

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

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

**Planning and Zoning Commission**

**February 13, 2025**

**7:30 PM**

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Chairman Jason Jarrett

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

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
  - a. Minutes of December 12, 2024
- 3. Public Hearing - New Business**
  - a. PZ-25-02 - 600 N. Villa - Special Use for Vehicle Body and Paint Finishing Shop
- 4. 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.

**Village of Villa Park**  
**Planning and Zoning Commission**  
**December 12 ,2004**

**I. CALL TO ORDER BY THE CHAIRMAN**

Chairman Jarrett called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

**II. ROLL CALL AND DECLARATION OF A QUORUM**

**Present:** Commissioners LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Orłowski  
Chairman Jarrett

**Absent:** Commissioners Jackson, Romano

**Sworn In:** Community/Economic Development Director Marc McLaughlin,  
Community Development Deputy Director Michelle House, Village President Nick  
Cuzzone, Community members Ann and Kurt Pettinger

A Quorum was present.

**III. MINUTES OF THE SEPTEMBER 12,2024 and NOVEMBER 14,2024 MEETING**

Commissioner Orłowski moved to approve the minutes from September 12,  
2024, and November 14, 2024, as presented.

The Motion was seconded by Commissioner Hofstra.

On roll call:

**AYES:** Commissioners LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Orłowski  
Chairman Jarrett (7)

**NAYS:** None (0)

The motion carried.

**IV. New Business**

a. PZ-24-22/340 S Wisconsin Avenue/Variation/Petitioner: Anne Pettinger.

Michelle House summarized that the Petitioner is requesting approval of a variation for a deck in the front yard setback. The proposed deck extends 6.0 feet from the front building facade and would extend into the front yard setback by 3.83 feet, leaving an overall front yard setback of 26.17 feet. In May a permit was issued to remove and replace siding. The existing deck was removed to complete the siding work.

Commissioner Luedtke stated that this was the third project that comes across with this issue. He assumes that we will take it into consideration and clear up and add definitions.

Michelle House said she would be happy to look into this.

Commissioner Shlensky said that he would support by text amendment for staff to address immediately.

Commissioner Shlensky asked how the homeowners got into the house currently?

Anne Pettinger said by using janky stairs.

Commissioner Shlensky asked how long is the siding?

Anne Pettinger responded to the ground.

Commissioner Shlensky asked is the deck covered below?

Anne Pettinger responded yes, so animals do not get in.

Commissioner LeMieux said this is a precedence on the block, with three other homes it makes the property look attractive.

Chairman Jarrett would like to clarify that each variance must be considered separately and cannot be considered a precedence and must stand on its own.

### **Motion**

Commissioner Shlensky moved to recommend approval of PZ-24-22 for a Variation for a deck within the front yard setback as shown in exhibit A located at 340 S Wisconsin Avenue.

The motion was seconded by Commissioner Hofstra.

On Roll Call:

AYES: Commissioners LeMieux, Luedtke, Hofstra, Calvert, Shlensky, Orlowski, Chairman Jarrett (7)

NAYS: None (0)

ABSTAIN: None (0)

The motion carried.

### **V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Michelle House said that we are waiting to see if there is an agenda for January's meeting.

Commissioner Orlowski requested that in the future the board would need some kind of drawings showing information about what they are voting on.

Commissioner Calvert said that they had a phase that they got a few packets that were incomplete. He did not see this from this packet, but more information is better.

## **VI. ADJOURNMENT**

### **Motion**

Motion to Adjourn made by Commissioner Orlowski.

Seconded by Commissioner Hofstra.

Voice vote:

AYES have it.





# Village of Villa Park

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

**TO:** Planning & Zoning Commission  
**FROM:** Community & Economic Development Department  
**DATE:** February 13, 2025  
**RE:** **Petition PZ-25-02 | 600 N Villa Avenue | Special Use for a Vehicle Body and Paint Finishing Shop**

PETITIONER	OWNER
Wladyslaw Chlebek 16221 S. Regents Road Homer Glen, IL 60491	Tomasz Rzedzian 2233 N. West Street River Grove, IL 60171

### Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Special Use for Vehicle Body and Paint Finishing Shop within the M-1 Light Industrial District.

### Background

The Subject Property includes a large industrial building with ample parking. A Vehicle Body and Paint Finishing Shop for a trailer truck repair company proposes to occupy tenant space B. Paint Finishing will not be done onsite therefore no spray booth is needed.

