

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 8, 2020

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. Amendments to the Agenda

3. Approval of Minutes

3.a Minutes

[General Minutes September 10, 2020.pdf](#)

[Minutes PZ-20-0010.pdf](#)

[Minutes PZ-20-0011, PZ-20-0012, PZ-20-0013.pdf](#)

[Minutes PZ-20-0003.pdf](#)

4. Business

Petition PZ-20-0014, 580 Kolberg Court, Variations for a 6 foot fence and to allow a pool in the front yard. Petitioner, David and Amy Wright.

5. Public Hearing(s)

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

- a. Staff Input
- b. Presentation of Petitioner
- 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

- 6. Public Comments on Non-Agenda Items**
- 7. Commissioner Comments**
- 8. Village Board Liaison Comments**
- 9. Village Staff Comments**
- 10. 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 8, 2020

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 September 10, 2020.pdf](#)

[Minutes PZ-20-0010.pdf](#)

[Minutes PZ-20-0011, PZ-20-0012, PZ-20-0013.pdf](#)

[Minutes PZ-20-0003.pdf](#)

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

SEPTEMBER 10, 2020

7:30 P.M.

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

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman.

3 MR. KEN JACKSON, Commissioner.

4 MR. EDWARD HOFSTRA, Commissioner.

5 MR. JACK LANENGA, Commissioner.

6 MR. MIKE ORLOWSKI, Commissioner.

7 MR. JUST SHLENSKY, Commissioner.

8 MR. DOMINICK ROMANO, Commissioner.

9 ALSO PRESENT:

10 MS. CONSUELO ARGUILLES, Director of
11 Community Development.

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September 10, 2020

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

5 Jackson?
6 (Whereupon, there was no
7 response.)

8 CHAIRMAN JARRETT: Calvert?
9 (Whereupon, there was no
10 response.)

11 CHAIRMAN JARRETT: Hofstra?

12 COMMISSIONER HOFSTRA: Here.

13 CHAIRMAN JARRETT: Lanenga?

14 COMMISSIONER LANENGA: Here.

15 CHAIRMAN JARRETT: Orłowski?

16 COMMISSIONER ORŁOWSKI: Here.

17 CHAIRMAN JARRETT: Shlensky?

18 COMMISSIONER SHLENSKY: Here.

19 CHAIRMAN JARRETT: Romano?

20 COMMISSIONER ROMANO: Here.

21 CHAIRMAN JARRETT: Keskic?

22 (Whereupon, there was no

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1 response.)

2 CHAIRMAN JARRETT: With that we have a
3 quorum.

4 And let's move to approval of
5 minutes. We have approval of the minutes of July
6 9th, 2020, the general minutes and the minutes of
7 PZ 20-0008 and PZ 20-0009.

8 COMMISSIONER HOFSTRA: So moved.

9 COMMISSIONER ORLOWSKI: Second.

10 CHAIRMAN JARRETT: Second from Mr.
11 Orłowski. All in favor?

12 (Whereupon, all commissioners
13 responded aye.)

14 CHAIRMAN JARRETT: Any opposed?

15 (Whereupon, there was no
16 response.)

17 CHAIRMAN JARRETT: All right, the minutes
18 are approved.

19 And then any amendments to the
20 agenda?

21 (Whereupon, there was no
22 response.)

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1 (Whereupon, the public hearings
2 were held.)

3 CHAIRMAN JARRETT: Any public comments on
4 non-agenda items?

5 (Whereupon, there was no
6 response.)

7 CHAIRMAN JARRETT: Commissioner comments?

8 (Whereupon, there was no
9 response.)

10 CHAIRMAN JARRETT: Okay, there are none.

11 Village Board liaison comments?

12 He's not here.

13 Any village staff comments?

14 MR. ARGUILLES: No, I just requested copies
15 of the boards for our files. The petitioner said
16 he will get them.

17 MR. KOZAR: I will make copies.

18 CHAIRMAN JARRETT: Even if it's just taking
19 good quality photos and sending them. I'm sure
20 that would work probably.

21 Okay. No other comments from
22 staff?

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1 MS. ARGUILLES: No.

2 CHAIRMAN JARRETT: If there are no other
3 comments, then we're adjourned.

4 (Whereupon, the meeting was
5 adjourned.)

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1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)

3 I, LINDA M. CIOSEK, C.S.R. No.

4 084-2892, duly qualified and commissioned for the

5 State of Illinois, County of DuPage, do hereby

6 certify that at the request of the VILLAGE OF

7 VILLA PARK PLANNING & ZONING COMMISSION, subject

8 to the usual terms and conditions of County Court

9 Reporters, Inc, reported in shorthand the

10 proceedings had and testimony taken at the public

11 hearing of the above-entitled cause, and that the

12 foregoing transcript is a true, correct and

13 complete report of the testimony so taken at the

14 time and place hereinabove set forth.

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19 _____
CERTIFIED SHORTHAND REPORTER

20

21 My Commission Expires:

22 July 3, 2022.

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A above-entitled 7:11 adjourned 6:3,5 agenda 4:20 amendments 4:19 approval 4:4,5 approved 4:18 Ardmore 1:17 ARGUILLES 2:10 5:14 6:1 Avenue 1:17 aye 4:13 B Board 2:1 5:11 boards 5:15 C C.S.R 1:18 7:3 call 3:1,4 Calvert 3:8 cause 7:11 CERTIFIED 7:19 certify 7:6 Chairman 2:2 3:1,8,11,13,15 3:17,19,21 4:2 4:10,14,17 5:3 5:7,10,18 6:2 CIOSEK 1:18 7:3 comments 5:3,7 5:11,13,21 6:3 Commission 1:2 1:9,16 3:3 7:7 7:21 commissioned 7:4 Commissioner 2:3,4,5,6,7,8 3:12,14,16,18	3:20 4:8,9 5:7 commissioners 4:12 Community 2:11 complete 7:13 conditions 7:8 CONSUELO 2:10 copies 5:14,17 correct 7:12 County 7:2,5,8 Court 7:8 D Development 2:11 Director 2:10 DOMINICK 2:8 DU 7:2 duly 7:4 DuPage 7:5 E EDWARD 2:4 Expires 7:21 F favor 4:11 files 5:15 foregoing 7:12 forth 7:14 G general 4:6 good 5:19 H Hall 1:16 hearing 7:11 hearings 5:1 held 5:2 hereinabove 7:14 Hofstra 2:4 3:11 3:12 4:8	I Illinois 1:17,19 7:1,5 items 5:4 J JACK 2:5 Jackson 2:3 3:5 JARRETT 2:2 3:1,8,11,13,15 3:17,19,21 4:2 4:10,14,17 5:3 5:7,10,18 6:2 JASON 2:2 July 4:5 7:22 K KEN 2:3 Kesic 3:21 KOZAR 5:17 L Lanenga 2:5 3:13,14 let's 3:3 4:4 liaison 5:11 LINDA 1:18 7:3 M M 1:18 7:3 MATTER 1:4 meeting 1:6,8 3:2 6:4 MEMBERS 2:1 MIKE 2:6 minutes 1:6 4:5 4:5,6,6,17 move 4:4 moved 4:8 N non-agenda 5:4 O Okay 5:10,21	opposed 4:14 order 3:3 Orlowski 2:6 3:15,16 4:9,11 P P.M 1:11 PAGE 7:2 Park 1:1,15,16 1:17 3:2 7:7 petitioner 5:15 photos 5:19 place 7:14 Planning 1:2,9 1:15 3:2 7:7 PRESENT 2:1,9 probably 5:20 proceedings 1:14 7:10 public 5:1,3 7:10 PZ 4:7,7 Q qualified 1:18 7:4 quality 5:19 quorum 4:3 R regular 1:6,8 3:1 report 7:13 reported 7:9 REPORTER 7:19 Reporters 7:9 request 7:6 requested 5:14 responded 4:13 response 3:7,10 4:1,16,22 5:6,9 right 4:17 roll 3:4 Romano 2:8 3:19 3:20	S Second 4:9,10 sending 5:19 SEPTEMBER 1:10 set 7:14 Shlensky 2:7 3:17,18 shorthand 7:9 7:19 South 1:17 SS 7:1 staff 5:13,22 start 3:3 State 1:19 7:1,5 subject 7:7 sure 5:19 T taken 1:14,16 7:10,13 terms 7:8 testimony 1:14 7:10,13 time 7:14 transcript 7:12 true 7:12 U usual 7:8 V Villa 1:1,15,16 1:17 3:2 7:7 village 1:1,15,16 3:2 5:11,13 7:6 W we're 6:3 work 5:20 X Y
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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman.

3 MR. KEN JACKSON, Commissioner.

4 MR. EDWARD HOFSTRA, Commissioner.

5 MR. JACK LANENGA, Commissioner.

6 MR. MIKE ORLOWSKI, Commissioner.

7 MR. JUST SHLENSKY, Commissioner.

8 MR. DOMINICK ROMANO, Commissioner.

9 ALSO PRESENT:

10 MS. CONSUELO ARGUILLES, Director of
11 Community Development.

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1 CHAIRMAN JARRETT: All right, so we will
2 start with our first order of business which will
3 be PZ-20-0010. It's 43 West Roosevelt Road,
4 special use for vehicle sales. The petitioner is
5 Mohd Rafiq Ismail and Mark Monaco.

6 MR. ISMAIL: Yes, sir.

7 CHAIRMAN JARRETT: If you're expecting to
8 speak this evening, either on behalf of the
9 applicant or from the public, please rise now and
10 be sworn in by the court reporter all at once.
11 And then when you come up and speak --

12 UNIDENTIFIED SPEAKER: For the entire
13 evening?

14 CHAIRMAN JARRETT: We could do everybody at
15 once, that's fine, even if you think you're going
16 to speak, get everybody sworn in.

17 THE COURT REPORTER: Would you raise your
18 right hands, please.

19 (Whereupon, the oath was duly
20 administered by the Notary.)

21 CHAIRMAN JARRETT: If you're one of a
22 couple of people that didn't and you decide you

1 want to speak, please be sworn in before you do
2 so. Thank you.

3 So the order of business for
4 the process, we'll start with staff input and then
5 we'll move to presentation of the petitioner,
6 which you'll have an opportunity to speak -- this
7 goes for all the public hearings -- then public
8 participation and questions. If you're from the
9 public and you want to speak at that time, you
10 could come up to the podium, you've already been
11 sworn in, but give your name and address for the
12 record and make your comments. Questions from the
13 Commission, closing comments of the petitioner, so
14 you'll have a chance to close, and then we'll
15 close the public hearing and move the discussion
16 up here and then make a motion or vote as
17 necessary.

18 So, the first order of business
19 is, as I said, PZ-20-0010.

20 (Whereupon, Commissioner
21 Jackson entered the hearing.)

22 CHAIRMAN JARRETT: I also note for the

1 record that Commissioner Jackson has entered at
2 7:36.

3 Whenever you're ready.

4 MS. ARGUILLES: So the petition for
5 PZ-20-0010 is a request for a special use to allow
6 vehicle sales at 23 West Roosevelt Road. This is
7 a narrow image of the subject property. You could
8 see the subject property is a parcel that's on the
9 south side of Roosevelt Road. It is an existing
10 building with parking in front and to the rear of
11 the building.

12 The petitioner submitted a
13 floor plan indicating interior space of the
14 building, which is shown here on the left side of
15 the slide with some desk areas and customer lounge
16 and manager desk and the restroom.

17 The plat of survey to the right
18 indicates the lot dimensions of the site. The
19 parcel itself measures 292.5 feet deep and 80 feet
20 wide along Roosevelt. It does have two existing
21 access points off of Roosevelt Road.

22 The proposed site plan, it's

1 hard to see on this picture here, but it indicates
2 the proposed striping for the proposed car lot.
3 Along the front of the building there will be
4 spaces for some vehicles that are going to be for
5 sale; however, there is also customer parking in
6 the front. The rear is going to be the majority
7 of the storage for vehicles that are for sale.

8 The site plan indicates about
9 63 spaces for vehicles that are for sale.

10 The standards for a special use
11 are listed in the village code, and this is a
12 summary of the standards: In general, the
13 proposed use or activity is expressly authorized
14 as a special use. The proposed use at the
15 proposed location is necessary or desirable to
16 provide a service facility that's in the interest
17 of public convenience and will contribute to the
18 general welfare of the neighborhood or community.
19 The proposed use will not, in the particular case,
20 be detrimental to the health, safety or general
21 welfare of persons residing or working in the
22 area, or be injurious to property values or

1 (inaudible) of the vicinity.

