6:19 finding 5:16 7:12 Five 7:8 following 4:17 4:22 6:13,18 foregoing 9:13	H Hall 1:16 hearing 1:9 6:1 6:8 8:13 9:12 hearings 4:10 Heller 5:11 7:7 hereinabove 9:15 high 1:6 3:4 4:20 6:15 Hofstra 2:4 6:11 8:4,5	L labeled 5:3 6:21 landscape 5:11 7:7 landscaping 5:9 7:6 lighting 5:4 6:22 limited 5:14 7:10 located 1:5 3:4 4:21 6:17 long 6:10,11 LSI 5:5 7:1
C C 5:16,18 7:12			I Illinois 1:18,22 3:8 9:1,6 improve 4:12 incorporating 4:19 6:15 installed 5:4,10 6:22 7:6 interested 4:16 item 3:2	M MARY 1:20 9:5 9:19 match 3:18 4:1 MATTER 1:3 meeting 3:15 meets 5:17 7:13 members 2:1 6:9 MIKE 2:3 modify 8:10 month 3:15 motion 4:17 6:10 7:18 move 3:2 6:8,12 Municipal 5:18 7:14
			J Jack 4:3 Jack's 4:3 Jackson 2:5 8:6	N name 5:9 7:5 need 6:4,4

Village of Villa Park Planning & Zoning Commission
October 10, 2019

11

north 1:5 3:4 4:21 5:13,15 6:17 7:9,11 number 6:17	1:9,14 9:8 Please 3:6 PRD81765 5:9 7:5 prepared 5:2,5,7 5:11 6:20 7:1,4 7:7 PRESENT 2:1 2:10 presenting 4:7 President 2:12 previous 4:10 previously 4:18 6:14 Pride 1:4 3:3 4:5 probably 3:11 proceedings 1:13 9:11 project 4:12 property 4:21 4:21 6:16,16 proposal 4:5,8 provide 3:21 provided 3:21 public 1:9 4:10 6:1,7 8:13 9:12 PUD 1:4 3:3 4:13 5:1 6:20 pump 5:15 pumps 1:6 3:5 4:5 5:13,15 7:9 7:11,11 put 4:11 PZ-18-0002 1:4 3:2 4:17 6:13	recommendati... 4:14 8:9,11 reflecting 4:8 reject 8:10 reminder 3:10 report 9:14 reported 9:10 Reporters 9:10 representation 5:16 7:12 request 4:1 9:7 requests 4:8 requisite 3:22 resemble 5:15 7:11 revised 3:19 right 3:13 6:6,12 Road 3:8 ROBIN 2:2 roll 7:18 Romano 2:6 8:2 8:3 RPR 9:19	Soltis 3:5,7,7,13 8:12 sort 3:16 south 1:18 5:14 7:10 speed 1:6 3:5 4:20 6:15 SS 9:1 Staff 3:20 4:11 4:14,15 State 1:20 9:1,6 stated 4:9 stations 4:20 6:16 subject 9:9 support 4:4,13	5:19 7:15 9:8 Village 1:1,14,16 2:12 5:19 7:15 8:9 9:8 vote 7:18 8:8
O oath 3:11 OCTOBER 1:10 Okay 3:1,14 7:17 open 6:1,4,4 Ordinance 4:19 5:19 6:15 7:15 Orlowski 2:3 7:16,20,21 overall 5:10 7:7	P P.M 1:10 Page 9:2,7 Park 1:1,4,14,16 1:18 3:3 4:6 5:19 7:15 9:8 part 3:22 6:7 participation 6:7 particular 3:17 Parvin-Clauss 5:8 7:4 PATRICK 2:11 PB 3:3 Petition 1:4 3:2 petitioner 3:5,21 petitioners 4:6 photometric 5:5 7:1 pin 6:17 place 9:15 plan 5:1,5,7,11 6:20 7:1,3,7 Planned 4:18 6:14 PLANNING 1:1	S S1 5:3 6:21 says 4:4,9 second 7:16 Section 5:18 7:14 see 3:17,20 September 5:3,5 5:12 6:21 7:2,8 service 5:14 7:10 set 9:15 sheet 5:3 6:21 shorthand 9:11 show 3:19 side 5:14,15 7:10 7:11 Sign 5:8 7:4 signage 5:6 7:2 site 3:17 4:22 6:19	T taken 1:13,16 9:11,14 technically 6:1 terms 9:9 testimony 1:13 9:11,14 Thank 5:22 8:11 8:12 things 4:7 think 4:10 6:3 three 1:6 3:4 7:2 time 3:10 9:15 transcript 9:13 true 9:13 two 4:19 6:15,21 two-page 5:7 7:3	W wanted 3:20 4:2 Warrenville 3:8 we're 3:1 6:6,8 West 1:5 3:4 4:21 6:17 WHITEHURST 2:2 3:1,9,14 5:22 6:6 7:17 7:22 8:2,4,6,8 work 4:11 WT 5:2 6:20
			X	Y
			Z	Z
			Thank 5:22 8:11 8:12 things 4:7 think 4:10 6:3 three 1:6 3:4 7:2 time 3:10 9:15 transcript 9:13 true 9:13 two 4:19 6:15,21 two-page 5:7 7:3	Zoning 1:1,9,14 5:19 7:15 9:8
			U Unfortunately 3:18 Unit 4:18 6:14 usual 9:9	0 06-04-203-024 6:18 084-004565 9:5
			V Villa 1:1,4,14,16 1:18 3:3 4:6	1 10 1:10 11.3.3 5:18 7:14 151 1:5 3:4 4:21 6:17 19 6:21 7:2 19th 5:3,6
				2 20 1:16 2019 1:10 5:3,6 5:9,12 6:21 7:2 7:5,8

3 3 7:8 30W180 3:7 3785 4:19 6:15 3rd 5:12				
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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to PUD adding)
approximately 22,000)
additional square feet) Petition PZ-19-0008
to the existing shopping)
center for property)
located at 102 West)
Roosevelt Road.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
OCTOBER 10, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST

3 MR. MIKE ORLOWSKI

4 MR. EDWARD HOFSTRA

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MR. BENJAMIN KESKIC

8

9

10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

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MR. ALBERT BULTHUIS, Village President

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1 COMMISSIONER WHITEHURST: Okay. Petition
2 PZ-19-0008, amendment to PUD adding approximately
3 22,000 additional square feet to the existing
4 shopping center for property located at 102 West
5 Roosevelt Road. Petitioner is Mehran Farahmandpour.
6 Am I close?

7 MR. FARAHMANDPOUR: Close.

8 COMMISSIONER WHITEHURST: And, again, this is a
9 continued hearing, so you're still sworn in. Just a
10 reminder. But, please, I think you've got some new
11 information that you want to share with us.

12 MR. FARAHMANDPOUR: I do. Since the last
13 meeting, I have several concerns that the Staff had
14 brought up and the Commission in regards to the
15 landscaping plan for the area immediately in front
16 of Ross. We've gone a bit further than that and
17 actually submitted a landscaping plan for the entire
18 shopping center realizing that, you know,
19 improvement to one part of the shopping center is
20 not going to be adequate with all of the
21 improvements going on elsewhere in the shopping
22 center, so we are hoping that with this landscaping

1 plan, with the facade we have, with new tenants
2 coming in, and so forth, the shopping center would
3 increase it's visibility and kind of step up the
4 game a bit.

5 As you see, the landscaping plan includes,
6 I believe, 36 new trees as opposed to the 7
7 requested, and has over, I think, 1,100 bushes as
8 opposed to the 60 some that were previously
9 requested, and another 300 or so perennial grasses.
10 So it's pretty comprehensive. It does cover the
11 entire front of the shopping center, and some of the
12 trees that have been missing from the parkway as
13 well. Because of the scope and the cost of this, we
14 have asked that we are allowed a year or so to
15 implement this entire plan. So we'll start sometime
16 next spring, and we hope to finish whatever we can't
17 finish in the spring, in the fall. And the
18 condition would be that the certificate of occupancy
19 for Ross would be withheld until the landscaping is
20 complete. So that gives us quite an incentive to
21 make sure it's done.

22 COMMISSIONER WHITEHURST: Okay.

1 MR. FARAHMANDPOUR: There was also comments
2 from the engineering department regarding the
3 collapsed pipe. We have tried to address that
4 expediently. We have not only agreed to repair that
5 part of the pipe, but now are looking at replacing
6 the entire length of 300 feet or so of the pipe with
7 5 and-a-half foot in diameter concrete pipe that's
8 there. It took us a while to dig through the
9 easement agreements to figure out who owns it and
10 who's going to share in the cost. It turns out that
11 the condo buildings next to us actually hold the
12 easement, and they are responsible to provide part
13 of the cost. So the owner of the shopping center is
14 somewhat relieved that his costs are going to be
15 less than what we thought it was going to be. I
16 think to date three different contractors have
17 contacted the engineering department, and we have
18 hope that we have the contractor we feel comfortable
19 with and hope to be getting that permitted soon and
20 get the work done before the asphalt plants close,
21 and we can repave that area once the work is
22 completed.

1 Another concern or another point that the
2 engineer department had brought up was a plat of
3 easement to further clarify the easements that
4 exist. Some of them are not very accurate on the
5 survey. Just because they weren't built the way
6 that the plats were drawn up. So we also have hired
7 an engineering company specifically for that
8 purpose, and he's been working through the various
9 documents available and comparing them with the
10 survey. It's a tedious process, but he's making
11 headway. I think I have sent his markup plans,
12 colored markup drawings, and here's where we think
13 is an easement, here's where we think there should
14 be an easement, so on and so forth, and we are
15 working through that with the engineering department
16 as well. I hope that we have relied to your
17 concerns and requests appropriately, and hope to be
18 able to go to the owner and say we are recommended
19 for approval tonight. Thank you.

20 COMMISSIONER WHITEHURST: Great. Thank you.
21 Director Grill.

22 MR. GRILL: Following the meeting last month,

1 the last remaining piece of information that the
2 Commission wanted to see was the landscape plan. He
3 has provided that. And I do have, again, comments
4 from Chairman Jarrett related to this item. He
5 says, given the substantial amount of landscaping
6 the applicants propose adding to the project, I
7 fully support the amended PUD, assuming all
8 conditions are met as described in the Staff
9 memorandum.

10 Therefore, if the Commission were willing
11 to entertain the request, they should make a motion
12 to approve Application PZ-19-0008 for an amendment
13 for a previously approved Planned Unit Development
14 under Ordinance 3719 to allow a 22,000 square foot
15 addition to the shopping center that will connect
16 two existing buildings for property located at 202
17 West Roosevelt Road with the following conditions.
18 That the site be developed in accordance with the
19 final PUD development plan prepared by Intech
20 Consultants, last dated July 18th, 2019, and labeled
21 as sheets 1 and 2, that construction conforms to the
22 elevation plans developed in accordance with the

1 plan prepared by Maemar, P.C., with a revision date
2 of August 1st, 2019, and labeled as sheets A4 and
3 A5, elevation colors shall be in accordance with the
4 colored elevations attached to Exhibit A, sheets 1,
5 2, and 3H, signage as included on sheet A4, permits
6 must be obtained for this signage, reconstruction of
7 a retaining wall on the western end of the shopping
8 center as generally identified on Exhibit B, or
9 submission of stamp and sealed structural engineer's
10 analysis of the structural integrity of the wall,
11 compliance with water, sanitary, sewer, storm sewer,
12 and drainage improvements as noted in the
13 departmental correspondence from Vassili
14 Voskresenski to Patrick Grill dated 9/3/2019, and
15 landscaping as provided on sheets L1 and L2,
16 prepared by Maemar, P.C., and dated August 1st,
17 2019, landscaping as shown to be complete by
18 November 1st, 2020. With a finding that such
19 amendment meets the criteria enumerated in Section
20 11.3.3 of Appendix C of the Municipal Code, Village
21 of Villa Park Zoning Ordinance.

22 With that, I'll entertain any questions

1 that the Commission may have.

2 COMMISSIONER WHITEHURST: Thank you. Any
3 questions by -- well, public participation. I'm
4 noting that there's actually no members of the
5 public left to comment. So we're going to move on
6 to questions from the Commission. Any questions?

7 Would you like to make any closing
8 comments?

9 MR. FARAHMANDPOUR: Other than thanking you,
10 and letting you know that I do a lot of these zoning
11 hearings throughout several states, and I have to
12 tell you, you're very relaxed, you're very informal,
13 yet you do get to the point very quickly, and I
14 applaud you for that.