### Site Information

Present Zoning: Light Industrial District – M-1  
Present Land Use: Industrial  
Property Size: 8.26 acres  
PINs: 06-03-107-017

### Surrounding Zoning

North: Light Industrial District – M-1  
West: Light Industrial District – M-1  
East: Unincorporated  
South: Residential Single - Dwelling District – RS-7.5

### Surrounding Land Use

Industrial  
Industrial  
Industrial  
Residential

### Comprehensive Plan Designation – Corridor Mixed Use

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

### Zoning Request

The Petitioner is requesting approval of a Special Use to allow a Vehicle Body and Paint Finishing Shop within the existing multi-tenant building.

### Internal Staff Review

#### Special Use

The Zoning Ordinance specifically allows for the right to request a Special Use for Vehicle Body and Paint Finishing Shop in the M-1 zoning district per Table 6-1: Use Table. The Commission should consider whether the proposed use is appropriate and whether any conditions of operation may be necessary to mitigate any

otherwise potential negative impacts. Section 11.4.11. of the Zoning Ordinance requires that any expansion of uses or facilities that qualifies as a major amendment must be reviewed through the Special Use process.

#### Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
  - a. The proposed business would be within the existing building and covered storage area. The current configuration for “Tenant B” includes a portion of the existing building and a storage area that is fenced and has a roof. For additional details see Exhibit A.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
  - a. No changes to the building scale are proposed as part of the Special Use application.
3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
  - a. No changes to the façade are proposed as part of the Special Use application.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
  - a. No additional lot coverage is proposed for the Special Use application.
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
  - a. The proposed tenant would utilize the designated “tenant B” parking lot on the west side of the property. An access gate will separate the public parking area from the trailer repair parking area.
6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
  - a. The proposed site plan would include 6 auto stalls and 31 trailer truck stalls.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
  - a. No additional landscaping would be installed as part of the Special Use application.
8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
  - a. No signage is currently proposed for the proposed vehicle body use.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
  - a. No changes are proposed to the existing site illumination.
10. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant’s development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

#### **Findings**

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- A.** That the proposed use or activity is expressly authorized as a Special Use;  
**Petitioner’s Response:** *In the M-1 Zoning District a Special Use is required for trailer repair use.*

- B. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

**Petitioner's Response:** *This proposed use is important in this location as this place is in a busy area and has enough room for our operations.*

- C. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

**Petitioner's Response:** *We will not violate any rules pertaining to health, safety, or general welfare of the persons residing in this area.*

- D. That approval of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

**Petitioner's Response:** *There will be no differences in our service to the people around the area.*

- E. That the proposed Special Use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and

**Petitioner's Response:** *The proposed Special Use will be served with all adequate utilities, roads, parking, and other necessary facilities.*

- F. That the proposed Special Use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

**Petitioner's Response:** *Every service will comply with all regulations as stated.*

### **Notification**

Legal Notice was published in the Daily Herald on January 28, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