2 The special use will not impede
3 the normal and orderly development and improvement
4 of surrounding property for uses permitted in the
5 district. The proposed special use will be served
6 by adequate utilities, access roads, parking,
7 drainage and other important and necessary
8 facilities, including infrastructure and community
9 services.

10 And, finally, the approval of
11 the special use complies with, and the regulations
12 of the zoning ordinance, except as expressly
13 approved in accordance with the procedures of this
14 Zoning Ordinance.

15 Village staff has reviewed the
16 petition. The public engineering department did
17 review the request and feel that the proposed use
18 should be supported.

19 The subject property was
20 previously approved for a conditional use to allow
21 automobile sales back in 2014. Earlier this year
22 that business moved out. It's still located

1 within Villa Park, but it's a different location
2 on North Avenue.

3 In terms of other uses in the
4 surrounding area, the proposed use is consistent
5 with car-oriented businesses that reside along
6 Roosevelt Road; therefore, the proposed use is not
7 detrimental to the area or the subject property.
8 Approval of this special use is not expected to
9 impede normal development and permitted uses in
10 the area. Therefore, staff is recommending that
11 the petition here before you here tonight is
12 recommended for approval.

13 Should you recommend a positive
14 approval, staff has recommended that conditions of
15 approval are applied. Conditions 1 through 4, as
16 shown on the slide, include compliance with all
17 applicable codes and regulations. That includes
18 signage, limiting the test driving of vehicles to
19 Roosevelt Road, and then no activities relative to
20 automobile repair take place at the subject
21 property. And, finally, that the petitioner
22 obtains the necessary permits for any exterior

1 signage.

2 The Village Board decision is
3 final for this case.

4 CHAIRMAN JARRETT: Okay, thank you.

5 Would you like to speak.

6 MR. ISMAIL: Yes.

7 CHAIRMAN JARRETT: If you could, come --
8 actually if you're more comfortable standing
9 there, that's fine. There is no mic here anyway,
10 just speak loudly enough so people hear you. And
11 state your name and address for the record.

12 MR. ISMAIL: My name is Rafiq Ismail. I am
13 from Downers Grove, Illinois. We have a current
14 business in Westchester, Illinois, on Roosevelt
15 Road, about four miles down the street. And here
16 we have a big building. The place we had we
17 outgrew, so we need a bigger space, and this
18 building belong to a friend of ours, a car dealer,
19 and we thought it was a good opportunity to be in
20 this village, since I am here from this village
21 the last 45 years. I work for (indecipherable)
22 foundation, so I know everybody here in the

1 village. We thought we would move here.

2 So we sell about 100, 110 cars
3 a month. That's average. So there is a good tax
4 revenue for the Village of Villa Park.

5 CHAIRMAN JARRETT: Okay. All right. If
6 that's all you have, then I'll move on to the next
7 portion here, which is questions from the
8 commission. Actually, no, public participation
9 and questions. My letters are shifted around
10 here. Public participation. Does anyone from the
11 public wish to speak on this agenda item?

12 (Whereupon, there was no
13 response.)

14 CHAIRMAN JARRETT: Seeing no one, we'll
15 move to questions from the Commission.

16 Does anyone have any questions?

17 COMMISSIONER HOFSTRA: I have one. I see
18 your plat of survey and you've got the parking
19 spaces laid out. Is that how you intend to park
20 them, because they're not parked that way now.

21 MR. ISMAIL: Pardon me?

22 COMMISSIONER HOFSTRA: If you can go back

1 to the plat you had up there. There you go. I
2 was out walking, as I often do around Villa Park,
3 last Saturday morning, and I happened to be around
4 Ardmore or -- around Ardmore and Roosevelt Road
5 about 8:30, 8:40 and was amazed at the amount of
6 the vehicles, fire vehicles coming through. So my
7 curiosity spoke, but I walked back there, and they
8 weren't parked like that, they were parked to the
9 point where the fire department could not even
10 access the vehicles that were on fire.

11 MR. ISMAIL: As you know, we were just in
12 the transition of moving all the cars because we
13 have to leave there.

14 COMMISSIONER HOFSTRA: I mean, if I was
15 your neighbor behind you, I wouldn't want to see
16 that.

17 MR. ISMAIL: This won't happen again. This
18 is -- we were just moving.

19 COMMISSIONER HOFSTRA: And then you had
20 pick-up trucks down along the side of the
21 building. There was no path back to the back of
22 the building. If I was your neighbor, that would

1 bother me. That would upset me, just from a
2 public safety perspective.

3 MR. ISMAIL: Yes, I'm sure.

4 COMMISSIONER HOFSTRA: So I hope we can
5 hold them to this type of parking survey, because
6 it was a disaster back there.

7 MR. ISMAIL: Yeah.

8 COMMISSIONER HOFSTRA: I feel sorry for
9 your loss. I mean, it was pretty devastating what
10 happened back there. I don't know how it
11 happened, but it was clear the fire department had
12 their hands full trying to contain the situation
13 that shouldn't have been that bad to contain.

14 MR. ISMAIL: I don't know, we had a couple
15 of Hybrid cars over there.

16 COMMISSIONER HOFSTRA: Battery?

17 MR. ISMAIL: Yeah, hybrid. We have eight
18 ford Escapes, and there were two cars, one was a
19 Toyota Prius, so maybe something just --

20 COMMISSIONER HOFSTRA: I'm an electrical
21 engineer, I could smell the electrical stuff
22 burning, which makes sense now that you tell me

1 there was hybrids back there.

2 MR. ISMAIL: When you get home the night, I
3 didn't smell anything, and it happened in the
4 middle of the night. The fire didn't really catch
5 up until 6:00 or 7:00 in the morning.

6 COMMISSIONER HOFSTRA: I understand. I'm
7 not blaming you, I just don't want to see them
8 parked like they were. That was wall-to-wall
9 vehicles. I don't know how you would have ever
10 test drove a vehicle out of there.

11 CHAIRMAN JARRETT: Any other questions?

12 COMMISSIONER LANENGA: Down here.

13 CHAIRMAN JARRETT: Yes?

14 COMMISSIONER LANENGA: Right now there's a
15 big yellow truck parked right on the corner of
16 your lot.

17 MR. ISMAIL: Yes.

18 COMMISSIONER LANENGA: Do you anticipate
19 selling a lot of trucks there?

20 MR. ISMAIL: They just came in like a
21 couple three days ago, and we were just -- once we
22 got our license and everything, everybody will be

1 all lined up nice and everything will be smooth,
2 like it should be, like the plan is here.

3 COMMISSIONER LANENGA: Right, but I'm
4 concerned about the fact that we don't see that
5 kind of truck anywhere else. That's a big former
6 Penske truck, I suppose.

7 MR. ISMAIL: Like I said, just came in two
8 or three days ago, just happened it came before
9 like Friday or something, and we haven't had a
10 chance to put it somewhere and place to put it, so
11 that's why we left it because it's easier to move,
12 otherwise it would be stuck in the back.

13 COMMISSIONER LANENGA: Okay.

14 CHAIRMAN JARRETT: Consuelo, I don't know
15 this off the top of my head, but does our
16 ordinance, when it comes to vehicle sales,
17 differentiate between commercial trucks and
18 automobiles and passenger vehicles?

19 MS. ARGUILLES: It does not, we just have a
20 general classification of passenger vehicles. So
21 the passenger trucks and cars are inclusive in
22 that category.

1 CHAIRMAN JARRETT: Right, but when you get
2 into a commercial vehicle like a moving truck or,
3 say, a piece of construction equipment, does that
4 fall under a different category? It should.

5 MS. ARGUILLES: Yes. Our ordinance does
6 classify the difference between commercial and
7 personal vehicles.

8 CHAIRMAN JARRETT: So if this is like a
9 Penske truck or a U-Haul truck, something along
10 those lines, I don't know, is that what it was?

11 COMMISSIONER LANENGA: Yes.

12 CHAIRMAN JARRETT: He couldn't sell that;
13 correct?

14 MS. ARGUILLES: Correct. This is strictly
15 for passenger vehicles.

16 CHAIRMAN JARRETT: You need to be aware of
17 that.

18 MR. ISMAIL: Okay. We weren't aware of
19 this.

20 CHAIRMAN JARRETT: So it would be
21 essentially passenger automobiles.

22 MR. ISMAIL: Okay.

1 CHAIRMAN JARRETT: Because it's a different
2 use category. They're seen as it's more intense,
3 less visually appealing.

4 MR. ISMAIL: No box truck, just pick-up
5 truck and cars?

6 CHAIRMAN JARRETT: Yeah.

7 COMMISSIONER ROMANO: I'm curious as to the
8 chain of events here. So you've purchased the
9 business already and you're moving cars in?

10 MR. ISMAIL: Yeah, we already leased it.

11 COMMISSIONER ROMANO: And the variance
12 hasn't been granted yet. Is that typical of the
13 chain of events and how things take place?

14 MS. ARGUILLES: It could be. It's not
15 typical, I would say. They're not in operation
16 yet, they just started moving the vehicles there.

17 CHAIRMAN JARRETT: What I would say is that
18 it is typical for this property. We've had two or
19 three special uses for used car lots on THE
20 property, and in every instance, they've not
21 realized they needed a special use. I don't know
22 about in this case, but in previous cases, they

1 didn't realize they needed a special use until
2 they were already in because the previous user had
3 been gone long enough that the special use had
4 expired, and the person renting the building had
5 not made that clear.

6 COMMISSIONER ROMANO: That's one question.

7 CHAIRMAN JARRETT: I think this is our
8 third one on this.

9 COMMISSIONER ORLOWSKI: Fourth.

10 COMMISSIONER ROMANO: The other question I
11 have, completely unrelated, all the exits, is that
12 something that's been pre-arranged that exists in
13 the spot before, or is there -- Aldi's okay with
14 that being an entrance and exit through their
15 parking lot as well?

16 MR. ISMAIL: Yeah.

17 CHAIRMAN JARRETT: Any other questions?

18 COMMISSIONER SHLENSKY: I have a question
19 for staff and the commissioners.

20 CHAIRMAN JARRETT: Yes?

21 COMMISSIONER SHLENSKY: If you look to page
22 2 of the actual request that staff -- not the

1 application, but the background on it.

2 CHAIRMAN JARRETT: The memo?

3 COMMISSIONER SHLENSKY: So, the current
4 Zoning Ordinance that's in play came into effect
5 as of July, '18 does not permit vehicular sales in
6 C-3; however, just based upon driving around in
7 Villa Park, we see a bunch of car dealerships that
8 are outside of M-1 and M-2. So, is it typical for
9 car dealers that either move in or acquire a spot
10 or a property that is outside of M-1 and M-2 to
11 have to seek a special use? And if it is that
12 typical, is it possible just down the line to do a
13 text amendment to allow them so we don't have to
14 have all vehicular sale owners or business owners
15 come to us seeking a special use and simply allow
16 it in and expand the businesses other than just
17 M-1 and M-2?

18 MS. ARGUILLES: To answer your first
19 question, it's an existing nonconforming use there
20 now, and under the code provisions, they weren't
21 in the time frame of the closer of the previous
22 business. They could petition again, and that

1 petition is seeking a special use. It's a
2 non-conforming use that was granted, they moved
3 out, but they're still within the time frame for
4 them to reapply for special use to continue that
5 use.

6 The second question is
7 definitely something that we'll review and could
8 consider for potential for update, but that's
9 going to be the Village Board, so person that
10 could (inaudible) --

11 THE COURT REPORTER: Excuse me, can you
12 speak up a little when you speak.

13 MS. ARGUILLES: So, to answer your first
14 question, the previous business was operating as a
15 legal non-conforming use. Because as is today,
16 it's not a permitted use in the zoning district.
17 So as a -- nonconforming uses have to reapply
18 within the time frame of the previous business
19 closing, and the petitioner is within that time
20 frame for him to reapply for the special use, just
21 has to go through this process.

22 In regard to future code

1 updates, that's something that's a possibility for
2 the Board to consider to seek to amend the code to
3 just make that as a permitted use just versus a
4 non-permitted in the commercial.

5 COMMISSIONER SHLENSKY: Thank you for the
6 clarification.

7 CHAIRMAN JARRETT: Just to clarify, so the
8 previous use, the 60 days is still there?

9 MS. ARGUILLES: Yep.

10 CHAIRMAN JARRETT: Because in previous
11 cases, that was not the case, which is why they
12 were here before us for special uses. I just
13 wanted to make sure we were clear on that.

