

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

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

Planning and Zoning Commission

October 10, 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 09-12-19.pdf](#)

[Minutes PZ-18-0002 09-12-19.pdf](#)

[Minutes PZ-19-0007 09-12-19.pdf](#)

[Minutes PZ-19-0008 09-12-19.pdf](#)

5. Business

Petition 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 East North Avenue, Petitioner, George Benes. Petition PZ-19-0010 Variance to improve a driveway for property without a garage for property located at 710 South Princeton Avenue, Petitioner, Frank LaGambina. Petition PZ-18-0002 Amendment to PUD at the Pride of Villa Park BP located at 151 West North Avenue to add three high speed diesel pumps, Petitioner, Dan Soltis. Petition PZ-19-0008 Amendment to PUD adding approximately 22,000 additional square feet to the existing shopping center for property located at 102 West Roosevelt Road, Petitioner, Mehran Farahmandpour.

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: October 10, 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 09-12-19.pdf](#)

[Minutes PZ-18-0002 09-12-19.pdf](#)

[Minutes PZ-19-0007 09-12-19.pdf](#)

[Minutes PZ-19-0008 09-12-19.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
September 12, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. BENJAMIN KESKIC

4 MR. DOMINICK ROMANO

5 MR. JACK LANENGA

6 MR. ROBIN WHITEHURST

7 MR. MIKE ORLOWSKI

8 MR. EDWARD HOFSTRA

9 MR. KEN JACKSON

10

11

12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14

15

16

17

18

19

20

21

22

Village of Villa Park Planning & Zoning Commission
September 12, 2019

3

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

4 Keskie.

5 COMMISSIONER KESKIC: Here.

6 CHAIRMAN JARRETT: Hofstra.

7 COMMISSIONER HOFSTRA: Here.

8 CHAIRMAN JARRETT: Romano.

9 COMMISSIONER ROMANO: Here.

10 CHAIRMAN JARRETT: Lanenga.

11 COMMISSIONER LANENGA: Here.

12 CHAIRMAN JARRETT: Orłowski.

13 COMMISSIONER ORŁOWSKI: Here.

14 CHAIRMAN JARRETT: Calvert.

15 (Whereupon, there was no response.)

16 CHAIRMAN JARRETT: Jackson.

17 (Whereupon, there was no response.)

18 CHAIRMAN JARRETT: Whitehurst.

19 COMMISSIONER WHITEHURST: Here.

20 CHAIRMAN JARRETT: All right. We have a
21 quorum.

22 First item on our agenda is public

1 comments on agenda items. If you need to leave, and
2 you've got a comment you want to make now, now is
3 the time to do it. Otherwise, we'll come back to
4 those as we go through each agenda item. Anyone
5 wish to speak now?

6 Approval of minutes. I'd entertain a
7 motion to approve the minutes of 8/8/19.

8 COMMISSIONER HOFSTRA: So moved.

9 COMMISSIONER LANENGA: Support.

10 CHAIRMAN JARRETT: Motion and second. All in
11 favor.

12 (Whereupon, there was a collective
13 aye response from the Commission.)

14 CHAIRMAN JARRETT: Minutes are approved.

15 All right. We're going to move into the
16 first order of business, which will be Petition
17 PZ-19-0007. The way our agenda works is we will
18 start with presentation by the petitioner, then
19 Staff input, public participation and questions will
20 follow that, questions from the Commission, and then
21 petitioner will have a chance to make final
22 comments, and then we will go into our discussion

1 and a motion, if we get to that point this evening.

2 If you're wishing to speak tonight as a
3 member of the public or on an agenda item, I would
4 ask that you stand up now and be sworn by the court
5 reporter, and then state your name and address for
6 record as you speak.

7 (Whereupon, the witnesses were sworn
8 in under oath.)

9 (Whereupon, the public hearings were
10 held.)

11 CHAIRMAN JARRETT: All right. Any public
12 comments on non-agenda items or Village Board
13 liaison comments? Seeing none, any Commissioner
14 comments.

15 COMMISSIONER ORLOWSKI: I have some comments.

16 CHAIRMAN JARRETT: Mike has some comments.

17 COMMISSIONER ORLOWSKI: The last three -- the
18 last three agenda items that we approved on signs
19 for the library, the high school, those all passed
20 the Board. They approved them. I go to the Board
21 meetings whenever there's anything of ours on the
22 agenda to see if there's any questions or anything

1 that is brought up. Other than that, that was my
2 comments.

3 COMMISSIONER LANENGA: They must have approved
4 the apartments on Kenilworth as well.

5 CHAIRMAN JARRETT: Okay. Any other
6 Commissioner comments? Staff comments?

7 MR. GRILL: Yes. I have been in contact with
8 the church right across the street. You may be
9 familiar with that.

10 CHAIRMAN JARRETT: You don't need to show me
11 that picture. I'm very familiar with it.

12 MR. GRILL: I have a proposal from them, and I
13 apologize I forgot to bring it, but they would wrap
14 the front and the side with a six-foot vinyl fence
15 to match the color of the front of the church, that
16 dark brown.

17 Additionally, the HVAC ducting, which is a
18 bright silver right now, they can put a material
19 over it and paint it, again, to match the color of
20 the fence, and then put landscaping in front of that
21 fence. And, additionally, one of the four trees
22 that they have to put on the site would go right in

1 front of that fence, in the middle of the setback,
2 you know. And they would do that on both units.

3 CHAIRMAN JARRETT: This is an honest question.
4 How did that get approved like that?

5 MR. GRILL: Well, when they did all of the
6 study for the whole church, I mean, you know, they
7 wanted to do the addition, and they focused on that
8 first, but then they -- in doing that, in addressing
9 the HVAC for the entire building, it became
10 necessary to do -- to put in a new HVAC system for
11 the church area itself, and because of the codes and
12 the way the existing church was, this was the only
13 way they could engineer it to code.

14 CHAIRMAN JARRETT: I'm not doubting that that's
15 what they said, but I find that difficult to
16 believe. That might have been the only inexpensive
17 way to do it.

18 MR. GRILL: Well, yeah. Yes.

19 COMMISSIONER WHITEHURST: There's the key word.

20 CHAIRMAN JARRETT: But just off the top of my
21 head, I could think of two or three or four other
22 ways to do it. Put it back or below or the roof of

1 the addition.

2 COMMISSIONER WHITEHURST: So did that come in
3 with the permit for the addition? Were those the
4 permit drawings, or was it a separate permit, or --

5 MR. GRILL: It came in as an amendment to the
6 permit that they pulled for the expansion, yes.

7 COMMISSIONER WHITEHURST: Okay. But, you know,
8 as far as the ordinance that specifically require,
9 you know, mechanical equipment to --

10 CHAIRMAN JARRETT: It does.

11 MR. GRILL: No. Only rooftops.

12 COMMISSIONER WHITEHURST: Only rooftops.

13 MR. GRILL: Yes.

14 CHAIRMAN JARRETT: It includes screening stuff
15 at the ground with materials, and that is -- those
16 ducts are clearly on the roof. That is rooftop
17 mechanical.

18 MR. GRILL: Yes.

19 COMMISSIONER WHITEHURST: Really, to me, this
20 is almost like no ground mounted equipment, or, you
21 know, roof mounted equipment that's on a primary
22 facade. Something like that, being able to talk

1 about, you know, the main public way, because that's
2 -- I agree. There could have been multiple ways for
3 them to do HVAC. They're just saying -- yeah,
4 inexpensively is the word.

5 CHAIRMAN JARRETT: And my comment could be, so
6 there are things in there that very specifically
7 talk about how they have to be screened, et cetera,
8 on the ground, but in the -- that's in an MX
9 District. Our MX District has design guidelines
10 that require them to use materials that are
11 substantially similar to other integral materials in
12 the design. One would argue that a vinyl fence and
13 brown paint is not an integral material to the
14 building.

15 COMMISSIONER WHITEHURST: Yeah. But we also
16 don't want them to use that yellow and red.

17 CHAIRMAN JARRETT: No. Those colors are even
18 worse. I think the interesting thing is does it
19 come in -- if that special use had come in -- if the
20 permit had come in under the new ordinance, we would
21 have had more control of those colors --

22 COMMISSIONER WHITEHURST: Yeah. We tried.

1 CHAIRMAN JARRETT: -- under the design
2 guidelines.

3 COMMISSIONER WHITEHURST: We made suggestions.

4 CHAIRMAN JARRETT: Staff would have at least --
5 maybe not come before us, but Staff would have had
6 more input.

7 MR. GRILL: What if the fence had the same
8 detail as the front of the --

9 COMMISSIONER WHITEHURST: Just personally, I
10 wouldn't try to -- I think making it brown and
11 hiding it with plantings is about the only thing you
12 can do at this time, at this point. If they're
13 saying, no, we're not changing the ducts.

14 CHAIRMAN JARRETT: Yeah. That's the part that
15 gets me.

16 COMMISSIONER WHITEHURST: That's the part
17 that's really --

18 CHAIRMAN JARRETT: The units need to be
19 screened. But even if they were just sitting there
20 and the duct went into the side of the building, you
21 wouldn't really notice it with some landscaping, but
22 those steel sheet metal ducts on the roof, yeah.

1 COMMISSIONER WHITEHURST: So did they give you
2 a drawing?

3 MR. GRILL: Yes. I'll forward them out to
4 everybody tomorrow morning first thing.

5 COMMISSIONER WHITEHURST: Yeah. So does the
6 Village have -- you know, can we say, you know, you
7 have to do this or we're not going to give you
8 finality occupancy? I mean, do you have that kind
9 of power to say --

10 MR. GRILL: To say --

11 COMMISSIONER WHITEHURST: -- you need to do
12 some kind of -- if we can come up with some
13 agreement to alterations to that installation,
14 through screening or whatever, do we have the
15 ability to hold up their occupancy until they make
16 the corrections?

17 MR. GRILL: Yes. And they will entertain any,
18 you know, reasonable request that we come up with,
19 aside from actually disassembling them and moving
20 them somewhere else.

21 COMMISSIONER ORLOWSKI: There my idea went.

22 COMMISSIONER WHITEHURST: I don't know what

1 those ducts are doing and where they're going to,
2 but if they could go in -- I think there's a little
3 bit of a window underneath that. The roof and then
4 the base.

5 CHAIRMAN JARRETT: There is. And not only
6 that --

7 COMMISSIONER WHITEHURST: Can they go slip in
8 there and not be on the roof, and then maybe build a
9 fence, and then we're never going to see anything?

10 CHAIRMAN JARRETT: There's a giant addition to
11 the west that they're already putting HVAC on top of
12 that they could have used to penetrate their roof
13 from up there where nobody could see it. It just
14 wasn't thought out at all.

15 COMMISSIONER ORLOWSKI: I actually thought
16 whenever we were speaking of the HVAC that was going
17 on the new building that that was going to be for
18 the whole thing.

19 MR. GRILL: Right. And I think that's where
20 the disconnect was.

21 COMMISSIONER WHITEHURST: Yeah.

22 CHAIRMAN JARRETT: Or they didn't --

1 COMMISSIONER WHITEHURST: They certainly didn't
2 show that on their elevations.

3 MR. GRILL: No.

4 CHAIRMAN JARRETT: It's also possible that they
5 had existing HVAC in the new building and they had
6 failures or whatever it is.

7 COMMISSIONER WHITEHURST: Yeah. It's very
8 possible. So you're going to send us a drawing.

9 MR. GRILL: Yeah. I'll send you one first
10 thing in the morning.

11 CHAIRMAN JARRETT: Any other Staff comments?

12 MR. GRILL: Only to say that right now we have
13 two petitions for next month. A variance for a
14 house, a driveway width, I think is what the
15 variation is for, and then for an accessory
16 structure on North Avenue. The old Savi Motors,
17 that blue building. Midland Plumbing is moving in
18 there, and they want to be able to put a building in
19 the back that they can store salt in, so --

20 CHAIRMAN JARRETT: All right. Motion to
21 adjourn.

22 COMMISSIONER LANENGA: So moved.

Village of Villa Park Planning & Zoning Commission
September 12, 2019

14

1 CHAIRMAN JARRETT: All in favor.

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

4 CHAIRMAN JARRETT: We're adjourned.

5 (Whereupon, the meeting was
6 adjourned.)

7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22

15

2 | COUNTY OF DU PAGE)



MARY FAILLO, CSR, RPR

Village of Villa Park Planning & Zoning Commission
September 12, 2019

16

A ability 11:15 able 8:22 13:18 above-entitled 15:12 accessory 13:15 addition 7:7 8:1 8:3 12:10 additionally 6:17,21 address 5:5 addressing 7:8 adjourn 13:21 adjourned 14:4 14:6 agenda 3:22 4:1 4:4,17 5:3,18 5:22 agree 9:2 agreement 11:13 alterations 11:13 amendment 8:5 apartments 6:4 apologize 6:13 Approval 4:6 approve 4:7 approved 4:14 5:18,20 6:3 7:4 Ardmore 1:18 area 7:11 argue 9:12 aside 11:19 Avenue 1:18 13:16 aye 4:13 14:3 B back 4:3 7:22 13:19 base 12:4 believe 7:16 BENJAMIN 2:3	bit 12:3 blue 13:17 Board 2:1 5:12 5:20,20 14:3 bright 6:18 bring 6:13 brought 6:1 brown 6:16 9:13 10:10 build 12:8 building 7:9 9:14 10:20 12:17 13:5,17 13:18 business 4:16 C C.S.R 1:20 15:5 call 3:1,3 Calvert 3:14 cause 15:12 certainly 13:1 certify 15:7 cetera 9:7 Chairman 2:2 3:1,6,8,10,12 3:14,16,18,20 4:10,14 5:11 5:16 6:5,10 7:3 7:14,20 8:10 8:14 9:5,17 10:1,4,14,18 12:5,10,22 13:4,11,20 14:1,4 chance 4:21 changing 10:13 church 6:8,15 7:6,11,12 clearly 8:16 code 7:13 codes 7:11 collective 4:12 14:2	color 6:15,19 colors 9:17,21 come 4:3 8:2 9:19,19,20 10:5 11:12,18 comment 4:2 9:5 comments 4:1 4:22 5:12,13 5:14,15,16 6:2 6:6,6 13:11 Commission 1:1 1:6,16 3:3 4:13 4:20 15:9 Commissioner 3:5,7,9,11,13 3:19 4:8,9 5:13 5:15,17 6:3,6 7:19 8:2,7,12 8:19 9:15,22 10:3,9,16 11:1 11:5,11,21,22 12:7,15,21 13:1,7,22 Community 2:13 complete 15:14 conditions 15:10 contact 6:7 control 9:21 correct 15:13 corrections 11:16 County 15:2,6 15:10 court 5:4 15:10 CSR 15:19 D dark 6:16 design 9:9,12 10:1 detail 10:8 Development 2:13	difficult 7:15 Director 2:13 disassembling 11:19 disconnect 12:20 discussion 4:22 District 9:9,9 doing 7:8 12:1 DOMINICK 2:4 doubting 7:14 drawing 11:2 13:8 drawings 8:4 driveway 13:14 Du 15:2,7 duct 10:20 ducting 6:17 ducts 8:16 10:13 10:22 12:1 duly 15:6 E E 1:20 EDWARD 2:8 elevations 13:2 engineer 7:13 entertain 4:6 11:17 entire 7:9 15:14 equipment 8:9 8:20,21 et 9:7 evening 5:1 everybody 11:4 existing 7:12 13:5 expansion 8:6 F facade 8:22 FAILLO 1:20 15:5,19 failures 13:6 familiar 6:9,11	far 8:8 favor 4:11 14:1 fence 6:14,20,21 7:1 9:12 10:7 12:9 final 4:21 finality 11:8 find 7:15 first 3:22 4:16 7:8 11:4 13:9 focused 7:7 follow 4:20 foregoing 15:13 forgot 6:13 forth 15:15 forward 11:3 four 6:21 7:21 front 6:14,15,20 7:1 10:8 G giant 12:10 give 11:1,7 go 4:4,22 5:20 6:22 12:2,7 going 4:15 11:7 12:1,9,16,17 13:8 GRILL 2:13 6:7 6:12 7:5,18 8:5 8:11,13,18 10:7 11:3,10 11:17 12:19 13:3,9,12 ground 8:15,20 9:8 guidelines 9:9 10:2 H Hall 1:16 head 7:21 hearing 15:12 hearings 5:9
---	---	--	--	--