15 It's been a pleasure being here and seeing
16 you go through the cases. It's very rare that I get
17 a group of people who are interested in just getting
18 things done and getting the people who are in the
19 Village, you know, help them with their businesses
20 rather than being a hindrance, and, you know, kind
21 of putting a fine point on every single aspect of
22 the hearing. So I really appreciated seeing that,

1 and I hope you continue doing that.

2 COMMISSIONER WHITEHURST: Thank you.

3 COMMISSIONER ORLOWSKI: Thanks.

4 COMMISSIONER WHITEHURST: Okay. So I'm going
5 to close the public hearing. Any discussion, or do
6 we just want to do a motion, and just kind of keep
7 this -- I guess my comment is I do appreciate the
8 comprehensive look at the shopping center and not
9 just giving us a few bushes in front of the newly
10 proposed area that's going to be changed. I think
11 this is great. It's a great step for everyone, I
12 think, and, you know, I'm assuming you've seen the
13 conditions that Staff is going to recommend that we
14 forward on to Village Board, and ownership is good
15 with all those.

16 MR. FARAHMANDPOUR: We are always trying to
17 adjust those, yes.

18 COMMISSIONER WHITEHURST: Yeah. So I think
19 those comments are good, because they're speaking of
20 this comprehensive approach, so we really appreciate
21 that, and, you know, this is a great center within
22 our Village, and I think it's going to get better,

1 so thank you.

2 Okay. If there are no other comments --

3 COMMISSIONER HOFSTRA: All right. I'll make a
4 motion to approve Application PZ-19-0008 for the
5 following. Amendment to a previously approved
6 Planned Unit Department under Ordinance 3719 to
7 allow a 22,000 square foot addition to the shopping
8 center that will connect two existing buildings.
9 This property is located at 202 West Roosevelt Road,
10 pin 06-04-203-024 with the following conditions.
11 One, that the site be developed in accordance with
12 the final PUD development plan prepared by Intech
13 Consultants, Incorporated, last dated July 18, 2019,
14 and labeled sheets 1 and 2. Two, that construction
15 conform to the elevation plan as developed in
16 accordance with the plan prepared by Maemar, P.C.,
17 with a revision date of August 1, 2019, and labeled
18 as sheets A4 and A5. Elevation colors shall be in
19 accordance with the color elevations attached as
20 Exhibit A, sheets 1, 2, and 3.H. Three, signage as
21 included on sheet A4. Permits must be obtained for
22 the signage. Four, reconstruction of retaining wall

1 on the western end of shopping as generally
2 identified on Exhibit B, or submission of a stamped,
3 sealed structural engineer's analysis of the
4 structural integrity of the wall. Five, compliance
5 with water, sanitary, sewer, storm sewer, and
6 drainage improvements as noted in the departmental
7 correspondence from Vassili Voskresenski to Patrick
8 Grill dated September 3, 2019. Six, landscaping as
9 provided on sheets L1 and L2, prepared by Maemar,
10 P.C., and dated August 1, 2019. Landscaping as
11 shown to be completed by November 1, 2020. With a
12 finding that such amendment meets the criteria
13 enumerated in Section 11.3.3 of Appendix C of the
14 Municipal Code, Village of Villa Park Zoning
15 Ordinance.

16 COMMISSIONER WHITEHURST: Motion. Is there a
17 second?

18 COMMISSIONER ORLOWSKI: Second.

19 COMMISSIONER WHITEHURST: Any questions or
20 comments on the motion as read? We'll vote by roll
21 call.

22 Orlowski.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

13

1 COMMISSIONER ORLOWSKI: Yes.

2 COMMISSIONER WHITEHURST: Keskie.

3 COMMISSIONER KESKIC: Yes.

4 COMMISSIONER WHITEHURST: Romano.

5 COMMISSIONER ROMANO: Yes.

6 COMMISSIONER WHITEHURST: Hofstra.

7 COMMISSIONER HOFSTRA: Yes.

8 COMMISSIONER WHITEHURST: Jackson.

9 COMMISSIONER JACKSON: Yes.

10 COMMISSIONER WHITEHURST: I too vote yes. With
11 that, our recommendation passes to the Village Board
12 who can either accept, reject, or modify. Thank
13 you.

14 MR. FARAHMANDPOUR: Thank you.

15 (Whereupon, the public hearing was
16 concluded.)
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1 | STATE OF ILLINOIS)
) SS.

2 | COUNTY OF DU PAGE)

5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

MARY FAILLO, CSR, RPR



Village of Villa Park Planning & Zoning Commission
October 10, 2019

15

A	6:17 approval 6:19 approve 7:12 11:4 approved 7:13 11:5 approximately 1:4 3:2 Ardmore 1:18 area 3:15 5:21 10:10 asked 4:14 aspect 9:21 asphalt 5:20 assuming 7:7 10:12 attached 8:4 11:19 August 8:2,16 11:17 12:10 available 6:9 Avenue 1:18	cases 9:16 cause 14:12 center 1:6 3:4,18 3:19,22 4:2,11 5:13 7:15 8:8 10:8,21 11:8 certificate 4:18 certify 14:7 Chairman 7:4 changed 10:10 clarify 6:3 close 3:6,7 5:20 10:5 closing 9:7 Code 8:20 12:14 collapsed 5:3 color 11:19 colored 6:12 8:4 colors 8:3 11:18 comfortable 5:18 coming 4:2 comment 9:5 10:7 comments 5:1 7:3 9:8 10:19 11:2 12:20 Commission 1:1 1:9,16 3:14 7:2 7:10 9:1,6 14:9 COMMISSIO... 3:1,8 4:22 6:20 9:2 10:2,3,4,18 11:3 12:16,18 12:19 13:1,2,3 13:4,5,6,7,8,9 13:10 Community 2:11 company 6:7 comparing 6:9 complete 4:20 8:17 14:14	completed 5:22 12:11 compliance 8:11 12:4 comprehensive 4:10 10:8,20 concern 6:1 concerns 3:13 6:17 concluded 13:16 concrete 5:7 condition 4:18 conditions 7:8 7:17 10:13 11:10 14:10 condo 5:11 conform 11:15 conforms 7:21 connect 7:15 11:8 construction 7:21 11:14 Consultants 7:20 11:13 contacted 5:17 continue 10:1 continued 3:9 contractor 5:18 contractors 5:16 correct 14:13 correspondence 8:13 12:7 cost 4:13 5:10,13 costs 5:14 County 14:2,6 14:10 Court 14:10 cover 4:10 criteria 8:19 12:12 CSR 14:19	11:17 dated 7:20 8:14 8:16 11:13 12:8,10 department 5:2 5:17 6:2,15 11:6 departmental 8:13 12:6 described 7:8 developed 7:18 7:22 11:11,15 development 2:11 7:13,19 11:12 diameter 5:7 different 5:16 dig 5:8 Director 2:11 6:21 discussion 10:5 documents 6:9 doing 10:1 DOMINICK 2:6 drainage 8:12 12:6 drawings 6:12 drawn 6:6 Du 14:2,7 duly 14:6
	B B 8:8 12:2 believe 4:6 BENJAMIN 2:7 better 10:22 bit 3:16 4:4 Board 2:1 10:14 13:11 brought 3:14 6:2 buildings 5:11 7:16 11:8 built 6:5 BULTHUIS 2:12 bushes 4:7 10:9 businesses 9:19			
	C C 8:20 12:13 C.S.R 1:20 14:5 call 12:21			
		D date 5:16 8:1		
A4 8:2,5 11:18 11:21 A5 8:3 11:18 able 6:18 above-entitled 14:12 accept 13:12 accurate 6:4 adding 1:4 3:2 7:6 addition 7:15 11:7 additional 1:5 3:3 address 5:3 adequate 3:20 adjust 10:17 agreed 5:4 agreements 5:9 ALBERT 2:12 allow 7:14 11:7 allowed 4:14 amended 7:7 amendment 1:4 3:2 7:12 8:19 11:5 12:12 amount 7:5 analysis 8:10 12:3 and-a-half 5:7 Appendix 8:20 12:13 applaud 9:14 applicants 7:6 Application 7:12 11:4 appreciate 10:7 10:20 appreciated 9:22 approach 10:20 appropriately				

Village of Villa Park Planning & Zoning Commission
October 10, 2019

16

12:3 engineering 5:2 5:17 6:7,15 entertain 7:11 8:22 entire 3:17 4:11 4:15 5:6 14:14 enumerated 8:19 12:13 Exhibit 8:4,8 11:20 12:2 exist 6:4 existing 1:5 3:3 7:16 11:8 expediently 5:4 F facade 4:1 FAILLO 1:20 14:5,19 fall 4:17 Farahmandpo... 3:5,7,12 5:1 9:9 10:16 13:14 feel 5:18 feet 1:5 3:3 5:6 figure 5:9 final 7:19 11:12 finding 8:18 12:12 fine 9:21 finish 4:16,17 Five 12:4 following 6:22 7:17 11:5,10 foot 5:7 7:14 11:7 foregoing 14:13 forth 4:2 6:14 14:15 forward 10:14 Four 11:22 front 3:15 4:11	10:9 fully 7:7 further 3:16 6:3 G game 4:4 generally 8:8 12:1 getting 5:19 9:17 9:18 given 7:5 gives 4:20 giving 10:9 go 6:18 9:16 going 3:20,21 5:10,14,15 9:5 10:4,10,13,22 good 10:14,19 grasses 4:9 great 6:20 10:11 10:11,21 Grill 2:11 6:21 6:22 8:14 12:8 group 9:17 guess 10:7 H Hall 1:16 headway 6:11 hearing 1:9 3:9 9:22 10:5 13:15 14:12 hearings 9:11 help 9:19 hereinabove 14:15 hindrance 9:20 hired 6:6 Hofstra 2:4 11:3 13:6,7 hold 5:11 hope 4:16 5:18 5:19 6:16,17 10:1	hoping 3:22 I identified 8:8 12:2 Illinois 1:18,22 14:1,6 immediately 3:15 implement 4:15 improvement 3:19 improvements 3:21 8:12 12:6 incentive 4:20 included 8:5 11:21 includes 4:5 Incorporated 11:13 increase 4:3 informal 9:12 information 3:11 7:1 Intech 7:19 11:12 integrity 8:10 12:4 interested 9:17 item 7:4 J Jackson 2:5 13:8 13:9 Jarrett 7:4 July 7:20 11:13 K keep 10:6 KEN 2:5 Keskic 2:7 13:2 13:3 kind 4:3 9:20 10:6	know 3:18 9:10 9:19,20 10:12 10:21 L L1 8:15 12:9 L2 8:15 12:9 labeled 7:20 8:2 11:14,17 landscape 7:2 landscaping 3:15,17,22 4:5 4:19 7:5 8:15 8:17 12:8,10 left 9:5 length 5:6 letting 9:10 located 1:6 3:4 7:16 11:9 look 10:8 looking 5:5 lot 9:10 M Maemar 8:1,16 11:16 12:9 making 6:10 markup 6:11,12 MARY 1:20 14:5,19 MATTER 1:3 meeting 3:13 6:22 meets 8:19 12:12 Mehran 3:5 members 2:1 9:4 memorandum 7:9 met 7:8 MIKE 2:3 missing 4:12 modify 13:12 month 6:22 motion 7:11	10:6 11:4 12:16,20 move 9:5 Municipal 8:20 12:14 N new 3:10 4:1,6 newly 10:9 noted 8:12 12:6 noting 9:4 November 8:18 12:11 O obtained 8:6 11:21 occupancy 4:18 OCTOBER 1:10 Okay 3:1 4:22 10:4 11:2 once 5:21 opposed 4:6,8 Ordinance 7:14 8:21 11:6 12:15 Orlowski 2:3 10:3 12:18,22 13:1 owner 5:13 6:18 ownership 10:14 owns 5:9 P P.C 8:1,16 11:16 12:10 P.M 1:10 Page 14:2,7 Park 1:1,14,16 1:18 8:21 12:14 14:8 parkway 4:12 part 3:19 5:5,12
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Village of Villa Park Planning & Zoning Commission
October 10, 2019