14 MS. ARGUILLES: Yes.

15 CHAIRMAN JARRETT: Okay, good. Do you have
16 other questions?

17 COMMISSIONER SHLENSKY: Going off or piggy
18 backing on the 60-day, is that 60 days to apply or
19 60 days to obtain the nonconforming special use?

20 MS. ARGUILLES: It's to apply for the
21 special use.

22 COMMISSIONER SHLENSKY: Okay.

1 MS. ARGUILLES: The code isn't specific on
2 that, but if it's within that time frame, given
3 the fact that there is a legal notice and a
4 process that applies within the end of that
5 period, that's acceptable.

6 COMMISSIONER SHLENSKY: Thanks.

7 CHAIRMAN JARRETT: Any other questions?

8 (Whereupon, there was no
9 response.)

10 CHAIRMAN JARRETT: All right, any closing
11 comments you would like to make before we move
12 into discussion up here?

13 MR. ISMAIL: Yeah, I will say, I mean, like
14 I said, I'm from Villa Park, you know, 45 years.
15 I'd like to do business in this town, have some
16 people employed from the city, hopefully you know,
17 especially from the neighborhood, and we can
18 further do some big business. We were almost
19 trying to rent a lot of yours. Last year I talked
20 to Ed and try to lease it for my other cars. I
21 have different lots and still trying to do
22 business with you guys last year, hoping that, you

1 know, we still might be able to rent this from you
2 guys if we are allowed.

3 CHAIRMAN JARRETT: Okay. All right. So we
4 will close the public hearing and move to
5 discussion by Commission members.

6 In at least one of -- maybe
7 more of the cases where this has been up before, I
8 personally voted against it. I think there's
9 plenty of reasons for it to be approved, but it's
10 a tight site, and my concerns with the property
11 have always been what happened this past weekend
12 with the fire, because what has happened in the
13 past as we get these nice parking plans of how the
14 cars are going to be laid out, and we always have
15 concerns which actually aren't mentioned in this
16 memo from the Village, but in the past, the fire
17 chief has explicitly said, "We need to be able to
18 get to the back of that building. And our
19 equipment is big, we need the aisles on both sides
20 to be open, at a minimum."

21 And then we had issues with
22 cars parked on the IDOT right-of-way, down on the

1 aprons onto the -- off of the property. Nobody
2 ever shows that in the plans, but that's what
3 ultimately happens. And they've been approved and
4 we've gone through it.

5 I'm hopeful that you've seen
6 how important it is to be able to get to the back
7 of that property. Because I don't know how much
8 it slowed the fire department's response down, but
9 what became a dozen, a dozen and-a-half cars, I
10 don't know how many were ultimately damaged, at
11 one point I heard 13.

12 MR. ISMAIL: Yeah.

13 COMMISSIONER HOFSTRA: I read 20 in the
14 paper.

15 CHAIRMAN JARRETT: Might have been
16 contained to 2 or 3. If that had spread to your
17 building or a neighboring property, it could have
18 been catastrophic.

19 MR. ISMAIL: Yes.

20 CHAIRMAN JARRETT: That's always been my
21 concern is the ability to circulate on that site
22 for the fire department when it's jammed full of

1 cars.

2 MR. ISMAIL: I personally will make sure
3 that there is nothing blocked and that area should
4 always be open all the time now.

5 CHAIRMAN JARRETT: Yeah.

6 MR. ISMAIL: Day and night.

7 CHAIRMAN JARRETT: And I know previous
8 owners had tried to do things to keep people from
9 getting vehicles to the back during the day, which
10 the fire department always had problems with.
11 They would put steel posts in, and things like
12 that. It was not good.

13 So my concerns with this are
14 essentially we have a parking plan that looks
15 okay, but will it be followed, and is it something
16 that staff feels they can enforce? I mean,
17 because it doesn't -- in the past it's not been
18 very well-enforced.

19 MS. ARGUILLES: If I may suggest, you could
20 add a condition of approval so it's specific to
21 the site plan that's before you here for
22 consideration and the conditions for approval.

1 That way it's subject to the site plan you're
2 receiving.

3 COMMISSIONER HOFSTRA: I know this was all
4 written because I had the electronic copy in my
5 hand long before Saturday. I would love to know
6 what the fire department's response would be after
7 Saturday.

8 COMMISSIONER SHLENSKY: That was going to
9 be my comment that it would be nice to have
10 someone from the fire department indicate if they
11 do have any updates to their comments that were
12 found in the packet we received on Friday.

13 COMMISSIONER ORLOWSKI: If I can comment, I
14 actually talked to the chief today in regards to
15 the fire on Saturday, and they have many issues
16 with that lot. They could not get to the fire to
17 put the fire out. They had to use the door
18 storage property to get access from the one side,
19 and they had to use Aldi's property to get access
20 from the back.

21 COMMISSIONER HOFSTRA: And then the hose
22 was running over the tops of cars to get back

1 there.

2 COMMISSIONER ORLOWSKI: Right. They
3 complained about this property in the past.
4 I know the last property that we dealt with this
5 same situation, the cars, it's overparked, it's
6 too small, the fire department can't -- they
7 cannot maneuver their vehicles with the amount of
8 cars that are there. He doesn't have anything in
9 writing, but he's not thrilled with the event on
10 Saturday.

11 COMMISSIONER HOFSTRA: I can believe it.

12 CHAIRMAN JARRETT: So that's always been my
13 concern on this. It was not designed as a used
14 car lot, I know most used car lots aren't, but
15 most are a little more open than this one. And
16 the way vehicles are stored in the back, it's hard
17 to enforce.

18 I would say if somebody decides
19 to make a motion to approve this, then definitely
20 there needs to be a condition added tying this to
21 -- this approval to the site plan that's included.
22 I'm assuming it's to scale and actually parkable.

1 COMMISSIONER ROMANO: I would call that
2 into question. I'm trying to gauge scale up here
3 from Google Maps to this, looking at existing
4 spots, comparing it to the spots on the Aldi side.
5 And where Aldi has, say, on the east side of the
6 property, Aldi has six spots, comparable we're
7 going to squeeze in nine spots? I don't know if
8 the plot of survey is accurate looking at the
9 feasibility of getting this many cars. Because
10 it's hand drawn, I don't know if these parking
11 spots are accurate to size, but on the property
12 just on the other side, there's only six spots, so
13 I don't see where -- you know what I'm saying, Ed?

14 COMMISSIONER HOFSTRA: Yeah. I know what
15 you're saying. If you go look at Haggerty,
16 Haggerty GMC and Buick across -- essentially
17 across the street and down a little bit. That's
18 normal for how cars are parked on a car lot
19 itself.

20 CHAIRMAN JARRETT: Right.

21 COMMISSIONER HOFSTRA: I would never park
22 my vehicle in one of those parking spaces, but

1 that's how car dealers do it.

2 CHAIRMAN JARRETT: For vehicle storage, you
3 know, you really need enough room for a valet to
4 get in and out of the door because people aren't
5 going out usually and getting into the cars in the
6 back lot and pulling them around. There's not a
7 family of four piling in for a test drive while
8 four other people are trying to get in the car
9 next to them. You've got one guy squeezing into
10 the car to pull it around the front for somebody
11 to drive off. So they are typically compressed,
12 but I do still kind of question -- not this
13 specifically, but usually with the car lots, they
14 are hand drawn and it's hard to tell how accurate
15 they are.

16 COMMISSIONER HOFSTRA: Consuelo, can you
17 bring that plat of survey back up on the screen
18 with the parking spaces? Where does the building
19 exist?

20 MS. ARGUILLES: The building is here. This
21 is the building.

22 COMMISSIONER HOFSTRA: What is the 12 --

1 11, 12 and 13?

2 MS. ARGUILLES: That's interior space of
3 the building, and they're proposing to park three
4 vehicles inside the building.

5 CHAIRMAN JARRETT: I think the previous
6 users have done that, too.

7 COMMISSIONER HOFSTRA: Okay. I was just
8 trying to figure out because I would look at
9 customer parking No. 5, that's the one on the far
10 right across the front of the building, that's
11 blocking the space down between the store, this
12 building and The Door Store and then you got the
13 -- you got vehicle 5, and if you have so many
14 handicapped spots, there's no proper access there
15 for anything to get to the back.

16 MR. ISMAIL: There is one handicap on the
17 corner.

18 COMMISSIONER HOFSTRA: But if you park 2,
19 3, 4 and 5, you're not getting down that main
20 aisle to the back. Either those cars are there
21 parked overnight and you have a fire, there's no
22 access to that side of the building.

1 COMMISSIONER ORLOWSKI: The lot is
2 overparked.

3 COMMISSIONER HOFSTRA: Yeah.

4 MR. ISMAIL: We can eliminate maybe instead
5 of five, we can put three and take the 4 and 5
6 out. That will give us more room to drive through
7 the back.

8 CHAIRMAN SHLENSKY: Consuelo, has the fire
9 department reviewed the site plan?

10 MS. ARGUILLES: Yes.

11 CHAIRMAN JARRETT: That was prior to the
12 fire, though.

13 COMMISSIONER SHLENSKY: The point I'm
14 getting at is maybe in light of this, we just
15 opt to table this for further input from the fire
16 department subsequent to what happened on
17 Saturday.

18 MS. ARGUILLES: It's definitely within your
19 purview to consider tabling this for additional
20 information.

21 COMMISSIONER LANENGA: I agree. I think
22 with a revised site plan, where you're going to

1 park, what you're going to do to allow access to
2 emergency vehicles, and then I think we can
3 approve that. I think that we have way too many,
4 I guess, conditions if we were to approve it
5 tonight. I mean, we added three or four ourselves
6 tonight, so yeah, let's move this out, let's go
7 ahead and push this out until next month and let's
8 get the fire department involved in this and make
9 sure it's right.

10 What do you guys think?

11 COMMISSIONER ORLOWSKI: I need to make sure
12 that whatever is submitted to the Commission, that
13 I could read it. That's not legible. I don't
14 know if you can see what's on there, but I can't.

15 COMMISSIONER HOFSTRA: The same with the
16 actual plat of survey, it is impossible to read
17 the dimensions. I could read that the length of
18 the lot is 292 and-a-half feet, but I can't read
19 the distance from the building to the lot line and
20 so forth to even -- I mean my guesstimate is it's
21 maybe 20 feet.

22 MS. ARGUILLES: We could work with the

1 petitioner to get either an updated survey or to
2 clarify what the dimensions are and point that
3 out.

4 COMMISSIONER SHLENSKY: Honestly, the size
5 isn't really the issue, it's -- even the digital
6 format, it's not really legible and there are no
7 dimensions. Like I question whether the handicap
8 space is even a viable handicapped space. That's
9 a valid concern considering that the survey
10 appears to be dated from 2001.

11 MS. ARGUILLES: It is dated from 2001, so
12 the petitioner's --

13 CHAIRMAN JARRETT: I know in the previous
14 -- one of the previous cases, I believe it was the
15 last case involving this property, we explicitly
16 -- we got a site plan very similar to this that
17 was bordering on useless. And it's just -- I know
18 it's quick and easy and you're trying to get into
19 the property and don't want to spend money, but we
20 asked them explicitly to have conversation with
21 the fire chief and to -- through the village
22 staff, if that's the way to get there, and to

1 create a to-scale site plan showing where vehicles
2 would be parked, something that we could hold them
3 to. Because it's going to be hard to hold them
4 even to this, and I question whether there's
5 enough room for passage in some of those places if
6 all the things are parked.

7 I never want to dissuade
8 business from Villa Park, especially people who
9 have been involved in the community for decades,
10 but this property has been problematic as a used
11 car lot off and on for the 12 years I've been on
12 the Commission. It was one of our first cases.

13 COMMISSIONER ORLOWSKI: Done deal.

14 CHAIRMAN JARRETT: From the signs, the
15 strobe lights and big red stop words to cars on
16 the apron, it's been a problem. So to vote in
17 favor of this, I would need to see something like
18 that. I mean, I think that's what I'm hearing up
19 here.

20 COMMISSIONER HOFSTRA: I agree.

21 COMMISSIONER JACKSON: Yep.

22 CHAIRMAN JARRETT: Do we have a consensus

1 that that's what we would need to see to make a
2 positive motion? I'm not holding anybody to their
3 vote.

4 COMMISSIONER ROMANO: Yes, I would like to
5 see it on a plot of survey with the -- a plot of
6 survey for these cars in it. Just from what I'm
7 seeing, it seems way too jammed. And in light of
8 recent events, I would agree to that.