Village of Villa Park Planning & Zoning Commission
September 12, 2019

17

held 5:10 hereinabove 15:15 hiding 10:11 high 5:19 Hofstra 2:8 3:6 3:7 4:8 hold 11:15 honest 7:3 house 13:14 HVAC 6:17 7:9 7:10 9:3 12:11 12:16 13:5 I idea 11:21 Illinois 1:18,22 15:1,6 includes 8:14 inexpensive 7:16 inexpensively 9:4 input 4:19 10:6 installation 11:13 integral 9:11,13 interesting 9:18 item 3:22 4:4 5:3 items 4:1 5:12 5:18 J JACK 2:5 Jackson 2:9 3:16 JARRETT 2:2 3:1,6,8,10,12 3:14,16,18,20 4:10,14 5:11 5:16 6:5,10 7:3 7:14,20 8:10 8:14 9:5,17 10:1,4,14,18 12:5,10,22 13:4,11,20	14:1,4 JASON 2:2 K KEN 2:9 Kenilworth 6:4 Keskic 2:3 3:4,5 key 7:19 kind 11:8,12 know 7:2,6 8:7,9 8:21 9:1 11:6,6 11:18,22 L landscaping 6:20 10:21 Lanenga 2:5 3:10,11 4:9 6:3 13:22 leave 4:1 liaison 5:13 library 5:19 little 12:2 M main 9:1 making 10:10 MARY 1:20 15:5,19 match 6:15,19 material 6:18 9:13 materials 8:15 9:10,11 MATTER 1:3 mean 7:6 11:8 mechanical 8:9 8:17 meeting 1:4,6 3:1 14:5 meetings 5:21 member 5:3 MEMBERS 2:1 metal 10:22	middle 7:1 Midland 13:17 Mike 2:7 5:16 minutes 1:4 4:6 4:7,14 month 13:13 morning 11:4 13:10 motion 4:7,10 5:1 13:20 Motors 13:16 mounted 8:20 8:21 move 4:15 moved 4:8 13:22 moving 11:19 13:17 multiple 9:2 MX 9:8,9 N name 5:5 necessary 7:10 need 4:1 6:10 10:18 11:11 never 12:9 new 7:10 9:20 12:17 13:5 non-agenda 5:12 North 13:16 notice 10:21 O oath 5:8 occupancy 11:8 11:15 Okay 6:5 8:7 old 13:16 order 3:3 4:16 ordinance 8:8 9:20 Orlowski 2:7 3:12,13 5:15	5:17 11:21 12:15 P P.M 1:7 Page 15:2,7 paint 6:19 9:13 Park 1:1,14,16 1:18 3:2 15:8 part 10:14,16 participation 4:19 passed 5:19 PATRICK 2:13 penetrate 12:12 permit 8:3,4,4,6 9:20 personally 10:9 Petition 4:16 petitioner 4:18 4:21 petitions 13:13 picture 6:11 place 15:15 Planning 1:1,6 1:14 3:2 15:8 plantings 10:11 Plumbing 13:17 point 5:1 10:12 possible 13:4,8 power 11:9 PRESENT 2:1 2:12 presentation 4:18 primary 8:21 proceedings 1:12 15:11 proposal 6:12 public 3:22 4:19 5:3,9,11 9:1 15:12 pulled 8:6 put 6:18,20,22	7:10,22 13:18 putting 12:11 PZ-19-0007 4:17 Q qualified 1:20 15:6 question 7:3 questions 4:19 4:20 5:22 quorum 3:21 R really 8:19 10:17 10:21 reasonable 11:18 record 5:6 red 9:16 regular 1:4,6 3:1 report 15:14 reported 15:10 reporter 5:5 Reporters 15:10 request 11:18 15:7 require 8:8 9:10 response 3:15,17 4:13 14:3 right 3:20 4:15 5:11 6:8,18,22 12:19 13:12,20 ROBIN 2:6 roll 3:3 Romano 2:4 3:8 3:9 roof 7:22 8:16 8:21 10:22 12:3,8,12 rooftop 8:16 rooftops 8:11,12 RPR 15:19 S
--	--	--	--	--

Village of Villa Park Planning & Zoning Commission
September 12, 2019

18

salt 13:19 Savi 13:16 saying 9:3 10:13 school 5:19 screened 9:7 10:19 screening 8:14 11:14 second 4:10 see 5:22 12:9,13 Seeing 5:13 send 13:8,9 separate 8:4 SEPTEMBER 1:7 set 15:15 setback 7:1 sheet 10:22 shorthand 15:11 show 6:10 13:2 side 6:14 10:20 signs 5:18 silver 6:18 similar 9:11 site 6:22 sitting 10:19 six-foot 6:14 slip 12:7 South 1:18 speak 4:5 5:2,6 speaking 12:16 special 9:19 specifically 8:8 9:6 SS 15:1 Staff 4:19 6:6 10:4,5 13:11 stand 5:4 start 3:3 4:18 state 1:20 5:5 15:1,6 steel 10:22 store 13:19	street 6:8 structure 13:16 study 7:6 stuff 8:14 subject 15:9 substantially 9:11 suggestions 10:3 Support 4:9 sworn 5:4,7 system 7:10 T taken 1:12,16 15:11,14 talk 8:22 9:7 terms 15:9 testimony 1:12 15:11,14 thing 9:18 10:11 11:4 12:18 13:10 things 9:6 think 7:21 9:18 10:10 12:2,19 13:14 thought 12:14 12:15 three 5:17,18 7:21 time 4:3 10:12 15:15 tomorrow 11:4 tonight 5:2 top 7:20 12:11 transcript 15:13 trees 6:21 tried 9:22 true 15:13 try 10:10 two 7:21 13:13 U underneath 12:3	units 7:2 10:18 use 9:10,16,19 usual 15:9 V variance 13:13 variation 13:15 Villa 1:1,14,16 1:18 3:2 15:8 Village 1:1,14,16 3:2 5:12 11:6 15:8 vinyl 6:14 9:12 W want 4:2 9:16 13:18 wanted 7:7 wasn't 12:14 way 4:17 7:12 7:13,17 9:1 ways 7:22 9:2 we'll 4:3 we're 4:15 10:13 11:7 12:9 14:4 went 10:20 11:21 west 12:11 Whitehurst 2:6 3:18,19 7:19 8:2,7,12,19 9:15,22 10:3,9 10:16 11:1,5 11:11,22 12:7 12:21 13:1,7 width 13:14 window 12:3 wish 4:5 wishing 5:2 witnesses 5:7 word 7:19 9:4 works 4:17 worse 9:18 wouldn't 10:10	10:21 wrap 6:13 X Y yeah 7:18 9:3,15 9:22 10:14,22 11:5 12:21 13:7,9 yellow 9:16 Z Zoning 1:1,6,14 3:2 15:8 0 084-004565 15:5 1 12 1:7 2 20 1:16 2019 1:7 3 4 5 6 7 7:30 1:7 8 8/8/19 4:7	
---	--	--	---	--

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to Planned)
Unit Development 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
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to Planned)
Unit Development 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
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to Planned)
Unit Development 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
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Amendment to Planned)
Unit Development 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
SEPTEMBER 12, 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.

Village of Villa Park Planning & Zoning Commission
September 12, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. BENJAMIN KESKIC

4 MR. DOMINICK ROMANO

5 MR. JACK LANENGA

6 MR. ROBIN WHITEHURST

7 MR. MIKE ORLOWSKI

8 MR. EDWARD HOFSTRA

9 MR. KEN JACKSON

10

11

12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14

15

16

17

18

19

20

21

22

1 CHAIRMAN JARRETT: The next item of business is
2 Petition PZ-18-0002, amendment to PUD at the Pride
3 of Villa Park BP located at 151 West North Avenue.

4 So we've gone over this a lot over the
5 last few hearings, and I would say, if you want to
6 come up and speak, now is the time to do it. Let's
7 just speak to what's new. Save everybody some time.

8 MR. SOLTIS: All right. Good evening,
9 everybody. I'm Dan Soltis with CIMA Developers.

10 Well, we provided back to Patrick last
11 week a revised plan based off of the recommendations
12 from the Commission last month. One of the biggest
13 recommendations that we heard a couple of times was
14 to blank out and decommission the pumps on the north
15 side of the four northerly dispensers to allow for
16 both lanes with truck traffic, to alleviate some of
17 the concerns from the Commission in regards to the
18 trucks coming in, the cars filling. So we took that
19 back to ownership, really looked at the plan in
20 general, looked at our volume, and we basically
21 decided to concede those four spots of gas fueling
22 for what is our important diesel offer.

1 So the biggest change you see on the site
2 plan in front of you are the revised plans, site
3 traffic movements from WT. I also sent Patrick a
4 revised traffic memorandum which reflects that, and
5 also provided Patrick with what was a revised
6 landscape plan, which shows additional plantings in
7 four different locations. The right-of-way, we
8 added -- I think we had 18 smaller bushes in that
9 last plan. Now we've added 88, or I believe 89
10 low-lying plantings there. We added additional
11 plantings near the main ID sign off of Yale or
12 Harvard. I'm getting those mixed up maybe. So to
13 the west. We added some additional grass plantings
14 also in that cut. And then probably the biggest
15 addition in landscaping is on the southeast corner
16 of the property, the area by our drive through exit,
17 which we -- you see on your plan there, we're open
18 for discussion on that, but we wanted to propose
19 that.

20 Those are our biggest changes. And I'll
21 leave it at that, and kind of go from there.

22 CHAIRMAN JARRETT: All right. Thank you.

1 Staff input. Anything?

2 MR. GRILL: I think petitioner has gone a long
3 way to try to meet the comments that were brought up
4 at the last Commission meeting. He has added quite
5 a bit of landscaping. It has been an improvement.
6 He has proposed to eliminate the pumps on the north
7 side. Those four pumps on the north side of the
8 site. And the engineering has looked at this. They
9 don't have an issue with the curbing in the
10 right-of-way of Yale. All they ask for is a license
11 agreement like you would anybody else who puts an
12 improvement in our right-of-way.

13 Obviously, the PUD plan itself is going to
14 have to be revised if that's what we decide to go
15 with. I don't believe Dan is going to be proposing
16 any additional changes to signage from last month,
17 so that would remain the same.

18 MR. SOLTIS: No. Correct. Right.

19 MR. GRILL: So with that, I would entertain any
20 questions the Commission may have.

21 COMMISSIONER WHITEHURST: I've got a question.
22 So the four pumps, is that equipment getting changed

1 out? What are we going to see there on those four
2 pumps? I see we have two lanes designated for
3 trucks in or out. I mean, you're really intending
4 that those pumps are going to be utilized and the
5 cars would pull up on the south side of this pump.

6 MR. SOLTIS: Correct.

7 COMMISSIONER WHITEHURST: So what do they look
8 like on the other side?

9 MR. SOLTIS: They would be blanked out. So
10 there would be no controls. It would be a -- it
11 would just be a blank --

12 COMMISSIONER WHITEHURST: Okay. Thank you.

13 CHAIRMAN JARRETT: All right. And we don't
14 have the elevations in front of us, but just to
15 clarify, we're looking at the brick -- the brick
16 around the columns that matches the restaurant, and
17 the color of the awning would also match the color
18 of the restaurant?

19 MR. SOLTIS: Correct. Right. The fascia would
20 be the dark bronze, just like the restaurant, and
21 then the columns would be to match the current brick
22 on both convenient store and Taco Urbano restaurant.

1 CHAIRMAN JARRETT: Any other questions?

2 And we are down to just a diesel sign on
3 the west end and -- a diesel sign and then do not
4 enter signs on the east end; is that correct?

5 COMMISSIONER WHITEHURST: It's on both sides.
6 Diesel on both sides.

7 MR. SOLTIS: Both sides. The east and the west
8 sides.

9 CHAIRMAN JARRETT: The reason I asked about
10 those is the original proposed they were actually on
11 the canopy.

12 Any questions at this time for the
13 applicant or for Staff?

14 COMMISSIONER LANENGA: Do you have the verbiage
15 for the motion?

16 MR. GRILL: I'm not comfortable with the motion
17 until I have all documents revised so I can
18 reference a specific document that is complete.

19 COMMISSIONER WHITEHURST: So Staff is looking
20 for one packet, all the necessary documents with a
21 date on it that we can reference on a motion.

22 MR. GRILL: Correct. I would hope that -- what

1 Staff is expecting from the Commission tonight was
2 sort of acceptance that this is what you wanted to
3 see so that the petitioner can prepare all items
4 that reflect tonight's conversations in one packet.

5 CHAIRMAN JARRETT: Any other questions? All
6 right. We'll move into discussion.

7 Briefly, I would just like to thank you
8 for making the effort that you've made to get to
9 this point. I really appreciate that. There were a
10 lot of questions, and I could not have voted in
11 support of it when you came in before. I ultimately
12 will based on what's in front of us now. I'll
13 probably vote in favor of it. So I appreciate that.
14 The additional landscaping will go a long way
15 towards softening what's a very hard site. It's not
16 your fault. That was done 50, 60 years ago
17 probably, but we appreciate that.

18 Any other comments from the Commission?

19 COMMISSIONER ORLOWSKI: Yeah. I have some
20 comments, and mine are positive comments. I'm happy
21 and glad that you went to the effort of taking what
22 we referenced that we'd like to see and put it on

1 paper. I think it will make it really look nice.
2 And if we can get all -- basically, if we can get
3 all the documents together, we'll make the motion to
4 pass with a continuance to the next meeting.

5 COMMISSIONER LANENGA: Agreed.

6 CHAIRMAN JARRETT: Any other comments?

7 All right. Can I have a motion?

8 COMMISSIONER WHITEHURST: Do we need to
9 continue it?

10 MR. GRILL: Well, right.

11 CHAIRMAN JARRETT: Motion to continue, I guess.

12 MR. GRILL: Do you wish to see a design element
13 of the diesel pump that is going to not have
14 anything on it? Do you wish to see a detail on
15 that?

16 COMMISSIONER LANENGA: Not the diesel pumps,
17 the gas pumps.

18 MR. GRILL: I'm talking about the one that
19 they're going to change where you cannot fuel from
20 the north side. Do you wish to see detail for that
21 pump?

22 COMMISSIONER WHITEHURST: I'm confused on what

1 we're -- so we're here, we're reviewing, we're
2 giving the petitioner a good idea. Hey, we think
3 that this is great, go and put together a packet.

4 CHAIRMAN JARRETT: We're continuing this to the
5 next meeting so we can vote.

6 COMMISSIONER ORLOWSKI: But do we want --

7 MR. GRILL: Do you want the petitioner to
8 provide detail on that packet?

9 COMMISSIONER WHITEHURST: In that packet, I
10 think that would be a good idea.

11 CHAIRMAN JARRETT: Yeah. Definitely in the
12 final packet. So we're looking for a motion to
13 continue.

14 COMMISSIONER WHITEHURST: Are we looking at the
15 October meeting?

16 MR. GRILL: Dan, do you think you could have
17 all the documents?

18 MR. SOLTIS: We would need the PUD or the plat,
19 photometric. Yeah. Yes.

20 MR. GRILL: Okay.

21 MR. SOLTIS: Yes.

22 MR. GRILL: And if for some reason you're not

1 ready, we could always just continue it.

2 MR. SOLTIS: What was that date again?

3 MR. GRILL: October 10th.

4 MR. SOLTIS: October 10th.

5 CHAIRMAN JARRETT: And Staff would need to have
6 everything by September 30th; correct?

7 MR. GRILL: Correct.

8 COMMISSIONER WHITEHURST: Motion to continue it
9 to a date certain of October 10th.

10 CHAIRMAN JARRETT: We have a motion. Is there
11 a second?

12 COMMISSIONER ORLOWSKI: Second.

13 CHAIRMAN JARRETT: All in favor.

14 (Whereupon, there was a collective
15 aye response from the Board.)

16 CHAIRMAN JARRETT: Any opposed.

17 (Whereupon, there was no response.)

