

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 10, 2022

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. Approval of Minutes

2.a Minutes

[Minutes General 10-13-22.pdf](#)

[Minutes PZ-22-12.pdf](#)

[Minutes Discussion 10-13-22.pdf](#)

3. Public Hearing - New Business:

Petition PZ-22-0013 / Amendment to a Special Use for a Planned Unit Development to allow an Electronic Message Display Panel / Sign / 251 W. Jackson Street / PIN: 06-16-212-002 / Owner: School District 45 / Petitioner: Wold Architects and Engineers.

Please note that no further testimony on a matter can be considered after the close of the public hearing.

- a. Open Public Hearing
- b. Staff Input
- c. Presentation of Petitioner
- d. Public Participation and Questions
- e. Questions from the Commission
- f. Closing Comments of Petitioner
- g. Discussion by Commission Members
- h. Motion
- i. Close Public Hearing

4. Other Business (Public Comments on Non-Agenda Items)

5. Adjournment

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 10, 2022

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[Minutes General 10-13-22.pdf](#)

[Minutes PZ-22-12.pdf](#)

[Minutes Discussion 10-13-22.pdf](#)

IN RE THE MATTER OF:
REGULAR MEETING MINUTES

7:30 P.M.

REPORTED BY LYN DOERING, CSR.

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

4 Roll call:

5 Calvert?

6 COMMISSIONER CALVERT: Here.

7 CHAIRMAN JARRETT: Hofstra?

8 COMMISSIONER HOFSTRA: Here.

9 CHAIRMAN JARRETT: Jackson?

10 (No response).

11 CHAIRMAN JARRETT: Kase?

12 (No response).

13 CHAIRMAN JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 CHAIRMAN JARRETT: Orłowski?

16 (No response).

17 CHAIRMAN JARRETT: Romano?

18 (No response).

19 CHAIRMAN JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

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

23 Approval of minutes, is there a motion
24 to approve the minutes of 7-14-22 and 8-11-22?

1 COMMISSIONER SHLENSKY: So moved.

2 COMMISSIONER CALVERT: I will
3 second that.

4 CHAIRMAN JARRETT: Motion from
5 Shlensky and second from Calvert.

6 All in favor?

7 ALL PRESENT: Aye.

8 CHAIRMAN JARRETT: Any opposed?
9 (No response).

10 CHAIRMAN JARRETT: All right. The
11 minutes are approved.

12 So before we get started I just want to
13 introduce everybody to our New Director, Marc. I
14 think everybody has met him formally -- or
15 informally but now we are meeting him formally.

16 (Proceedings concluded at
17 7:35 p.m.)

18 ///

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24 ///

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

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

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 28th day of October, 2022.

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

7	introduce 3:13	R
7-14-22 2:24 7:35 3:17	J	regular 2:2 response 2:10,12,16,18 3:9 Roll 2:4 Romano 2:17
8	Jackson 2:9 JARRETT 2:1,7,9,11,13,15, 17,19,21 3:4,8,10	S
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Approval 2:23 approve 2:24 approved 3:11 Aye 3:7	L	Villa 2:2 Village 2:2
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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
DEBORAH BROWN) PZ-22-0012
530 EAST PARK)

PUBLIC HEARING

OCTOBER 13, 2022

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 7:34 o'clock p.m. on Thursday, the
13th day of October, 2022.

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

ALSO PRESENT: MR. MARC McLAUGHLIN,
Director of Community Development
MR. NICK CUZZONE, Villa Park President
MS. PAT BOKSHA, Office Coordinator

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: All right. So
2 we have new business, Petition PZ-22-0012 for 530
3 East Park Avenue, Variation Rear Yard Setback,
4 Deborah Brown, Petitioner.

5 Just really quick to explain, we will
6 start with staff input, move to presentation of
7 the Petitioner.

8 If you have any presentation you want to
9 put on, if not, that's okay.

10 Public participation questions, if there
11 is any. That's when anybody from the public
12 wishing to speak would speak.