17

participation 9:3 passes 13:11 Patrick 2:11 8:14 12:7 people 9:17,18 perennial 4:9 permits 8:5 11:21 permitted 5:19 Petition 1:5 3:1 Petitioner 3:5 piece 7:1 pin 11:10 pipe 5:3,5,6,7 place 14:15 plan 3:15,17 4:1 4:5,15 7:2,19 8:1 11:12,15 11:16 Planned 7:13 11:6 PLANNING 1:1 1:9,14 14:8 plans 6:11 7:22 plants 5:20 plat 6:2 plats 6:6 please 3:10 pleasure 9:15 point 6:1 9:13 9:21 prepared 7:19 8:1,16 11:12 11:16 12:9 PRESENT 2:1 2:10 President 2:12 pretty 4:10 previously 4:8 7:13 11:5 proceedings 1:13 14:11	process 6:10 project 7:6 property 1:6 3:4 7:16 11:9 propose 7:6 proposed 10:10 provide 5:12 provided 7:3 8:15 12:9 public 1:9 9:3,5 10:5 13:15 14:12 PUD 1:4 3:2 7:7 7:19 11:12 purpose 6:8 putting 9:21 PZ-19-0008 1:5 3:2 7:12 11:4 Q qualified 1:20 14:6 questions 8:22 9:3,6,6 12:19 quickly 9:13 quite 4:20 R rare 9:16 read 12:20 realizing 3:18 really 9:22 10:20 recommend 10:13 recommendati... 13:11 recommended 6:18 reconstruction 8:6 11:22 regarding 5:2 regards 3:14 reject 13:12 related 7:4	relaxed 9:12 relied 6:16 relieved 5:14 remaining 7:1 reminder 3:10 repair 5:4 repave 5:21 replacing 5:5 report 14:14 reported 14:10 Reporters 14:10 request 7:11 14:7 requested 4:7,9 requests 6:17 responsible 5:12 retaining 8:7 11:22 revision 8:1 11:17 right 11:3 Road 1:7 3:5 7:17 11:9 ROBIN 2:2 roll 12:20 Romano 2:6 13:4,5 Roosevelt 1:7 3:5 7:17 11:9 Ross 3:16 4:19 RPR 14:19 S sanitary 8:11 12:5 says 7:5 scope 4:13 sealed 8:9 12:3 second 12:17,18 Section 8:19 12:13 see 4:5 7:2 seeing 9:15,22 seen 10:12	sent 6:11 September 12:8 set 14:15 sewer 8:11,11 12:5,5 share 3:11 5:10 sheet 8:5 11:21 sheets 7:21 8:2,4 8:15 11:14,18 11:20 12:9 shopping 1:5 3:4 3:18,19,21 4:2 4:11 5:13 7:15 8:7 10:8 11:7 12:1 shorthand 14:11 shown 8:17 12:11 signage 8:5,6 11:20,22 single 9:21 site 7:18 11:11 Six 12:8 somewhat 5:14 soon 5:19 South 1:18 speaking 10:19 specifically 6:7 spring 4:16,17 square 1:5 3:3 7:14 11:7 SS 14:1 Staff 3:13 7:8 10:13 stamp 8:9 stamped 12:2 start 4:15 State 1:20 14:1,6 states 9:11 step 4:3 10:11 storm 8:11 12:5 structural 8:9 8:10 12:3,4	subject 14:9 submission 8:9 12:2 submitted 3:17 substantial 7:5 support 7:7 sure 4:21 survey 6:5,10 sworn 3:9 T taken 1:13,16 14:11,14 tedious 6:10 tell 9:12 tenants 4:1 terms 14:9 testimony 1:13 14:11,14 thank 6:19,20 9:2 10:2 11:1 13:12,14 thanking 9:9 Thanks 10:3 things 9:18 think 3:10 4:7 5:16 6:11,12 6:13 10:10,12 10:18,22 thought 5:15 three 5:16 11:20 time 14:15 tonight 6:19 transcript 14:13 trees 4:6,12 tried 5:3 true 14:13 trying 10:16 turns 5:10 two 7:16 11:8,14 U Unit 7:13 11:6 usual 14:9
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Village of Villa Park Planning & Zoning Commission
October 10, 2019

18

V	Z	5		
various 6:8	zoning 1:1,9,14	5 5:7		
Vassili 8:13 12:7	8:21 9:10			
Villa 1:1,14,16	12:14 14:8	6		
1:18 8:21		60 4:8		
12:14 14:8	0			
Village 1:1,14,16	06-04-203-024	7		
2:12 8:20 9:19	11:10	7 4:6		
10:14,22 12:14	084-004565 14:5	7:30 1:10		
13:11 14:8				
visibility 4:3	1	8		
Voskresenski	1 7:21 8:4 11:14			
8:14 12:7	11:17,20 12:10	9		
vote 12:20 13:10	12:11	9/3/2019 8:14		
	1,100 4:7			
W	10 1:10			
wall 8:7,10	102 1:6 3:4			
11:22 12:4	11.3.3 8:20			
want 3:11 10:6	12:13			
wanted 7:2	18 11:13			
water 8:11 12:5	18th 7:20			
way 6:5	1st 8:2,16,18			
we'll 4:15 12:20	2			
we're 9:5	2 7:21 8:5 11:14			
We've 3:16	11:20			
weren't 6:5	20 1:16			
West 1:6 3:4	2019 1:10 7:20			
7:17 11:9	8:2,17 11:13			
western 8:7 12:1	11:17 12:8,10			
WHITEHURST	202 7:16 11:9			
2:2 3:1,8 4:22	2020 8:18 12:11			
6:20 9:2 10:2,4	22,000 1:4 3:3			
10:18 12:16,19	7:14 11:7			
13:2,4,6,8,10	3			
willing 7:10	3 12:8			
withheld 4:19	3.H 11:20			
work 5:20,21	300 4:9 5:6			
working 6:8,15	36 4:6			
X	3719 7:14 11:6			
	3H 8:5			
Y	4			
Yeah 10:18				
year 4:14				

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Special Use for a)
Building Service in the)
C-3 District; and) Petition PZ-19-0009
Variation to allow for)
an Accessory Structure)
in excess of 311 square)
feet at 187 East North)
Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
OCTOBER 10, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST

3 MR. MIKE ORLOWSKI

4 MR. EDWARD HOFSTRA

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MR. BENJAMIN KESKIC

8

9

10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

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MR. ALBERT BULTHUIS, Village President

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1 COMMISSIONER WHITEHURST: So we're going to go
2 into our first agenda item this evening, which is
3 Petition PZ-19-0009, Special Use for a building
4 service in the C-3 District, and variation to allow
5 for an accessory structure in excess of 311 square
6 feet at 187 East North Avenue. Petitioner is George
7 Benes.

8 MR. BENES: Yes.

9 COMMISSIONER WHITEHURST: Please come to the
10 podium.

11 MR. BENES: Thank you.

12 COMMISSIONER WHITEHURST: She can swear you in.
13 After that, just state your name and address for the
14 record, and then you may proceed.

15 (Whereupon, the petitioner was sworn
16 in under oath.)

17 MR. BENES: My name is George Benes. I live at
18 1511 South Luther in Lombard. I'm here tonight for
19 187 East North Avenue.

20 COMMISSIONER WHITEHURST: Okay. Go ahead.

21 MR. BENES: Okay. So myself and my partner
22 here have purchased the building at 187 East North

1 Avenue in the hopes of building a structure for our
2 business for salt and snow plowing. We do plumbing.
3 And we are also looking to eventually have a tenant
4 in the building also.

5 So with that being said, we are going to
6 completely -- we applied for permits and everything
7 to do all the work to have a rental unit, to remodel
8 the entire building, soffit, fascia, windows, roof,
9 parking lot, fencing, everything. So we are really
10 trying to keep up with the status of what North
11 Avenue is doing right now with a lot of the
12 improvements that the Village of Villa Park has
13 made, which has honestly made the North Avenue area
14 look a whole lot better than we have in the past.

15 So with that being said, we've submitted
16 some drawings of what it will look like when we're
17 complete. With everything that we're going to be
18 doing, we're really trying to keep it a very nice
19 looking piece of property with a lot of nice
20 structure to it. I've submitted some there. I have
21 some other pictures with me to show what the finish
22 would look like at the end of the day in hopes that

1 the Board would approve it. I don't know if
2 everybody had it, but this is like another drawing
3 that I've done to show what it will look like at the
4 end. So everything will be completely changed over.
5 Nothing will look the same as it has in the past.

6 Before it was very, you know, messy with a
7 lot of cars and things of that nature there. All of
8 our stuff will be behind the gates. Everything will
9 look nice and clean and neat over there for the
10 Village. The salt bin that's going in the back. We
11 want to put it all the way in the corner, which
12 everything on that will be brand new.

13 We back up to industrial property where
14 we're asking to put it. Both of ours neighbors on
15 both sides are commercial properties also. We just
16 feel that everything should fit right in with what
17 we want to do there.

18 If there are any questions I can answer
19 regarding it --

20 COMMISSIONER WHITEHURST: We'll get to that.

21 MR. BENES: Okay.

22 COMMISSIONER WHITEHURST: Anything else you

1 want to add at this time?

2 MR. BENES: That would be it for right now.

3 COMMISSIONER WHITEHURST: Okay. We're going to
4 go ahead and move into Staff input. Director Grill.

5 MR. GRILL: You have before you this evening a
6 request from George Benes, who is the owner of
7 Midland Plumbing, to operate his plumbing and snow
8 plowing business out of this location at 187 East
9 North Avenue.

10 Property is zoned C-3. However, business
11 services, which Midland Plumbing and snowplowing
12 would be considered, are Special Uses in the C-3
13 District. He's also seeking a variance for an
14 accessory structure that's greater than what would
15 be allowed under our Code. Those drawings have been
16 submitted in the packet.

17 Staff believes that certainly what
18 Mr. Benes is proposing to do to the building
19 certainly would be an upgrade and kind of continue
20 the redevelopment trend along North Avenue. The
21 location of the salt dome in back is a little
22 different from the uses that we might tend to see on

1 North Avenue. However, Staff feels that with
2 appropriate screening that it could fit in with the
3 area. Just a few lots down, MobilityWorks has an
4 accessory structure that is not only taller than the
5 principal structure like this would be, but it's
6 also larger than the principal structure. This
7 accessory structure is not larger than the principal
8 structure. So he's different in that regard.

9 Staff did provide an aerial photo from the
10 previous user. Sort of an example of why Staff
11 believes this would be an upgrade to the property.
12 Mr. Benes would be required to pave the areas in
13 which he was using on the property, which all of it
14 currently right now is not. And Staff believes that
15 any screening should be sight proof. I know there
16 is an existing fence there right. However, Staff
17 would like to see a sight proof fence in that
18 location so that certainly none of the material or
19 vehicles stored on the ground would be able to be
20 seen from North Avenue. So Staff believes that is a
21 necessary component. And although we are not
22 allowed to condition variances, we are allowed to

1 condition Special Uses, and this is a Special Use.
2 So we would have that ability to place additional
3 conditions and restrictions on this property as part
4 of the Special Use.

5 Chairman Jarrett was not able to be here
6 tonight, but he did provide me comments, and I would
7 like to read those into the record if the Chairman
8 has no objections to that.

9 COMMISSIONER WHITEHURST: No objection.

10 MR. GRILL: Jason says, I fully support the
11 proposed Special Use for building services.
12 Proposed improvements to that site will be very
13 welcome.

14 I do have similar concerns with Staff
15 regarding the visibility of proposed accessory
16 structure, particularly related to height. I have
17 no concern about the area of the proposed structure.

18 My concern would be increased additionally
19 if the proposed use for the leased portion of the
20 building was something likely to attract customers
21 to the site, like restaurant, coffee shop, retail,
22 et cetera.

1 While I can't be there to discuss, I leave
2 it up to Staff, the applicant, and the Commission to
3 find a suitable solution to the issue of visibility.

4 With that, I'll turn it back -- oh, I do
5 wish to note that the public notice was properly
6 published in the September 20th edition of the Daily
7 Herald.

8 If the Commission were willing to consider
9 approving this proposal, the following motion could
10 be entertained, to approve Application PZ-19-0009
11 for the following zoning relief for George Benes.
12 Special Use pursuant to Table 61 for building
13 service, and a variation pursuant to Section
14 6.10.3.B to construct accessory structure of 2,688
15 square feet for a property located at 187 East North
16 Avenue with the following conditions. That all
17 signage comply with Village Ordinances, facade
18 improvements to the principal structure as included
19 in this memo, variation to allow for a 42 by 64 foot
20 salt structure with the maximum height of 29 feet
21 located adjacent to the western easement line, and a
22 minimum of 10 feet north of the south property line.