18 CHAIRMAN JARRETT: Hearing none, we will see
19 you next month. Thank you.

20 MR. SOLTIS: Thank you.

21 (Whereupon, the public hearing was
22 concluded.)

12

2 | COUNTY OF DU PAGE)



MARY FAILLO, CSR, RPR

Village of Villa Park Planning & Zoning Commission
September 12, 2019

13

A above-entitled 12:12 acceptance 8:2 add 1:7 added 4:8,9,10 4:13 5:4 addition 4:15 additional 4:6 4:10,13 5:16 8:14 ago 8:16 Agreed 9:5 agreement 5:11 alleviate 3:16 allow 3:15 amendment 1:5 3:2 anybody 5:11 applicant 7:13 appreciate 8:9 8:13,17 Ardmore 1:18 area 4:16 asked 7:9 Avenue 1:7,18 3:3 awning 6:17 aye 11:15 B back 3:10,19 based 3:11 8:12 basically 3:20 9:2 believe 4:9 5:15 BENJAMIN 2:3 biggest 3:12 4:1 4:14,20 bit 5:5 blank 3:14 6:11 blanked 6:9 Board 2:1 11:15	BP 1:6 3:3 brick 6:15,15,21 Briefly 8:7 bronze 6:20 brought 5:3 bushes 4:8 business 3:1 C C.S.R 1:20 12:5 canopy 7:11 cars 3:18 6:5 cause 12:12 certain 11:9 certify 12:7 Chairman 2:2 3:1 4:22 6:13 7:1,9 8:5 9:6 9:11 10:4,11 11:5,10,13,16 11:18 change 4:1 9:19 changed 5:22 changes 4:20 5:16 CIMA 3:9 clarify 6:15 collective 11:14 color 6:17,17 columns 6:16,21 come 3:6 comfortable 7:16 coming 3:18 comments 5:3 8:18,20,20 9:6 Commission 1:1 1:11,17 3:12 3:17 5:4,20 8:1 8:18 12:9 COMMISSIO... 5:21 6:7,12 7:5 7:14,19 8:19 9:5,8,16,22	10:6,9,14 11:8 11:12 Community 2:13 complete 7:18 12:14 concede 3:21 concerns 3:17 concluded 11:22 conditions 12:10 confused 9:22 continuance 9:4 continue 9:9,11 10:13 11:1,8 continuing 10:4 controls 6:10 convenient 6:22 conversations 8:4 corner 4:15 correct 5:18 6:6 6:19 7:4,22 11:6,7 12:13 County 12:2,6 12:10 couple 3:13 Court 12:10 CSR 12:19 curbing 5:9 current 6:21 cut 4:14 D Dan 3:9 5:15 10:16 dark 6:20 date 7:21 11:2,9 decide 5:14 decided 3:21 decommission 3:14 Definitely 10:11 design 9:12 designated 6:2	detail 9:14,20 10:8 Developers 3:9 Development 1:5 2:13 diesel 1:7 3:22 7:2,3,6 9:13,16 different 4:7 Director 2:13 discussion 4:18 8:6 dispensers 3:15 document 7:18 documents 7:17 7:20 9:3 10:17 DOMINICK 2:4 drive 4:16 Du 12:2,7 duly 12:6 E E 1:20 east 7:4,7 EDWARD 2:8 effort 8:8,21 element 9:12 elevations 6:14 eliminate 5:6 engineering 5:8 enter 7:4 entertain 5:19 entire 12:14 equipment 5:22 evening 3:8 everybody 3:7,9 exit 4:16 expecting 8:1 F FAILLO 1:20 12:5,19 fascia 6:19 fault 8:16 favor 8:13 11:13	filling 3:18 final 10:12 foregoing 12:13 forth 12:15 four 3:15,21 4:7 5:7,22 6:1 front 4:2 6:14 8:12 fuel 9:19 fueling 3:21 G gas 3:21 9:17 general 3:20 getting 4:12 5:22 giving 10:2 glad 8:21 go 4:21 5:14 8:14 10:3 going 5:13,15 6:1,4 9:13,19 good 3:8 10:2,10 grass 4:13 great 10:3 GRILL 2:13 5:2 5:19 7:16,22 9:10,12,18 10:7,16,20,22 11:3,7 guess 9:11 H Hall 1:17 happy 8:20 hard 8:15 Harvard 4:12 heard 3:13 hearing 1:11 11:18,21 12:12 hearings 3:5 hereinabove 12:15 Hey 10:2 high 1:7
--	---	--	--	---

HOFSTRA 2:8 hope 7:22	locations 4:7 long 5:2 8:14 look 6:7 9:1 looked 3:19,20 5:8 looking 6:15 7:19 10:12,14 lot 3:4 8:10 low-lying 4:10	5:6,7 9:20 northerly 3:15	positive 8:20 prepare 8:3 PRESENT 2:1 2:12 Pride 1:6 3:2 probably 4:14 8:13,17 proceedings 1:15 12:11 property 4:16 propose 4:18 proposed 5:6 7:10 proposing 5:15 provide 10:8 provided 3:10 4:5 public 1:11 11:21 12:12 PUD 3:2 5:13 10:18 pull 6:5 pump 6:5 9:13 9:21 pumps 1:8 3:14 5:6,7,22 6:2,4 9:16,17 put 8:22 10:3 puts 5:11 PZ-18-0002 1:6 3:2	reason 7:9 10:22 recommendati... 3:11,13 reference 7:18 7:21 referenced 8:22 reflect 8:4 reflects 4:4 regards 3:17 remain 5:17 report 12:14 reported 12:10 Reporters 12:10 request 12:7 response 11:15 11:17 restaurant 6:16 6:18,20,22 reviewing 10:1 revised 3:11 4:2 4:4,5 5:14 7:17 right 3:8 4:22 5:18 6:13,19 8:6 9:7,10 right-of-way 4:7 5:10,12 ROBIN 2:6 ROMANO 2:4 RPR 12:19
I	M	O	P	S
ID 4:11 idea 10:2,10 Illinois 1:18,22 12:1,6 important 3:22 improvement 5:5,12 input 5:1 intending 6:3 issue 5:9 item 3:1 items 8:3	main 4:11 making 8:8 MARY 1:20 12:5,19 match 6:17,21 matches 6:16 MATTER 1:4 mean 6:3 meet 5:3 meeting 5:4 9:4 10:5,15 MEMBERS 2:1 memorandum 4:4 MIKE 2:7 mine 8:20 mixed 4:12 month 3:12 5:16 11:19 motion 7:15,16 7:21 9:3,7,11 10:12 11:8,10 move 8:6 movements 4:3	Obviously 5:13 October 10:15 11:3,4,9 offer 3:22 Okay 6:12 10:20 open 4:17 opposed 11:16 original 7:10 ORLOWSKI 2:7 8:19 10:6 11:12 ownership 3:19	qualified 1:20 12:6 question 5:21 questions 5:20 7:1,12 8:5,10 quite 5:4	Save 3:7 second 11:11,12 see 4:1,17 6:1,2 8:3,22 9:12,14 9:20 11:18 sent 4:3 September 1:12 11:6 set 12:15 shorthand 12:11 shows 4:6 side 3:15 5:7,7 6:5,8 9:20
J	N	P.M 1:12 packet 7:20 8:4 10:3,8,9,12 Page 12:2,7 paper 9:1 Park 1:1,6,16,17 1:18 3:3 12:8 pass 9:4 Patrick 2:13 3:10 4:3,5 Petition 1:6 3:2 petitioner 5:2 8:3 10:2,7 photometric 10:19 place 12:15 plan 3:11,19 4:2 4:6,9,17 5:13 Planned 1:5 PLANNING 1:1 1:11,16 12:8 plans 4:2 plantings 4:6,10 4:11,13 plat 10:18 point 8:9	ready 11:1 really 3:19 6:3 8:9 9:1	
JACK 2:5 JACKSON 2:9 JARRETT 2:2 3:1 4:22 6:13 7:1,9 8:5 9:6 9:11 10:4,11 11:5,10,13,16 11:18 JASON 2:2				
K				
KEN 2:9 KESKIC 2:3 kind 4:21				
L				
landscape 4:6 landscaping 4:15 5:5 8:14 LANENGA 2:5 7:14 9:5,16 lanes 3:16 6:2 leave 4:21 Let's 3:6 license 5:10 located 1:6 3:3				

Village of Villa Park Planning & Zoning Commission
September 12, 2019

15

sides 7:5,6,7,8	tonight's 8:4	X		
sign 4:11 7:2,3	traffic 3:16 4:3,4			
signage 5:16	transcript 12:13	Y		
signs 7:4	truck 3:16	Yale 4:11 5:10		
site 4:1,2 5:8	trucks 3:18 6:3	Yeah 8:19 10:11		
8:15	true 12:13	10:19		
smaller 4:8	try 5:3	years 8:16		
softening 8:15	two 6:2			
Soltis 3:8,9 5:18		Z		
6:6,9,19 7:7	U	ZONING 1:1,11		
10:18,21 11:2	ultimately 8:11	1:16 12:8		
11:4,20	Unit 1:5			
sort 8:2	Urbano 6:22	0		
south 1:18 6:5	usual 12:9	084-004565 12:5		
southeast 4:15	utilized 6:4			
speak 3:6,7		1		
specific 7:18	V	10th 11:3,4,9		
speed 1:7	verbiage 7:14	12 1:12		
spots 3:21	Villa 1:1,6,16,17	151 1:6 3:3		
SS 12:1	1:18 3:3 12:8	18 4:8		
Staff 5:1 7:13,19	Village 1:1,16,17			
8:1 11:5	12:8	2		
State 1:20 12:1,6	volume 3:20	20 1:17		
store 6:22	vote 8:13 10:5	2019 1:12		
subject 12:9	voted 8:10			
support 8:11		3		
	W	30th 11:6		
T	want 3:5 10:6,7			
Taco 6:22	wanted 4:18 8:2	4		
taken 1:15,17	way 5:3 8:14	5		
12:11,14	we'll 8:6 9:3	50 8:16		
talking 9:18	we're 4:17 6:15			
terms 12:9	10:1,1,1,1,4,12	6		
testimony 1:15	we've 3:4 4:9	60 8:16		
12:11,14	week 3:11			
thank 4:22 6:12	went 8:21	7		
8:7 11:19,20	west 1:6 3:3 4:13	7:30 1:12		
think 4:8 5:2 9:1	7:3,7			
10:2,10,16	WHITEHURST	8		
three 1:7	2:6 5:21 6:7,12	88 4:9		
time 3:6,7 7:12	7:5,19 9:8,22	89 4:9		
12:15	10:9,14 11:8			
times 3:13	wish 9:12,14,20			
tonight 8:1	WT 4:3			

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Variance from sign size)
and masonry monument for) Petition PZ-19-0007
a legal non-conforming)
sign for property)
located at 220 East)
North Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Variance from sign size)
and masonry monument for) Petition PZ-19-0007
a legal non-conforming)
sign for property)
located at 220 East)
North Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Variance from sign size)
and masonry monument for) Petition PZ-19-0007
a legal non-conforming)
sign for property)
located at 220 East)
North Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Variance from sign size)
and masonry monument for) Petition PZ-19-0007
a legal non-conforming)
sign for property)
located at 220 East)
North Avenue.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

Village of Villa Park Planning & Zoning Commission
September 12, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. BENJAMIN KESKIC

4 MR. DOMINICK ROMANO

5 MR. JACK LANENGA

6 MR. ROBIN WHITEHURST

7 MR. MIKE ORLOWSKI

8 MR. EDWARD HOFSTRA

9 MR. KEN JACKSON

10

11

12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14

15

16

17

18

19

20

21

22

1 CHAIRMAN JARRETT: We're going to start with
2 Petition PZ-19-0007. Variance from sign size and
3 masonry monument for a legal non-conforming sign for
4 property located at 220 East North Avenue.
5 Petitioner, Olympik Signs. The petitioner wishes to
6 speak?

7 MR. WHITEHEAD: Yes. Rob Whitehead, owner of
8 Olympik Signs. Here tonight on behalf of Supreme
9 Lobster at, as you mentioned, 220 North Avenue in
10 town here. The sign is existing. It's there now.
11 I'm sure everyone has pictures of it. If not, I
12 have additional copies here.

13 It's a double face sign presently now.
14 We're requesting to remove the lower half reader
15 board and add a electronic message setup. That
16 would be 10 millimeter, full color. Similar to what
17 Coker has, as well as -- I think the Men's Wearhouse
18 or the big and tall, I think, is just one color, but
19 this would be full color unit, 10 millimeter. Great
20 unit. It's a Watchfire unit.

21 Also, we're asking for relief of having to
22 come into conformance with adding a masonry or brick

1 pole cover to hide the existing steel. Presently,
2 the sign does not have that. The owner requests
3 that we don't put that on there. He doesn't like
4 that for the simple fact that we feel it's a cost
5 that shouldn't be given to the owner as well as the
6 visibility. As you're pulling out, if you want to
7 head west and you look to your left, with a solid
8 pole cover, we think that's going to be an issue.
9 So we're asking for relief from that as well that's
10 written in the code.

11 Presently, Coker does not have a full pole
12 cover. I know there was a time where all of a
13 sudden that sign came and was completed with
14 electronic message center. We applied for ours
15 immediately after, but somehow we missed the window
16 of the new code.

17 So Mr. Stramaglia is here, the owner, with
18 Supreme Lobster. And we're asking for relief from
19 both of those situations.

20 CHAIRMAN JARRETT: All right. Thank you.
21 Staff input. Director Grill.

22 MR. GRILL: As you know, we adopted a new

1 zoning code last summer and had a requirement for
2 200 square feet for free standing signs. This sign
3 being 260 square feet exists today as a legal
4 non-conforming. It is typical that when you want to
5 make a change to a legal non-conformity that you
6 bring it into conformance with today's code.

7 We understand that this sign has been in
8 existence for quite a long time and even support
9 changing the manual changeable copy to an electronic
10 reader board. We give petitioners and business
11 owners the ability to have up to 50 percent of their
12 total signage as a manual changeable copy. This is
13 well below that. But, you know, one of the things
14 that we added to the code last year was a
15 requirement that all new freestanding signs have a
16 masonry monument base that's at least 75 percent of
17 the width of the sign.

18 In this particular instance, and you can
19 see from the photos that were submitted, the Staff
20 does not believe that there would be any sight issue
21 with the erection of a monument base on this
22 particular sign. It is certainly well outside of

1 the 30-foot vision triangle that you normally apply
2 to situations like this, and given it's set back off
3 of the curb line from North Avenue. Again, Staff
4 does not feel there would be any sight issues at
5 all.

6 And I do wish to note that the public
7 hearing was properly published in the August 21st,
8 2019 edition of the Daily Herald. And if the Zoning
9 & Planning Commission would find to make a
10 recommendation on this, it would be to approve
11 PZ-19-0007 for a variation pursuant to Section
12 8.6.2.B.1 for an increase in the allowed maximum
13 signage. And if you also wanted to, given the
14 variance on the pole sign, to a variation pursuant
15 to Section 8.2.12 for the continued use of a
16 pre-existing pole sign for a property located at 220
17 East North Avenue. The pin number is 06-16 -- pin
18 number is 03-34-303-026 and 03-34-303-016. I
19 apologize for that. With the following condition.
20 That the proposed sign be developed in accordance
21 with the sign layout prepared by Olympik Signs with
22 a revised date of June 27th, 2019, and that

1 necessary permits are obtained prior to
2 construction. And that's all I have, and I would
3 entertain any questions that the Commission may
4 have.

5 CHAIRMAN JARRETT: All right. Thank you.
6 Anyone from the public wishing to speak on this
7 agenda item? Seeing no one, we will move into
8 questions from the Commission. Any questions? Who
9 would like to start?

10 COMMISSIONER WHITEHURST: I really only have
11 your question.

12 CHAIRMAN JARRETT: Okay.

13 COMMISSIONER WHITEHURST: On the rendering that
14 we have in the packet, the box on the new sign is
15 shown as black, and the original was blue, and I
16 take it the remaining upper sign is going to remain
17 blue in the case.