9 CHAIRMAN JARRETT: Yeah, so I'm going to
10 make -- not make a motion, I'm going to suggest we
11 make a motion to continue this for one month to
12 give the applicant time to work with staff to come
13 up with a site plan that's to scale that has been
14 reviewed by the fire chief, and I'm going to need
15 to see -- for me personally, I'm going to need to
16 see positive recommendation of that plan from the
17 fire chief, or whoever the representative at the
18 fire department is, to do it, because that has
19 long been my concern with this property. It's
20 fire, the police couldn't control it if they had
21 to which, thankfully, doesn't happen. But in the
22 past, the owners have put up chains, so we had

1 issues with the police department saying there was
2 stuff going on in the back of the property that
3 they couldn't get to, because the previous owner
4 put chains up across the drives. And those are
5 the kind of things that we need to avoid.

6 MR. ISMAIL: Yeah, I understand.

7 CHAIRMAN JARRETT: Do you understand what
8 we're asking for, Consuelo?

9 MS. ARGUILLES: Yes.

10 CHAIRMAN JARRETT: So we have a motion to
11 continue.

12 COMMISSIONER LANENGA: So moved.

13 CHAIRMAN JARRETT: Okay. On the quick ones
14 you might raise your hand because I know the
15 previous court reporters are sometimes unclear.

16 We have a motion. Is there a
17 second?

18 COMMISSIONER HOFSTRA: Second.

19 CHAIRMAN JARRETT: It's a motion to
20 continue to a date certain of -- that would be
21 October 8th; correct, 2020?

22 MS. ARGUILLES: Yes.

1 CHAIRMAN JARRETT: Any questions or
2 comments on the motion?

3 (Whereupon, there was no
4 response.)

5 CHAIRMAN JARRETT: Roll call vote.
6 Jackson?

7 COMMISSIONER JACKSON: Yes.

8 CHAIRMAN JARRETT: Hofstra?

9 COMMISSIONER HOFSTRA: Yes.

10 CHAIRMAN JARRETT: Lanenga?

11 COMMISSIONER LANENGA: Yes.

12 CHAIRMAN JARRETT: Orłowski?

13 COMMISSIONER ORŁOWSKI: No.

14 CHAIRMAN JARRETT: Shlensky?

15 COMMISSIONER SHLENSKY: Yes.

16 CHAIRMAN JARRETT: Romano?

17 COMMISSIONER ROMANO: Yes.

18 CHAIRMAN JARRETT: I, too, vote yes. So
19 this will be continued to next month. Because
20 it's continued to a date certain, there will be no
21 further notice, and this is the notice of that
22 hearing.

1 Thank you. And, please, meet
2 with Consuelo and sort this out and let's see what
3 we can do for you.

4 MR. ISMAIL: Okay.

5 CHAIRMAN JARRETT: Thank you. I'm really
6 sorry about what happened on your property.

7 MR. ISMAIL: Okay, thank you. I appreciate
8 it.

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

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1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)

3 I, LINDA M. CIOSEK, C.S.R. No.

4 084-2892, duly qualified and commissioned for the

5 State of Illinois, County of DuPage, do hereby

6 certify that at the request of the VILLAGE OF

7 VILLA PARK PLANNING & ZONING COMMISSION, subject

8 to the usual terms and conditions of County Court

9 Reporters, Inc, reported in shorthand the

10 proceedings had and testimony taken at the public

11 hearing of the above-entitled cause, and that the

12 foregoing transcript is a true, correct and

13 complete report of the testimony so taken at the

14 time and place hereinabove set forth.

15

16

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18

19

CERTIFIED SHORTHAND REPORTER

20

21 My Commission Expires:

22 July 3, 2022.

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman.

3 MR. KEN JACKSON, Commissioner.

4 MR. EDWARD HOFSTRA, Commissioner.

5 MR. JACK LANENGA, Commissioner.

6 MR. MIKE ORLOWSKI, Commissioner.

7 MR. JUST SHLENSKY, Commissioner.

8 MR. DOMINICK ROMANO, Commissioner.

9 ALSO PRESENT:

10 MS. CONSUELO ARGUILLES, Director of
11 Community Development.

1 CHAIRMAN JARRETT: The next order of
2 business will be PZ-20-0011, 225 South Harvard
3 Avenue, special use for elementary school and a
4 variation to lot coverage. The petitioner is
5 Benjamin Bercher on behalf of School District 45.

6 I see we have three from the
7 School District here all wishing to be continued.
8 Shall we hear all three of those as one?

9 MS. ARGUILLES: That would be my
10 recommendation since staff's recommendation is to
11 continue this request.

12 CHAIRMAN JARRETT: Okay. So we have
13 PZ-20-0011 for 225 South Harvard Avenue;
14 PZ-20-0012 for 301 West Jackson Street;
15 PZ-20-0013, 150 West sunset Drive, all special
16 uses and variations for schools.

17 Whenever you're ready.

18 MS. ARGUILLES: So staff has reviewed the
19 petitioner's applications. Based on the
20 submittal, we are recommending that the Planning &
21 Zoning Commission continue the request until the
22 petitioner provides a traffic study. We realize

1 that this is during a pandemic, but we would go
2 back to the petitioner to look to see if there is
3 recent studies that they could -- (inaudible)

4 THE COURT REPORTER: Excuse me, can you
5 lower your mask? Thank you.

6 MS. ARGUILLES: So staff is recommending
7 that the Planning & Zoning Commission recommend to
8 continue these three requests to allow the
9 petitioner to submit additional information; in
10 particular, regarding traffic, some stormwater
11 comments we provided regarding the request, and
12 clarification on additional items from a zoning
13 perspective.

14 So, the petitioner is here, he
15 could answer any questions that you guys have, but
16 from a staff recommendation standpoint, we are
17 recommending for these cases to be continued until
18 we have additional information as well as by
19 staff.

20 CHAIRMAN JARRETT: Okay, thank you. Is the
21 representative from the school district here
22 wishing to speak at all?

1 MR. EICHHORN: I'm Mike Eichhorn from Wold
2 Architects. I represent the School District.

3 We do have a presentation that
4 we would like to give, certainly to inform you and
5 kind of present our philosophy.

6 CHAIRMAN JARRETT: If you want to do that
7 this evening, you're welcome to.

8 MR. EICHHORN: Yeah, that would be
9 fantastic.

10 Again, Mike Eichhorn from Wold
11 Architects, and I have Ben Bercher who is the
12 formal architect that wrote the petition. We also
13 have Steve Corcoran from Eriksson Engineering who
14 is our traffic engineer, and also our civil and
15 stormwater engineer.

16 And so we have the
17 presentation. Is it okay if I stand here, or do
18 you want me to stand --

19 CHAIRMAN JARRETT: Wherever you are more
20 comfortable.

21 MR. EICHHORN: Everybody has a copy of all
22 of our materials?

1 CHAIRMAN JARRETT: We did not receive this
2 in our packet because of the continuation.

3 COMMISSIONER ORLOWSKI: This is the only
4 thing I have.

5 MR. EICHHORN: I'll fine tune this so I can
6 kind of orient you to what you're going to see.
7 How about that? So, we can make this available to
8 you, but basically this is essentially the
9 graphics from the submissions. So if you haven't
10 gotten a copy yet, you'll get that forthcoming.

11 COMMISSIONER ORLOWSKI: If someone can
12 submit that to Consuelo, and she'll --

13 MR. EICHHORN: Yeah. She has all the
14 submittals, and I think like she said, we are
15 providing additional traffic data to supplement
16 that to make it more informative.

17 So I'll go through this. I
18 understand you didn't have a chance to look at it,
19 so I'll just kind of go through it so at least you
20 get to, you know, whet your appetite, let's say,
21 for what's forthcoming here.

22 Again, Mike Eichhorn, Wold

1 Architects. We are the architects for the
2 planning of the School District. So the School
3 District has eight schools. And as you know,
4 there was a referendum that passed in March, and
5 the goal of that, the programmatic vision, let's
6 say for the District, was to provide full-day
7 kindergarten for the students of each
8 neighborhood, and also to take the early childhood
9 program, which is for kids that are three and four
10 years old, put them in a centralized location at
11 Jackson Middle School because it's a centralized
12 within the community it served.

13 So, we believe that the
14 solutions here, meet that programmatic need, and
15 also do it in a way that improves the site from a
16 parking point of view, landscaping point of view,
17 and it does it in a way that's the least amount of
18 impact as possible, without overdoing it or making
19 anything more than is really required to provide
20 that.

21 So the three areas that we've
22 asked for is Ardmore Elementary, so if we want to

1 pull that up, I'll orient you to it. The project
2 essentially is to add a security vestibule which
3 is -- do you have a pointer? It's right about
4 there where Ben is moving the hand around there.
5 Right there. And everything here is complying
6 with all the zoning requirements, short of the lot
7 coverage, and the fact that it's a special use.
8 But the site is already a school, so we're just
9 asking you, "Okay, it's a school, so now we need a
10 special use for a school." We have to ask you for
11 that, because we're improving the site.

12 This addition here is within
13 the 30-foot setback, so we're not asking for a
14 variation. It's basically like a security
15 vestibule to the main entrance to the school. The
16 school is here, this white footprint, the
17 playground back here, this is all the green area.
18 And then this is the existing parking lot here,
19 and then we're adding -- we're improving. There
20 already is asphalt here for a playground.
21 Essentially we're improving that and adding about
22 50 percent more parking spaces, so going from 40

1 to 60 there. And that's, again, compliant with
2 zoning, which is one spot per staff member plus
3 some additional for visitors. So we're complying
4 with the zoning requirements as far as parking.

5 But given it's an existing
6 site, we can't make it bigger, let's say. So the
7 school that's there now and all the existing
8 surfaces already are over the 30 percent.

9 The 30 percent coverage is really for residents.
10 For a school, it would be -- it's just not
11 realistic given the site that we have there.

12 So we're requesting a formal
13 lot coverage up to 72 percent, and that basically
14 accounts for kind of the additional asphalt that
15 we're putting kind of right here.

16 So that's kind of the summary
17 of that. Any questions?

18 CHAIRMAN JARRETT: Yeah, what's the blue
19 highlighted area on the southeast right there?

20 MR. EICHHORN: Right now those are the
21 early childhood classrooms. Those are being moved
22 out to the centralize facility. That's a

1 kindergarten that's going to be renovated there,
2 so they're providing a toilet.

3 CHAIRMAN JARRETT: That's in the existing
4 building?

5 MR. EICHHORN: It's within the building
6 itself, yeah. So the outline of the building is
7 white, plus these kind of gray areas. This is the
8 main office that we're renovating. But, really,
9 the only addition to the building is this thousand
10 square foot. It's like a --

11 COMMISSIONER HOFSTRA: Well, that and --

12 MR. EICHHORN: Amtrak.

13 COMMISSIONER HOFSTRA: 6400 more square
14 feet of non-porous -- or porous space.

15 CHAIRMAN JARRETT: Most of that's actually
16 already asphalt.

17 MR. EICHHORN: Correct.

18 COMMISSIONER HOFSTRA: The proposed new
19 parking.

20 CHAIRMAN JARRETT: Most of that's already
21 asphalt playground.

22 COMMISSIONER HOFSTRA: Oh, is it?

1 CHAIRMAN JARRETT: Yes. I hesitate to call
2 it a playground because there is a little
3 playground toward the east side, but like the
4 western portion of it is asphalt where parents
5 hang out and wait for their kindergartners.

6 MR. EICHHORN: We have a diagram for that,
7 too. I think the 6400 would be, like, I guess the
8 new asphalt. That's not the net gain of asphalt,
9 if that makes sense. We have to make -- the
10 parking lot has to be improved. Right now it's a
11 a playground. The depth of the asphalt is not as
12 much as you would need for a car.

13 COMMISSIONER HOFSTRA: All the water
14 drainage is to the storm sewers, there's no
15 retention pond?

16 MR. EICHHORN: Correct. And maybe, Steve,
17 you can kind of chime in on the stormwater aspect.
18 We are complying. We've been working very closely
19 with the village engineers on all the stormwater.
20 You know, they've gone through all these plans,
21 and it has to get approved, everything. But we've
22 been working very closely with them so it doesn't

1 impact the existing storm sewers.

2 Detention is not required;
3 correct?

4 COMMISSIONER ORLOWSKI: Where are they
5 moving the playground to?

6 MR. EICHHORN: The playground is being --
7 it's basically play equipment is really what we're
8 moving.

9 COMMISSIONER ORLOWSKI: I'm familiar with
10 it, I live a few blocks away.

11 MR. EICHHORN: Okay. The current plan is
12 to move it here. We still have to work with the
13 staff and the principal.