13 Questions from the Commission, any
14 closing comments of the Petitioner, then we will
15 close the public hearing, discuss up here, and
16 then we will have a motion, if appropriate, this
17 evening.

18 I would ask that anybody who expects to
19 speak tonight stand and we will get everybody
20 sworn in at once.

21 (Whereupon said witnesses
22 were duly sworn).

23 CHAIRMAN JARRETT: All right. When
24 you are ready, Marc.

1 MR. McLAUGHLIN: Thank you.

2 This evening we do have a Petitioner,
3 Deborah Brown, asking for a rear yard variation on
4 a setback down to 15 feet from the required
5 40 feet.

6 She is proposing to do an addition to
7 her primary structure which is a home. That
8 addition will consist of a mudroom, a garage and
9 some storage space above the garage.

10 In sitting down and reviewing this with
11 her, we suggested some other potential locations
12 on the property. Because of the unique
13 characteristics of the home none of those have
14 really worked out.

15 So we went ahead and went with the
16 notification and are moving forward with this
17 variation request. Staff does support this.

18 It is a unique structure. It has some
19 architectural features that she is trying TO
20 preserve and putting the garage in the location
21 staff suggested would jeopardize those, if not
22 remove them in its entirety.

23 CHAIRMAN JARRETT: Okay. Do you
24 have anything you want to add at this time?

1 MS. BROWN: I mean, if you think
2 it's helpful, I can say a few things.

3 CHAIRMAN JARRETT: If you want,
4 just come up to the podium so everybody can hear
5 you.

6 MS. BROWN: All right. Thank you
7 everyone for coming.

8 I am requesting this variation because
9 my garage cannot be located with a 40-foot setback
10 without comprising the character of the home.

11 This would result in a loss of natural
12 light in the main living areas by blocking key
13 windows and losing visibility of the yard from the
14 living room, dining room and kitchen. It would
15 obstruct the most beautiful part of the house
16 where the windows wrap around like a vintage bay
17 and it would compromise the charm of the home from
18 the interior and exterior.

19 If I put the garage on the west side of
20 the house with the approved setback it would be
21 crammed in tightly, leaving only a driveway
22 between my house and my neighbors, John and Heidi.

23 John does not like the idea of having
24 the garage so close to their house. It would

1 greatly reduce the light going into their home.

2 This location would also affect the look
3 from the street, putting our houses so close
4 together. In my opinion it would be a very
5 obtrusive look for the block. We would lose the
6 balance of the spacing we have with yard areas
7 between each house.

8 The way the garage is designed it will
9 be tucked away behind the house, where you won't
10 even see a difference from the front. The back
11 part of the house has no windows to block. It
12 will not affect the most attractive features.

13 Our neighbors who, will be next to the
14 proposed garage location on the east side, Mark
15 and Jessie, have a large side yard. The sun comes
16 up on the other side of the property. The garage
17 will not bring our houses closer together or
18 affect their light.

19 This design will make the connection
20 from the home to the garage functional without
21 affecting my neighbors, the character of the home
22 or the block, so I hope you can see why this
23 variation is the best course of action and approve
24 this exception.

1 Thank you for listening. If anyone has
2 any questions?

3 CHAIRMAN JARRETT: Thank you, we
4 may have questions.

5 MS. BROWN: Okay.

6 CHAIRMAN JARRETT: Anyone from the
7 public wishing to speak on this agenda item?

8 All right. Seeing none, questions from
9 the Commission?

10 COMMISSIONER CALVERT: I have a
11 question for Marc/staff.

12 MR. McLAUGHLIN: Uh huh.

13 COMMISSIONER CALVERT: The two
14 proposals you had given the Petitioner, the
15 alternate locations, was that for the identical
16 proposal that would go on the rear of the house?