18 MR. WHITEHEAD: Correct. And if that's an
19 issue, that can definitely be painted.

20 COMMISSIONER WHITEHURST: We think it will tie
21 in, and I think it would be a nice enhancement.

22 MR. WHITEHEAD: Okay.

1 COMMISSIONER WHITEHURST: That's the only
2 question I have.

3 CHAIRMAN JARRETT: Let the record show that
4 Commissioner Jackson arrived at 7:40.

5 Any other questions?

6 Patrick, I do have a question. With our
7 existing ordinance, I know we would require
8 landscaping around the base of a new sign. Does our
9 ordinance require that landscaping on a modified
10 sign?

11 MR. GRILL: I don't think the code is specific
12 on that particular issue.

13 CHAIRMAN JARRETT: Okay. I know the base of
14 this sign is tight, and in a parking lot, and
15 landscaping might not work, but --

16 COMMISSIONER WHITEHURST: I don't think
17 anything is going to live on that.

18 CHAIRMAN JARRETT: No.

19 COMMISSIONER HOFSTRA: Patrick, the ordinance
20 would be to build a monument of brick facade all the
21 way around both poles, up to the base of that sign,
22 or what is the ordinance calling for?

1 MR. GRILL: The ordinance calls for the sign to
2 sit on a masonry monument base, and in this
3 particular instance Staff would just ask that the
4 masonry monument base proceed up to the bottom of
5 the electronic message board.

6 COMMISSIONER HOFSTRA: What about -- I noticed
7 in -- when I looked at one of the upcoming agenda
8 items, that they've wrapped their steel posts, each
9 individual post, rather than a continuous monument.
10 Is that in accordance with our ordinance or --

11 MR. GRILL: That was done prior to the adoption
12 of the new ordinance. But certainly that would be
13 an acceptable situation provided that the width of
14 those two masonry bases equalled at least 75 percent
15 of the width of the total sign. I mean, there's
16 nothing that would prohibit you from having two
17 separate masonry bases on it.

18 CHAIRMAN JARRETT: Well, while you're up here,
19 the sign that they were referencing, I'm not
20 familiar with it. They said it's a new sign that
21 was --

22 MR. GRILL: Coker Industries. They came in

1 well over a year and-a-half ago for their permits.

2 Prior to the adoption of the new code.

3 CHAIRMAN JARRETT: I was going to say, that was
4 at least six months before we adopted it.

5 MR. GRILL: Correct.

6 CHAIRMAN JARRETT: Okay. Thank you. Any other
7 questions from the Commission?

8 COMMISSIONER ROMANO: Mr. Whitehead, can you
9 clarify again, what was the cause of looking for the
10 variance itself? Was it just cost, and there was
11 some thought that it would obstruct view? Are those
12 two --

13 MR. WHITEHEAD: Yeah. That was two concerns.
14 And I know that Pat feels different about it, but, I
15 mean, he drives in and out of there every day, and,
16 you know, to go ahead and put that -- and he brought
17 up another thing with the brick. Go look at those
18 on Yale with Villa Oaks. That stuff's falling
19 apart. That's trying to add something now without
20 totally back hoeing out a footing and losing a
21 parking spot while we're doing it or maybe two
22 spots. I mean, we're just hoping not to have to put

1 that. I mean, this thing's been sitting on steel
2 forever, and I know that -- you correct me if I'm
3 wrong, John -- that's kind of what they're looking
4 for status quo on that. They're spending a lot of
5 money on that video board. I mean, it's top notch.
6 It's going to be the best one in town.

7 COMMISSIONER ROMANO: Thank you.

8 CHAIRMAN JARRETT: For the court reporter, did
9 you have this gentleman's name and address? Could
10 you state your name and address for the record real
11 quick?

12 MR. STRAMAGLIA: John Stramaglia.

13 CHAIRMAN JARRETT: And your address.

14 MR. STRAMAGLIA: 4025 Goss, G-O-S-S, Avenue,
15 Schiller Park.

16 CHAIRMAN JARRETT: Great. Thank you.

17 COMMISSIONER WHITEHURST: So our ordinance that
18 allows electronic reader boards like this is very
19 specific on the operational perimeters, you know,
20 how quickly the image can change. There's a whole
21 paragraph on that. Do you understand that, and are
22 you prepared to operate this sign according to those

1 standards?

2 MR. WHITEHEAD: Yes.

3 COMMISSIONER WHITEHURST: Okay. I always like
4 to ask that question, because this Commission
5 actually -- we went out to the Odium, and we sat
6 there and watched the sign operate to it's full
7 mode, and, you know, it was a -- Village Board,
8 Development, Traffic and Safety, everyone kind of
9 came together and drafted that ordinance. So it's
10 important to us to follow that. Especially along a
11 busy road like North Avenue. Thank you.

12 CHAIRMAN JARRETT: Are there any other
13 questions? Seeing none, any final comments from the
14 petitioner?

15 MR. WHITEHEAD: No.

16 CHAIRMAN JARRETT: All right. We'll move into
17 discussion then. Discussion? Comments?

18 COMMISSIONER WHITEHURST: I'd like to still see
19 some kind of a base on it instead of the poles.
20 This is much taller of a sign than we could do
21 today, right? The monument sign idea would be a
22 shorter sign. So not only is it up on poles, it's

1 also much taller. I drive by the sign all the time,
2 and I like the way it looks, but I think having a
3 base to it will be helpful. Maybe we don't say it
4 has to be masonry. And there's all kinds of other
5 products that could look like masonry that wouldn't
6 require footing. Because I agree, there would
7 probably have to be a footing. So just something
8 that covers the poles and, you know, gives us a
9 solid base. And you've done some nice things to the
10 building. Maybe it's pulling an idea of that stone
11 off, that maybe it's not a full four inch piece of
12 masonry. It's, you know, another technology, so you
13 don't have to make a footing, and you've got a lot
14 of good steel there that has a vertical. But I
15 think it would really enhance the appearance to go
16 along with what you've done with the building, which
17 I think has been great. So that's my feeling on it.

18 Otherwise, I have no problem with the
19 reader board. I think it's an enhancement instead
20 of the other -- the new electronic sign is an
21 enhancement. Especially along North Avenue. I
22 think this is a good upgrade for us and for the

1 owner, but I would still like to see some kind of a
2 base.

3 CHAIRMAN JARRETT: All right. Other comments?

4 COMMISSIONER ORLOWSKI: I got a couple
5 comments. As far as wrapping the poles, I don't
6 think wrapping the poles with some kind of concrete
7 or anything like that would be a good idea for the
8 fact that if the pole starts to decay and get weak,
9 you're not going to know it. You're not going to
10 see it. I agree with Robin that I would like to see
11 some kind of base at the bottom. Whether it be a
12 foot, two feet, something to enhance what's there,
13 because it would look a lot better than what is
14 there, to make the sign look better. I mean, as far
15 as the footings and everything else, I'm just
16 looking to make the whole project look good. But as
17 far as covering up the poles or anything like that,
18 I think that would actually hold in that moisture
19 and make that pole decay.

20 COMMISSIONER WHITEHURST: I think they can, you
21 know, technically detail something, but just
22 sketching it out, take a drawing of lines over there

1 and imagine not having those two poles, and it just
2 starts to tie it together, and anchor it to the
3 ground. And especially -- I think especially
4 because it's so tall, and there's a lot of leg that
5 sits on the ground. It's a visual esthetic thing,
6 and it's a preference thing, but I would be willing
7 to say it doesn't have to be masonry, so you don't
8 have to build new footings. You can use the
9 existing steel to support, and obviously, you know,
10 they can work with folks for technical details so
11 they don't have the problem you're talking about.
12 But that's my reaction to it, and I appreciate them,
13 their willingness to, you know, make the box blue,
14 because I think the Chairman's suggestion that that
15 should match was a good one.

16 COMMISSIONER LANENGA: I guess I look at it as
17 I drive down North Avenue, and there's poles
18 everywhere. And this just looks like it's a one
19 piece, it looks like a one for one, and I guess I
20 don't have a problem with that. I think it's an
21 improvement. And North Avenue is North Avenue. It
22 just is.

1 CHAIRMAN JARRETT: Other comments?

2 COMMISSIONER ROMANO: I would tend to agree
3 with that. I mean, I could see myself allowing for
4 the variance. It's a swap out of components. I
5 would like to see a base. Don't get me wrong. It
6 would definitely look better. As a business
7 recommendation, I would say that. But I could allow
8 for the variance just because that does add to the
9 cost of this project, and there's not a lot of the
10 sign being swapped out, so --

11 CHAIRMAN JARRETT: My thoughts on it are very
12 similar to Commissioner Whitehurst. I appreciate
13 the blue, and I know that that's probably just more
14 of a graphic thing than anything, but having the
15 colors match would be important.

16 Personally, I would like to see something
17 be done to wrap the poles or -- actually, as big as
18 the sign is, it doesn't bother me, but there is
19 something about the proportion of those skinny,
20 little poles at the bottom of this giant sign that I
21 personally find esthetically pleasing. Again,
22 that's just an anesthetic choice. So I think

1 personally, as it's before us today, I could support
2 the variation for the slightly increased size, and
3 we're talking about a handful of feet, a swap out of
4 a sign, but I personally would want to see an
5 attempt at something on the base. That's me.

6 It sounds like we're kind of mixed up here
7 on that, so I don't know where we're going to end
8 up, but -- any other comments? Discussion?

9 COMMISSIONER JACKSON: I agree with you guys.
10 I would like to see them wrap the base in something.
11 Not necessarily build a monument, but --

12 COMMISSIONER WHITEHURST: It doesn't have to be
13 brick and heavy stone.

14 COMMISSIONER JACKSON: Yeah. There's pretty
15 nice, I guess, opportunities there to kind of cover
16 it, box it in somehow with some type of material. I
17 would be interested to see what they come back with
18 on that. What kind of materials would you guys
19 like? A painted steel or something as well, or what
20 would you recommend? What would you want to see?

21 COMMISSIONER WHITEHURST: Well, you're
22 mentioning that, and that's one of the materials

1 they used on the building, and I could see bringing
2 one of the materials from the building and using it
3 out there on the sign to tie the two together. That
4 whole -- what they've done is very, very nice to
5 unify those older buildings into one, you know,
6 feeling, one company, one brand. So I just want to
7 kind of tie this back to that. I think anything
8 like that could look good also. They also use some
9 stone on the building. I'm not sure if that is a
10 culture and stone product that may be made up
11 without having a, you know, foundation under it.
12 There's a couple of ideas there, you know, using
13 some of those building materials, and it ties it
14 together, and tie in your new brand name, which I
15 think is great.

16 We're just commenting on that you've
17 already landscaped out there along North Avenue.

18 MR. STRAMAGLIA: Oh, yeah. It's probably the
19 best landscaped building in Villa Park.

20 What do you guys think of the new building I'm
21 putting up next door? So now we did the brick to
22 match our building as it is, and I'm doing the

1 stainless like I did on the remodel of the front
2 store, and then I have LED lighting coming out of
3 the whole top that's going to be red and blue. What
4 do you think of that aluminum? Maybe wrapping the
5 columns even in that aluminum to tying into the
6 building.

7 COMMISSIONER WHITEHURST: Yes. You can tie
8 them together. We don't want to see two different
9 columns, if possible. And if you use that metal to
10 box it in, that's speaking to what the intent of the
11 ordinance is. The ordinance is asking for masonry,
12 because we're doing a new monument sign, but this is
13 existing condition, and if we can do that, and it
14 ties into the building, I would be all for that. I
15 think you guys would too. And it's not going to
16 require a foundation probably.

17 MR. STRAMAGLIA: No.

18 MR. WHITEHEAD: Can I speak?

19 COMMISSIONER WHITEHURST: Yeah.

20 MR. WHITEHEAD: Right now there's a panel on
21 one of the steel poles, an electrical panel. So in
22 that case, it worked better if we can make an access

1 panel there to access that without bricking it in,
2 per se, because that would be --

3 COMMISSIONER WHITEHURST: Right. And, to me,
4 that would meet the intent of the ordinance.
5 Patrick, I don't know if we would still have to
6 indicate it as a variation. How would we -- because
7 it's not new masonry.

8 MR. GRILL: Well, the code technically doesn't
9 require masonry. It does require monument base.
10 And I would not -- you just won't be approving a
11 variation for it. Quite simple. And when they
12 submit for their permit, it will have to be on the
13 permit.

14 CHAIRMAN JARRETT: Okay. So then we could do
15 this with the variation for the box, and they could
16 do the base with another material without the
17 variation.

18 MR. GRILL: Correct.

19 CHAIRMAN JARRETT: Or would we be better served
20 issuing a variation with conditions?

21 MR. GRILL: You can't condition a variance.

22 CHAIRMAN JARRETT: Okay.

1 COMMISSIONER WHITEHURST: So really on the
2 motion, really item number one, the variation to
3 allow maximum signage.

4 MR. GRILL: Correct.

5 COMMISSIONER WHITEHURST: That would be the
6 variation.

7 MR. STRAMAGLIA: And here's the thing. If the
8 aluminum doesn't -- you know, if it doesn't look
9 right, then I'll put the stone.

10 COMMISSIONER WHITEHURST: Okay.

11 MR. STRAMAGLIA: And, you know, I'm going to
12 have to put an access panel, one or two holes, you
13 know, the size of the podium, so you can open it.

14 MR. WHITEHEAD: We can have the aluminum
15 painted to match the access or something.

16 MR. STRAMAGLIA: We can paint it.

17 COMMISSIONER WHITEHURST: Sounds great.

18 CHAIRMAN JARRETT: Any other questions,
19 comments, discussion before this motion?

20 All right. I appreciate how quickly you
21 kind of understood where we were going with that
22 and --

1 MR. STRAMAGLIA: Oh, no. I understand.

2 CHAIRMAN JARRETT: Yeah. But sometimes
3 petitioners don't, so I appreciate it.

4 COMMISSIONER WHITEHURST: Yes.

5 CHAIRMAN JARRETT: All right. So if there's no
6 other questions or comments, I would entertain a
7 motion. And whoever makes the motion needs to note
8 that that information was incorrect in our packet.

9 COMMISSIONER WHITEHURST: Okay. Mr. Chairman,
10 I'd like to make a motion to approve application
11 PZ-19-0005 for the following. Variation pursuant to
12 Section 8.6.2.B.1 for an increase in allowed maximum
13 signage for a property located at 220 East North
14 Avenue, pin numbers 03-34-303-026, 03-34-303-016
15 with the following conditions. That the proposed
16 sign is developed according to the sign layout
17 prepared by Olympik Signs with a revised date of
18 June 27th, 2019, that necessary permits are obtained
19 prior to construction. With a finding of fact that
20 such Special Use meets the standards enumerated in
21 Article 11.5 of Appendix C of the Municipal Code,
22 Village of Villa Park Basic Zoning Ordinance.

1 CHAIRMAN JARRETT: There's a motion. Is there
2 a second?

3 COMMISSIONER ORLOWSKI: I'll second that.

4 CHAIRMAN JARRETT: We have a motion and a
5 second. Any questions or comments on the motion?

6 COMMISSIONER WHITEHURST: I have a question on
7 my own motion. It says, special use. And should
8 that say variation?

9 CHAIRMAN JARRETT: Yes, it should.

10 MR. GRILL: Yes.

11 CHAIRMAN JARRETT: Would you like to amend?

12 COMMISSIONER WHITEHURST: I would like to amend
13 my motion to strike special use and insert variation
14 in it's place. The word variation in it's place.

15 MR. GRILL: Just change the case number to
16 0007.

17 COMMISSIONER WHITEHURST: Sorry. I'd like to
18 amend my motion.

19 COMMISSIONER ORLOWSKI: I'll withdraw my
20 second.

21 COMMISSIONER WHITEHURST: Should I re-read or
22 -- okay. I'd like to amend the motion to PZ-19-0007

1 and replacing the word special use with the word
2 variation.