14 COMMISSIONER ORLOWSKI: Move it where?

15 MR. EICHHORN: Just to the north here.
16 There's an existing grass area, and so it would be
17 moved either here or maybe adjacent to the
18 asphalt. It doesn't have to be -- it could be in
19 the center even, just has to be supervisable by
20 the teachers.

21 COMMISSIONER JACKSON: I think Consuelo
22 said something about there are concerns with the

1 water retention. Are you going to address those
2 as we go along here?

3 MR. EICHHORN: Yeah. It's probably more so
4 with the Jackson site, because that's the large
5 detention basin out there now. But the other
6 sites we are complying to, unless there was
7 something specific you were thinking of. I'm
8 pretty sure it was for the Jackson site.

9 MS. ARGUILLES: We had comments, and that's
10 something we forwarded over to you. I think
11 Jackson was definitely the biggest.

12 COMMISSIONER JACKSON: Okay.

13 MR. EICHHORN: Whatever the stormwater
14 requirements were, we would make part of the
15 project, no matter what. We would have a budget
16 set aside to address all the stormwater needs and
17 compliance.

18 So, also, this plan was
19 reviewed by the Traffic & Safety Commission on
20 August 11th we met. They reviewed all the plans.
21 They didn't have any objections to the plans.
22 They had recommendations, which was to widen this

1 throat of this exitway here to allow for the buses
2 to exit more efficiently. There's some congestion
3 there now with buses turning here and kind of
4 parents waiting along here. It cleans up this
5 area here as far as the kind of crossover, if you
6 will.

7 CHAIRMAN JARRETT: I dropped my son off
8 there for six years; it's a nightmare for 15
9 minutes a day, five days a week.

10 MR. EICHHORN: I think also improving -- I
11 mentioned earlier about making improvements. We
12 are taking upwards of 20 spots off of the street,
13 parking away from -- the people parking on the
14 street and bringing them on site is always better.

15 Any other questions? I could
16 kind of go through the exhibits here.

17 CHAIRMAN JARRETT: Go ahead, move ahead.

18 MR. EICHHORN: There's going to be
19 landscaping compliance around the whole parking
20 lot, so it's something that's not there now we're
21 improving.

22 This was the existing -- you

1 could see the existing playground or kind of
2 playground, almost like this little wood chip area
3 is the part that we are net gaining, which is like
4 2 percent of the lot coverage. That's the
5 proposed plan. The additional handicapped parking
6 and the integration of the parking with the
7 entrance for the handicapped closer to the main
8 entry.

9 Same elevation showing that
10 it's in character with the current building, so
11 it's not going to stand out or look unique in any
12 way. It's really to blend in.

13 This was the traffic analysis
14 that was done by Eriksson. And we've done that at
15 all the sites. It's based on historic information
16 that was gotten from the District, and we are
17 providing some additional information to the
18 village, but this is the traffic flow that's
19 proposed, and just no increase in net traffic.
20 We're not having any more students go there.
21 We're actually taking away mid-day dropoff. Early
22 childhood has a mid-day dropoff and pickup that's

1 going away, so there will be some less traffic in
2 that way.

3 Let's keep going, I guess. For
4 the middle school, this is where we do need to
5 request a PUD because we're adding a second
6 principal building on the site. So we're not
7 adding on, but because there's two buildings, you
8 need approval for a full PUD.

9 The Early Childhood Center,
10 again, that was part of the referendum. We were
11 in a position to the rear of the lot and most kind
12 of the center of the lot to have the least impact
13 on the neighborhood. To the south of the building
14 is the Islamic Center. It's kind of a public -- I
15 don't know if you call it like a community
16 building, let's say. So we're within the
17 character of the surrounding buildings, let's say.

18 COMMISSIONER HOFSTRA: So you're going to
19 build the building right where the walking path
20 used to go from the Islamic Center all the way to
21 Jackson?

22 MR. EICHHORN: Yeah. Essentially there's a

1 walking path there.

2 COMMISSIONER HOFSTRA: That's a walking
3 path I take.

4 MR. EICHHORN: Now you're going to have to
5 walk a little bit around the building, so a little
6 bit further.

7 But, no, I mean in all
8 seriousness, again, for traffic flow and safety,
9 we've really done a lot of permutations to put it
10 here. There is a walking path there, and we
11 probably -- we're still -- we would provide the
12 path back there.

13 COMMISSIONER HOFSTRA: I can see where you
14 have detention issues there, because where that
15 building sits is the lowest part of that walking
16 path as well. It sits under water every time it
17 rains.

18 MR. EICHHORN: Kind of like right here.

19 COMMISSIONER HOFSTRA: Yeah.

20 CHAIRMAN JARRETT: Most of the stormwater
21 retention is actually to the east.

22 COMMISSIONER HOFSTRA: It's humped before

1 it gets to where Jackson pond is.

2 MR. EICHHORN: Okay. We would definitely
3 fix that. I mean, we would never -- the building
4 will be situated topographically to shed water and
5 to be collected and to put into the detention
6 basin so it won't be shedding onto the neighbors
7 or anything like that.

8 This is an existing basin
9 that's shared, or essentially used by the village,
10 which was granted from the School District to the
11 village.

12 There's an existing field here
13 which is part of our intergovernmental agreement.
14 That would stay the same, and of course all the
15 other fields are full uses by the village.

16 COMMISSIONER SHLENSKY: So you're taking
17 out a baseball diamond?

18 MR. EICHHORN: Yes, right here. This one
19 actually is -- this one is used not so much, this
20 one is used more, but we feel like, you know,
21 still -- yeah, you're net losing one, correct.

22 COMMISSIONER SHLENSKY: You're adding

1 additional parking on the west end south; correct?

2 MR. EICHHORN: Yeah, right here. So, the
3 Early Childhood Center it has 12 classrooms and
4 I'd say half of the dropoffs occur by the parents,
5 dropoff and pickup, and the rest by a bus.

6 COMMISSIONER HOFSTRA: So between the Early
7 Childhood Center and the ball field to the north
8 is that new parking right where you got your
9 pointer that is new parking as well.

10 MR. EICHHORN: Correct.

11 COMMISSIONER ORLOWSKI: That's the football
12 practice field. That's two football fields for
13 practice.

14 MR. EICHHORN: Yeah, this is -- the area
15 here is required to get the required parking.
16 Certainly as we develop this further, we don't
17 need as much parking, we could try to -- you're
18 not going to -- it's going to have to be moved.

19 COMMISSIONER SHLENSKY: Is Jackson then
20 just going to use the soccer field as a substitute
21 for the two football practice areas?

22 MR. EICHHORN: This area here.

1 COMMISSIONER ORLOWSKI: No, they can't
2 because football practice and soccer go on the
3 same time.

4 COMMISSIONER ROMANO: I have a question.

5 MR. EICHHORN: We'll get the answers to
6 you.

7 COMMISSIONER ROMANO: So, with the parking
8 design, you're leaving the kidney bean-shaped
9 circle drive for middle school?

10 MR. EICHHORN: Correct.

11 COMMISSIONER ROMANO: And putting another
12 road in there to run to the parking lot?

13 MR. EICHHORN: Yes.

14 COMMISSIONER ROMANO: It seems like that
15 space could be used a heck of a lot more
16 efficiently instead of the jumbled mess that's
17 right there, and you'd probably achieve more
18 parking.

19 MR. EICHHORN: Are you talking about just
20 this whole --

21 COMMISSIONER ROMANO: Yeah. That whole
22 area, it's a pathetic mess. Why would you put a

1 new lot, take out more green space? That seems
2 like that could be reorganized a heck of a lot
3 better than two driveways going through in two
4 different directions. And a wrap-around driveway
5 that's not used for picking up kids -- I live
6 across the street, I see the traffic pattern there
7 every day. I'm the first to say I understand it's
8 15 minutes a day as pickup, but it's a disaster,
9 and adding another street and another driveway and
10 a whole other school -- you know, I come home to
11 see people parked in my driveway.

12 MR. EICHHORN: That's not good.

13 COMMISSIONER ROMANO: So there's -- you're
14 hard pressed to convince me on any traffic study
15 that this isn't going to be a complete disaster.
16 And the size of the lot and the way the street
17 configuration is, I think there needs to be more
18 thought put into. I'm not opposed to an Early
19 Childhood Center, but it's got to make more sense
20 than this.

21 CHAIRMAN JARRETT: One thing, I have to
22 agree that that seems kind of strange. It seems

1 like there may be more drives --

2 MR. EICHHORN: Can I go to the --

3 CHAIRMAN JARRETT: One thing to keep in
4 mind is that east side of Jackson, that parking
5 lot is not used for school pickup or school
6 dropoff. During the school day that's only staff
7 parking and visitor parking. All the pickups and
8 dropoffs happen on the northwest side.

9 COMMISSIONER ROMANO: Right.

10 CHAIRMAN JARRETT: So I don't know if
11 that's why they chose to separate the drives, but
12 the separate drives just strikes me as kind of
13 strange.

14 COMMISSIONER ROMANO: Waste of a lot of
15 space.

16 COMMISSIONER ORLOWSKI: A lot of wasted
17 space.

18 CHAIRMAN JARRETT: You wind up with that
19 big kidney-shaped green space there, not
20 kidney-shaped, but triangle-shaped green space
21 that's right there that's essentially pointless to
22 me from a planning perspective. Maybe you got

1 reasons, but I would be glad to hear them, but it
2 seems like not super --

3 COMMISSIONER JACKSON: We're putting
4 kindergarten at Jackson, we've got 300 schools;
5 Schafer, North, Ardmore --

6 CHAIRMAN JARRETT: This isn't kindergarten.

7 COMMISSIONER JACKSON: Early childhood
8 school, I get it. I'm curious why we're doing
9 this at Jackson. I know you said it's centrally
10 located, but the transition to the other schools
11 and everything, wouldn't that just be a better
12 placement putting it at the grade schools?

13 MR. EICHHORN: Basically the thrust is that
14 it is the centralized location in the District,
15 and it also has the most free land or open space.

16 The Schafer site was looked at.
17 The way it's configured, in a way the building
18 would be very close to the neighbors. So we did
19 look at all the sites, we've got a good point and
20 there is just so many of the pros of this
21 outweigh, let's say, the cons of it.

22 So, as far as it being near a

1 middle school, that really -- if anything, they
2 have kind of different schedules, so they can --
3 we can switch the dropoff and pickup really as
4 much as we need to because they are different age
5 groups.

6 COMMISSIONER JACKSON: I don't know if
7 that's really going to happen because it's not
8 that big of an issue. It's a stop when the
9 parents get off work, let's be honest. It's just
10 going to cause more of a hassle, more of a traffic
11 jam. I don't know if Jackson is the right place
12 for it. That's just my opinion, but it's an
13 opinion.

14 MR. EICHHORN: Sure.

15 CHAIRMAN JARRETT: Personally I understand
16 why you would centralize it, it makes sense. I
17 mean, you have a bunch over here and a bunch over
18 here, and a bunch over here, it becomes much
19 harder to administer. You have to have more --
20 it's the way the infrastructure works. I get
21 centralizing it. And I don't necessarily think
22 Jackson is a problem from a locational standpoint

1 if you're going to centralize it, but I do have
2 some questions. And please feel free to explain
3 that at this point.

4 MR. EICHHORN: We've got Steve here, our
5 traffic -- we probably should go to the traffic
6 diagram, if you will, towards the end here.

7 So, Steve, why don't we go back
8 to the original one. That's hard to read.

9 MR. CORCORAN: Good evening. My name is
10 Steve Corcoran. I'm with Eriksson Engineering,
11 C-o-r-c-o-r-a-n, out of Grays Lake, Illinois, and
12 we've taken a look at this in terms of traffic
13 perspective. First let's talk about Jackson as it
14 currently operates. I shouldn't say currently,
15 the pre-pandemic condition.

16 This is the parent dropoff.
17 It's kind of awkward because it's dropping the
18 passenger -- I'm sorry, the driver's door is
19 facing the school, because they come in here and
20 exit out here. It's pretty short, and while I
21 have not had an opportunity because of the
22 pandemic to observe it, we did talk with the

1 principal, and this is pretty short and there's
2 backups on the street. And they actually -- if
3 you go to their website, they encourage parents to
4 park on the side streets over here, not park along
5 Jackson, but park on these side streets and to
6 walk and meet their kids, because this is not
7 enough room in here. This is really not a
8 pickup/dropoff currently, and then the school
9 buses come and they all load this way and exit to
10 that direction. So that's what happens now.