17 MR. McLAUGHLIN: The footprint?

18 COMMISSIONER CALVERT: Yes.

19 MR. McLAUGHLIN: Yeah, it was the
20 same footprint, slightly different configuration.

21 So it still got her the size of the
22 garage she was asking for but not specifically the
23 same exact dimensions. The doors were shifted
24 slightly differently.

1 COMMISSIONER CALVERT: So it was
2 still attached to the house?

3 MR. McLAUGHLIN: Yeah.

4 COMMISSIONER CALVERT: 1 and 2 on
5 the photos were still attached?

6 MR. McLAUGHLIN: Yes.

7 COMMISSIONER CALVERT: Okay.

8 COMMISSIONER SHLENSKY: I have a
9 question for the Petitioner, if she could come to
10 the podium.

11 Good evening. So thank you for your
12 presentation, the details of your home and the
13 proposed garage.

14 You mentioned you had spoken with your
15 neighbors and my understanding is the neighbor to
16 your west indicated that potential alternatives
17 would potentially impede their lighting or the
18 lighting --

19 MS. BROWN: I actually, you know,
20 am saying with a wall right there it would impede
21 their lighting. He just said he wouldn't like it
22 there, to clarify.

23 COMMISSIONER SHLENSKY: Okay.

24 MS. BROWN: But it would because

1 the sun comes up on the other side of my house, so
2 if there is a big structure, that would block
3 their light severely. Because if I tried to cram
4 that in there it would just be a driveway between
5 our homes.

6 COMMISSIONER SHLENSKY: Understood.

7 MS. BROWN: Yeah.

8 COMMISSIONER SHLENSKY: And a
9 driveway between your homes is essentially what
10 you currently have.

11 But you are indicating that your western
12 neighbor has indicated their opposition to
13 alternatives?

14 MS. BROWN: Yes.

15 COMMISSIONER SHLENSKY: Have you
16 spoken with your eastern neighbor?

17 MS. BROWN: I have.

18 COMMISSIONER SHLENSKY: Okay.

19 MS. BROWN: That's Mark and Jessie.
20 I had told them originally it was going to go
21 behind the house, it would, you know, follow the
22 house line back.

23 And I just, you know, asked him if he
24 wanted to see the plans. He said it was fine, he

1 didn't want to see the plans, you know, he was
2 fine with it.

3 And as I, you know, mentioned in my
4 presentation, because at least they have that
5 large side yard and the sun comes up on the other
6 side of their yard, it wouldn't affect them the
7 same way that it would affect John and Heidi on
8 the west side.

9 COMMISSIONER SHLENSKY: Got it.

10 And my understanding is that the
11 exterior aesthetics of the proposed garage, which
12 would be attached via your mudroom, would be
13 consistent with the current existing facade of the
14 house?

15 MS. BROWN: It would leave the
16 facade pretty much alone because the one part I
17 would be attaching to is a small addition on the
18 house originally that is the least interesting
19 part of the house and everything else has just
20 glorious windows wrapping around.

21 The other part, no matter which corner I
22 attach to, I would be closing in the living room,
23 dining room, kitchen, where you wouldn't see the
24 yard anymore, you wouldn't have light, it would

1 really change the main living areas of the house
2 and blocking all those beautiful windows from the
3 outside as well.

4 COMMISSIONER SHLENSKY: Yeah, I
5 don't disagree that there are unique features to
6 your home, the way that it's set up from street
7 facing view versus the rear of your house with not
8 the bay window but it's actually a bay extension.

9 MS. BROWN: Yeah.

10 COMMISSIONER SHLENSKY: It's not
11 just a window.

12 MS. BROWN: Yeah, it's the whole
13 house bay.

14 COMMISSIONER SHLENSKY: It's the
15 frame.

16 So one thing I was thinking in going
17 through the plans is the attachment via the
18 mudroom opens the second floor or the second story
19 of the attached garage, as you say, for attic
20 space.