3 CHAIRMAN JARRETT: We have an amended motion.
4 Is there a second?

5 COMMISSIONER ORLOWSKI: I'll second.

6 CHAIRMAN JARRETT: Motion seconded. Any
7 questions, comments on the amended motion? Roll
8 call vote.

9 Keskie.

10 COMMISSIONER KESKIC: Yes.

11 CHAIRMAN JARRETT: Hofstra.

12 COMMISSIONER HOFSTRA: Yes.

13 CHAIRMAN JARRETT: Romano.

14 COMMISSIONER ROMANO: Yes.

15 CHAIRMAN JARRETT: Lanenga.

16 COMMISSIONER LANENGA: Yes.

17 CHAIRMAN JARRETT: Orłowski.

18 COMMISSIONER ORLOWSKI: Yes.

19 CHAIRMAN JARRETT: Jackson.

20 COMMISSIONER JACKSON: Yes.

21 CHAIRMAN JARRETT: Whitehurst.

22 COMMISSIONER WHITEHURST: Yes.

1 CHAIRMAN JARRETT: And I too vote yes. With
2 that, our recommendation will pass to the Village
3 Board who can accept, reject, or modify as they see
4 fit.

5 Thanks guys. Have a good evening.

6 MR. WHITEHEAD: Thank you.

7 (Whereupon, the public hearing was
8 concluded.)
9
10
11
12
13
14
15
16
17
18
19
20
21
22

2 | COUNTY OF DU PAGE)



MARY FAILLO, CSR, RPR

Village of Villa Park Planning & Zoning Commission
September 12, 2019

27

A	22:10	15:13 16:13	certify 26:7	26:9
ability 5:11	applied 4:14	19:3	Chairman 2:2	Commissioner
above-entitled	apply 6:1	board 2:1 3:15	3:1 4:20 7:5,12	7:10,13,20 8:1
26:12	appreciate 15:12	5:10 9:5 11:5	8:3,13,18 9:18	8:4,16,19 9:6
accept 25:3	16:12 21:20	12:7 13:19	10:3,6 11:8,13	10:8 11:7,17
acceptable 9:13	22:3	25:3	11:16 12:12,16	12:3,18 14:4
access 19:22	approve 6:10	boards 11:18	14:3 16:1,11	14:20 15:16
20:1 21:12,15	22:10	bother 16:18	20:14,19,22	16:2,12 17:9
add 3:15 10:19	approving 20:10	bottom 9:4	21:18 22:2,5,9	17:12,14,21
16:8	Ardmore 1:18	14:11 16:20	23:1,4,9,11	19:7,19 20:3
added 5:14	arrived 8:4	box 7:14 15:13	24:3,6,11,13	21:1,5,10,17
adding 3:22	Article 22:21	17:16 19:10	24:15,17,19,21	22:4,9 23:3,6
additional 3:12	asking 3:21 4:9	20:15	25:1	23:12,17,19,21
address 11:9,10	4:18 19:11	brand 18:6,14	Chairman's	24:5,10,12,14
11:13	attempt 17:5	brick 3:22 8:20	15:14	24:16,18,20,22
adopted 4:22	August 6:7	10:17 17:13	change 5:5	Community
10:4	Avenue 1:7,18	18:21	11:20 23:15	2:13
adoption 9:11	3:4,9 6:3,17	bricking 20:1	changeable 5:9	company 18:6
10:2	11:14 12:11	bring 5:6	5:12	complete 26:14
agenda 7:7 9:7	13:21 15:17,21	bringing 18:1	changing 5:9	completed 4:13
ago 10:1	15:21 18:17	brought 10:16	choice 16:22	components
agree 13:6 14:10	22:14	build 8:20 15:8	clarify 10:9	16:4
16:2 17:9	B	17:11	code 4:10,16 5:1	concerns 10:13
ahead 10:16	back 6:2 10:20	building 13:10	5:6,14 8:11	concluded 25:8
allow 16:7 21:3	17:17 18:7	13:16 18:1,2,9	10:2 20:8	concrete 14:6
allowed 6:12	base 5:16,21 8:8	18:13,19,20,22	22:21	condition 6:19
22:12	8:13,21 9:2,4	19:6,14	Coker 3:17 4:11	19:13 20:21
allowing 16:3	12:19 13:3,9	buildings 18:5	9:22	conditions 20:20
allows 11:18	14:2,11 16:5	business 5:10	color 3:16,18,19	22:15 26:10
aluminum 19:4	17:5,10 20:9	16:6	colors 16:15	conformance
19:5 21:8,14	20:16	busy 12:11	columns 19:5,9	3:22 5:6
amend 23:11,12	bases 9:14,17	C	come 3:22 17:17	construction 7:2
23:18,22	Basic 22:22	C 22:21	coming 19:2	22:19
amended 24:3,7	behalf 3:8	C.S.R 1:20 26:5	commenting	continued 6:15
anchor 15:2	believe 5:20	call 24:8	18:16	continuous 9:9
and-a-half 10:1	BENJAMIN 2:3	calling 8:22	comments 12:13	copies 3:12
anesthetic 16:22	best 11:6 18:19	calls 9:1	12:17 14:3,5	copy 5:9,12
apart 10:19	better 14:13,14	case 7:17 19:22	16:1 17:8	correct 7:18
apologize 6:19	16:6 19:22	23:15	21:19 22:6	10:5 11:2
appearance	20:19	cause 10:9 26:12	23:5 24:7	20:18 21:4
13:15	big 3:18 16:17	center 4:14	Commission 1:1	26:13
Appendix 22:21	black 7:15	certainly 5:22	1:10,16 6:9 7:3	cost 4:4 10:10
application	blue 7:15,17	9:12	7:8 10:7 12:4	16:9

County 26:2,6 26:10 couple 14:4 18:12 court 11:8 26:10 cover 4:1,8,12 17:15 covering 14:17 covers 13:8 CSR 26:19 culture 18:10 curb 6:3	E E 1:20 East 1:7 3:4 6:17 22:13 edition 6:8 EDWARD 2:8 electrical 19:21 electronic 3:15 4:14 5:9 9:5 11:18 13:20 enhance 13:15 14:12 enhancement 7:21 13:19,21 entertain 7:3 22:6 entire 26:14 enumerated 22:20 equalled 9:14 erection 5:21 especially 12:10 13:21 15:3,3 esthetic 15:5 esthetically 16:21 evening 25:5 existence 5:8 existing 3:10 4:1 8:7 15:9 19:13 exists 5:3	feeling 13:17 18:6 feels 10:14 feet 5:2,3 14:12 17:3 final 12:13 find 6:9 16:21 finding 22:19 fit 25:4 folks 15:10 follow 12:10 following 6:19 22:11,15 foot 14:12 footing 10:20 13:6,7,13 footings 14:15 15:8 foregoing 26:13 forever 11:2 forth 26:15 foundation 18:11 19:16 four 13:11 free 5:2 freestanding 5:15 front 19:1 full 3:16,19 4:11 12:6 13:11	17:7 19:3,15 21:11,21 good 13:14,22 14:7,16 15:15 18:8 25:5 Goss 11:14 graphic 16:14 great 3:19 11:16 13:17 18:15 21:17 Grill 2:13 4:21 4:22 8:11 9:1 9:11,22 10:5 20:8,18,21 21:4 23:10,15 ground 15:3,5 guess 15:16,19 17:15 guys 17:9,18 18:20 19:15 25:5	14:7 ideas 18:12 Illinois 1:18,22 26:1,6 image 11:20 imagine 15:1 immediately 4:15 important 12:10 16:15 improvement 15:21 inch 13:11 incorrect 22:8 increase 6:12 22:12 increased 17:2 indicate 20:6 individual 9:9 Industries 9:22 information 22:8 input 4:21 insert 23:13 instance 5:18 9:3 intent 19:10 20:4 interested 17:17 issue 4:8 5:20 7:19 8:12 issues 6:4 issuing 20:20 item 7:7 21:2 items 9:8
D Daily 6:8 date 6:22 22:17 day 10:15 decay 14:8,19 definitely 7:19 16:6 detail 14:21 details 15:10 developed 6:20 22:16 Development 2:13 12:8 different 10:14 19:8 Director 2:13 4:21 discussion 12:17 12:17 17:8 21:19 doing 10:21 18:22 19:12 DOMINICK 2:4 door 18:21 double 3:13 drafted 12:9 drawing 14:22 drive 13:1 15:17 drives 10:15 Du 26:2,7 duly 26:6	F facade 8:20 face 3:13 fact 4:4 14:8 22:19 FAILLO 1:20 26:5,19 falling 10:18 familiar 9:20 far 14:5,14,17 feel 4:4 6:4	G G-O-S-S 11:14 gentleman's 11:9 giant 16:20 give 5:10 given 4:5 6:2,13 gives 13:8 go 10:16,17 13:15 going 3:1 4:8 7:16 8:17 10:3 11:6 14:9,9	H half 3:14 Hall 1:16 handful 17:3 head 4:7 hearing 1:10 6:7 25:7 26:12 heavy 17:13 helpful 13:3 Herald 6:8 hereinabove 26:15 hide 4:1 hoeing 10:20 Hofstra 2:8 8:19 9:6 24:11,12 hold 14:18 holes 21:12 hoping 10:22	J JACK 2:5 Jackson 2:9 8:4 17:9,14 24:19 24:20 JARRETT 2:2 3:1 4:20 7:5,12 8:3,13,18 9:18
		I idea 12:21 13:10		

10:3,6 11:8,13 11:16 12:12,16 14:3 16:1,11 20:14,19,22 21:18 22:2,5 23:1,4,9,11 24:3,6,11,13 24:15,17,19,21 25:1 JASON 2:2 John 11:3,12 June 6:22 22:18	left 4:7 leg 15:4 legal 1:6 3:3 5:3 5:5 lighting 19:2 line 6:3 lines 14:22 little 16:20 live 8:17 Lobster 3:9 4:18 located 1:7 3:4 6:16 22:13 long 5:8 look 4:7 10:17 13:5 14:13,14 14:16 15:16 16:6 18:8 21:8 looked 9:7 looking 10:9 11:3 14:16 looks 13:2 15:18 15:19 losing 10:20 lot 8:14 11:4 13:13 14:13 15:4 16:9 lower 3:14	MATTER 1:4 maximum 6:12 21:3 22:12 mean 9:15 10:15 10:22 11:1,5 14:14 16:3 meet 20:4 meets 22:20 MEMBERS 2:1 Men's 3:17 mentioned 3:9 mentioning 17:22 message 3:15 4:14 9:5 metal 19:9 MIKE 2:7 millimeter 3:16 3:19 missed 4:15 mixed 17:6 mode 12:7 modified 8:9 modify 25:3 moisture 14:18 money 11:5 months 10:4 monument 1:5 3:3 5:16,21 8:20 9:2,4,9 12:21 17:11 19:12 20:9 motion 21:2,19 22:7,7,10 23:1 23:4,5,7,13,18 23:22 24:3,6,7 move 7:7 12:16 Municipal 22:21	necessary 7:1 22:18 needs 22:7 new 4:16,22 5:15 7:14 8:8 9:12,20 10:2 13:20 15:8 18:14,20 19:12 20:7 nice 7:21 13:9 17:15 18:4 non-conforming 1:6 3:3 5:4 non-conformity 5:5 normally 6:1 North 1:7 3:4,9 6:3,17 12:11 13:21 15:17,21 15:21 18:17 22:13 notch 11:5 note 6:6 22:7 noticed 9:6 number 6:17,18 21:2 23:15 numbers 22:14	operate 11:22 12:6 operational 11:19 opportunities 17:15 ordinance 8:7,9 8:19,22 9:1,10 9:12 11:17 12:9 19:11,11 20:4 22:22 original 7:15 Orlowski 2:7 14:4 23:3,19 24:5,17,18 outside 5:22 owner 3:7 4:2,5 4:17 14:1 owners 5:11
K KEN 2:9 Keskic 2:3 24:9 24:10 kind 11:3 12:8 12:19 14:1,6 14:11 17:6,15 17:18 18:7 21:21 kinds 13:4 know 4:12,22 5:13 8:7,13 10:14,16 11:2 11:19 12:7 13:8,12 14:9 14:21 15:9,13 16:13 17:7 18:5,11,12 20:5 21:8,11 21:13	M manual 5:9,12 MARY 1:20 26:5,19 masonry 1:5 3:3 3:22 5:16 9:2,4 9:14,17 13:4,5 13:12 15:7 19:11 20:7,9 match 15:15 16:15 18:22 21:15 material 17:16 20:16 materials 17:18 17:22 18:2,13	N name 11:9,10 18:14 necessarily 17:11	O Oaks 10:18 obstruct 10:11 obtained 7:1 22:18 obviously 15:9 Odium 12:5 Oh 18:18 22:1 okay 7:12,22 8:13 10:6 12:3 20:14,22 21:10 22:9 23:22 older 18:5 Olympik 3:5,8 6:21 22:17 open 21:13	P P.M 1:11 packet 7:14 22:8 Page 26:2,7 paint 21:16 painted 7:19 17:19 21:15 panel 19:20,21 20:1 21:12 paragraph 11:21 Park 1:1,15,16 1:18 11:15 18:19 22:22 26:8 parking 8:14 10:21 particular 5:18 5:22 8:12 9:3 pass 25:2 Pat 10:14 Patrick 2:13 8:6 8:19 20:5 percent 5:11,16

9:14 perimeters 11:19 permit 20:12,13 permits 7:1 10:1 22:18 personally 16:16 16:21 17:1,4 Petition 1:5 3:2 petitioner 3:5,5 12:14 petitioners 5:10 22:3 photos 5:19 pictures 3:11 piece 13:11 15:19 pin 6:17,17 22:14 place 23:14,14 26:15 Planning 1:1,10 1:15 6:9 26:8 pleasing 16:21 podium 21:13 pole 4:1,8,11 6:14,16 14:8 14:19 poles 8:21 12:19 12:22 13:8 14:5,6,17 15:1 15:17 16:17,20 19:21 possible 19:9 post 9:9 posts 9:8 pre-existing 6:16 preference 15:6 prepared 6:21 11:22 22:17 PRESENT 2:1 2:12	presently 3:13 4:1,11 pretty 17:14 prior 7:1 9:11 10:2 22:19 probably 13:7 16:13 18:18 19:16 problem 13:18 15:11,20 proceed 9:4 proceedings 1:14 26:11 product 18:10 products 13:5 prohibit 9:16 project 14:16 16:9 properly 6:7 property 1:6 3:4 6:16 22:13 proportion 16:19 proposed 6:20 22:15 provided 9:13 public 1:10 6:6 7:6 25:7 26:12 published 6:7 pulling 4:6 13:10 pursuant 6:11 6:14 22:11 put 4:3 10:16,22 21:9,12 putting 18:21 PZ-19-0005 22:11 PZ-19-0007 1:5 3:2 6:11 23:22 Q qualified 1:20 26:6	question 7:11 8:2,6 12:4 23:6 questions 7:3,8 7:8 8:5 10:7 12:13 21:18 22:6 23:5 24:7 quick 11:11 quickly 11:20 21:20 quite 5:8 20:11 quo 11:4 R re-read 23:21 reaction 15:12 reader 3:14 5:10 11:18 13:19 real 11:10 really 7:10 13:15 21:1,2 recommend 17:20 recommendati... 6:10 16:7 25:2 record 8:3 11:10 red 19:3 referencing 9:19 reject 25:3 relief 3:21 4:9,18 remain 7:16 remaining 7:16 remodel 19:1 remove 3:14 rendering 7:13 replacing 24:1 report 26:14 reported 26:10 reporter 11:8 Reporters 26:10 request 26:7 requesting 3:14 requests 4:2 require 8:7,9 13:6 19:16	20:9,9 requirement 5:1 5:15 revised 6:22 22:17 right 4:20 7:5 12:16,21 14:3 19:20 20:3 21:9,20 22:5 road 12:11 Rob 3:7 Robin 2:6 14:10 Roll 24:7 Romano 2:4 10:8 11:7 16:2 24:13,14 RPR 26:19 S Safety 12:8 sat 12:5 says 23:7 Schiller 11:15 se 20:2 second 23:2,3,5 23:20 24:4,5 seconded 24:6 Section 6:11,15 22:12 see 5:19 12:18 14:1,10,10 16:3,5,16 17:4 17:10,17,20 18:1 19:8 25:3 Seeing 7:7 12:13 separate 9:17 SEPTEMBER 1:11 served 20:19 set 6:2 26:15 setup 3:15 shorter 12:22 shorthand 26:11 show 8:3	shown 7:15 sight 5:20 6:4 sign 1:5,6 3:2,3 3:10,13 4:2,13 5:2,7,17,22 6:14,16,20,21 7:14,16 8:8,10 8:14,21 9:1,15 9:19,20 11:22 12:6,20,21,22 13:1,20 14:14 16:10,18,20 17:4 18:3 19:12 22:16,16 signage 5:12 6:13 21:3 22:13 signs 3:5,8 5:2 5:15 6:21 22:17 similar 3:16 16:12 simple 4:4 20:11 sit 9:2 sits 15:5 sitting 11:1 situation 9:13 situations 4:19 6:2 six 10:4 size 1:5 3:2 17:2 21:13 sketching 14:22 skinny 16:19 slightly 17:2 solid 4:7 13:9 Sorry 23:17 sounds 17:6 21:17 South 1:18 speak 3:6 7:6 19:18 speaking 19:10
--	---	---	---	---