1 Parking of business vehicles shall be inside the
2 principal building or behind a minimum 6 foot sight
3 proof fence in the rear yard, and no activities
4 related to automotive repair shall take place on the
5 subject property.

6 With that, Staff will answer any questions
7 that the Commission may have.

8 COMMISSIONER WHITEHURST: Thank you. Okay. We
9 are going to move into public participation and
10 questions. Are there any members of the public
11 wishing to speak in regards to this petition?

12 MR. HEHR: Yes.

13 COMMISSIONER WHITEHURST: Please come up here,
14 sir. It will be the same situation. We'll need you
15 to state your name and address for the record after
16 you're sworn in.

17 (Whereupon, the witness was sworn in
18 under oath.)

19 MR. HEHR: I live at the end of Schiller
20 Street, so my bedroom is 150 feet away from the salt
21 structure.

22 COMMISSIONER WHITEHURST: Okay.

1 MR. HEHR: Salting has to all be done usually
2 -- I mean, I did it for 30 years -- before 7:00 in
3 the morning. So I'm going to have to listen to
4 beeping and trucks slamming, and just not me, but
5 there's a whole bunch of other -- 14 or 15 homes
6 back there that have to deal with it.

7 Don't get me wrong. I'm all for them
8 fixing that up and making everything look good up
9 there. That's for our values. But I just -- how is
10 that going to work for noise? You guys have a noise
11 ordinance, but then he won't be able to comply. So
12 how does that work? How do you -- what's he going
13 to put up, a 25-foot-tall soundproofing barrier, or
14 -- I don't know how this is going to work.

15 He's got a great salt structure already at
16 Hill Street. I thought maybe he was going to salt,
17 plow down there, and plumbing up on North Avenue.

18 The other thing is, you know, the semi
19 trucks from Bargeways usually with the salt come in
20 at night, you know, and then they slam their gates
21 to get all that -- and I know salting takes place
22 maybe 15 times a year.

1 The other thing is I don't believe you
2 have dump trucks. I think you have pickup trucks
3 with V bodies. So they're only a couple yards, and
4 you've got to load them constantly. So it will go
5 all night. And it's bad enough we put up with
6 Strat's. Anyhow, thank you.

7 COMMISSIONER WHITEHURST: Sir, I need your
8 name.

9 MR. HEHR: Charles Hehr, and I'm at 17W565
10 Schiller Street.

11 COMMISSIONER WHITEHURST: Thank you. Anyone
12 else wanting to speak? I'm seeing nobody else at
13 this time.

14 Let's go to questions from the Commission.

15 COMMISSIONER ORLOWSKI: On the salt dome
16 structure -- and I'll just say that I've looked at
17 salt dome structures now. Most of the -- do you
18 follow most of the same rules that most everybody
19 else does, that you do most of your salt loading
20 inside the structure?

21 MR. BENES: Well, to address how the salt gets
22 delivered to us, it is during the day. Barge

1 Terminal, that the resident just spoke of, only
2 delivers to us during the day. It's usually between
3 the hours of 7:00 a.m. to somewhere around 3:00 in
4 the afternoon. There's a union trucking company
5 that brings it to us, and those are the hours they
6 work. I've actually never, even on Hill Street, had
7 a delivery in the evening. It doesn't happen.

8 When it comes to noise and things of that
9 nature, where I'm at on Hill Street right now, I can
10 see inside of the building where we're at, and our
11 dome is probably somewhere right around 150 feet
12 back from us, and I can't hear a machine running or
13 the trucks running when they are back there getting
14 loaded. None of our vehicles are large -- as you
15 spoke, none of them are large dump trucks of any
16 nature. So there's not doors slamming on the backs
17 of them. As he had mentioned, most of them are
18 pickups trucks with hoppers on the back. None of
19 the trucks have backup alarms on them. For one, it
20 actually bothers me to hear something of that
21 nature, and I'm not trying to, you know, cause any
22 trouble in the area. If anything, I'm going to, you

1 know, be very polite to my neighbors, as I have been
2 for 18 years on Hill Street. I'm always -- I know
3 some came and talked to me, the neighbors or
4 whatever, when there was a problem. I will work
5 with them on it. But as for the dump trucks coming
6 in there, there wouldn't be anything being delivered
7 there at night. Would we have to load it at night?
8 There would be occasions. Usually I'm going to try
9 to load stuff up as we have been in the past during
10 the day. So the first run of trucks that would go
11 out would be loaded already during the day. If they
12 do need to get refilled, they would have to be
13 refilled during the evening hours. Sometimes the
14 trucks will go out once, maybe twice to get reloaded
15 during the course of a night. On the average, our
16 trucks average about, 1,000 to 1,500 miles a year.
17 So it's not a real big business that we're running
18 back there where we need a lot of salt and stuff
19 like that, but we're not running all over the place
20 and making messes just because of the miles we get
21 on our trucks.

22 So with that being said, I really don't

1 feel that we should be much of a problem to most of
2 the neighbors. And as the gentleman that spoke,
3 that's been snow plowing for 30 years, mentioned
4 it's only maybe 15 times per year, he's correct.
5 It's not going to be that many times. It's not an
6 all-year-long aggravation. So it's very seldom that
7 we'll be out there doing it. But when we do, we
8 would be working 24 hours a day.

9 COMMISSIONER ORLOWSKI: Any kind of landscaping
10 in front?

11 MR. BENES: You know what? We haven't gotten
12 that far yet, but I'm not opposed to it. Years in
13 the past I did do landscaping for a living when I
14 was in my 20s, and I do like the way landscaping
15 looks. So will there be something of some sort, you
16 know, especially between us and Strat's, if there's
17 a way to put something throughout there, I am
18 completely for having landscaping out in the front
19 area there. I don't know what's allowed yet. A lot
20 of our greenery up in the front there is in the
21 parkway. But am I against doing something over
22 there, some planting or something like that? Not at

1 all. I mean, we're still going to apply for bricks
2 in front of the building for the walkways. So it
3 should be sharp. Everything is going to look really
4 nice there.

5 COMMISSIONER WHITEHURST: Is this the only site
6 plan that you have so far?

7 MR. BENES: It is.

8 COMMISSIONER KESKIC: What kind of tenants do
9 you hope to attract after you build out the --

10 MR. BENES: That's a good question. It's going
11 to be just shy of a thousand square foot unit, and
12 I'm open to -- anybody who has a referral. We have
13 not rented it at this point here. I'm hoping at
14 that point there -- I mean, obviously what's going
15 to happen in the front over there, our employees and
16 stuff like that are actually not going to be parking
17 in the front. So it's going to be a nice, clean
18 look all the time for whatever tenant wants to go in
19 there. What I expect to come through our door is
20 one of our customers. And I want parking for a
21 customer to stop by, drop off plans, hopefully pay
22 us, things of that nature, through the front door.

1 But as for a tenant, I don't have that figured out
2 yet. I'm open for many, many suggestions on that.

3 COMMISSIONER WHITEHURST: Other questions.

4 COMMISSIONER ROMANO: Is there existing fencing
5 around the property currently? A chain link or
6 something like that?

7 MR. BENES: There is a six foot chain link that
8 goes all the way around. I had a fence guy out
9 there already about a month ago looking at what's
10 the right way to do it, fix it, replace it. He said
11 it's probably put in back in '65 to '70 because of
12 the size of the poles. They're very heavy duty
13 poles that are back there. So even for us ourselves
14 to have some privacy. We have a lot of money in
15 equipment, and a lot of different things, so it's
16 beneficial for us to have it private back there. So
17 when you're looking from North Avenue, where the
18 fence is at right now, I have no problem having that
19 privacy fence, because obviously if somebody sees
20 something that they want, they may want to come back
21 later to get it. So I'm all for cameras and
22 security and a privacy fence.

1 COMMISSIONER ROMANO: And is there an existing
2 gate?

3 MR. BENES: There is one there right now,
4 almost where you put it at, and it's existing.

5 COMMISSIONER ROMANO: Okay.

6 COMMISSIONER HOFSTRA: This proposed storage
7 has a concrete base?

8 MR. BENES: It would have a concrete base and a
9 concrete apron, and I would propose the rest of it
10 would be asphalt, which it would come up to --

11 COMMISSIONER HOFSTRA: I'm just looking at salt
12 runoff and --

13 MR. BENES: Yes. All sealed concrete. The one
14 we have right now is approximately 14 inches thick
15 concrete, so we would do something heavy again.
16 That's what we would propose to do.

17 COMMISSIONER ORLOWSKI: Is this the same
18 company as the salt dome company that manufactured
19 the same one the Village used to construct theirs?

20 MR. BENES: That is correct. The same exact
21 company as I had before.

22 COMMISSIONER ROMANO: How many trucks do you

1 have that you'll be storing there?

2 MR. BENES: Insured right now, I believe we
3 have 14 trucks right now.

4 COMMISSIONER WHITEHURST: Is that just the
5 snowplow trucks?

6 MR. BENES: That's total, all the trucks right
7 now.

8 COMMISSIONER WHITEHURST: So snow and plumbing.

9 MR. BENES: Correct. We've been up to 18
10 trucks in the past. We just sold a few off.

11 COMMISSIONER WHITEHURST: So I'm finding it
12 difficult to -- you know, I like the drawings that
13 you've shown us for the building and what you're
14 planning. You've shown quite a bit. We can guess
15 at the materials from, you know -- it's obviously
16 stone, but I would like some more information on the
17 materials.

18 MR. BENES: For which part? Which picture are
19 you looking at? So the side of the building that
20 you're seeing right now, that's existing brick
21 structure that's there right now. We're going to
22 have that completely redone and tuck pointed.

1 COMMISSIONER WHITEHURST: Okay.

2 MR. BENES: The front structure there is brick
3 on the bottom, and it's the new technology they've
4 been using on a lot of buildings. It's steel panels
5 on the rest of it.

6 COMMISSIONER WHITEHURST: So what I'd like to
7 see is -- and that's great that they're describing
8 it that way, but I'd like to see a drawing that has
9 notes referring to those materials, because this is
10 going to go to the Board, and it's going to go on
11 to, you know, Staff, and when you then turn in your
12 permit drawings, they can then compare to make sure
13 they're compatible, right, that what you said here
14 in the meeting is recorded in a way on a drawing.

15 MR. BENES: It's actually submitted at public
16 works already, so we have done that.

17 COMMISSIONER WHITEHURST: So then, you know, if
18 you've already submitted drawings, then you could
19 probably just attach those as exhibits to this for
20 us.

21 MR. BENES: Okay.

22 COMMISSIONER WHITEHURST: But the site plan

1 doesn't show me parking. I don't know where your
2 garbage is. I don't know how many parking spots
3 that you need based on the two uses. You're going
4 to have an office for the plumbing/plowing business,
5 and another thousand square foot maybe retail unit.
6 There's parking requirements to go along with that,
7 so we need to see that in a site plan. And along
8 with that, we would want to see landscaping, as
9 Mr. Orlowski was mentioning. Signage. You know,
10 right now you're saying your signage is all going to
11 be within Village Ordinance, but it would be good to
12 take a look at that to make sure that you're okay
13 with those limitations. But, you know, it's hard to
14 tell from this aerial photo where -- you know, they
15 had just cars parked everywhere.

16 MR. BENES: Right.

17 COMMISSIONER WHITEHURST: And I assume that
18 you're going to keep the front more for
19 guest/visitor parking going into the retail unit,
20 and maybe coming to see you in the office, but I
21 would also like to see how all those trucks are
22 going to be parked, all your work trucks back behind

1 the gate.

2 MR. BENES: Okay.

3 COMMISSIONER WHITEHURST: So it would be just
4 good to outline that for us.

5 Any other outside storage that you're
6 anticipating?

7 MR. BENES: That's would be it.

8 COMMISSIONER WHITEHURST: Trucks.

9 MR. BENES: Trucks that you mentioned already,
10 yes.

11 COMMISSIONER WHITEHURST: And maybe the plows
12 themselves in the summer?

13 MR. BENES: They actually stay on the trucks
14 even in the summertime. We park them, and then
15 they're stored for the summer. We actually don't
16 use them.

17 COMMISSIONER WHITEHURST: Okay. You don't use
18 the same vehicles.

19 MR. BENES: The vehicles that do the snow
20 plowing are actually parked for the summer.

21 COMMISSIONER WHITEHURST: Okay. All right. So
22 that would be good if we had other -- because you're

1 kind of going into a C-3, which is a commercial, and
2 as Director Grill was saying, you're Special Use,
3 but really we're trying to make that a retail
4 corridor, right, and so we want some of what you're
5 doing, enhancing the facade of the building, to look
6 retail. We appreciate that, and we'd love to see it
7 cleaned up. But there's just some other things that
8 we didn't -- we don't want the back part of your
9 property, and it's visible to North Avenue, to
10 undermine everything that you're going to do up
11 front.