21 Any indications to adding other
22 utilities for the garage?

23 MS. BROWN: Just basic electrical,
24 and you know, if some day he wanted a little

1 garage heater but I am not going to do that at
2 this time.

3 COMMISSIONER CALVERT: Where would
4 the -- In the mudroom you would have of course two
5 waterlines coming in there for the washer. Where
6 would that drain to?

7 MS. BROWN: There is -- I have a
8 washer/dryer elsewhere. I wouldn't put one in
9 there. I don't need a sink necessarily. That's
10 not part of the plan.

11 COMMISSIONER CALVERT: So water is
12 not part of the plan --

13 MS. BROWN: No.

14 COMMISSIONER CALVERT: -- into the
15 mudroom?

16 MS. BROWN: No, not currently, no.
17 It just would be a wall of cabinets and
18 a bench kind of a thing. Take off your shoes, and
19 yeah.

20 Because I have water in the basement and
21 upstairs, so I don't think I would be adding that.

22 COMMISSIONER CALVERT: How would --
23 I didn't see an elevation of what this would look
24 like from the street because -- I am interested in

1 that because it appears as though the garage, with
2 the storage above it, is going to be much higher
3 than your house.

4 MS. BROWN: Not much. It's around
5 the same size. But my house has a lot of peaks
6 and higher and lower parts. But the one thing is
7 you won't see it from the street at all.

8 And if I could get something up with the
9 plat or one of the images I could give you a
10 better idea how it attaches.

11 But basically most of the house is a
12 square, you know, that kind meanders and then
13 there is a rectangle that jets off the back.

14 COMMISSIONER CALVERT: Right.

15 MS. BROWN: That's where the
16 mudroom would just extend out from there.

17 COMMISSIONER CALVERT: What room is
18 that now?

19 MS. BROWN: It's like an extra
20 bedroom/den, you know, that's set up as a den.

21 COMMISSIONER CALVERT: Okay.

22 MS. BROWN: Yeah.

23 MR. McLAUGHLIN: For clarification,
24 there is no variation request on building height.

1 Her proposal is within all the
2 conforming height and setbacks, except for the
3 rear yard.

4 CHAIRMAN JARRETT: Also related to
5 that, I don't know about the specifics of the
6 height, but if you look this is kind of like a
7 bungalow, I mean, it's several feet up, and you
8 can see how much space there is on the back versus
9 where the floor is.

10 COMMISSIONER SHLENSKY: To the
11 point of setbacks, there is a nonconforming --
12 sorry -- the setback from the eastern line is
13 already nonconforming, so they are pushing -- the
14 Petitioner would push the garage back to conform
15 with the existing code for the addition; correct?

16 MR. McLAUGHLIN: Correct, the
17 addition will be conforming to the eastern side.

18 COMMISSIONER SHLENSKY: I think we
19 are talking less than a foot of nonconforming?

20 MR. McLAUGHLIN: Yes.

21 She has agreed to put it at the 6-foot
22 side yard setback.

23 MS. BROWN: To give you a sense of
24 that, the garage would be about the same distance

1 setback as my garage currently is now. It's just
2 that --

3 COMMISSIONER LUEDTKE: Attached.

4 MS. BROWN: -- it would attach,
5 yeah.

6 There is still another 15 feet and
7 that's pretty much where my garage is. It would
8 just move it over and get much larger.

9 COMMISSIONER SHLENSKY: As a home
10 owner with a current one-car garage, I feel ya.

11 MS. BROWN: Chicago winters, as you
12 get older, if you've had one fall...

13 CHAIRMAN JARRETT: Any other
14 questions?

15 COMMISSIONER LUEDTKE: No other
16 questions.

17 COMMISSIONER HOFSTRA: I am fine.

18 CHAIRMAN JARRETT: All right. Do
19 you have any closing comments?

20 MS. BROWN: Yeah.

21 I just said, after weighing all of the
22 factors, the layout of the house, preserving the
23 architectural features, considering my neighbors'
24 wishes and what looks best for the block, we

1 settled on this design which I feel works with all
2 of the complex factors.