special 22:20 23:7,13 24:1	4:18 sure 3:11 18:9	tight 8:14	16:4,8 20:21	Whitehurst 2:6
specific 8:11 11:19	swap 16:4 17:3	time 4:12 5:8	variation 6:11	7:10,13,20 8:1
spending 11:4	swapped 16:10	13:1 26:15	6:14 17:2 20:6	8:16 11:17
spot 10:21	T	today 5:3 12:21	20:11,15,17,20	12:3,18 14:20
spots 10:22	take 7:16 14:22	17:1	21:2,6 22:11	16:12 17:12,21
square 5:2,3	taken 1:14,16	today's 5:6	23:8,13,14	19:7,19 20:3
SS 26:1	26:11,14	tonight 3:8	24:2	21:1,5,10,17
Staff 4:21 5:19	talking 15:11	top 11:5 19:3	vertical 13:14	22:4,9 23:6,12
6:3 9:3	17:3	total 5:12 9:15	video 11:5	23:17,21 24:21
stainless 19:1	tall 3:18 15:4	totally 10:20	view 10:11	24:22
standards 12:1	taller 12:20 13:1	town 3:10 11:6	Villa 1:1,15,16	width 5:17 9:13
22:20	technical 15:10	Traffic 12:8	1:18 10:18	9:15
standing 5:2	technically	transcript 26:13	18:19 22:22	willing 15:6
start 3:1 7:9	14:21 20:8	triangle 6:1	26:8	willingness
starts 14:8 15:2	technology	true 26:13	Village 1:1,15,16	15:13
state 1:20 11:10	13:12	trying 10:19	12:7 22:22	window 4:15
26:1,6	tend 16:2	two 9:14,16	25:2 26:8	wish 6:6
status 11:4	terms 26:9	10:12,13,21	visibility 4:6	wishes 3:5
steel 4:1 9:8 11:1	testimony 1:14	14:12 15:1	vision 6:1	wishing 7:6
13:14 15:9	26:11,14	18:3 19:8	visual 15:5	withdraw 23:19
17:19 19:21	Thank 4:20 7:5	21:12	vote 24:8 25:1	word 23:14 24:1
stone 13:10	10:6 11:7,16	tying 19:5	W	24:1
17:13 18:9,10	12:11 25:6	type 17:16	want 4:6 5:4	work 8:15 15:10
21:9	Thanks 25:5	typical 5:4	17:4,20 18:6	worked 19:22
store 19:2	thing 10:17 15:5	U	19:8	wouldn't 13:5
Stramaglia 4:17	15:6 16:14	understand 5:7	wanted 6:13	wrap 16:17
11:12,12,14	21:7	11:21 22:1	watched 12:6	17:10
18:18 19:17	thing's 11:1	understood	Watchfire 3:20	wrapped 9:8
21:7,11,16	things 5:13 13:9	21:21	way 8:21 13:2	wrapping 14:5,6
22:1	think 3:17,18	unify 18:5	We'll 12:16	19:4
strike 23:13	4:8 7:20,21	unit 3:19,20,20	we're 3:1,14,21	written 4:10
stuff's 10:18	8:11,16 13:2	upcoming 9:7	4:9,18 10:21	wrong 11:3 16:5
subject 26:9	13:15,17,19,22	upgrade 13:22	10:22 17:3,6,7	X
submit 20:12	14:6,18,20	upper 7:16	18:16 19:12	Y
submitted 5:19	15:3,14,20	use 6:15 15:8	weak 14:8	Yale 10:18
sudden 4:13	16:22 18:7,15	18:8 19:9	Warehouse 3:17	yeah 10:13
suggestion 15:14	18:20 19:4,15	22:20 23:7,13	went 12:5	17:14 18:18
summer 5:1	thought 10:11	24:1	west 4:7	19:19 22:2
support 5:8 15:9	thoughts 16:11	usual 26:9	Whitehead 3:7,7	year 5:14 10:1
17:1	tie 7:20 15:2	V	7:18,22 10:8	Z
Supreme 3:8	18:3,7,14 19:7	variance 1:5 3:2	10:13 12:2,15	zoning 1:1,10,15
	ties 18:13 19:14	6:14 10:10	19:18,20 21:14	
			25:6	

Village of Villa Park Planning & Zoning Commission
September 12, 2019

32

5:1 6:8 22:22 26:8	8.2.12 6:15 8.6.2.B.1 6:12 22:12			
0				
0007 23:16				
03-34-303-016 6:18 22:14				
03-34-303-026 6:18 22:14				
06-16 6:17				
084-004565 26:5				
1				
10 3:16,19				
11.5 22:21				
12 1:11				
2				
20 1:16				
200 5:2				
2019 1:11 6:8,22 22:18				
21st 6:7				
220 1:7 3:4,9 6:16 22:13				
260 5:3				
27th 6:22 22:18				
3				
30-foot 6:1				
4				
4025 11:14				
5				
50 5:11				
6				
7				
7:30 1:11				
7:40 8:4				
75 5:16 9:14				
8				

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

PUBLIC HEARING
PLANNING & ZONING COMMISSION
SEPTEMBER 12, 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.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. BENJAMIN KESKIC

4 MR. DOMINICK ROMANO

5 MR. JACK LANENGA

6 MR. ROBIN WHITEHURST

7 MR. MIKE ORLOWSKI

8 MR. EDWARD HOFSTRA

9 MR. KEN JACKSON

10

11

12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14

15

16

17

18

19

20

21

22

1 CHAIRMAN JARRETT: Next order of business is
2 Petition PZ-19-0008, amendment to Planned Unit
3 Development adding approximately 22,000 additional
4 square feet to the existing shopping center for
5 property located at 102 West Roosevelt Road.
6 Petitioner, Mehran Farahmandpour. Close?
7 If you could state your name and address for the
8 record, and I'll have it from there.

9 MR. FARAHMANDPOUR: My name is Mehran
10 Farahmandpour. I'm the architect working with the
11 ownership of Villa Oaks Shopping Center. I'm here
12 to request a PUD amendment of the existing site and
13 existing PUD to allow for building a new ground up
14 infill building between the existing -- what we call
15 the north end of the shopping center and the west
16 end of the shopping center, which is approximately
17 23,000 square feet to be occupied by Ross Dress For
18 Less.

19 This particular site was approved in 2012,
20 I believe, for a banquet hall of approximately the
21 same size. I believe they had two floors in there
22 with substantially more parking usage. This

1 particular use is going to require much less
2 parking. We do have an abundance of parking in the
3 shopping center. I don't think I've ever seen it
4 even close to half full.

5 As far as the building material, the
6 facade is concerned, we have worked with Ross, who
7 is very specific about what they don't want to have
8 and what the building should look like. Especially
9 since it is new. And working with Mr. Grill as
10 well, based on the existing PUD criteria for this
11 site. The building had to be limited to 35
12 and-a-half foot height, which we have kept it to
13 that height. And it's seven feet lower than Ross
14 would have liked, but I think Patrick was able to
15 convince them that they're not going to get 42 feet.
16 The materials for the front of the building are a
17 combination of masonry, stone, and EIFS. Very
18 similar to what we are doing right now at the west
19 end of the shopping center for the facade project we
20 have. We have just started working on the Dollar
21 Tree on the east side, next to Bob's Discount
22 Furniture. So that should also tie in better. And

1 hopefully next year, early, we'll start on the north
2 face where -- with the exception of Chuck E. Cheese
3 and Burlington Coat Factory, which we have to get
4 their corporate approval for any changes to the
5 facade, and they have not been forthcoming very
6 easily. Everything else will be changed to match
7 this particular look of a masonry/EIFS combination
8 with areas that come forward and go back and so on.
9 So a lot of the old look is going to be going away.

10 You were talking about signs earlier.
11 Patrick hasn't seen what I've drawn up yet, but we
12 will be also discussing enclosing those masonry
13 enclosed poles with a nicer finish. Again, with
14 stone, to match what we're doing with the rest of
15 the building. So we will probably be seeing you
16 again when we submit for that approval.

17 The building itself is, of course, a
18 one-story building. The roof height is about 20
19 feet. The front facade actually at the highest
20 point is 35 and-a-half feet. So we would have some
21 parapet walls into the form to make the building
22 look the way it does.

1 I don't know what else I can cover. As
2 part of the package, we've also shown Ross a sign on
3 the building. Again, they're very specific about
4 what they want, colors, and this and that. So it
5 turns out that we are about 9 square feet over what
6 is allowed for them, which is 285 square feet, I
7 think. So just slightly over that. And Patrick was
8 kind enough to include that as part of the request
9 for the PUD approval so that they don't have to come
10 back and again ask for a signage variance on that.

11 So with this PUD amendment, we would like
12 you to approve the additional 22,000 square foot to
13 the site, and the signage, and their facade, of
14 course, for Ross, as they requested.

15 CHAIRMAN JARRETT: Okay. Thank you. Staff
16 input.

17 MR. GRILL: Yes. You have before you this
18 evening a request to amend an existing PUD at Villa
19 Oaks Shopping Center to add a 22,000 square foot
20 retail store. This was originally, as Mehran
21 mentioned, approved for a banquet facility back in
22 2012. That never materialized, and therefore the

1 approvals for that banquet center went away for not
2 following through on the original amendment.

3 This particular amendment is in the exact
4 same location that the banquet hall was in. Staff
5 went back and forth as to whether or not to require
6 another parking study or another traffic study for
7 the site. But there was a traffic study done back
8 in 2012, and because at the end of the day Staff
9 felt that the existing banquet hall facilities that
10 are there now are smaller than what was approved out
11 there that it was merely just replacing or flopping
12 retail with banquet facility space so that the
13 effect on the traffic wasn't any different today
14 than it was in 2012. So at the end of the day,
15 Staff didn't think there was a need for a parking
16 study. However, if you're uncomfortable, you can
17 obviously request that the petitioner perform a
18 traffic study. Again, I don't think it would glean
19 any additional information than what we already know
20 about the site.

21 In terms of signage, what has been
22 proposed as part of this PUD is slightly larger than

1 what would be allowed per code. Mehran mentioned
 2 the monument sign out along Roosevelt Road. Staff
 3 is not concerned about that, because it's only going
 4 to be a face change, and that's not considered an
 5 upgrade to an existing non-conforming sign. So
 6 having to do a monument base would not necessarily
 7 be a requirement, however. Again, this is a PUD, so
 8 you do have the option of making that requirement in
 9 this particular PUD.

10 If you've ever been out to the shopping
 11 center, or actually if you've been out there lately,
 12 there is a lot of work going on on some of the
 13 facades out there. However, there is some areas of
 14 concern that Staff has particularly along the west
 15 end of the site where there is a retaining wall.
 16 That retaining wall is in disrepair, and Staff
 17 believes that the structural integrity of that wall
 18 has been compromised and would hope that this
 19 Commission would request that that be looked at or
 20 completely redone. But, otherwise, Staff thinks
 21 it's a great addition to the center. It's a
 22 national tenant that -- you know, big box retailers

1 are hard to get these days. Villa Oaks has been
2 able to get a contract with Ross, which is, I think,
3 a positive for the center and for the Village as a
4 whole.

5 And I just wish to note that this was
6 properly published in the August 21st, 2019 edition
7 of the Daily Herald. If the Commission were so
8 inclined to make a recommendation of approval, I
9 would ask that you entertain a motion of approving
10 application PZ-19-0008 for an amendment to a
11 previously approved PUD under Ordinance 3719 to
12 allow a 22,000 square foot addition to the shopping
13 center that will connect to existing buildings for
14 property that's located at 102 West Roosevelt Road,
15 pin numbers 06-16-401-046, 047, and 063 with the
16 following conditions. That the site be developed in
17 accordance with the final PUD development plan
18 prepared by Intech Consultants last dated July 18th,
19 2019 and labeled sheets 1 and 2, that construction
20 conform to the elevation plan as developed in
21 accordance with the plan prepared by Maemar, P.C.,
22 with a revision date of August 1st, 2019, and

1 labeled sheets A4 and A5. Elevation colors shall be
2 in accordance with the colored elevations attached
3 as Exhibit A, sheets 1, 2, and 3H. Signage is
4 included in sheet A4. Permits must be obtained for
5 signage. Reconstruction of a retainable wall on the
6 western end of the shopping center as generally
7 identified as Exhibit B, or submission of a stamped
8 and sealed engineer's analysis of the structural
9 integrity of the wall in compliance with water,
10 sanitary, sewer, storm sewer, and drainage
11 improvements, as noted in the departmental
12 correspondence from Vassili Voskrensenki to Patrick
13 Grill dated 09/03/2019. With a finding that such
14 amendment meets the criteria enumerated in Section
15 1133 of Appendix C of the Municipal Code of Villa
16 Park. With that, I'll entertain any questions that
17 the Commission may have.

18 CHAIRMAN JARRETT: Anyone from the public
19 wishing to speak? Seeing no one, I have a couple
20 quick questions, Patrick.

21 MR. GRILL: Yeah.

22 CHAIRMAN JARRETT: The PUD mentioned the issue

1 with the sewer. Just for information, where is that
2 located? The covert carrying the --

3 MR. GRILL: That is at the far eastern end of
4 shopping center. Northeastern corner of the
5 shopping center.

6 CHAIRMAN JARRETT: Okay. So it fades around
7 the tennis court there to Willowbrook.

8 MR. GRILL: Correct. Yep.

9 CHAIRMAN JARRETT: Okay. And then I know when
10 this petition was before us before, the previous
11 petition for the banquet hall use, I believe we
12 discussed a lot of landscape. I could be wrong on
13 the exact request, but some landscape improvements
14 in that portion on the site.

15 MR. GRILL: Staff does have the approved
16 landscape plan from the banquet facility, and this
17 is it right here.

18 CHAIRMAN JARRETT: Okay. So what was approved
19 on this? We were requiring some additional
20 landscaping. So it looks like their design was to
21 facilitate more drive through, drop off, but there's
22 something here that might be useful. I guess the

1 point that I'd make is we did request in that
2 banquet hall use that there be some landscaping
3 added to that west end. This would not be a bad
4 time to do some of that.

5 Any other questions at this time?

6 COMMISSIONER LANENGA: Patrick, it's great that
7 you put a notice in there about the retaining wall
8 being suspect. I think we also ought to add clean
9 up that whole back driveway behind it on the west
10 side. There's piles of concrete and piles of
11 blacktop. It's a mess.

12 MR. GRILL: You would have the ability to make
13 that a requirement, a condition of the PUD, yes.

14 COMMISSIONER LANENGA: Okay.

15 COMMISSIONER HOFSTRA: Patrick, you did a good
16 catch of the wall. It's really the glue went loose
17 on the blocks, and they're all over the place. But
18 what surprised me was the wall against the west end
19 was still pretty solid. I don't know what they did
20 differently on that piece of wall, but it's
21 construction failed.

22 MR. FARAHMANDPOUR: That liquor store was

1 added. All of that pressure, you know, up high is
2 going to try to push the dirt to a pancake, so --

3 COMMISSIONER WHITEHURST: I can tell you. I've
4 never had long-term success with that type of wall
5 system where it's truly retaining. It's more of a
6 cover for structural modifications you have to make
7 to the soil behind it.