### **Staff Recommendation**

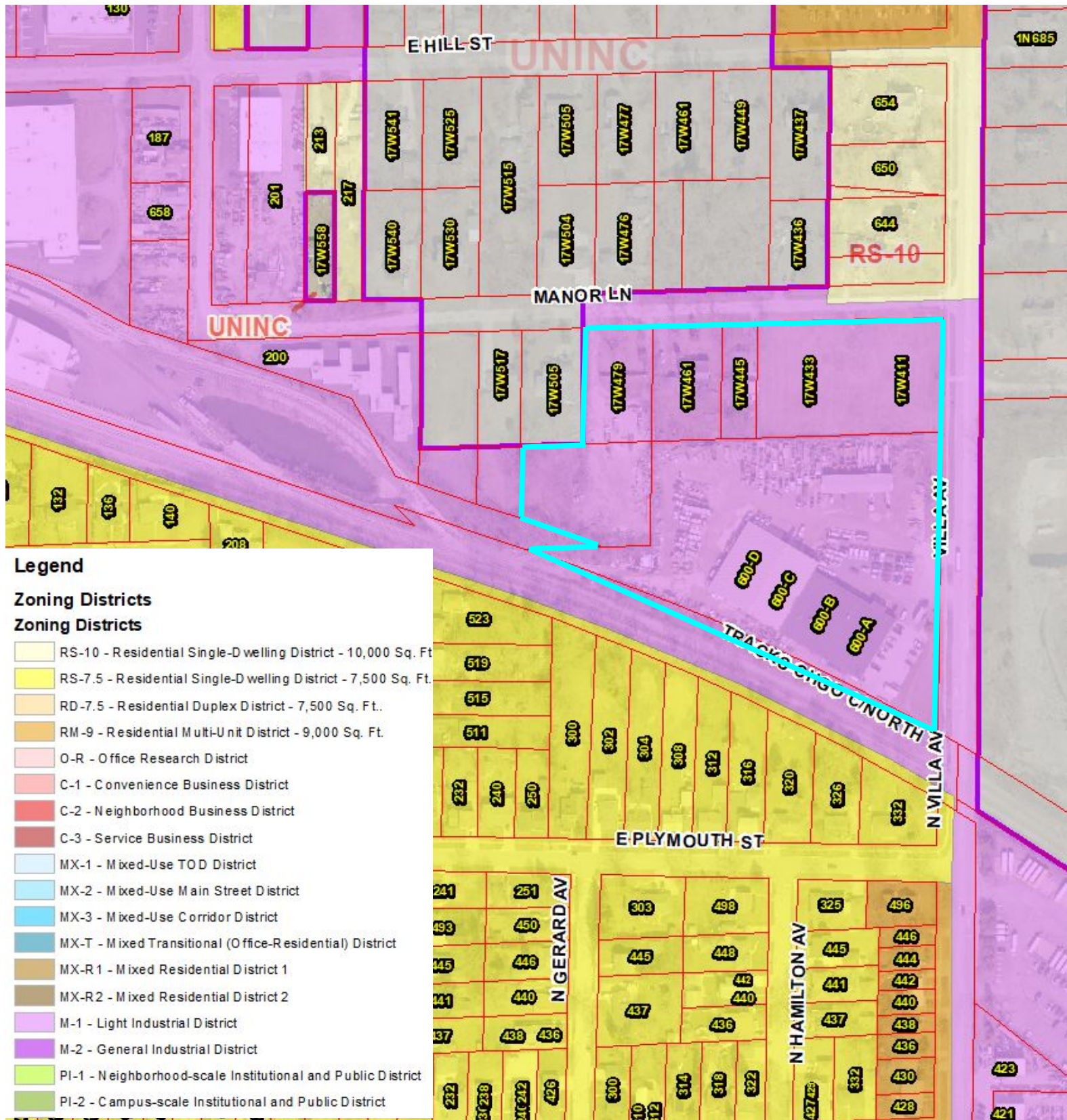
Village staff has reviewed the petition and is supportive of the request.

### **Recommended Action**

*To recommend approval of PZ-25-02 for a Special Use for Vehicle Body and Paint Finishing Shop as shown in Exhibit A located at 600 N Villa Avenue "Tenant B" for Pro-Fix Trailer Repair Inc.*

### **Exhibit List**

- A. Site Plan



**Legend**

**Zoning Districts**

**Zoning Districts**

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

1/29/2025 8:41 AM - Z:\Projects\2022\3066.00-IL\312 - ENGINEERING\FINAL\EXHIBITS\3066.00-IL\_TENANT AREA EXHIBIT (2025-28-01).dwg