3 To not have to go outside to the garage
4 in the harsh winter is a luxury but it can also
5 help you avoid slips and falls.

6 This garage will make the house
7 functional and a bit safer and every improvement
8 in the neighbor goes a long way to raise property
9 values.

10 Thank you for your time and
11 consideration.

12 CHAIRMAN JARRETT: Thank you.

13 In the way of discussion I would also
14 just point out that as far as our Village lots, it
15 is a fairly shallow lot at 128 feet.

16 I mean, it's not shallow -- There's
17 several of those along this block but it has the
18 Great Western Trail -- no, it's the prairie path
19 behind it there. So I mean, most of our lots are
20 closer to 180, but it is a wide lot at 73, so I
21 guess that's kind of the trade off.

22 In the context of that street, I
23 personally think the addition at the rear is
24 better than the addition on the side.

1 COMMISSIONER LUEDTKE: Uh huh.

2 CHAIRMAN JARRETT: That's kind of
3 -- The street does kind of have a bit of unique
4 character because of the wide lots. We typically
5 have 50-foot-wide lots. Most of these are closer
6 to 75. It's my thoughts on it.

7 COMMISSIONER HOFSTRA: Yeah, the
8 variance on the rear depth doesn't bother me
9 because of the open space to the prairie path
10 behind it. It's not like you are encroaching in
11 the utility right-of-way.

12 CHAIRMAN JARRETT: Any other
13 discussion? Any other comments?

14 COMMISSIONER CALVERT: I like the
15 plan, I like the idea of putting it behind the
16 house like this.

17 My hesitation is 25 feet is a big ask.
18 And at some point in the future it's going to be
19 difficult to tell someone else no, when we have
20 approved a 25-foot variance.

21 CHAIRMAN JARRETT: Yeah. The thing
22 with variances though is that they are each unique
23 and they are not by law supposed to set precedent
24 for future variations. But I know what you are

1 saying.

2 COMMISSIONER CALVERT: Uh huh.

3 CHAIRMAN JARRETT: I am also seeing
4 that -- I don't know if this is a shed or
5 garage -- the neighbors actually have a garage at
6 the rear of the property.

7 COMMISSIONER SHLENSKY: That is
8 interesting.

9 COMMISSIONER CALVERT: On the
10 Google maps and things there is a couple of them.
11 Well, the garage next door sits close to the back.

12 MS. BROWN: That's not the only one
13 though.

14 COMMISSIONER CALVERT: Even two or
15 three houses down there is a garage that sits way
16 back as well. I mean, I don't know how old those
17 structures are.

18 MS. BROWN: John and Heidi next
19 door is 1 foot off the property line.

20 Really most of them are set back. Some
21 them have a different shape and they are slightly
22 different but ...

23 CHAIRMAN JARRETT: Yeah, in this
24 photo, you can see if you go down --

1 COMMISSIONER SHLENSKY: Yeah, I am
2 on Google maps right now, and across the board on
3 the north end Park Boulevard various houses have
4 elements, whether those be garages, it looks like
5 a swimming pool and sheds that are nonconforming
6 already with the setback from the rear yard.

7 COMMISSIONER LUEDTKE: Because they
8 are detached and they are an accessory. That's
9 the issue that we have here.

10 Once we are attaching the garage that
11 pushes us into, it's the primary structure. And
12 so that forces the building envelope and rear yard
13 setback to be a factor. Because if we were
14 detached this isn't a conversation.