8 COMMISSIONER LANENGA: And that big wall you
9 refer to is not going anywhere. That big wall
10 behind the liquor store is pretty solid.

11 MR. FARAHMANDPOUR: Yes.

12 COMMISSIONER HOFSTRA: But it is an eyesore.

13 COMMISSIONER WHITEHURST: Yeah. True. I think
14 my questions were going to be along the line of
15 landscaping, which Chairman is already on top of.
16 So I think everything else -- the building is very
17 straight forward, and, you know, we have reviewed
18 filling in that space.

19 There was an idea to put landscaping back
20 along the behind, and this site plan we have doesn't
21 even show the parking lot behind the buildings, but
22 this one shows existing parking, so --

1 CHAIRMAN JARRETT: Yeah. There are a number of
2 issues that have to be resolved with the PUD
3 regardless. The easement for the culvert needs to
4 be on here, according to Staff, before it could be
5 approved.

6 COMMISSIONER WHITEHURST: Okay.

7 CHAIRMAN JARRETT: So this would be a good
8 chance to -- wherever we're headed with this. If
9 there are suggestions that we want to make, this is
10 definitely a time to make them and give the
11 petitioner an opportunity to address them.

12 Are you familiar with the landscaping? We
13 can hand that to you when we get down to the end,
14 but --

15 MR. FARAHMANDPOUR: I had not seen it, nor did
16 I know that it existed. What I can tell you is that
17 with the Ross lease, which was negotiated for almost
18 a year, they have designated an area directly in
19 front of their space as their control, and they
20 absolutely do not want anything to happen there.
21 They do not want anybody else parking there. So for
22 me to go back and say, hey, you know, let's

1 renegotiate this, it's going to be very difficult.

2 If landscaping is required in the center,
3 I would suggest we put it somewhere else and not
4 have to go back and renegotiate the lease with Ross.
5 That has not been an easy task.

6 CHAIRMAN JARRETT: Could you do me a favor, and
7 on one of these documents -- I don't really care
8 which one -- kind of indicate where their control
9 is. Maybe we can make this easier.

10 MR. FARAHMANDPOUR: Sure. Okay. So this area
11 is under their control.

12 CHAIRMAN JARRETT: Okay.

13 COMMISSIONER WHITEHURST: Aren't those islands
14 free as an island?

15 MR. FARAHMANDPOUR: There are no islands.
16 There are crosshatch areas. And, unfortunately, we
17 just did the asphalt this past year, so it would
18 have been a good idea, had we been able to reach an
19 agreement with Ross going through the process before
20 we paved.

21 CHAIRMAN JARRETT: I guess the question is
22 though, you know, the lease, but -- and,

1 unfortunately, we could make recommendations that
2 would require you to renegotiate with them. I'm not
3 saying that's our end goal.

4 MR. FARAHMANDPOUR: I understand.

5 CHAIRMAN JARRETT: We want to get the most we
6 can out of this development, and this is an
7 opportunity to maybe fix some issues with the
8 landscaping that didn't exist when this was
9 developed.

10 MR. FARAHMANDPOUR: Sure.

11 CHAIRMAN JARRETT: And some of the outlots like
12 the Sonic that was developed. Some of those issues.
13 And we did allow that when we had the banquet hall
14 before us.

15 So can we see that petition, please, so we
16 can kind of see what was proposed initially? That's
17 keeping in mind that that was a banquet hall use,
18 which kind of explains why that one cutoff is there
19 for like drop off and pick up traffic, but what was
20 suggested then and they proposed wasn't particularly
21 onerous, but I think we could maybe get to the same
22 or similar. Even if it's on the perimeter of Ross.

1 We can discuss up here and let him take a go at it,
2 but I think everybody would like to see some
3 landscape in that portion of the center.

4 MR. FARAHMANDPOUR: I would be happy to discuss
5 it. Maybe we can put it off in front of Chuck E.
6 Cheese, or somewhere in the corner, or what have
7 you. That's now going to be the entrance to the
8 banquet hall.

9 CHAIRMAN JARRETT: Right. And that large
10 island. Obviously that doesn't work with something
11 like Ross. That was for a completely different use,
12 but --

13 MR. FARAHMANDPOUR: The trees in the back, I
14 don't see them really enhancing the shopping center
15 much, but -- I mean, they're impractical at this
16 point, because that's where the trucks are going to
17 come in and go to Ross. That whole back area is
18 going to be repaved.

19 By the way, all the concrete is supposed
20 to go away as part of the construction, and the back
21 area cleaned up, and new asphalt. We do not show --
22 there's a fire hydrant there. I'm not sure if the

1 site plan shows it, but engineering drawings do show
2 it being relocated, because it's kind of in the path
3 of the cars where there used to be parking spaces
4 back there. And Ross has requested that we
5 eliminate some of those parking spaces to allow for
6 the trucks to come in, maneuver, and then back into
7 the loading dock and so forth.

8 Certainly, Patrick, I think, we can work
9 on some landscaping. We'll look through this and
10 see what we can come up with that would meet the
11 intent of what was approved previously.

12 CHAIRMAN JARRETT: Okay.

13 COMMISSIONER LANENGA: We notice that you do
14 have an island right in front of Ross.

15 CHAIRMAN JARRETT: There's a island, I think,
16 on either side, but not right in front of.

17 MR. FARAHMANDPOUR: Yeah. In front of Chuck E.
18 Cheese. So that's the area that I would -- I think
19 there's some trees that could be added anyway.

20 COMMISSIONER LANENGA: If you fixed up that
21 island, that would help somewhat.

22 MR. FARAHMANDPOUR: And that's what I'm

1 suggesting, that perhaps if you can pick up the
2 trees that we have there and add them to these
3 islands, bring them up to more of a standard island
4 with a tree kind of a look, I don't think the owner
5 is against that. I know he's been talking -- trying
6 to get landscaping bids to improve the look of the
7 center in general. It just kind of has a very --

8 COMMISSIONER ROMANO: I know there's planters
9 there, and they're all weeds.

10 MR. FARAHMANDPOUR: Well, that's east of, I
11 think, Burlington Coat Factor, and those are going
12 to go away. There's a lot of concrete there. We're
13 working diligently. I'm working with them, trying
14 to kind of bring it into kind of a more, hey, look,
15 this is going to be one step above what it used to
16 be, so let's make it look that way.

17 Landscaping is one of the least expensive
18 things you can do to a shopping center. Most
19 tenants are opposed to having landscaping, because
20 they think it's going to block the signage from the
21 street, but some of the nicest shopping centers
22 around are the ones with the most landscaping. As

1 long as it's kept, and -- it would be good to do.

2 CHAIRMAN JARRETT: I'm sure you could solve it.
3 Because like the south edge -- especially in the
4 parking field at North Park Mall, they did a lot
5 across there to enhance the street -- the
6 street-facing element of it. I don't know what they
7 did deeper in, but if you can't do it within the LOS
8 of the lease with Ross, then you have some other
9 opportunities, so --

10 COMMISSIONER WHITEHURST: And I'd rather see it
11 around this side than around the back side. The
12 backside needs to be cleaned up. They can't be
13 storing debris on the site.

14 CHAIRMAN JARRETT: Correct. And it sounds like
15 we're headed towards a continuation on this. But
16 while we have the petitioner, are there other
17 questions, comments, something that can help guide
18 him on the issues we might have so we can maybe make
19 this a one more trip deal instead of several?

20 COMMISSIONER ORLOWSKI: My biggest thing, like
21 I said in the beginning, was landscaping. The
22 landscaping makes it attractive, makes people want

1 to go there.

2 MR. FARAHMANDPOUR: I just have to tell it to
3 the audience. So this goes a long way to do it,
4 so --

5 COMMISSIONER ORLOWSKI: That and -- do we have
6 any kind of a lighting layout as far as lighting in
7 the parking lot?

8 MR. FARAHMANDPOUR: I don't have one set up,
9 because there's no change to it. They did change
10 all of the heads to LED lights, which has improved
11 the lighting there.

12 COMMISSIONER WHITEHURST: If you could really
13 work on softening this, I think it would go a long
14 way. Break this island of asphalt up, it would
15 help. And I understand at the front of Ross that
16 there's limitations, but Sonic, they have
17 landscaping, and you know how that turned out. It
18 turned out great.

19 CHAIRMAN JARRETT: Yeah.

20 COMMISSIONER ORLOWSKI: The landscaping to me
21 would only really enhance the new look of the Ross,
22 the Sonic, and --

1 MR. FARAHMANDPOUR: Not just Ross, but the rest
2 of the center as well.

3 COMMISSIONER ORLOWSKI: Yeah. The rest of the
4 center.

5 COMMISSIONER WHITEHURST: There are maybe three
6 or four commercial sites in the Village that were
7 really hurt by us never having a landscaping
8 ordinance. This is one of the worst. Because of
9 that, there's nothing -- the center is on the way
10 up, I think, and so improving that would be great.

11 Any other questions, comments for the
12 petitioner?

13 All right. Seeing none, I think we'd be
14 headed to a continuation. Do we continue to a date
15 certain of next month, and then if you guys are
16 ready then -- because how much time do you need in
17 advance of the meeting, Patrick, to get your package
18 together?

19 MR. GRILL: If we were talking about the
20 October 10th meeting, I would have to have something
21 in my hand by like Monday, September 30th to be able
22 to have, you know, comments, and then at the October

1 10th meeting.

2 CHAIRMAN JARRETT: So we can do this two ways.
3 We can either continue it to a date certain of that
4 date, and then if you're ready to go, you're ready
5 to go, and if you're not, we could continue it to
6 the next date, or we can continue it to a date
7 certain of the month following that, which would be
8 the second Thursday of November.

9 MR. FARAHMANDPOUR: The sooner the better. We
10 do have to get this going.

11 CHAIRMAN JARRETT: Okay. That's what most
12 petitioners says.

13 MR. FARAHMANDPOUR: That should be enough to
14 get things done and get it to Patrick.

15 CHAIRMAN JARRETT: Okay. It sounds like we
16 have a continuation. Motion?

17 COMMISSIONER LANENGA: So moved, to continue to
18 October 10th.

19 CHAIRMAN JARRETT: So we have a motion to
20 continue to a date certain of October 10th, 2019.
21 Is there a second?

22 COMMISSIONER HOFSTRA: Second.

1 CHAIRMAN JARRETT: All in favor.

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

4 CHAIRMAN JARRETT: Okay. Are there any
5 opposed?

6 (Whereupon, there was no response.)

7 CHAIRMAN JARRETT: All in favor. All right.
8 So we'll see you next month.

9 MR. FARAHMANDPOUR: Thank you.

10 CHAIRMAN JARRETT: Thank you.

11 (Whereupon, the public hearing was
12 concluded.)

13

14

15

16

17

18

19

20

21

22

A	analysis 10:8	attractive 20:22	bids 19:6	7:1 8:11	cleaned 17:21
A4 10:1, 4	and-a-half 4:12 5:20	audience 21:3	big 8:22	8:21 9:3	20:12
A5 10:1	anybody 14:21	August 9:6	biggest 20:20	9:13 10:6	close 3:6
ability 12:12	anyway 18:19	Avenue 1:18	blacktop 12:11	11:4, 5	4:4
able 4:14	Appendix 10:15	aye 24:3	block 19:20	15:2 17:3	Coat 5:3
9:2 15:18	application 9:10	B	blocks 12:17	17:14	19:11
22:21	approval 5:4, 16	B 10:7	Board 2:1	19:7, 18	code 8:1
above-en... 25:12	approvals 6:9 9:8	back 5:8	24:3	22:2, 4, 9	10:15
absolutely 14:20	approve 6:12	6:10, 21	Bob's 4:21	centers 19:21	collective 24:2
abundance 4:2	approvals 7:1	7:5, 7	box 8:22	certain 22:15	colored 10:2
add 6:19	approve 6:12	12:9	Break 21:14	23:3, 7, 20	colors 6:4
12:8 19:2	approved 3:19 6:21	13:19	bring 19:3	Certainly 18:8	10:1
added 12:3	7:10 9:11	14:22	19:14	certify 25:7	combination 4:17 5:7
13:1	11:15, 18	15:4	building 3:13, 14	Chairman 2:2 3:1	come 5:8
18:19	14:5	17:13, 17	4:5, 8, 11	6:15	6:9 17:17
adding 1:5	18:11	17:20	4:16 5:15	10:18, 22	18:6, 10
3:3	approving 9:9	18:4, 6	5:17, 18	11:6, 9, 18	comments 20:17
addition 8:21 9:12	approxim... 1:6 3:3	20:11	5:21 6:3	13:15	22:11, 22
additional 1:6 3:3	3:16, 20	backside 20:12	13:16	14:1, 7	commercial 22:6
6:12 7:19	architect 3:10	bad 12:3	buildings 9:13	15:6, 12	Commission 1:1, 11, 17
11:19	Ardmore 1:18	banquet 3:20 6:21	13:21	15:21	8:19 9:7
address 3:7	area 14:18	7:1, 4, 9	Burlington 5:3 19:11	16:5, 11	10:17
14:11	15:10	7:12	business 3:1	17:9	25:9
advance 22:17	17:17, 21	11:11, 16	C	18:12, 15	COMMISSI... 12:6, 14
agreement 15:19	18:18	12:2	C 10:15	20:2, 14	12:15
allow 3:13	areas 5:8	16:13, 17	C.S.R 1:20	21:19	13:3, 8, 12
9:12	8:13	17:8	25:5	23:2, 11	13:13
16:13	15:16	base 8:6	call 3:14	23:15, 19	14:6
18:5	asphalt 15:17	based 4:10	care 15:7	24:1, 4, 7	15:13
allowed 6:6	17:21	beginning 20:21	carrying 11:2	24:10	18:13, 20
8:1	21:14	believe 3:20	cars 18:3	chance 14:8	19:8
amend 6:18	attached 10:2	11:11	catch 12:16	change 8:4	20:10, 20
amendment 1:5 3:2		believes 8:17	cause 25:12	21:9, 9	21:5, 12
3:12 6:11		belive 3:21	center 1:7	changed 5:6	21:20
7:2, 3		BENJAMIN 2:3	3:4, 11, 15	changes 5:4	22:3, 5
9:10		better 4:22	3:16 4:3	Cheese 5:2	23:17, 22
10:14		23:9	4:19 6:19	17:6	Community 2:13
				18:18	complete
				Chuck 5:2	
				17:5	
				18:17	
				clean 12:8	

25:14 completely 8:20 17:11 compliance 10:9 compromised 8:18 concern 8:14 concerned 4:6 8:3 concluded 24:12 concrete 12:10 17:19 19:12 condition 12:13 conditions 9:16 25:10 conform 9:20 connect 9:13 considered 8:4 construc... 9:19 12:21 17:20 Consultants 9:18 continua... 20:15 22:14 23:16 continue 22:14 23:3, 5, 6 23:17, 20 contract 9:2 control 14:19	15:8, 11 convince 4:15 corner 11:4 17:6 corporate 5:4 correct 11:8 20:14 25:13 correspo... 10:12 County 25:2 25:6, 10 couple 10:19 course 5:17 6:14 court 11:7 25:10 cover 6:1 13:6 covert 11:2 criteria 4:10 10:14 crosshatch 15:16 CSR 25:19 culvert 14:3 cutoff 16:18 D Daily 9:7 date 9:22 22:14 23:3, 4, 6 23:6, 20 dated 9:18 10:13 day 7:8, 14 days 9:1 deal 20:19 debris	20:13 deeper 20:7 definitely 14:10 departme... 10:11 design 11:20 designated 14:18 developed 9:16, 20 16:9, 12 development 1:5 2:13 3:3 9:17 16:6 different 7:13 17:11 differently 12:20 difficult 15:1 diligently 19:13 directly 14:18 Director 2:13 dirt 13:2 Discount 4:21 discuss 17:1, 4 discussed 11:12 discussing 5:12 disrepair 8:16 dock 18:7 documents 15:7 doing 4:18 5:14 Dollar 4:20	DOMINICK 2:4 drainage 10:10 drawings 18:1 drawn 5:11 Dress 3:17 drive 11:21 driveway 12:9 drop 11:21 16:19 Du 25:2, 7 duly 25:6 E E 1:20 5:2 17:5 18:17 earlier 5:10 early 5:1 easement 14:3 easier 15:9 easily 5:6 east 4:21 19:10 eastern 11:3 easy 15:5 edge 20:3 edition 9:6 EDWARD 2:8 effect 7:13 EIFS 4:17 either 18:16 23:3 element 20:6 elevation 9:20 10:1 elevations 10:2 eliminate	18:5 enclosed 5:13 enclosing 5:12 engineer's 10:8 engineering 18:1 enhance 20:5 21:21 enhancing 17:14 entertain 9:9 10:16 entire 25:14 entrance 17:7 enumerated 10:14 especially 4:8 20:3 evening 6:18 everybody 17:2 exact 7:3 11:13 exception 5:2 Exhibit 10:3, 7 exist 16:8 existed 14:16 existing 1:7 3:4 3:12, 13 3:14 4:10 6:18 7:9 8:5 9:13 13:22 expensive 19:17 explains	16:18 eyesore 13:12 F facade 4:6 4:19 5:5 5:19 6:13 facades 8:13 face 5:2 8:4 facilitate 11:21 facilities 7:9 facility 6:21 7:12 11:16 Factor 19:11 Factory 5:3 fades 11:6 failed 12:21 FAILLO 1:20 25:5, 19 familiar 14:12 far 4:5 11:3 21:6 Farahman... 3:6, 9, 10 12:22 13:11 14:15 15:10, 15 16:4, 10 17:4, 13 18:17, 22 19:10 21:2, 8 22:1 23:9 23:13 24:9 favor 15:6 24:1, 7
--	---	--	---	--	--