### SITE DATA

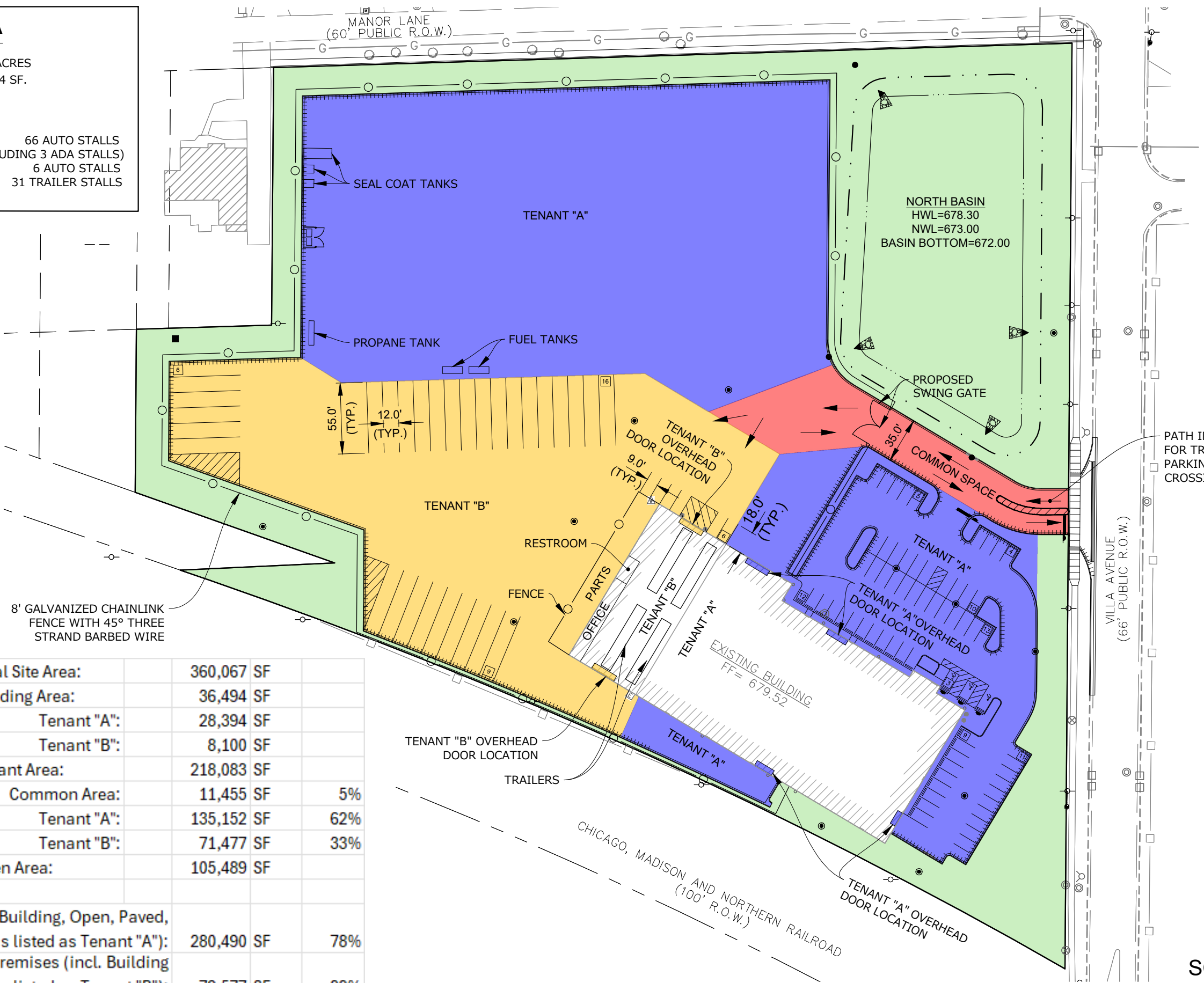
SITE AREA: 8.266 ACRES  
 EXISTING BUILDING FOOTPRINT: ±36,494 SF.

#### PARKING PROVIDED

TENANT A AUTO: 66 AUTO STALLS (INCLUDING 3 ADA STALLS)  
 TENANT B AUTO: 6 AUTO STALLS  
 TENANT B TRAILER: 31 TRAILER STALLS

### LEGEND

- COMMON SPACE
- TENANT "A"
- TENANT "B"
- OPEN SPACE
- TENANT "A" OVERHEAD DOOR
- TENANT "B" OVERHEAD DOOR



8' GALVANIZED CHAINLINK FENCE WITH 45° THREE STRAND BARBED WIRE

PATH INDICATES THE ROUTE FOR TRAILER ENTRY AND PARKING ON SITE, WITHOUT CROSSING INTO TENANT A.

Total Site Area:	360,067 SF	
Building Area:	36,494 SF	
Tenant "A":	28,394 SF	
Tenant "B":	8,100 SF	
Tenant Area:	218,083 SF	
Common Area:	11,455 SF	5%
Tenant "A":	135,152 SF	62%
Tenant "B":	71,477 SF	33%
Open Area:	105,489 SF	
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Tenant "A" Premises (incl. Building, Open, Paved, Common Area and all other areas listed as Tenant "A"):	280,490 SF	78%
Tenant "B" Premises (incl. Building and all other areas listed as Tenant "B"):	79,577 SF	22%



SCALE: 1"=80'