11 In terms of Jackson Middle
12 School traffic volumes, the District is pretty
13 stable in terms of population. They're actually
14 anticipating a two- to three-percent decrease to
15 the population over the next five years, so
16 traffic volumes are going to remain the same and
17 drop slightly.

18 With the new ECC, Early
19 Childhood, that's going to have -- projected to
20 have 187 students. And they anticipate more
21 bussing just because it's a centralized location
22 where some of the parents might be closer to their

1 individual schools, so bussing might actually
2 increase at this location.

3 So the traffic pattern that
4 we're proposing is, number one, basically try to
5 pull more traffic into the site and off the street
6 system for the parents dropping off. So, we're
7 going to convert this to the new bus lane for the
8 middle school. So buses are going to come in with
9 the doors facing the right way, so they are going
10 to reverse the flow of this. Instead of being
11 enter, this is going to be an exit. So the buses
12 will be here for the middle school to pick up.

13 For the early childhood, we've
14 created a bus lane right in here. The buses come
15 around, and this is for the buses for early
16 childhood.

17 And then for the parents, we're
18 going to pull the parents more into the site and
19 convert this for the middle school to be the
20 parent dropoff. And for the early childhood,
21 they're going to come down here and the parents
22 are going to use this parking lot right here.

1 In terms of parking, we're
2 going to meet the code in terms of one parking
3 space per staff. We're adding some parking right
4 in here. In addition to the bus lane, there's
5 another row of parking right in here, and this
6 parking lot right here. The nice synergy thing
7 is, you know, the early childhood is not going to
8 have too many evening activities, so when there's
9 evening activities at the middle school, there's
10 more available parking for them.

11 COMMISSIONER ORLOWSKI: Hang on.

12 Can you show me where staff is going to park?

13 COMMISSIONER HOFSTRA: For the early
14 childhood.

15 COMMISSIONER ORLOWSKI: For both of them.

16 MR. CORCORAN: Essentially this is going to
17 be some -- this is some staff parking now for the
18 middle school back in here, not all of this.
19 We're going to add additional spaces in here that
20 could be used by the childhood staff, and then
21 this will remain staff parking as far as the
22 parking lot goes.

1 COMMISSIONER JACKSON: And what's the gray
2 area up there to the top right? Yeah, right
3 there.

4 MR. CORCORAN: That's the parking lot. So
5 parents will drive down this road, come in here --

6 COMMISSIONER JACKSON: This is the early
7 childhood parking lot?

8 MR. CORCORAN: Right.

9 COMMISSIONER JACKSON: That's where you're
10 taking away from the fields of the current
11 athletic fields and creating a parking lot; right?

12 MR. CORCORAN: That's correct. Parents can
13 come in, this will be a dropoff zone in here, then
14 they'll exit back through the parking lot and out
15 this way, or they can park. And there will be
16 some staff parking in there, as well as visitor
17 parking for them.

18 So, what we think the advantage
19 of pulling the staff -- I'm sorry, the parent
20 parking over to the side is we get rid of this
21 awkward -- basically kids have to cross one or two
22 cars in order to get into their parents' car,

1 which is obviously a safety issue. The buses will
2 load and unload onto the sidewalk. They're not
3 going to be backed up onto Jackson in terms of
4 parents. We pull them further in here so there's
5 reliance on these side streets for parking.

6 And same thing for the early
7 childhood, we're bringing them into the site and
8 they're really -- they're not going to be parking
9 up here to pick up and drop off their kids. And
10 as Mike has mentioned, the start/stop times are
11 going to be staggered. There may be some overlap
12 in the afternoon, depending on whatever activity's
13 here, but we've created a lot of room off the
14 roadway system to get them off the roadway system
15 and help keep that flowing better along Jackson.
16 The idea is to get them out into here so that if
17 there's any queuing over here, same here. Right
18 now this backs up, you can see pretty easily
19 blocking in there. Now they're going to be moved
20 further into here and create traffic flow. So
21 we're going to provide more traffic information as
22 we go on through, firm this up, but that's the

1 essence of what we're proposing to do out there.

2 CHAIRMAN JARRETT: And then at the north
3 end of the Jackson parking lot there, if I'm
4 seeing that right, you're converting what's
5 currently kind of a sweeping driveway into a
6 three-way T-intersection essentially; is that
7 right?

8 MR. CORCORAN: Yes. Right here it's a
9 T-intersection, so parents will make a right in --
10 I'm sorry, middle schools will make a right and
11 then a left out, and then the early childhood can
12 go straight in and out.

13 One of the questions we had at
14 the traffic commission, right now we're only
15 intending to have the outbound here stop sign
16 controlled and let the parents flow. Again, we
17 don't see a lot of conflict here because of
18 different times of arrival and dismissal, but
19 they're concerned that this may want to be a
20 three-way stop in the future, and we're not
21 necessarily opposed to that, it's just some paint
22 and some signage. It can always be added later.

1 We'll go into that probably in a little more
2 detail when we come back to you.

3 COMMISSIONER ORLOWSKI: Where is Jackson in
4 reference to that new parking lot?

5 COMMISSIONER ROMANO: South off the map.
6 South.

7 CHAIRMAN JARRETT: It would be like under
8 the school.

9 COMMISSIONER ROMANO: So I do have a
10 question concerning parking again, not parking,
11 but pickup and dropoff. You're working under the
12 assumption that parents are driving through the
13 U-drive pickup, even if it's the wrong side of the
14 car and all that. Yes, they are, but no, they're
15 not. What they're doing is they're stopping in
16 the street. Because the whole south side of the
17 street now is no parking during school hours,
18 which is fantastic for people that live there now.
19 I can't even park my own car across the street,
20 but that's neither here nor there.

21 So you're funneling all the
22 driving now through a four-way stop at Jackson and

1 Michigan, so that's even going to create more
2 congestion because now it's going to jam up that
3 entire intersection in every direction while
4 parents are waiting to get in and out.
5 Which it happens once again parents will just stop
6 on Jackson in random spots and wait for their kid
7 to run out across the street.

8 I don't know how you're going
9 to conduct this traffic study right now, but if
10 it's based on old data, it's bunk. There's no way
11 you can study this right now. You have to see
12 what traffic is like during pickups and dropoff
13 during school.

14 CHAIRMAN JARRETT: What he's confirming and
15 what I'm confirming, my son's first year there,
16 which is about five years ago now, they tried to
17 reverse the driveway for about three days, and
18 then they killed it. I don't know why the
19 District chose to go back to the old way, but they
20 tried it and decided it didn't work and they went
21 back. I don't know why it flows the way it does
22 where the way it flows now, you mentioned if

1 you're dropping off kids in the outer -- in the
2 northernmost lane and the kid is on the
3 passenger's side of the car, he has to get out and
4 walk around your car, behind your car, or in front
5 of your car, and then across another lane. That
6 was never safe. Even going the other way, you had
7 two lanes of dropoff which was kind of funky, but
8 at least you only had to cross one lane of
9 traffic.

10 Both pickup and dropoff of that
11 south side, and this may come down to enforcement,
12 I know I've talked to the police department there,
13 they enforce it for two or three days and then
14 they move on. But that south side there, it's
15 wall-to-wall cars.

16 COMMISSIONER ROMANO: And the north side.

17 CHAIRMAN JARRETT: And the north side. You
18 can barely get one car through there. So the
19 reality of this is probably different than --
20 maybe you guys understand all this, maybe you know
21 that, but from people that have been in the
22 community, it's currently a nightmare, and I don't

1 know that pulling cars in, how much that will
2 change that. But looking at this, my first
3 thought is this is kind of supposed to be a
4 campus; right? I mean, in a sense.

5 MR. EICHHORN: Yeah.

6 CHAIRMAN JARRETT: But it doesn't feel like
7 it. It's distinctly different. I know dropoff
8 and pickup is supposed to be staggered or
9 whatever, but there's no way to flow from one to
10 the other if you needed to. And as a parent,
11 there may be some times when that's required.

12 MR. EICHHORN: You're talking about between
13 the two buildings?

14 CHAIRMAN JARRETT: Between early childhood
15 and the other, but if that's happening at dropoff
16 and pickup, then it becomes really -- and I know
17 you have to minimize cut-throughs. Or if you have
18 a middle schooler whose, you know, whose parents
19 walk over and pick them up and they go over and
20 they pick up a child from early childhood, those
21 are things that might happen.

22 Right now just based -- I'm

1 only looking at the site plan, I'm not looking at
2 renderings, I've not studied it in detail, but it
3 feels like there's a lot of disconnection going on
4 via pavement, which is kind of what you don't want
5 at the school. You don't want students and
6 parents to have to cross multiple lanes of
7 traffic. And kids, you're adding a lane of
8 traffic, and when a kid jumps out of the east side
9 of Jackson to run over to baseball practice, it's
10 one more road he's got to run across.

11 MR. EICHHORN: I don't think --

12 CHAIRMAN JARRETT: It may sound like I'm
13 overthinking it, but --

14 MR. EICHHORN: Yeah. Keep in mind the
15 early childhood is a very unique building in a
16 sense, not only by the age group, by the time of
17 the dropoff time and pickup time, the students
18 basically are contained in the building throughout
19 the whole day, they're not really criss-crossing
20 other places.

21 CHAIRMAN JARRETT: What's the typical
22 dropoff and pickup time?

1 MR. EICHHORN: It starts at, I believe,
2 8:20, 8:30.

3 CHAIRMAN JARRETT: And pickup is when?

4 MR. EICHHORN: Pickup is late pickup for
5 early childhood. If you are going to pick up your
6 kid --

7 MR. BERCHER: 2:45.

8 MR. EICHHORN: 2:45 in the afternoon. So
9 the morning is 8:30 to 11:00, and then the
10 afternoon is 12:15 to 2:45. And the middle school
11 arrival is at 8:20, dismissal is at 3:10. And
12 that can be altered if we need to separate that
13 with more time.

14 So the mid-day is obviously
15 there is no overlap. The afternoon you've got
16 like a half hour spread. And in the morning, you
17 have ten minutes. But, again, that could be
18 changed to a half hour easily. So there's
19 definitely -- the stagger is important to this,
20 and clearly the District has to be committed to
21 that as far as the whole, like, working like a
22 clock here.

1 You know, thinking about that,
2 you know, again, as far as the principal and the
3 users and the PE instructors, this has all been
4 run through them, so they're aware of the plan and
5 the pros and cons. And so this is, as far as the
6 District is concerned within the staff and
7 operations, they feel this is a solid plan.

8 The existing conditions, with
9 this kind of kidney shaped, it is what's there
10 now, so I agree it's kind of unusual to have this
11 kind of triangle here. I think as Steve
12 mentioned, we're trying to really maximize that
13 queuing off the street. And certainly this is a
14 pretty long queuing length for the parents who are
15 dropping off. That's maybe why we agree that's
16 kind of -- you know, could we bend it or something
17 like that, I guess.

18 COMMISSIONER ORLOWSKI: If you would square
19 off all of the property in front of the main
20 entrance of Jackson and get rid of the green space
21 that's wasted anyways in front of Jackson between
22 two parking lots, square that whole thing off,

1 that other parking lot in front of the early
2 childhood, you could probably get rid of that.
3 That looks like a roadway mess right there.

4 COMMISSIONER JACKSON: You read my mind. I
5 was thinking --

6 COMMISSIONER ORLOWSKI: We have a high
7 school that has twice the amount of flow that this
8 does with less congestion than that right there.
9 That's crazy.

10 COMMISSIONER JACKSON: Yeah, I agree with
11 you. That is a ridiculous spaghetti mess. This
12 is the first time we can all agree, get rid of
13 some green space to make life easier.

14 COMMISSIONER ORLOWSKI: I don't want to get
15 rid of green space.

16 COMMISSIONER JACKSON: But get rid of it.
17 This needs to be rethought out.

18 COMMISSIONER ORLOWSKI: It's terrible.

19 CHAIRMAN JARRETT: We need to be careful to
20 not talk over each other because we do have a
21 court reporter who is trying to keep up.

22 MR. EICHHORN: Can we go to the actual

1 traffic flow plan. I think --

2 CHAIRMAN JARRETT: We could.

3 MR. EICHHORN: I realize that some of the
4 angles, and we don't necessarily want to spend --
5 I mean the budget is tight, we want to make the
6 best use of the money, but we also want to make
7 sure the traffic is done correctly, too, so kind
8 of that balancing act. But here you can see kind
9 of the concept, if you will. If we need to bend
10 this and consolidate this, certainly we can look
11 at that. I guess from a diagram point of view, I
12 think this shows you the separation of the early
13 childhood and the middle school parents dropoff.