12 MR. BENES: Sure.

13 COMMISSIONER WHITEHURST: So that's really why
14 we want to see kind of an overall site plan. And
15 then there's sort of lighting as well. I don't know
16 if you're planning on doing lighting back in the
17 back area or even in the front. We have some
18 specific ordinance requirements for lighting so
19 you're not spilling on the neighboring properties,
20 especially on the back where there's residential in
21 kind of that back corner of your property. I
22 realize right straight behind is another industrial

1 zoned use, so -- so those are my concerns is I don't
2 see, so I don't know what your plans are. So for
3 me, that's where all my questions are, and you can
4 describe it, but at the same time I'm looking for a
5 drawing with notes on it that goes to Village Staff,
6 that goes to Village Board. Your drawings come in
7 for permit, and everybody can go, yep, that's
8 exactly what he's going to do.

9 MR. BENES: Understood.

10 COMMISSIONER WHITEHURST: So that's just for
11 me. I don't know about you guys in terms of -- I
12 think the use is good, and I think you're doing all
13 the right things.

14 MR. BENES: I appreciate it.

15 COMMISSIONER WHITEHURST: We just need a little
16 bit more information. Because I think you're going
17 in the right direction. We just need it recorded.
18 That's kind of my feeling. Sorry to kind of jump in
19 on that, but I think some of this material is really
20 great, and I think that I agree with what Jason said
21 about the use.

22 I'm kind of making comments in questions,

1 which is something I usually I do, but -- so with
2 that being said, you know, it would be best for us
3 not to get to a vote tonight in my opinion, and for
4 you to continue, assemble a site plan for us, and
5 show us what you're thinking, and show us parking
6 calcs, and then come back next month, and we can
7 reopen up and finish up reviewing, if you would be
8 agreeable to that. Otherwise, if we --

9 MR. BENES: Of course I would love to have it
10 tonight. Winter is coming soon.

11 COMMISSIONER WHITEHURST: Of course. You're a
12 good businessman, but --

13 MR. BENES: It would be really nice tonight,
14 but I understand what you're saying.

15 COMMISSIONER WHITEHURST: What do you guys
16 all --

17 COMMISSIONER JACKSON: I agree. I think we're
18 all going to be in agreement to come back with the
19 drawings in a month.

20 COMMISSIONER ROMANO: Landscaping, signage,
21 materials --

22 COMMISSIONER WHITEHURST: And this is not just

1 you. There's a hearing tonight that we started last
2 month, and we asked for a landscape plan, and we
3 have a landscape plan.

4 MR. BENES: There's no issue. Thank you very
5 much.

6 COMMISSIONER WHITEHURST: We're not picking on
7 you independently.

8 MR. BENES: Okay.

9 COMMISSIONER WHITEHURST: So with that, I think
10 we need a motion to continue to a date certain.
11 Now, Director Grill, when would he need to turn in
12 the materials for next month?

13 MR. GRILL: I would need to have everything by
14 November 1st. Friday, November 1st.

15 COMMISSIONER ORLOWSKI: Can you meet that date?

16 MR. BENES: Yes. I'll make sure of it.

17 COMMISSIONER WHITEHURST: Well, if you don't,
18 just notify Director Grill, and then he'll take care
19 of pushing it to the next month.

20 MR. BENES: Okay.

21 COMMISSIONER WHITEHURST: So it can be handled
22 -- and this is for everybody. Do it for the next

1 month, and then let's try to get you through the
2 process.

3 COMMISSIONER ORLOWSKI: So that would be the
4 November 14th meeting?

5 MR. GRILL: Correct.

6 COMMISSIONER ORLOWSKI: I'll make a motion.
7 I'd like to make a motion to continue this to a date
8 certain of November 14th.

9 COMMISSIONER WHITEHURST: Motion. Is there a
10 second?

11 COMMISSIONER HOFSTRA: Second.

12 COMMISSIONER WHITEHURST: Any questions or
13 comments?

14 Orlowski.

15 COMMISSIONER ORLOWSKI: Yes.

16 COMMISSIONER WHITEHURST: Keskic.

17 COMMISSIONER KESKIC: Yes.

18 COMMISSIONER WHITEHURST: Romano.

19 COMMISSIONER ROMANO: Yes.

20 COMMISSIONER WHITEHURST: Hofstra.

21 COMMISSIONER HOFSTRA: Yes.

22 COMMISSIONER WHITEHURST: Jackson.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

28

1 COMMISSIONER JACKSON: Yes.

2 COMMISSIONER WHITEHURST: I too vote yes.

3 Thank you.

4 MR. BENES: Thank you very much. Have a good
5 evening.

6 COMMISSIONER WHITEHURST: We're looking forward
7 to seeing more.

8 MR. BENES: Thank you very much.

9 (Whereupon, the public hearing was
10 concluded.)

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

30

A	Application 9:10 applied 4:6 apply 16:1 appreciate 23:6 24:14 appropriate 7:2 approve 5:1 9:10 approving 9:9 approximately 18:14 apron 18:9 Ardmore 1:18 area 4:13 7:3 8:17 13:22 15:19 23:17 areas 7:12 asked 26:2 asking 5:14 asphalt 18:10 assemble 25:4 assume 21:17 attach 20:19 attract 8:20 16:9 automotive 10:4 Avenue 1:7,18 3:6,19 4:1,11 4:13 6:9,20 7:1 7:20 9:16 11:17 17:17 23:9 average 14:15 14:16	backup 13:19 bad 12:5 Barge 12:22 Bargeways 11:19 barrier 11:13 base 18:7,8 based 21:3 bedroom 10:20 beeping 11:4 believe 12:1 19:2 believes 6:17 7:11,14,20 beneficial 17:16 Benes 3:7,8,11 3:17,17,21 5:21 6:2,6,18 7:12 9:11 12:21 15:11 16:7,10 17:7 18:3,8,13,20 19:2,6,9,18 20:2,15,21 21:16 22:2,7,9 22:13,19 23:12 24:9,14 25:9 25:13 26:4,8 26:16,20 28:4 28:8 BENJAMIN 2:7 best 25:2 better 4:14 big 14:17 bin 5:10 bit 19:14 24:16 Board 2:1 5:1 20:10 24:6 bodies 12:3 bothers 13:20 bottom 20:3 brand 5:12 brick 19:20 20:2 bricks 16:1	brings 13:5 build 16:9 building 1:4 3:3 3:22 4:1,4,8 6:18 8:11,20 9:12 10:2 13:10 16:2 19:13,19 23:5 buildings 20:4 BULTHUIS 2:12 bunch 11:5 business 4:2 6:8 6:10 10:1 14:17 21:4 businessman 25:12	17:20 18:10 24:6 25:6,18 comes 13:8 coming 14:5 21:20 25:10 comments 8:6 24:22 27:13 commercial 5:15 23:1 Commission 1:1 1:10,16 9:2,8 10:7 12:14 29:9 COMMISSIO... 3:1,9,12,20 5:20,22 6:3 8:9 10:8,13,22 12:7,11,15 15:9 16:5,8 17:3,4 18:1,5,6 18:11,17,22 19:4,8,11 20:1 20:6,17,22 21:17 22:3,8 22:11,17,21 23:13 24:10,15 25:11,15,17,20 25:22 26:6,9 26:15,17,21 27:3,6,9,11,12 27:15,16,17,18 27:19,20,21,22 28:1,2,6 Community 2:11 company 13:4 18:18,18,21 compare 20:12 compatible 20:13 complete 4:17 29:14 completely 4:6
	B		C	
a.m 13:3 ability 8:2 able 7:19 8:5 11:11 above-entitled 29:12 accessory 1:6 3:5 6:14 7:4,7 8:15 9:14 activities 10:3 add 6:1 additional 8:2 additionally 8:18 address 3:13 10:15 12:21 adjacent 9:21 aerial 7:9 21:14 afternoon 13:4 agenda 3:2 aggravation 15:6 ago 17:9 agree 24:20 25:17 agreeable 25:8 agreement 25:18 ahead 3:20 6:4 alarms 13:19 ALBERT 2:12 all-year-long 15:6 allow 1:5 3:4 9:19 allowed 6:15 7:22,22 15:19 answer 5:18 10:6 anticipating 22:6 anybody 16:12 applicant 9:2		bring 13:5 built 16:9 building 1:4 3:3 3:22 4:1,4,8 6:18 8:11,20 9:12 10:2 13:10 16:2 19:13,19 23:5 buildings 20:4 BULTHUIS 2:12 bunch 11:5 business 4:2 6:8 6:10 10:1 14:17 21:4 businessman 25:12		

5:4 15:18 19:22 comply 9:17 11:11 component 7:21 concern 8:17,18 concerns 8:14 24:1 concluded 28:10 concrete 18:7,8 18:9,13,15 condition 7:22 8:1 conditions 8:3 9:16 29:10 consider 9:8 considered 6:12 constantly 12:4 construct 9:14 18:19 continue 6:19 25:4 26:10 27:7 corner 5:11 23:21 correct 15:4 18:20 19:9 27:5 29:13 corridor 23:4 County 29:2,6 29:10 couple 12:3 course 14:15 25:9,11 Court 29:10 CSR 29:19 currently 7:14 17:5 customer 16:21 customers 8:20 16:20	date 26:10,15 27:7 day 4:22 12:22 13:2 14:10,11 15:8 deal 11:6 delivered 12:22 14:6 delivers 13:2 delivery 13:7 describe 24:4 describing 20:7 Development 2:11 different 6:22 7:8 17:15 difficult 19:12 direction 24:17 Director 2:11 6:4 23:2 26:11 26:18 discuss 9:1 District 1:5 3:4 6:13 doing 4:11,18 15:7,21 23:5 23:16 24:12 dome 6:21 12:15 12:17 13:11 18:18 DOMINICK 2:6 door 16:19,22 doors 13:16 drawing 5:2 20:8,14 24:5 drawings 4:16 6:15 19:12 20:12,18 24:6 25:19 drop 16:21 Du 29:2,7 duly 29:6 dump 12:2	13:15 14:5 duty 17:12 E E 1:20 easement 9:21 East 1:7 3:6,19 3:22 6:8 9:15 edition 9:6 EDWARD 2:4 employees 16:15 enhancing 23:5 entertained 9:10 entire 4:8 29:14 equipment 17:15 especially 15:16 23:20 et 8:22 evening 3:2 6:5 13:7 14:13 28:5 eventually 4:3 everybody 5:2 12:18 24:7 26:22 exact 18:20 exactly 24:8 example 7:10 excess 1:6 3:5 exhibits 20:19 existing 7:16 17:4 18:1,4 19:20 expect 16:19 F facade 9:17 23:5 FAILLO 1:20 29:5,19 far 15:12 16:6 fascia 4:8 feel 5:16 15:1 feeling 24:18	feels 7:1 feet 1:7 3:6 9:15 9:20,22 10:20 13:11 fence 7:16,17 10:3 17:8,18 17:19,22 fencing 4:9 17:4 figured 17:1 find 9:3 finding 19:11 finish 4:21 25:7 first 3:2 14:10 fit 5:16 7:2 fix 17:10 fixing 11:8 follow 12:18 following 9:9,11 9:16 foot 9:19 10:2 16:11 17:7 21:5 foregoing 29:13 forth 29:15 forward 28:6 Friday 26:14 front 15:10,18 15:20 16:2,15 16:17,22 20:2 21:18 23:11,17 fully 8:10 G garbage 21:2 gate 18:2 22:1 gates 5:8 11:20 gentleman 15:2 George 3:6,17 6:6 9:11 getting 13:13 go 3:1,20 6:4 12:4,14 14:10 14:14 16:18 20:10,10 21:6	24:7 goes 17:8 24:5,6 going 3:1 4:5,17 5:10 6:3 10:9 11:3,10,12,14 11:16 13:22 14:8 15:5 16:1 16:3,10,14,16 16:17 19:21 20:10,10 21:3 21:10,18,19,22 23:1,10 24:8 24:16 25:18 good 11:8 16:10 21:11 22:4,22 24:12 25:12 28:4 gotten 15:11 great 11:15 20:7 24:20 greater 6:14 greenery 15:20 Grill 2:11 6:4,5 8:10 23:2 26:11,13,18 27:5 ground 7:19 guess 19:14 guest/visitor 21:19 guy 17:8 guys 11:10 24:11 25:15 H Hall 1:16 handled 26:21 happen 13:7 16:15 hard 21:13 he'll 26:18 hear 13:12,20 hearing 1:10 26:1 28:9
---	---	--	--	---