3:4,17 4:13,15 5:19,20 6:5,6 felt 7:9 field 20:4 filling 13:18 final 9:17 finding 10:13 finish 5:13 fire 17:22 fix 16:7 fixed 18:20 floors 3:21 flopping 7:11 following 7:2 9:16 23:7 foot 4:12 6:12,19 9:12 foregoing 25:13 form 5:21 forth 7:5 18:7 25:15 forthcoming 5:5 forward 5:8 13:17 four 22:6 free 15:14 front 4:16 5:19 14:19 17:5 18:14,16 18:17 21:15 full 4:4 Furniture 4:22	G general 19:7 generally 10:6 give 14:10 glean 7:18 glue 12:16 go 5:8 14:22 15:4 17:1 17:17,20 19:12 21:1,13 23:4,5 goal 16:3 goes 21:3 going 4:1 4:15 5:9 5:9 8:3 8:12 13:2 13:9,14 15:1,19 17:7,16 17:18 19:11,15 19:20 23:10 good 12:15 14:7 15:18 20:1 great 8:21 12:6 21:18 22:10 Grill 2:13 4:9 6:17 10:13,21 11:3,8,15 12:12 22:19 ground 3:13 guess 11:22 15:21 guide 20:17	guys 22:15 H half 4:4 hall 1:17 3:20 7:4 7:9 11:11 12:2 16:13,17 17:8 hand 14:13 22:21 happen 14:20 happy 17:4 hard 9:1 headed 14:8 20:15 22:14 heads 21:10 hearing 1:11 24:11 25:12 height 4:12 4:13 5:18 help 18:21 20:17 21:15 Herald 9:7 hereinabove 25:15 hey 14:22 19:14 high 13:1 highest 5:19 HOFSTRA 2:8 12:15 13:12 23:22 hope 8:18 hopefully 5:1 hurt 22:7 hydrant 17:22	I idea 13:19 15:18 identified 10:7 Illinois 1:18,22 25:1,6 impractical 17:15 improve 19:6 improved 21:10 improvem... 10:11 11:13 improving 22:10 inclined 9:8 include 6:8 included 10:4 indicate 15:8 infill 3:14 information 7:19 11:1 initially 16:16 input 6:16 Intech 9:18 integrity 8:17 10:9 intent 18:11 island 15:14 17:10 18:14,15 18:21 19:3 21:14 islands 15:13,15	19:3 issue 10:22 issues 14:2 16:7,12 20:18 J JACK 2:5 JACKSON 2:9 JARRETT 2:2 3:1 6:15 10:18,22 11:6,9,18 14:1,7 15:6,12 15:21 16:5,11 17:9 18:12,15 20:2,14 21:19 23:2,11 23:15,19 24:1,4,7 24:10 JASON 2:2 July 9:18 K keeping 16:17 KEN 2:9 kept 4:12 20:1 KESKIC 2:3 kind 6:8 15:8 16:16,18 18:2 19:4 19:7,14 19:14 21:6 know 6:1 7:19 8:22 11:9 12:19 13:1,17	14:16,22 15:22 19:5,8 20:6 21:17 22:22 L labeled 9:19 10:1 landscape 11:12,13 11:16 17:3 landscaping 11:20 12:2 13:15,19 14:12 15:2 16:8 18:9 19:6 19:17,19 19:22 20:21,22 21:17,20 22:7 LANENGA 2:5 12:6,14 13:8 18:13,20 23:17 large 17:9 larger 7:22 lately 8:11 layout 21:6 lease 14:17 15:4,22 20:8 LED 21:10 let's 14:22 19:16 lighting 21:6,6,11 lights 21:10 liked 4:14 limitations
---	---	---	---	--	---

21:16 limited 4:11 line 13:14 liquor 12:22 13:10 loading 18:7 located 1:8 3:5 9:14 11:2 location 7:4 long 20:1 21:3, 13 long-term 13:4 look 4:8 5:7, 9, 22 18:9 19:4 19:6, 14 19:16 21:21 looked 8:19 looks 11:20 loose 12:16 LOS 20:7 lot 5:9 8:12 11:12 13:21 19:12 20:4 21:7 lower 4:13	5:7 match 5:6 5:14 material 4:5 material... 6:22 materials 4:16 MATTER 1:4 mean 17:15 meet 18:10 meeting 22:17, 20 23:1 meets 10:14 Mehran 3:6 3:9 6:20 8:1 MEMBERS 2:1 mentioned 6:21 8:1 10:22 merely 7:11 mess 12:11 MIKE 2:7 mind 16:17 modifica... 13:6 Monday 22:21 month 22:15 23:7 24:8 monument 8:2, 6 motion 9:9 23:16, 19 moved 23:17 Municipal 10:15	need 7:15 22:16 needs 14:3 20:12 negotiated 14:17 never 6:22 13:4 22:7 new 3:13 4:9 17:21 21:21 nicer 5:13 nicest 19:21 non-conf... 8:5 north 3:15 5:1 20:4 Northeas... 11:4 note 9:5 noted 10:11 notice 12:7 18:13 November 23:8 number 14:1 numbers 9:15	15:10, 12 18:12 23:11, 15 24:4 old 5:9 one-story 5:18 onerous 16:21 ones 19:22 opportun... 20:9 opportunity 14:11 16:7 opposed 19:19 24:5 option 8:8 order 3:1 ordinance 9:11 22:8 original 7:2 originally 6:20 ORLOWSKI 2:7 20:20 21:5, 20 22:3 ought 12:8 outlots 16:11 owner 19:4 ownership 3:11	Park 1:1, 16 1:17, 18 10:16 20:4 25:8 parking 3:22 4:2 4:2 7:6 7:15 13:21, 22 14:21 18:3, 5 20:4 21:7 part 6:2, 8 7:22 17:20 particular 3:19 4:1 5:7 7:3 8:9 particul... 8:14 16:20 path 18:2 Patrick 2:13 4:14 5:11 6:7 10:12, 20 12:6, 15 18:8 22:17 23:14 paved 15:20 people 20:22 perform 7:17 perimeter 16:22 Permits 10:4 petition 1:6 3:2 11:10, 11 16:15 petitioner 3:6 7:17 14:11	20:16 22:12 petitioners 23:12 pick 16:19 19:1 piece 12:20 piles 12:10 12:10 pin 9:15 place 12:17 25:15 plan 9:17 9:20, 21 11:16 13:20 18:1 Planned 1:5 3:2 PLANNING 1:1, 11, 16 25:8 planters 19:8 please 16:15 point 5:20 12:1 17:16 poles 5:13 portion 11:14 17:3 positive 9:3 prepared 9:18, 21 PRESENT 2:1 2:12 pressure 13:1 pretty 12:19 13:10 previous 11:10 previously
M Maemar 9:21 making 8:8 Mall 20:4 maneuver 18:6 MARY 1:20 25:5, 19 masonry 4:17 5:12 masonry/...	N name 3:7, 9 national 8:22 necessarily 8:6	O Oaks 3:11 6:19 9:1 obtained 10:4 obviously 7:17 17:10 occupied 3:17 October 22:20, 22 23:18, 20 Okay 6:15 11:6, 9, 18 12:14 14:6	P P.C 9:21 P.M 1:12 package 6:2 22:17 Page 25:2, 7 pancake 13:2 parapet 5:21		

18:11 probably 5:15 proceedings 1:15 25:11 process 15:19 project 4:19 properly 9:6 property 1:7 3:5 9:14 proposed 7:22 16:16, 20 public 1:11 10:18 24:11 25:12 published 9:6 PUD 3:12, 13 4:10 6:9 6:11, 18 7:22 8:7 8:9 9:11 9:17 10:22 12:13 14:2 push 13:2 put 12:7 13:19 15:3 17:5 PZ-19-0008 1:6 3:2 9:10	10:16, 20 12:5 13:14 20:17 22:11 quick 10:20 R reach 15:18 ready 22:16 23:4, 4 really 12:16 15:7 17:14 21:12, 21 22:7 recommen... 9:8 recommen... 16:1 Reconstr... 10:5 record 3:8 redone 8:20 refer 13:9 regardless 14:3 relocated 18:2 renegotiate 15:1, 4 16:2 repaved 17:18 replacing 7:11 report 25:14 reported 25:10 Reporters 25:10 request 3:12 6:8 6:18 7:17 8:19	11:13 12:1 25:7 requested 6:14 18:4 require 4:1 7:5 16:2 required 15:2 requirement 8:7, 8 12:13 requiring 11:19 resolved 14:2 response 24:3, 6 rest 5:14 22:1, 3 retail 6:20 7:12 retailers 8:22 retainable 10:5 retaining 8:15, 16 12:7 13:5 reviewed 13:17 revision 9:22 right 4:18 11:17 17:9 18:14, 16 22:13 24:7 Road 1:8 3:5 8:2 9:14 ROBIN 2:6 ROMANO 2:4 19:8 roof 5:18 Roosevelt 1:8 3:5	8:2 9:14 Ross 3:17 4:6, 13 6:2, 14 9:2 14:17 15:4, 19 16:22 17:11, 17 18:4, 14 20:8 21:15, 21 22:1 RPR 25:19 S sanitary 10:10 saying 16:3 says 23:12 sealed 10:8 second 23:8 23:21, 22 Section 10:14 see 16:15 16:16 17:2, 14 18:10 20:10 24:8 seeing 5:15 10:19 22:13 seen 4:3 5:11 14:15 September 1:12 22:21 set 21:8 25:15 seven 4:13 sewer 10:10 10:10 11:1 sheet 10:4 sheets 9:19	10:1, 3 shopping 1:7 3:4 3:11, 15 3:16 4:3 4:19 6:19 8:10 9:12 10:6 11:4 11:5 17:14 19:18, 21 shorthand 25:11 show 13:21 17:21 18:1 shown 6:2 shows 13:22 18:1 side 4:21 12:10 18:16 20:11, 11 sign 6:2 8:2, 5 signage 6:10, 13 7:21 10:3 10:5 19:20 signs 5:10 similar 4:18 16:22 site 3:12 3:19 4:11 6:13 7:7 7:20 8:15 9:16 11:14 13:20 18:1 20:13 sites 22:6 size 3:21 slightly 6:7 7:22	smaller 7:10 softening 21:13 soil 13:7 solid 12:19 13:10 solve 20:2 somewhat 18:21 Sonic 16:12 21:16, 22 sooner 23:9 sounds 20:14 23:15 south 1:18 20:3 space 7:12 13:18 14:19 spaces 18:3 18:5 speak 10:19 specific 4:7 6:3 square 1:6 3:4, 17 6:5, 6, 12 6:19 9:12 SS 25:1 Staff 6:15 7:4, 8, 15 8:2, 14, 16 8:20 11:15 14:4 stamped 10:7 standard 19:3 start 5:1 started 4:20 state 1:20 3:7 25:1 25:6
--	---	---	--	--	---

step 19:15	12:8	time 12:4, 5	11:11	ways 23:2	13:13
stone 4:17	system 13:5	14:10	12:2	we'll 5:1	14:1
5:14		22:16	16:17	18:9 24:8	18:17
store 6:20	T	25:15	17:11	we're 5:14	21:19
12:22	take 17:1	today 7:13	useful	14:8	22:3
13:10	taken 1:15	top 13:15	11:22	19:12	year 5:1
storing	1:17	traffic 7:6	usual 25:9	20:15	14:18
20:13	25:11, 14	7:7, 13, 18		we've 6:2	15:17
storm 10:10	talking	16:19	V	weeds 19:9	Yep 11:8
straight	5:10 19:5	transcript	variance	went 7:1, 5	
13:17	22:19	25:13	6:10	12:16	Z
street	task 15:5	tree 4:21	Vassili	west 1:8	ZONING 1:1
19:21	tell 13:3	19:4	10:12	3:5, 15	1:11, 16
20:5	14:16	trees 17:13	Villa 1:1	4:18 8:14	25:8
street-f...	21:2	18:19	1:16, 17	9:14 12:3	
20:6	tenant 8:22	19:2	1:18 3:11	12:9, 18	0
structural	tenants	trip 20:19	6:18 9:1	western	047 9:15
8:17 10:8	19:19	trucks	10:15	10:6	06-16-40...
13:6	tennis 11:7	17:16	25:8	WHITEHURST	9:15
study 7:6, 6	terms 7:21	18:6	Village 1:1	2:6 13:3	063 9:15
7:7, 16, 18	25:9	true 13:13	1:16, 17	13:13	084-004565
subject	testimony	25:13	9:3 22:6	14:6	25:5
25:9	1:15	truly 13:5	25:8	15:13	09/03/2019
submission	25:11, 14	try 13:2	Voskrens...	20:10	10:13
10:7	Thank 6:15	trying 19:5	10:12	21:12	
submit 5:16	24:9, 10	19:13		22:5	1
substant...	thing 20:20	turned	W	Willowbrook	19:19 10:3
3:22	things	21:17, 18	wall 8:15	11:7	102 1:8 3:5
success	19:18	turns 6:5	8:16, 17	wish 9:5	9:14
13:4	23:14	two 3:21	10:5, 9	wishing	10th 22:20
suggest	think 4:3	23:2	12:7, 16	10:19	23:1, 18
15:3	4:14 6:7		12:18, 20	work 8:12	23:20
suggested	7:15, 18	U	13:4, 8, 9	17:10	1133 10:15
16:20	9:2 12:8	uncomfor...	walls 5:21	18:8	12 1:12
suggesting	13:13, 16	7:16	want 4:7	21:13	18th 9:18
19:1	16:21	understand	6:4 14:9	worked 4:6	1st 9:22
suggestions	17:2 18:8	16:4	14:20, 21	working	
14:9	18:15, 18	21:15	16:5	3:10 4:9	2
supposed	19:4, 11	unfortun...	20:22	4:20	2 9:19 10:3
17:19	19:20	15:16	wasn't 7:13	19:13, 13	20 1:17
sure 15:10	21:13	16:1	16:20	worst 22:8	5:18
16:10	22:10, 13	Unit 1:5	water 10:9	wrong 11:12	2012 3:19
17:22	thinks 8:20	3:2	way 5:22		6:22 7:8
20:2	three 22:5	upgrade 8:5	17:19	X	7:14
surprised	Thursday	usage 3:22	19:16	Y	2019 1:12
12:18	23:8	use 4:1	21:3, 14		9:6, 19, 22
suspect	tie 4:22		22:9	Yeah 10:21	23:20

21st 9:6
22,000 1:6
 3:3 6:12
 6:19 9:12
23,000 3:17
285 6:6

3

30th 22:21
35 4:11
 5:20
3719 9:11
3H 10:3

4

42 4:15

5

6

7

7:30 1:12

8

9

9 6:5