14 COMMISSIONER ORLOWSKI: Right, but you
15 haven't seen this in real action currently.

16 MR. EICHHORN: You're talking about the new
17 design?

18 COMMISSIONER ORLOWSKI: The old design, how
19 that flows.

20 MR. EICHHORN: I've been -- this area here
21 I've been -- I have seen this in action, so I
22 agree this is not done correctly. That's what

1 we're trying to remedy. And this is, you know,
2 obviously this is a new design here.

3 CHAIRMAN JARRETT: Here's my broader point:
4 I'm all for consolidating -- first of all, the
5 fact that we only had half-day daycare when my son
6 went through school, it's barely a half day, two
7 and-a-half hours, it was difficult for my family,
8 so I'm glad that that's coming in. I love the
9 idea of early childhood. Personally, I know you
10 can just disagree with me, I like the idea of
11 consolidating early childhood in one spot. I
12 understand the advantage of that. But this seems
13 like an opportunity to improve -- I'm just going
14 to call it the Jackson campus, but this just seems
15 to make it -- at first glance, not studying the
16 things in detail, not seeing a traffic study and
17 so on and so forth, it seems to just complicate a
18 lot of things. The way things would work on the
19 ground, you've got open space in there that's
20 technically open but would never be utilized for
21 anything, because it's between two driveways, and
22 so you still have technically an open space, but

1 it's not usable open space on a campus that size.

2 I mean this is -- there will be
3 times of the year when every field there is full.

4 And I understand you're going to have to take some
5 of that away to do this early childhood, I do
6 understand that, and I appreciate that. And
7 finding ways to minimize that or to maximize the
8 green space that you do have, it seems like
9 there's an opportunity to make the campus. That's
10 not happening. It's functioning like two
11 distinctly different spaces. I know the buildings
12 have different uses, but this is D-45 property
13 that, to me, should function like some sort of
14 small campus. And it feels like it's disjointed,
15 just looking at what you presented. I know
16 there's more to come and you guys are probably
17 still hashing some things out, especially after
18 Traffic & Safety, but that's my thought. And it
19 seems like an opportunity. I know budgets are
20 always tight, but it seems like an opportunity
21 where changing some of the existing makes the new
22 work better. That might need to happen. I don't

1 know, I can't tell you what to do. I mean you
2 guys are representing the school district, and I
3 get that, but it feels disjointed to me.

4 COMMISSIONER ORLOWSKI: Is there anybody
5 from the school district here?

6 MR. EICHHORN: No, I am -- I would be
7 representing them.

8 COMMISSIONER ORLOWSKI: The concern I would
9 have, also as a parent, is the kids still play
10 outside, they still need a place to play outside,
11 and we can't waste the space that is there and
12 take away from the play outside. You're taking
13 away a ball field, you're taking away two practice
14 football fields, and there's soccer fields. That
15 place -- and we're landlocked in this village as
16 far as outdoor play areas.

17 CHAIRMAN JARRETT: We don't have enough
18 baseball fields and soccer fields as it is.

19 COMMISSIONER ORLOWSKI: The concern other
20 people are going to have, I'm not concerned about
21 indoor space, I'm concerned about outdoor space.
22 Kids still need to play outside.

1 MR. EICHHORN: Yeah, I agree.

2 COMMISSIONER ORLOWSKI: If we're going to
3 do something like this, we need to make sure that
4 we're not wasting what we have.

5 MR. EICHHORN: I agree.

6 COMMISSIONER ROMANO: I'm also curious as
7 to -- I know the idea of having early education as
8 a centralized concept, but is it also because
9 there was space available? Is that how it ended
10 up here, because like at Ardmore you could not
11 have built this.

12 COMMISSIONER ORLOWSKI: But Schafer
13 actually has more open green space than Jackson
14 does. That's not utilized the same way.

15 MR. EICHHORN: Yeah, essentially this is
16 the larger campus, if you will, larger open area.
17 You know, with Schafer, though that was an option,
18 it's kind of like the green space is a big donut
19 around the building, so you really can't put an
20 addition very easily, let's say. And this being
21 even more centralized, we felt had less impact on
22 the green space and also less impact on the

1 neighbors from a proximity, let's say. So that
2 was why it ended up there.

3 CHAIRMAN JARRETT: Here's the general
4 question: If the dropoff and the pickups are that
5 separated that there shouldn't be conflicts, why
6 is there even a need for separate queuing? Why
7 couldn't it queue through Jackson? I'm not saying
8 that's the right answer, but why couldn't it queue
9 through the parking lot at Jackson.

10 MR. EICHHORN: You're talking about because
11 we're at staggered times?

12 CHAIRMAN JARRETT: Yeah. I mean, if
13 there's a legitimate -- it seems like there's --
14 I'm not saying that's the answer.

15 MR. EICHHORN: I see what you're saying.

16 MR. CORCORAN: We'll take a look at that.
17 I understand exactly what you're saying.

18 CHAIRMAN JARRETT: I am a planner. We've
19 worked with your firm in the past, and I just look
20 at it, and it looks like the school is one
21 property; Jackson, the ECC is a separate one, and
22 somebody said let's make this fit in the middle of

1 it. There's no harmony between what's happening,
2 like what would happen -- what's the plan for
3 those green spaces in between all the parking
4 lots? Just grass, landscaping? I mean, has that
5 thought been put into this?

6 MR. EICHHORN: Well, again, this is all
7 existing and --

8 CHAIRMAN JARRETT: But you've got green
9 space all between the kidney and the ECC, too;
10 right?

11 MR. EICHHORN: This is a bus dropoff here.
12 I guess there's little areas here.

13 CHAIRMAN JARRETT: That's all green space;
14 right? I'm sure there might be a sidewalk or
15 something. That's what I'm saying, I can't really
16 tell everything.

17 MR. EICHHORN: I see what you're saying.
18 These shapes don't help the situation, but I think
19 the idea is there's a long sidewalk here for the
20 kids to enter the car. So that's kind of a unique
21 --

22 COMMISSIONER ORLOWSKI: In the proposal

1 that you gave us that we get from the village
2 staff, can we get a visual picture of what is
3 there now instead of a drawing like this? I would
4 like to see exactly the green space, the sidewalks
5 and everything that's there.

6 MR. EICHHORN: You can't tell from that.

7 COMMISSIONER ORLOWSKI: Honestly, I think
8 that the school district really needs to look at
9 -- I understand what they want to do as far as the
10 early childhood, but they still need to take into
11 consideration the outdoor play that still needs to
12 take place. And if you're going to waste space,
13 let's make sure we do it wisely, and let's utilize
14 all the green space that can't be used for
15 anything for parking spots, square it off, and
16 then maybe not even have to have that other
17 parking lot. It's more maintenance for the school
18 district also. I mean the more parking, the more
19 roadway, the more blacktop space you got, the more
20 space that you got to maintain.

21 MR. EICHHORN: Smaller pieces.

22 COMMISSIONER ORLOWSKI: You got to figure

1 out where you're going to put the snow. Those are
2 all things that you got to put into consideration.

3 MR. EICHHORN: Okay.

4 CHAIRMAN JARRETT: And another -- this is
5 along the same lines when I start saying it needs
6 to be thought of as like a campus. Let's assume I
7 live two blocks up the street and I want to walk
8 my child to ECC, or I want my middle school son to
9 walk my child to ECC. How do they do that?

10 MR. EICHHORN: Yeah. Well, they would have
11 to walk from Jackson down the building.

12 CHAIRMAN JARRETT: They would have to walk
13 around Jackson across two bus lanes. There's no
14 sidewalk connection to the school in this, is
15 there?

16 MR. EICHHORN: There's a sidewalk here that
17 essentially goes around. There would have to be a
18 crosswalk there.

19 CHAIRMAN JARRETT: And then cross two bus
20 lanes.

21 MR. EICHHORN: Yeah. I think that the
22 reality is more -- I mean, we'll have to provide

1 some statistics about what's predicted, but
2 currently there's not a lot of walkers.

3 CHAIRMAN JARRETT: That may be the case. I
4 don't have the statistics. That's why I just look
5 at it and I think --

6 MR. EICHHORN: I think it was mentioned
7 before about preserving that walkway, so I mean
8 certainly having some like a walkway along here
9 would be reasonable.

10 CHAIRMAN JARRETT: Then you have to walk
11 through the parking lot when you get to the end of
12 that. You see what I'm saying?

13 MR. EICHHORN: Yeah. There's a certain
14 balance between the two.

15 COMMISSIONER ORLOWSKI: If they look at
16 redoing the whole parking, move staff's parking
17 somewhere else, they don't need to park in front
18 of the school, they can park in the back of the
19 school, on the side of the school, and utilize
20 that whole front of the school for a better --
21 remove the green space that's there that they
22 don't do anything with, they have a hard time

1 mowing it, utilize that whole space, and I think
2 it would be a much better project than what is on
3 that drawing.

4 I'm not an engineer, so you
5 can't hold me to it, but visually looking at it,
6 in my opinion it's terrible.

7 MR. EICHHORN: Okay. I think that we'll
8 definitely provide you with certainly what it
9 looks like now, which would help you visualize,
10 and definitely take account and maximize that
11 green space, like you said, for the students to
12 have play areas, and like you said, for
13 maintenance, not a lot of little corners and
14 stuff.

15 COMMISSIONER ORLOWSKI: I would rather see
16 the teachers walk across the bus lane than the
17 kids.

18 MR. EICHHORN: Yeah, okay.

19 Any other questions on this or
20 comments?

21 CHAIRMAN JARRETT: No. I just -- like I
22 said, it doesn't read like a campus to me, it

1 reads like two distinctly different uses, which
2 seems counter-intuitive to how a school district
3 property should function. I'm not a school
4 district, they may have different needs than I
5 envision, but that's my take on it.

6 MR. EICHHORN: Okay. I have my notes here.
7 We'll definitely respond and take, you know, come
8 back to you with our responses and additional
9 information. I appreciate that. Thank you.

10 COMMISSIONER ORLOWSKI: See if somebody
11 from the school district could come also.

12 MR. EICHHORN: Okay. The third site here
13 is North Elementary School. The request is to add
14 four kindergarten classrooms there, so you see
15 that in the blue, blue addition here. The
16 existing building is in the white. There's also
17 an existing parking lot here. We are
18 reconfiguring that and enlarging it to provide the
19 required zoning parking.

20 We're also working very closely
21 with the village to improve this perpendicular
22 parking along the street here. It's already in

1 the works. I think some of it's already finished
2 even, so we helped pay for part of that, too. So
3 we're adding quite a bit of parking spaces to the
4 site.

5 Again, this was reviewed by the
6 Traffic & Safety Commission. They had a few
7 comments, mostly that to maintain the existing
8 flow dropoff here, which they thought was good as
9 it is, or was the best it could be, so we weren't
10 changing that. And so we took into account those
11 comments.

12 What we're requesting, again,
13 it's for a special use as a school. The setback,
14 because it's the residential use, requires, I
15 believe, 20 percent setback. Is that what it is?

16 MR. BERCHER: Yes.

17 MR. EICHHORN: So, because the, you know,
18 in order to put the addition here, we really need
19 to be closer to the property line. So it's 20
20 feet. That's what we're asking for here.

21 What's interesting, as you see
22 here, the property is divided into two. There's

1 kind of a road easement here that slices across
2 here, which there is some utilities under there.
3 So, in effect, even though we're 20 feet from this
4 property line, we're well more than, you know,
5 300, 400 feet back to the actual property line.
6 So it's kind of a -- I don't want to say a
7 technicality, but there's really no neighbors back
8 here that would be impacted.

9 CHAIRMAN JARRETT: Is that northern parcel
10 owned by the School District?

11 MR. EICHHORN: Yes.

12 CHAIRMAN JARRETT: That's strange.

13 MR. EICHHORN: Yeah, it's just the way I
14 think because of this road.

15 CHAIRMAN JARRETT: Yeah.

16 MR. EICHHORN: Whenever the original urban
17 planning was done.

18 COMMISSIONER ORLOWSKI: You got train
19 tracks just north of that.

20 MR. EICHHORN: Yeah, there's a train or
21 abandoned --

22 COMMISSIONER ORLOWSKI: No, it's still in

1 operation.

2 MR. EICHHORN: It looks like there's one
3 line there still. Obviously there's no impact
4 from that direction. The addition is built on top
5 of the existing playground, or in order to connect
6 to the school in this location because of the way
7 the corridors run. So, in effect, we want to
8 compensate because we're taking away playground or
9 play area, we need to add additional hard surface.
10 Again, most of the time the students play on hard
11 surface because of the weather conditions.