29:12 heavy 17:12 18:15 Hehr 10:12,19 11:1 12:9,9 height 8:16 9:20 Herald 9:7 hereinabove 29:15 Hill 11:16 13:6,9 14:2 Hofstra 2:4 18:6 18:11 27:11,20 27:21 homes 11:5 honestly 4:13 hope 16:9 hopefully 16:21 hopes 4:1,22 hoping 16:13 hoppers 13:18 hours 13:3,5 14:13 15:8	J Jackson 2:5 25:17 27:22 28:1 Jarrett 8:5 Jason 8:10 24:20 jump 24:18 K keep 4:10,18 21:18 KEN 2:5 Keskic 2:7 16:8 27:16,17 kind 6:19 15:9 16:8 23:1,14 23:21 24:18,18 24:22 know 5:1,6 7:15 11:14,18,20,21 13:21 14:1,2 15:11,16,19 19:12,15 20:11 20:17 21:1,2,9 21:13,14 23:15 24:2,11 25:2 L landscape 26:2,3 landscaping 15:9,13,14,18 21:8 25:20 large 13:14,15 larger 7:6,7 leased 8:19 leave 9:1 let's 12:14 27:1 lighting 23:15 23:16,18 limitations 21:13 line 9:21,22 link 17:5,7 listen 11:3	little 6:21 24:15 live 3:17 10:19 living 15:13 load 12:4 14:7,9 loaded 13:14 14:11 loading 12:19 located 9:15,21 location 6:8,21 7:18 Lombard 3:18 look 4:14,16,22 5:3,5,9 11:8 16:3,18 21:12 23:5 looked 12:16 looking 4:3,19 17:9,17 18:11 19:19 24:4 28:6 looks 15:15 lot 4:9,11,14,19 5:7 14:18 15:19 17:14,15 20:4 lots 7:3 love 23:6 25:9 Luther 3:18 M machine 13:12 making 11:8 14:20 24:22 manufactured 18:18 MARY 1:20 29:5,19 material 7:18 24:19 materials 19:15 19:17 20:9 25:21 26:12 MATTER 1:3 maximum 9:20	mean 11:2 16:1 16:14 meet 26:15 meeting 20:14 27:4 members 2:1 10:10 memo 9:19 mentioned 13:17 15:3 22:9 mentioning 21:9 messes 14:20 messy 5:6 Midland 6:7,11 MIKE 2:3 miles 14:16,20 minimum 9:22 10:2 MobilityWorks 7:3 money 17:14 month 17:9 25:6 25:19 26:2,12 26:19 27:1 morning 11:3 motion 9:9 26:10 27:6,7,9 move 6:4 10:9 N name 3:13,17 10:15 12:8 nature 5:7 13:9 13:16,21 16:22 neat 5:9 necessary 7:21 need 10:14 12:7 14:12,18 21:3 21:7 24:15,17 26:10,11,13 neighboring 23:19 neighbors 5:14 14:1,3 15:2	never 13:6 new 5:12 20:3 nice 4:18,19 5:9 16:4,17 25:13 night 11:20 12:5 14:7,7,15 noise 11:10,10 13:8 north 1:7 3:6,19 3:22 4:10,13 6:9,20 7:1,20 9:15,22 11:17 17:17 23:9 note 9:5 notes 20:9 24:5 notice 9:5 notify 26:18 November 26:14 26:14 27:4,8 O oath 3:16 10:18 objection 8:9 objections 8:8 obviously 16:14 17:19 19:15 occasions 14:8 OCTOBER 1:11 office 21:4,20 oh 9:4 okay 3:20,21 5:21 6:3 10:8 10:22 18:5 20:1,21 21:12 22:2,17,21 26:8,20 once 14:14 open 16:12 17:2 operate 6:7 opinion 25:3 opposed 15:12 ordinance 11:11 21:11 23:18
--	--	---	---	---

Ordinances 9:17	pickups 13:18	15:1 17:18	27:12	residential 23:20
Orlowski 2:3	picture 19:18	proceed 3:14	quite 19:14	rest 18:9 20:5
12:15 15:9	pictures 4:21	proceedings		restaurant 8:21
18:17 21:9	piece 4:19	1:14 29:11	R	restrictions 8:3
26:15 27:3,6	place 8:2 10:4	process 27:2	read 8:7	retail 8:21 21:5
27:14,15	11:21 14:19	proof 7:15,17	real 14:17	21:19 23:3,6
outline 22:4	29:15	10:3	realize 23:22	reviewing 25:7
outside 22:5	plan 16:6 20:22	properly 9:5	really 4:9,18	right 4:11 5:16
overall 23:14	21:7 23:14	properties 5:15	14:22 16:3	6:2 7:14,16
owner 6:6	25:4 26:2,3	23:19	23:3,13 24:19	13:9,11 17:10
	planning 1:1,10	property 4:19	25:13	17:18 18:3,14
P	1:15 19:14	5:13 6:10 7:11	rear 10:3	19:2,3,6,20,21
P.M 1:11	23:16 29:8	7:13 8:3 9:15	record 3:14 8:7	20:13 21:10,16
packet 6:16	plans 16:21 24:2	9:22 10:5 17:5	10:15	22:21 23:4,22
Page 29:2,7	planting 15:22	23:9,21	recorded 20:14	24:13,17
panels 20:4	Please 3:9 10:13	proposal 9:9	24:17	ROBIN 2:2
park 1:1,15,16	plow 11:17	propose 18:9,16	redevelopment	Romano 2:6
1:18 4:12	plowing 4:2 6:8	proposed 8:11	6:20	17:4 18:1,5,22
22:14 29:8	15:3 22:20	8:12,15,17,19	redone 19:22	25:20 27:18,19
parked 21:15,22	plows 22:11	18:6	referral 16:12	roof 4:8
22:20	plumbing 4:2	proposing 6:18	referring 20:9	RPR 29:19
parking 4:9 10:1	6:7,7,11 11:17	provide 7:9 8:6	refilled 14:12,13	rules 12:18
16:16,20 21:1	19:8	public 1:10 9:5	regard 7:8	run 14:10
21:2,6,19 25:5	plumbing/plo...	10:9,10 20:15	regarding 5:19	running 13:12
parkway 15:21	21:4	28:9 29:12	8:15	13:13 14:17,19
part 8:3 19:18	podium 3:10	published 9:6	regards 10:11	runoff 18:12
23:8	point 16:13,14	purchased 3:22	related 8:16	
participation	pointed 19:22	pursuant 9:12	10:4	S
10:9	poles 17:12,13	9:13	relief 9:11	salt 4:2 5:10
particularly	polite 14:1	pushing 26:19	reloaded 14:14	6:21 9:20
8:16	portion 8:19	put 5:11,14	remodel 4:7	10:20 11:15,16
partner 3:21	PRESENT 2:1	11:13 12:5	rental 4:7	11:19 12:15,17
PATRICK 2:11	2:10	15:17 17:11	rented 16:13	12:19,21 14:18
pave 7:12	President 2:12	18:4	reopen 25:7	18:11,18
pay 16:21	previous 7:10	PZ-19-0009 1:5	repair 10:4	salting 11:1,21
permit 20:12	principal 7:5,6,7	3:3 9:10	replace 17:10	saying 21:10
24:7	9:18 10:2		report 29:14	23:2 25:14
permits 4:6	privacy 17:14,19	Q	reported 29:10	says 8:10
petition 1:5 3:3	17:22	qualified 1:20	Reporters 29:10	Schiller 10:19
10:11	private 17:16	29:6	request 6:6 29:7	12:10
petitioner 3:6,15	probably 13:11	question 16:10	required 7:12	screening 7:2,15
photo 7:9 21:14	17:11 20:19	questions 5:18	requirements	sealed 18:13
picking 26:6	problem 14:4	10:6,10 12:14	21:6 23:18	second 27:10,11
pickup 12:2		17:3 24:3,22	resident 13:1	Section 9:13

security 17:22 see 6:22 7:17 13:10 20:7,8 21:7,8,20,21 23:6,14 24:2 seeing 12:12 19:20 28:7 seeking 6:13 seen 7:20 sees 17:19 seldom 15:6 semi 11:18 September 9:6 service 1:4 3:4 9:13 services 6:11 8:11 set 29:15 sharp 16:3 shop 8:21 shorthand 29:11 show 4:21 5:3 21:1 25:5,5 shown 19:13,14 shy 16:11 side 19:19 sides 5:15 sight 7:15,17 10:2 signage 9:17 21:9,10 25:20 similar 8:14 sir 10:14 12:7 site 8:12,21 16:5 20:22 21:7 23:14 25:4 situation 10:14 six 17:7 size 17:12 slam 11:20 slamming 11:4 13:16 snow 4:2 6:7	15:3 19:8 22:19 snowplow 19:5 snowplowing 6:11 soffit 4:8 sold 19:10 solution 9:3 somebody 17:19 soon 25:10 Sorry 24:18 sort 7:10 15:15 23:15 soundproofing 11:13 south 1:18 3:18 9:22 speak 10:11 12:12 Special 1:4 3:3 6:12 8:1,1,4,11 9:12 23:2 specific 23:18 spilling 23:19 spoke 13:1,15 15:2 spots 21:2 square 1:6 3:5 9:15 16:11 21:5 SS 29:1 Staff 6:4,17 7:1 7:9,10,14,16 7:20 8:14 9:2 10:6 20:11 24:5 started 26:1 state 1:20 3:13 10:15 29:1,6 status 4:10 stay 22:13 steel 20:4 stone 19:16	stop 16:21 storage 18:6 22:5 stored 7:19 22:15 storing 19:1 straight 23:22 Strat's 12:6 15:16 Street 10:20 11:16 12:10 13:6,9 14:2 structure 1:6 3:5 4:1,20 6:14 7:4 7:5,6,7,8 8:16 8:17 9:14,18 9:20 10:21 11:15 12:16,20 19:21 20:2 structures 12:17 stuff 5:8 14:9,18 16:16 subject 10:5 29:9 submitted 4:15 4:20 6:16 20:15,18 suggestions 17:2 suitable 9:3 summer 22:12 22:15,20 summertime 22:14 support 8:10 sure 20:12 21:12 23:12 26:16 swear 3:12 sworn 3:15 10:16,17	taken 1:14,16 29:11,14 takes 11:21 talked 14:3 taller 7:4 technology 20:3 tell 21:14 tenant 4:3 16:18 17:1 tenants 16:8 tend 6:22 Terminal 13:1 terms 24:11 29:9 testimony 1:14 29:11,14 thank 3:11 10:8 12:6,11 26:4 28:3,4,8 theirs 18:19 thick 18:14 thing 11:18 12:1 things 5:7 13:8 16:22 17:15 23:7 24:13 think 12:2 24:12 24:12,16,19,20 25:17 26:9 thinking 25:5 thought 11:16 thousand 16:11 21:5 time 6:1 12:13 16:18 24:4 29:15 times 11:22 15:4 15:5 tonight 3:18 8:6 25:3,10,13 26:1 total 19:6 transcript 29:13 trend 6:20 trouble 13:22	trucking 13:4 trucks 11:4,19 12:2,2 13:13 13:15,18,19 14:5,10,14,16 14:21 18:22 19:3,5,6,10 21:21,22 22:8 22:9,13 true 29:13 try 14:8 27:1 trying 4:10,18 13:21 23:3 tuck 19:22 turn 9:4 20:11 26:11 twice 14:14 two 21:3
U				
undermine 23:10 understand 25:14 Understood 24:9 union 13:4 unit 4:7 16:11 21:5,19 upgrade 6:19 7:11 use 1:4 3:3 8:1,4 8:11,19 9:12 22:16,17 23:2 24:1,12,21 user 7:10 uses 6:12,22 8:1 21:3 usual 29:9 usually 11:1,19 13:2 14:8 25:1				
V				
V 12:3 values 11:9				