15 CHAIRMAN JARRETT: One thing I want
16 to clarify too, the existing garage is going away;
17 correct?

18 MS. BROWN: Yes.

19 CHAIRMAN JARRETT: Currently we
20 don't allow multiple garages.

21 COMMISSIONER LUEDTKE: There would
22 have to be another --

23 CHAIRMAN JARRETT: Yeah, that's
24 what I am saying, the garage has to go.

1 COMMISSIONER LUEDTKE: Yeah, I
2 think the uniqueness of a lot that's under
3 150 feet really starts to sort of force this into
4 the unique paradigm that we are sort of faced with
5 here.

6 You're at 30 off the front and 40 off
7 the back, you are at 70; right?

8 Not to say that you can't build a house
9 in 70 but because of the uniqueness of what's
10 going on.

11 COMMISSIONER SHLENSKY: Well, yeah,
12 that coupled with the fact the Petitioner has
13 indicated she has received at least oral
14 opposition of alternatives from her neighbors.

15 Granted, you know, they haven't actually
16 written us one way or another, but being a good
17 neighbor is something that I generally take into
18 consideration.

19 COMMISSIONER LUEDTKE: Right. And
20 I take her own opposition to the design on the
21 side before I take, you know, the neighbors'
22 opposition to it.

23 This wasn't the first -- This wasn't her
24 only -- one and only scheme that she developed.

1 They went through multiple and that didn't solve
2 her problems; right, so that's her solution.

3 COMMISSIONER SCHLENSKY: Correct,
4 yeah, I am agreeing with you, in that the
5 alternatives were less attractive than this
6 petition.

7 In addition, staff has come around to
8 support this petition.

9 COMMISSIONER LUEDTKE: Right.

10 MR. McLAUGHLIN: Can I clarify one
11 thing regarding attached/detached as well?

12 CHAIRMAN JARRETT: Yes.

13 MR. McLAUGHLIN: If this was
14 detached it could go significantly closer to the
15 rear lot line in its current size but by attaching
16 it, it falls under the principal structure,
17 essentially the technicality of it at this point,
18 and hence the need for a variation.

19 CHAIRMAN JARRETT: I think if we
20 can all agree in the context of this neighborhood
21 that garage at the rear, even if it's somewhat in
22 the rear setback, is a better contextual solution
23 than a front-loading garage on the side of the
24 house, which would be what would probably be --

1 MR. McLAUGHLIN: Which is allowed
2 by right.

3 CHAIRMAN JARRETT: Yeah.

4 MR. McLAUGHLIN: It would be
5 allowed by right. She wouldn't be asking for a
6 variation, if it was in Configurations 1 or 2 on
7 your second -- fourth page. Those are conforming
8 locations.

9 COMMISSIONER LUEDTKE: I have a
10 quick question for the Petitioner.

11 On the east property line do you have
12 a -- is there a fence?

13 What's that boundary line between you
14 and your neighbor to the east?

15 MS. BROWN: Right now it's just my
16 little stretch of lilac bushes basically and his
17 little section in front of that, where he is
18 trying to regrow a little prairie strip.

19 COMMISSIONER LUEDTKE: Oh, okay.

20 MS. BROWN: So you have 6 feet
21 between my house and his little prairie strip and
22 then the lilacs start.

23 And he has his covered pergola-type
24 thing on a little concrete section right there

1 back next to the lilacs. So it's already kind of
2 blocked there, you know, and then he already has
3 the shaded structure as well.

4 COMMISSIONER LUEDTKE: So he has a
5 little structure on the west side of his property?

6 MS. BROWN: Yeah.

7 COMMISSIONER LUEDTKE: Thank you.

8 MS. BROWN: Sure.

9 CHAIRMAN JARRETT: Any other
10 comments or discussion or are we ready for a
11 motion?

12 I don't want to cut anybody off, if
13 anybody has more thoughts.

14 MR. McLAUGHLIN: Are you looking to
15 close the public hearing as well?

16 CHAIRMAN JARRETT: We usually wait
17 until after the discussion. She records it all
18 anyway but ...

19 MR. McLAUGHLIN: Yeah.

20 COMMISSIONER CALVERT: I am trying
21 to find the picture here that's off the mudroom.

22 COMMISSIONER SCHLENSKY: I think
23 there were plans. This is so small I can't read
24 it anyway.

1 COMMISSIONER CALVERT: I guess my
2 concern would be, there being utilities in this
3 mudroom that could be extended into this garage.
4 So I think that would be something that should be
5 considered, so that at some point in the future --
6 because this variance is going to live on and so
7 is this garage -- that this doesn't become an
8 apartment at some point in the future.

9 By eliminating any utilities leaving the
10 house might be an impediment to that.

11 MR. McLAUGHLIN: Staff would not
12 support a condition like that. It is a principal
13 structure. It would be able to follow any rules
14 that are under the allowable building code.

15 And if an apartment above it is not
16 allowed there is code enforcement for that. I
17 would not condition an allowable right within the
18 building code.

19 CHAIRMAN JARRETT: Eric may be able
20 to speak to this a little bit, based on some
21 projects he has done, but sometimes with the
22 design review process there are things that the
23 Village can do to reduce the chance of that
24 happening.

1 COMMISSIONER LUEDTKE: Completely,
2 yeah.

3 And I think in looking at the floor
4 plans, as shrunken as they are, the fact that
5 there is not a door into the mudroom from the
6 exterior would be the first red flag and the
7 potential for the what if, that you are concerned
8 about, which is a legitimate concern.

9 It was a concern on a project that I had
10 in town and it was something that we had to
11 address.

12 There is only one entry. You go in
13 through the garage. If you talk about subletting
14 this thing, then you are talking about, I have to
15 come through the garage and then go up the stairs,
16 and you are going through sort of multiple zones.

17 Instead, if a door is in that mudroom,
18 you know, that mudroom is essentially a little
19 vestibule. But that's obviously not what's
20 happening here.

21 How do we legislate that over time?
22 That's code enforcement.

23 Those are real concerns, yes, but at a
24 zoning level it seems like it's not the right

1 avenue to sort of address that concern, in my
2 opinion.

3 COMMISSIONER SHLENSKY: It would be
4 a great topic for future meetings to begin
5 discussing accessory dwellings.

6 PRESIDENT CUZZONE: No, it
7 wouldn't.

8 COMMISSIONER SHLENSKY: If you want
9 to bring that to the Board.

10 CHAIRMAN JARRETT: So unless there
11 is further discussion on this topic, then I would
12 entertain a motion, whoever would like to make
13 that motion.

14 I believe the recommended motion is
15 within the packet right there, the back last two
16 pages of the presentation.

17 COMMISSIONER SCHLENSKY: I make a
18 motion to recommend approval of a Rear Yard
19 Setback of 15 feet, where 40 feet are required,
20 per Section 2.3, Lot and Building Regulations in
21 the RS-7.5 District, based upon the findings of
22 fact identified in the record for PZ-22-0012 with
23 these conditions:

24 1: The development shall be in

1 substantial compliance with the Site Plan prepared
2 by SG Architects, dated October 4, 2022, except
3 the east facade of the addition must maintain a
4 6-foot interior yard setback and not increase the
5 nonconformity.

6 2: Compliance with all applicable
7 Village Codes and Regulations.

8 3: Obtaining all necessary permits and
9 certifications for development.