variance 6:13	10:8,13,22	1	7	
variances 7:22	12:7,11 16:5	1,000 14:16	7:00 11:2 13:3	
variation 1:5 3:4	17:3 19:4,8,11	1,500 14:16	7:30 1:11	
9:13,19	20:1,6,17,22	10 1:11 9:22	70 17:11	
vehicles 7:19	21:17 22:3,8	14 11:5 18:14		
10:1 13:14	22:11,17,21	19:3		
22:18,19	23:13 24:10,15	14th 27:4,8		
Villa 1:1,15,16	25:11,15,22	15 11:5,22 15:4		
1:18 4:12 29:8	26:6,9,17,21	150 10:20 13:11		
Village 1:1,15,16	27:9,12,16,18	1511 3:18		
2:12 4:12 5:10	27:20,22 28:2	17W565 12:9		
9:17 18:19	28:6	18 14:2 19:9		
21:11 24:5,6	willing 9:8	187 1:7 3:6,19		
29:8	windows 4:8	3:22 6:8 9:15		
visibility 8:15	Winter 25:10	1st 26:14,14		
9:3	wish 9:5			
visible 23:9	wishing 10:11	2		
vote 25:3 28:2	witness 10:17	2,688 9:14		
W	work 4:7 11:10	20 1:16		
walkways 16:2	11:12,14 13:6	2019 1:11		
want 5:11,17 6:1	14:4 21:22	20s 15:14		
16:20 17:20,20	working 15:8	20th 9:6		
21:8 23:4,8,14	works 20:16	24 15:8		
wanting 12:12	wouldn't 14:6	25-foot-tall		
wants 16:18	wrong 11:7	11:13		
way 5:11 15:14	X	29 9:20		
15:17 17:8,10	Y	3		
20:8,14	yard 10:3	3:00 13:3		
we'll 5:20 10:14	yards 12:3	30 11:2 15:3		
15:7	year 11:22 14:16	311 1:6 3:5		
we're 3:1 4:16	15:4	4		
4:17,18 5:14	years 11:2 14:2	42 9:19		
6:3 13:10	15:3,12	5		
14:17,19 16:1	yep 24:7	6		
19:21 23:3	Z	6 10:2		
25:17 26:6	zoned 6:10 24:1	6.10.3.B 9:14		
28:6	zoning 1:1,10,15	61 9:12		
we've 4:15 19:9	9:11 29:8	64 9:19		
welcome 8:13	0	65 17:11		
western 9:21	084-004565 29:5			
WHITEHURST				
2:2 3:1,9,12,20				
5:20,22 6:3 8:9				

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Variance to improve a)
driveway for property) Petition PZ-19-0010
without a garage for)
property located at 710)
South Princeton Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
OCTOBER 10, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., qualified in the State of

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Village of Villa Park Planning & Zoning Commission
October 10, 2019

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BOARD MEMBERS PRESENT:

MR. ROBIN WHITEHURST
MR. MIKE ORLOWSKI
MR. EDWARD HOFSTRA
MR. KEN JACKSON
MR. DOMINICK ROMANO
MR. BENJAMIN KESKIC

ALSO PRESENT:

MR. PATRICK GRILL, Director of Community
Development

MR. ALBERT BULTHUIS, Village President

1 COMMISSIONER WHITEHURST: Okay. We're going to
2 move on to our next agenda item this evening, which
3 is Petition PZ-19-0010, variance to improve a
4 driveway for property without a garage for property
5 located at 710 South Princeton Avenue. The
6 petitioner is Frank LaGambina. Is the petitioner
7 here?

8 MR. LAGAMBINA: Yes.

9 COMMISSIONER WHITEHURST: Okay. Please come
10 forward. This is going to be the same drill that
11 you just saw. You get sworn in, and then state your
12 name and address.

13 (Whereupon, the petitioner was sworn
14 in under oath.)

15 MR. LAGAMBINA: Frank LaGambina, 22W601
16 Ahlstrand Road, Glen Ellyn, Illinois.

17 COMMISSIONER WHITEHURST: Please proceed.

18 MR. LAGAMBINA: I have a property at 710 South
19 Princeton Avenue. Currently it has a gravel
20 driveway that is overgrown with weeds that we would
21 like to pave with asphalt, help improve the
22 character of the neighborhood. The issue we're

1 running into is we don't have a garage on the
2 property right now, and we do not have enough side
3 yard setback on either side of the house to allow
4 for a driveway to get to the back in order to put a
5 garage. There's also not enough room in front of
6 the house to put an attached garage to the home
7 without encroaching significantly into the setback,
8 which I think would also give character to the
9 neighborhood substantially doing that.

10 So that's why I am before you today asking
11 for relief from the requirement that I have a garage
12 so that we can pave the driveway.

13 COMMISSIONER WHITEHURST: Do you have -- is
14 this just a survey of the existing conditions?

15 MR. LAGAMBINA: Yes.

16 COMMISSIONER WHITEHURST: Do you have a drawing
17 of the new proposed driveway?

18 MR. LAGAMBINA: I do. It was submitted with --

19 MR. GRILL: No. I don't have the building
20 permit.

21 MR. LAGAMBINA: I don't have that with me. It
22 was -- I turned that all in with the permit.

1 COMMISSIONER WHITEHURST: Oh, you turned it in
2 with the building permit.

3 MR. LAGAMBINA: Yes. It's going to be going in
4 the same exact location.

5 COMMISSIONER WHITEHURST: Okay. I think this
6 is pretty easy. I think we can --

7 COMMISSIONER HOFSTRA: It's just in the corner
8 of the house.

9 MR. LAGAMBINA: Yes.

10 COMMISSIONER WHITEHURST: Where it is currently
11 concrete, gravel, you're just going to make all that
12 asphalt, and you're going to pave obviously
13 connecting to the curb cut that's already there.

14 MR. LAGAMBINA: Yes. And, actually, the apron
15 is already paved also.

16 COMMISSIONER WHITEHURST: Sorry to jump in.
17 You know, you kick me out as Chairman, and I come
18 back in.

19 All right. This site plan shows -- the
20 plat shows a paved area running along side the house
21 currently. Is that here and going to remain?

22 MR. LAGAMBINA: Yes. That's a concrete patio.

1 COMMISSIONER WHITEHURST: Okay. So that's
2 where it's going to remain.

3 MR. LAGAMBINA: Yes.

4 COMMISSIONER HOFSTRA: That's where the stoop
5 is also on the side.

6 MR. LAGAMBINA: That's correct. That's the
7 access to the side door of the house.

8 COMMISSIONER WHITEHURST: Okay. So that's
9 also --

10 MR. LAGAMBINA: That's the side that I have the
11 widest side on, but it's obstructed by the gas meter
12 on that side and the stoop.

13 COMMISSIONER HOFSTRA: Unfortunately, this
14 picture we're looking at, the door, I think, is
15 blocking most of it.

16 MR. LAGAMBINA: Uh-huh.

17 COMMISSIONER WHITEHURST: Yeah. Just showing
18 you how small the --

19 COMMISSIONER HOFSTRA: Only because I went by
20 today to look at it.

21 COMMISSIONER WHITEHURST: Okay. So anything
22 else that you'd like to add? I kind of interrupted

1 your testimony there.

2 MR. LAGAMBINA: Not at this time.

3 COMMISSIONER WHITEHURST: Okay. So we'll go
4 into -- I think it's Staff input next, right?

5 Thank you. I'm sure we'll have more
6 questions for you.

7 MR. GRILL: You have before you this evening a
8 variance to allow reconstruction of an existing
9 driveway onto a property that does not have a
10 garage. We require garages in the Village, and what
11 the Village has done is when owners come in to
12 repave a driveway that is in need of rejuvenation,
13 that's when we usually hit them up to do a garage.
14 So that -- you know, it's sort of like the same with
15 the sign for Supreme Lobster last month where you
16 had an existing sign that was a legal nonconforming,
17 and that's fine, but because he wanted to upgrade
18 the sign, he needs to bring it into compliance, and
19 therefore he was asking for that. Same issue here.
20 He wants to upgrade the driveway, and he seeks a
21 variance not to do the garage but still be able to
22 do the driveway.

1 Certainly this is a variance not of his
2 own making. It's one of the very few properties
3 that I've run across in town where they do not have
4 at least 9 feet on one side of the lot or the other
5 usually to put a driveway in it. This one doesn't.
6 I mean, it truly is kind of unique in that way that
7 it's -- you know, there's very few instances like
8 this in the Village, and without doing a significant
9 alteration to the existing structure there would be
10 no way to get a garage either attached to the house
11 or even in back. I mean, we require driveways to be
12 a minimum of 8 feet wide, so --

13 COMMISSIONER WHITEHURST: What's the front yard
14 setback? I know it's 42 feet on the plan, but
15 what's the requirement in that district?

16 MR. GRILL: The required -- because we're a
17 perpetual setback now, it's not just a flat 30 feet.
18 He pretty much is in line with other properties on
19 either side of him.

20 COMMISSIONER WHITEHURST: So it's not like you
21 can build a garage in the front.

22 MR. GRILL: No. Correct. Correct.

1 COMMISSIONER WHITEHURST: Okay.

2 MR. GRILL: And Jason did weigh on this. His
3 comments were, I fully support the requested
4 variance. The positioning of the house on the
5 subject property was built decades ago results in a
6 legitimate hardship not created by the current
7 owner, and is not easily overcome, and one that is
8 not shared by many similarly situated properties in
9 the Village.

10 A paved driveway approximately in the
11 location of the current gravel driveway should be an
12 esthetic and functional upgrade to the property that
13 is unlikely to have any negative impact on it's
14 surroundings.

15 Staff feels the same way. And if the
16 Commission finds in support of this request, they
17 should make the following motion, to approve
18 Application PZ-19-0010 for a variation pursuant to
19 Section 6.10.4 to repave the driveway without a
20 garage. I would like to also note that this was
21 properly published in the September 20th, 2019
22 edition of the Daily Herald. With that, I'll

1 entertain any questions the Commission may have.

2 COMMISSIONER WHITEHURST: Thank you. Public
3 participation and questions. Anyone in the public
4 wishing to speak in regards to this petition? Yes,
5 please.

6 (Whereupon, the witness was sworn in
7 under oath.)

8 MR. ALLAIN: Okay. I'm Bruce Allain at 708
9 South Princeton. The property immediately next
10 door. We just want to say that, I mean, we think it
11 seems like a good idea. We don't want them to try
12 to cram a driveway between our houses. We don't
13 want them to try to stick a garage in the front. We
14 actually are very encouraged by the improvements
15 that are being made to the property. Having a
16 better driveway there would be a nice thing.

17 I suppose the only minor thing we might
18 suggest is like when they put in a driveway on the
19 other side they had like a little lip on the side so
20 that the runoff wouldn't come onto our property.
21 That might be a nice thing, but for the most part we
22 have no problems at all with the driveway going in.

1 It's an improvement, and any alternatives like
2 cramming a garage in sounds like it would be much
3 worse than the alternative. So I just wanted to go
4 on saying that the neighbors aren't affected by
5 this, and we really have no major objections to it.

6 COMMISSIONER WHITEHURST: Thank you. Thank
7 you.

8 Okay. All right. We'll move into
9 questions from Commission members.

10 COMMISSIONER ORLOWSKI: I'll bring up one. As
11 far as driveways, if I'm not mistaken, there is a
12 requirement to put a edge, whatever you'd like to
13 call it, to keep the water flow going down the
14 driveway and not onto the adjacent properties.

15 MR. GRILL: Yes. But that can be accommodated
16 two ways. Either pitching the driveway towards the
17 principal structure's front yard or put a curb on
18 it.

19 COMMISSIONER ORLOWSKI: Right. I think the
20 building department or --

21 COMMISSIONER WHITEHURST: That will be part of
22 the permitting process.

1 MR. GRILL: Correct. Because you certainly
2 can't increase runoff on an adjacent property.

3 COMMISSIONER ORLOWSKI: That's all I got.

4 COMMISSIONER WHITEHURST: Any other questions?
5 All right. Motion.

6 Oh, sorry. I'm jumping ahead. Do you
7 have any closing comments to make?

8 MR. LAGAMBINA: I do not.

9 COMMISSIONER WHITEHURST: Anybody else in the
10 public wishing to speak? Seeing none, I'm going to
11 close the public hearing. If there's no discussion,
12 we can have a motion.

13 COMMISSIONER HOFSTRA: Motion to approve
14 Application PZ-19-0010 with the following variation
15 pursuant to Section 6.10.4, to repave the driveway
16 without a garage for property at 710 South
17 Princeton, pin number 06-09-413-042.

18 COMMISSIONER ORLOWSKI: I second that.

19 COMMISSIONER WHITEHURST: Thank you. I have a
20 question or a comment. Could you keep reading where
21 it says with a finding of fact?