10 CHAIRMAN JARRETT: I have a motion.

11 Is there a second?

12 COMMISSIONER HOFSTRA: Second.

13 CHAIRMAN JARRETT: Motion and
14 second.

15 Any questions or comments on the motion?

16 Okay. Roll call:

17 Calvert?

18 COMMISSIONER CALVERT: Yes.

19 CHAIRMAN JARRETT: Hofstra?

20 COMMISSIONER HOFSTRA: Yes.

21 CHAIRMAN JARRETT: Luedtke?

22 COMMISSIONER LUEDTKE: Yes.

23 CHAIRMAN JARRETT: Shlensky?

24 COMMISSIONER SHLENSKY: Yes.

1 CHAIRMAN JARRETT: I too vote yes.

2 With that a recommendation will pass to
3 the Village Board, and they can accept, reject or
4 modify, as they see fit.

5 Thank you for your time and good luck
6 with the rest of this and we will close the public
7 hearing on that.

8 MS. BROWN: Awesome. Thank you
9 guys so much.

10 CHAIRMAN JARRETT: Thank you.

11 MS. BROWN: Appreciate it.

12 (Proceedings concluded at
13 8:05 p.m.)

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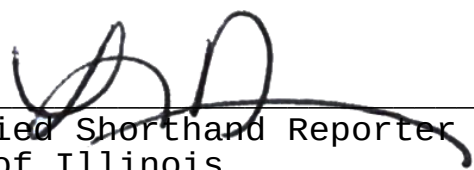
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me,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

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

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 28th day of October, 2022.

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Certified Shorthand Reporter
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IN RE THE MATTER OF:

COMMISSION DISCUSSION

1 CHAIRMAN JARRETT: Do you have any
2 other business for us tonight, Marc?

3 MR. McLAUGHLIN: I do not.

4 CHAIRMAN JARRETT: I have one quick
5 item of business, I think. It just came to me by
6 email this week which is our 2023 budget.

7 Just to let everybody know, so our 2022
8 budget was -- and I can hand these out.

9 Our 2022 budget was \$6,000 and we spent
10 \$4,100 of that as of whenever this was made up.

11 And our budget would be increasing in
12 2023 to \$10,000, so a substantial increase, but we
13 do pay for notice on text amendments and
14 Village-related business, I imagine we pay some of
15 her time, I know the applicants pay some of that
16 as well, she being the court reporter.

17 Who is awesome by the way, put that on
18 the record. She has come back more than once, we
19 appreciate that.

20 COMMISSIONER CALVERT: And she
21 hasn't yelled at us.

22 CHAIRMAN JARRETT: No, not once.

23 So any questions, comments, anybody have
24 any issues/concerns with that, before I confirm

1 with the Village manager's office that we are good
2 to go for that?

3 And then just a reminder, I think we all
4 do have APA membership, as commissioners. You can
5 talk to maybe Marc. I don't know if he knows
6 about that, I think, or you can talk to Pat, but
7 it gives you access to a number of good resources.

8 And if that's not in place, then I want
9 to talk to you, Marc, about getting that in place,
10 because Consuelo and I talked about that and we
11 had done that in the past. But I think Pat told
12 me it was in place but I don't know if information
13 about that was ever distributed.

14 MR. McLAUGHLIN: That and it's an
15 annual dues.

16 CHAIRMAN JARRETT: Yes.

17 MR. McLAUGHLIN: So I will confirm
18 that it is continuing.

19 CHAIRMAN JARRETT: And the other
20 thing is I would -- I will save that for another
21 meeting.

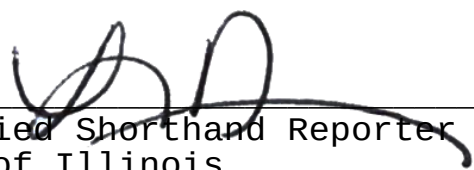
22 Does anybody else have any comments
23 before we close out; otherwise we will get out of
24 here?

1 COMMISSIONER LUEDTKE: No.
2 CHAIRMAN JARRETT: All right.
3 Motion to adjourn?
4 COMMISSIONER LUEDTKE: So moved.
5 COMMISSIONER SHLENSKY: So moved.
6 COMMISSIONER HOFSTRA: Second.
7 CHAIRMAN JARRETT: Seconded. We
8 are adjourned.
9 (Proceedings adjourned at
10 8:10 p.m.)
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

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

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 28th day of October, 2022.

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

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