22 COMMISSIONER HOFSTRA: With a finding of fact

1 that such variance meets the standards enumerated in
2 Article 11.5, Appendix C of the Municipal Code,
3 Village of Villa Park Basic Zoning Ordinance.

4 COMMISSIONER WHITEHURST: Thank you.

5 COMMISSIONER ORLOWSKI: I'll second that.

6 COMMISSIONER WHITEHURST: Second on the revised
7 motion. Any others questions or comments on the
8 revised motion? Okay. If not, we'll do roll call.

9 Orlowski.

10 COMMISSIONER ORLOWSKI: Yes.

11 COMMISSIONER WHITEHURST: Keskic.

12 COMMISSIONER KESKIC: Yes.

13 COMMISSIONER WHITEHURST: Romano.

14 COMMISSIONER ROMANO: Yes.

15 COMMISSIONER WHITEHURST: Hofstra.

16 COMMISSIONER HOFSTRA: Yes.

17 COMMISSIONER WHITEHURST: Jackson.

18 COMMISSIONER JACKSON: Yes.

19 COMMISSIONER WHITEHURST: With this, our
20 recommendation passes to the Village Board. They
21 can either accept, reject, or modify our
22 recommendation. Thank you.

Village of Villa Park Planning & Zoning Commission
October 10, 2019

14

1 MR. LAGAMBINA: Thank you.

2 (Whereupon, the hearing was
3 concluded.)
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MARY FAILLO, CSR, RPR

Village of Villa Park Planning & Zoning Commission
October 10, 2019

16

A	back 4:4 5:18 8:11 Basic 13:3 BENJAMIN 2:9 better 10:16 blocking 6:15 Board 2:3 13:20 bring 7:18 11:10 Bruce 10:8 build 8:21 building 4:19 5:2 11:20 built 9:5 BULTHUIS 2:14	10:2 11:6,10 11:19,21 12:3 12:4,9,13,18 12:19,22 13:4 13:5,6,10,11 13:12,13,14,15 13:16,17,18,19 Community 2:13 complete 15:14 compliance 7:18 concluded 14:3 concrete 5:11,22 conditions 4:14 15:10 connecting 5:13 corner 5:7 correct 6:6 8:22 8:22 12:1 15:13 County 15:2,6 15:10 Court 15:10 cram 10:12 cramming 11:2 created 9:6 CSR 15:19 curb 5:13 11:17 current 9:6,11 currently 3:19 5:10,21 cut 5:13	DOMINICK 2:8 door 6:7,14 10:10 drawing 4:16 drill 3:10 driveway 1:4 3:4 3:20 4:4,12,17 7:9,12,20,22 8:5 9:10,11,19 10:12,16,18,22 11:14,16 12:15 driveways 8:11 11:11 Du 15:2,7 duly 15:6	far 11:11 feels 9:15 feet 8:4,12,14,17 finding 12:21,22 finds 9:16 fine 7:17 flat 8:17 flow 11:13 following 9:17 12:14 foregoing 15:13 forth 15:15 forward 3:10 Frank 3:6,15 front 4:5 8:13,21 10:13 11:17 fully 9:3 functional 9:12
	C C 13:2 C.S.R 1:20 15:5 call 11:13 13:8 cause 15:12 certainly 8:1 12:1 certify 15:7 Chairman 5:17 character 3:22 4:8 close 12:11 closing 12:7 Code 13:2 come 3:9 5:17 7:11 10:20 comment 12:20 comments 9:3 12:7 13:7 Commission 1:1 1:8,16 9:16 10:1 11:9 15:9 COMMISSIO... 3:1,9,17 4:13 4:16 5:1,5,7,10 5:16 6:1,4,8,13 6:17,19,21 7:3 8:13,20 9:1	D Daily 9:22 decades 9:5 department 11:20 Development 2:13 Director 2:13 discussion 12:11 district 8:15 doing 4:9 8:8	E E 1:20 easily 9:7 easy 5:6 edge 11:12 edition 9:22 EDWARD 2:6 either 4:3 8:10 8:19 11:16 13:21 Ellyn 3:16 encouraged 10:14 encroaching 4:7 entertain 10:1 entire 15:14 enumerated 13:1 esthetic 9:12 evening 3:2 7:7 exact 5:4 existing 4:14 7:8 7:16 8:9	G garage 1:5 3:4 4:1,5,6,11 7:10 7:13,21 8:10 8:21 9:20 10:13 11:2 12:16 garages 7:10 gas 6:11 give 4:8 Glen 3:16 go 7:3 11:3 going 3:1,10 5:3 5:3,11,12,21 6:2 10:22 11:13 12:10 good 10:11 gravel 3:19 5:11 9:11 GRILL 2:13 4:19 7:7 8:16 8:22 9:2 11:15 12:1
B			F fact 12:21,22 FAILLO 1:20 15:5,19	H

Hall 1:16 hardship 9:6 hearing 1:8 12:11 14:2 15:12 help 3:21 Herald 9:22 hereinabove 15:15 hit 7:13 Hofstra 2:6 5:7 6:4,13,19 12:13,22 13:15 13:16 home 4:6 house 4:3,6 5:8 5:20 6:7 8:10 9:4 houses 10:12 I idea 10:11 Illinois 1:18,22 3:16 15:1,6 immediately 10:9 impact 9:13 improve 1:4 3:3 3:21 improvement 11:1 improvements 10:14 increase 12:2 input 7:4 instances 8:7 interrupted 6:22 issue 3:22 7:19 item 3:2 J Jackson 2:7 13:17,18 Jason 9:2	jump 5:16 jumping 12:6 K keep 11:13 12:20 KEN 2:7 Keskic 2:9 13:11 13:12 kick 5:17 kind 6:22 8:6 know 5:17 7:14 8:7,14 L LaGambina 3:6 3:8,15,15,18 4:15,18,21 5:3 5:9,14,22 6:3,6 6:10,16 7:2 12:8 14:1 legal 7:16 legitimate 9:6 line 8:18 lip 10:19 little 10:19 Lobster 7:15 located 1:5 3:5 location 5:4 9:11 look 6:20 looking 6:14 lot 8:4 M major 11:5 making 8:2 MARY 1:20 15:5,19 MATTER 1:3 mean 8:6,11 10:10 meets 13:1 members 2:3 11:9	meter 6:11 MIKE 2:5 minimum 8:12 minor 10:17 mistaken 11:11 modify 13:21 month 7:15 motion 9:17 12:5,12,13 13:7,8 move 3:2 11:8 Municipal 13:2 N name 3:12 need 7:12 needs 7:18 negative 9:13 neighborhood 3:22 4:9 neighbors 11:4 new 4:17 nice 10:16,21 nonconforming 7:16 note 9:20 number 12:17 O oath 3:14 10:7 objections 11:5 obstructed 6:11 obviously 5:12 OCTOBER 1:9 Oh 5:1 12:6 Okay 3:1,9 5:5 6:1,8,21 7:3 9:1 10:8 11:8 13:8 order 4:4 Ordinance 13:3 Orlowski 2:5 11:10,19 12:3 12:18 13:5,9	13:10 overcome 9:7 overgrown 3:20 owner 9:7 owners 7:11 P P.M 1:9 Page 15:2,7 Park 1:1,14,16 1:18 13:3 15:8 part 10:21 11:21 participation 10:3 passes 13:20 patio 5:22 PATRICK 2:13 pave 3:21 4:12 5:12 paved 5:15,20 9:10 permit 4:20,22 5:2 permitting 11:22 perpetual 8:17 petition 1:4 3:3 10:4 petitioner 3:6,6 3:13 picture 6:14 pin 12:17 pitching 11:16 place 15:15 plan 5:19 8:14 PLANNING 1:1 1:8,14 15:8 plat 5:20 please 3:9,17 10:5 positioning 9:4 PRESENT 2:3 2:12 President 2:14	pretty 5:6 8:18 Princeton 1:6 3:5,19 10:9 12:17 principal 11:17 problems 10:22 proceed 3:17 proceedings 1:12 15:11 process 11:22 properly 9:21 properties 8:2 8:18 9:8 11:14 property 1:4,5 3:4,4,18 4:2 7:9 9:5,12 10:9 10:15,20 12:2 12:16 proposed 4:17 public 1:8 10:2,3 12:10,11 15:12 published 9:21 pursuant 9:18 12:15 put 4:4,6 8:5 10:18 11:12,17 PZ-19-0010 1:4 3:3 9:18 12:14 Q qualified 1:20 15:6 question 12:20 questions 7:6 10:1,3 11:9 12:4 13:7 R reading 12:20 really 11:5 recommendati... 13:20,22 reconstruction 7:8
---	--	---	--	--

Village of Villa Park Planning & Zoning Commission
October 10, 2019

18

regards 10:4 reject 13:21 rejuvenation 7:12 relief 4:11 remain 5:21 6:2 repave 7:12 9:19 12:15 report 15:14 reported 15:10 Reporters 15:10 request 9:16 15:7 requested 9:3 require 7:10 8:11 required 8:16 requirement 4:11 8:15 11:12 results 9:5 revised 13:6,8 right 4:2 5:19 7:4 11:8,19 12:5 Road 3:16 ROBIN 2:4 roll 13:8 Romano 2:8 13:13,14 room 4:5 RPR 15:19 run 8:3 running 4:1 5:20 runoff 10:20 12:2 S saw 3:11 saying 11:4 says 12:21 second 12:18 13:5,6 Section 9:19	12:15 Seeing 12:10 seeks 7:20 September 9:21 set 15:15 setback 4:3,7 8:14,17 shared 9:8 shorthand 15:11 showing 6:17 shows 5:19,20 side 4:2,3 5:20 6:5,7,10,11,12 8:4,19 10:19 10:19 sign 7:15,16,18 significant 8:8 significantly 4:7 similarly 9:8 site 5:19 situated 9:8 small 6:18 sorry 5:16 12:6 sort 7:14 sounds 11:2 South 1:6,18 3:5 3:18 10:9 12:16 speak 10:4 12:10 SS 15:1 Staff 7:4 9:15 standards 13:1 state 1:20 3:11 15:1,6 stick 10:13 stoop 6:4,12 structure 8:9 structure's 11:17 subject 9:5 15:9 submitted 4:18 substantially 4:9 suggest 10:18	support 9:3,16 suppose 10:17 Supreme 7:15 sure 7:5 surroundings 9:14 survey 4:14 sworn 3:11,13 10:6 T taken 1:12,16 15:11,14 terms 15:9 testimony 1:12 7:1 15:11,14 Thank 7:5 10:2 11:6,6 12:19 13:4,22 14:1 thing 10:16,17 10:21 think 4:8 5:5,6 6:14 7:4 10:10 11:19 time 7:2 15:15 today 4:10 6:20 town 8:3 transcript 15:13 true 15:13 truly 8:6 try 10:11,13 turned 4:22 5:1 two 11:16 U Uh-huh 6:16 Unfortunately 6:13 unique 8:6 upgrade 7:17,20 9:12 usual 15:9 usually 7:13 8:5	V variance 1:4 3:3 7:8,21 8:1 9:4 13:1 variation 9:18 12:14 Villa 1:1,14,16 1:18 13:3 15:8 Village 1:1,14,16 2:14 7:10,11 8:8 9:9 13:3,20 15:8 W want 10:10,11 10:13 wanted 7:17 11:3 wants 7:20 water 11:13 way 8:6,10 9:15 ways 11:16 we'll 7:3,5 11:8 13:8 we're 3:1,22 6:14 8:16 weeds 3:20 weigh 9:2 went 6:19 WHITEHURST 2:4 3:1,9,17 4:13,16 5:1,5 5:10,16 6:1,8 6:17,21 7:3 8:13,20 9:1 10:2 11:6,21 12:4,9,19 13:4 13:6,11,13,15 13:17,19 wide 8:12 widest 6:11 wishing 10:4 12:10	witness 10:6 worse 11:3 wouldn't 10:20 X Y yard 4:3 8:13 11:17 Yeah 6:17 Z Zoning 1:1,8,14 13:3 15:8 0 06-09-413-042 12:17 084-004565 15:5 1 10 1:9 11.5 13:2 2 20 1:16 2019 1:9 9:21 20th 9:21 22W601 3:15 3 30 8:17 4 42 8:14 5 6 6.10.49 19 12:15 7 7:30 1:9 708 10:8 710 1:5 3:5,18
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12:16				
8				
88:12				
9				
98:4				