12 So, really in effect, this is
13 how much net gain that we're adding or asking for
14 is this little triangle here of a playground. The
15 rest of this is all going to be maintained as
16 green. This is kind of a play equipment area with
17 wood chips. Same over here, all those will stay
18 the same.

19 So, again, we're asking for the
20 lot coverage of 72 percent total, but the existing
21 right now is 70 percent, so it's a minor increase.

22 Any questions on that? We can

1 kind of go on to the next.

2 COMMISSIONER HOFSTRA: Are you going to
3 talk about where they drop kids off?

4 MR. EICHHORN: Yeah, go to the traffic
5 plan. Steve, if you want to chime in. So this is
6 the existing, or the plan of the site, and talk
7 about how --

8 MR. CORCORAN: Again, in this case, we
9 don't have an early childhood at this location, so
10 the traffic numbers are pretty much going to stay
11 the same for the most part. And the current
12 pattern, which is going to remain the same, is the
13 couple large buses that use the school are going
14 to use the southern dropoff area. The number of
15 smaller buses tying in with their special
16 education -- or I'm sorry, special needs. The
17 small buses are going to continue to use the west
18 side because there's more of them, but they're
19 smaller. And then the parent traffic is going to
20 continue primarily to go southbound here and drop
21 off in front of the school.

22 In terms of parking, these two

1 lots stay the same, as Mike mentioned. There's
2 right now a small parking lot with some angled
3 spaces. We're going to reconfigure that with 90
4 degree along the building. And we have room to
5 add some parallel spaces right in here to increase
6 the parking so staff can at least park on-site.

7 It's not part of the zoning,
8 but as Mike mentioned there's these angled spaces
9 right here technically in the parkway on the
10 street, not on school property. The village has
11 said they've made some improvements. I haven't
12 had a chance to go out there today to see if
13 they're done now converting those to 90 degree and
14 actually adding a couple more at the south end.
15 We're picking up some additional parking.

16 Quite frankly, there's not a
17 lot of changes in terms of traffic pattern, but
18 there's not a lot of change in traffic volumes
19 either.

20 COMMISSIONER HOFSTRA: The parents are
21 dropping off on the street?

22 MR. CORCORAN: On the curb, yes.

1 CHAIRMAN JARRETT: That's what's currently
2 happening with all the elementary schools.
3 Essentially the way they shuttle, you pull up to
4 the door, you're not allowed to get out of the
5 car. There are monitors on the sidewalks that
6 make sure everybody gets out of the car quickly
7 and they can move the next cars through. That's
8 the way it works at I think all the elementary
9 schools, certainly Ardmore as well.

10 Do you know -- do either of you
11 know is the intention for kindergarten to start at
12 the same time as the other grades, or would it
13 continue to be an offset time like it does now?
14 Have you heard from the District about that at
15 all?

16 MR. EICHHORN: I can make a clarification.
17 I assume it would stay the same.

18 CHAIRMAN JARRETT: Currently it starts -- I
19 think it starts at 8:30 or is it 8:15. But being
20 full day, I wonder if that might be a slight
21 increase. Actually it would be a somewhat
22 substantial increase to the dropoff and pickup

1 traffic if they're the same start and end time.

2 MR. EICHHORN: Yeah. What you're saying is
3 it is overlapping the other grades?

4 CHAIRMAN JARRETT: Currently they don't
5 have overlap, and you have A.M. and P.M. And A.M.
6 dropoff does not overlap kindergarten, and 1
7 through 5 don't overlap. And then you have
8 dropoff and pickup at midway that overlaps
9 nothing. And then P.M. ends before the 1 through
10 5 ends, so I think it was like 2:45 versus 3:00,
11 or whatever it was. It was like 15 minutes.

12 So currently in the A.M. and
13 P.M. there is no kindergarten traffic.

14 MR. EICHHORN: Right.

15 CHAIRMAN JARRETT: In the new scenario, if
16 they share a start time and end up, which would be
17 the logical thing to do for the District and for
18 most parents that might have multiple age kids,
19 that's going to increase the traffic at both ends
20 by full kindergarten.

21 COMMISSIONER ORLOWSKI: That's why I asked
22 if we can make sure somebody from the School

1 District comes to the next meeting so they could
2 answer the question.

3 MR. CORCORAN: In terms of traffic, there
4 is going to be -- let's ignore the stagger part of
5 it. There's going to be a slight increase because
6 half the kindergarten is in the morning, and
7 roughly half is in the afternoon. You're adding
8 half that number. So, usually I think a lot of
9 schools it's around 30 kids-ish, but if they do
10 run concurrently, obviously it's not all -- as you
11 said, some parents get to pick all the kids up at
12 once.

13 CHAIRMAN JARRETT: Right, that's why I
14 wonder what the District is going to do. Like I
15 said, currently they are staggered, so you're
16 going to have to hang out with your kindergartner,
17 or if you only have one kid in the school, then
18 you come 15 minutes after it's already cleared out
19 essentially. One thing to think of for whoever is
20 doing the traffic study on that.

21 MR. EICHHORN: Okay. Any other questions
22 about this? I think certainly at the next we will

1 provide you additional traffic study information.
2 And there's some other comments by the village
3 staff, which we're committed definitely to comply
4 with. But we feel like this is a lot of
5 information, I understand, to kind of go over in
6 one evening, but feel free to go over it, and if
7 you have any questions --

8 COMMISSIONER JACKSON: I have a question.
9 So we're looking at centralized locations because
10 Jackson is the best place. You looked at Ardmore,
11 you looked at North for this preschool. What
12 about that school that shut down, St. A's? Did
13 D-45 ever look at maybe buying that and turning
14 that into a preschool? Is that under
15 consideration at all?

16 MR. EICHHORN: Which site?

17 COMMISSIONER JACKSON: St. Alexander's
18 School that shut down. It's an empty lot, empty
19 school, empty buildings.

20 MR. EICHHORN: No, not that I'm aware of.
21 You know, we do consistently look at properties
22 adjacent to the site. When they become available,

1 they do look to try to purchase them to make the
2 sites themselves bigger, but I think that Jackson
3 has a lot of benefits in the size and the
4 centralization. Some of the queueing lengths
5 there just the way to the south there with the
6 public nature of some of the other properties in
7 that area.

8 COMMISSIONER JACKSON: I think the building
9 is something new, we've got existing buildings,
10 existing structures that are empty. This doesn't
11 make sense. That's just my opinion, but I'm just
12 throwing it out there, too.

13 CHAIRMAN JARRETT: Retrofitting in St.
14 Alexander's would be a nightmare for modern school
15 standards. I mean --

16 COMMISSIONER ORLOWSKI: I think we also
17 need to focus on making sure we don't take up all
18 of our green space and have nowhere to play
19 outside or do anything outside. That's the
20 problems with kids right now is they don't have
21 anywhere to play outside.

22 MR. EICHHORN: Yeah, I agree, and really

1 all these considerations with the eight different
2 sites, we really did try -- we always try to
3 maximize green space. We don't like to put -- we
4 don't want to put extra asphalt and parking and
5 all that.

6 COMMISSIONER ORLOWSKI: That's why I think
7 Schafer, that whole west side of Schafer is
8 unutilized.

9 CHAIRMAN JARRETT: I assume you're
10 currently going through the same thing in Lombard
11 for Westmore?

12 MR. EICHHORN: Yeah, with Westmore, yeah.

13 CHAIRMAN JARRETT: With the elementary
14 schools, I really have no comments beyond what the
15 minor comments I made about, you know, traffic.
16 And they're all kind -- I think North actually
17 might function the best, from what I heard, as far
18 as dropoff and pickup, but I know Ardmore was a
19 nightmare. I mean, I'm not joking when I say
20 there are less (indecipherable) due to a traffic
21 stop with a crossing guard. It got bad, and
22 that's going to happen with elementary schools,

1 but anything that can be done -- what I would say
2 is anything that could be done to improve, which
3 it looks like you were doing at Ardmore with the
4 added parking and that, but also in the course of
5 the traffic study, anything that you can do to
6 give the School District guidance to fix some of
7 what's happening there now, even if they're just
8 little things that might help, that would be
9 awesome. I don't have any more kids in elementary
10 or middle school, so it doesn't matter to me, but
11 I know the people that live around there would
12 love that. Any advice that could be offered from
13 a planning perspective, traffic engineering
14 perspective, to the School District would be
15 appreciated.

16 And then the comments I made on
17 ECC and Jackson. To me, that needs to be a
18 campus.

19 COMMISSIONER ORLOWSKI: Needs to have a
20 flow.

21 CHAIRMAN JARRETT: It needs to have a flow.
22 It just seems disjointed. And I know it's hard to

1 imagine because there's so much green space there
2 now, but at certain times in the fall and the
3 spring when sports are overlapping, all of those
4 fields are in use, including the soccer fields and
5 usually all of the baseball fields, or most of the
6 baseball fields. And then all the green space in
7 between is either being utilized by the teams that
8 are playing on those fields for warm-ups and so on
9 and so forth, or as Commissioner Orlowski alluded
10 to, they use football practices. And sometimes
11 when the fields are too wet to play on them for
12 baseball, you'll have the older baseball and
13 softball players in the grass. And I know there's
14 only so much you can do, but anything to maximize
15 that and to think about how you're not cutting off
16 little chunks of green space that could be
17 consolidated, to me is really important.

18 MR. EICHHORN: Do you that think that as
19 far as like the usage of the fields, would -- the
20 traffic study maybe wouldn't address that, and
21 would it help if we got kind of a letter from
22 whatever the director of PE, the school principal,

1 kind of make a -- kind of this is how we plan to
2 use it, and these are the times of the year.

3 Would that help you besides me just saying it?

4 Would it help you if there's more of a written --

5 COMMISSIONER ORLOWSKI: Well, no, because
6 the School District only uses it in between this
7 hour, and the rest of the community uses it from
8 here until it's dark.

9 MR. EICHHORN: I mean to try to kind of
10 detail out maybe when it would be used so that you
11 understood that it was open, and a little bit of a
12 plan how we think would be programmed throughout
13 the day or the year. Would that help you guys?

14 CHAIRMAN JARRETT: That could be helpful,
15 but I'm just --

16 COMMISSIONER ORLOWSKI: You're building on
17 all the green spaces.

18 CHAIRMAN JARRETT: More than that to me is
19 it just feels tacked on. Just, it doesn't feel
20 like much thought was -- and I could be wrong and
21 I don't mean that to sound insulting. I know it
22 can be really hard to plan some sites, especially

1 depending on the specific needs of your client.
2 And they may have -- even if you planned how you
3 would do it, they may say, "No, that doesn't work
4 for us because of X, Y, Z." And then you have to
5 adjust that. I get all that, and I don't know all
6 the logistics of how this has to function for the
7 School District, but when I look at it, it doesn't
8 feel thoughtful and insightful.

9 MR. EICHHORN: Okay.

10 CHAIRMAN JARRETT: Maybe it is, maybe it's
11 more thoughtful than I know, but I need to be
12 convinced of that.

13 MR. EICHHORN: Okay.

14 CHAIRMAN JARRETT: I did not mean that to
15 be insulting, I hope you understood.

16 MR. EICHHORN: We are always looking for
17 improvements, and I think that -- if also
18 illustrating it, we want to make sure you
19 understand it. If it's through better
20 illustrations or more detail or showing you what's
21 there and hours of operation kind of, I think the
22 next step is to really get you a little more

1 detailed information about the traffic study and
2 the drawings, maybe a little more --

3 COMMISSIONER ROMANO: I'm also very curious
4 how the traffic study is going to be done right
5 now in Covid conditions.

6 COMMISSIONER ORLOWSKI: You can't see
7 what's going on there. I don't think -- you
8 couldn't even do a traffic study, unless you
9 reviewed videos.

10 MR. EICHHORN: Steve, maybe you should
11 chime in here.

12 COMMISSIONER ORLOWSKI: I sat there for
13 three years and watched it.

14 CHAIRMAN JARRETT: It felt like three years
15 every day.

16 COMMISSIONER ORLOWSKI: No, for three
17 years. I pick all my kids up, so I sit through
18 it, I watch it. I've called the police every
19 single year, time and time again. Once they
20 stopped showing up, I called them again so they
21 started showing up again, because it's a problem.
22 The people that live there have a problem. When

1 the street gets to where nobody can go in either
2 direction because you have people parked on this
3 side, people parked on this side, now you got a
4 bus going through and now they can't get through
5 because you have this guy parked here. Now you're
6 at a standstill, now you've got to wait for the
7 police to come there to get the traffic jammed up,
8 and you just sat there twenty minutes.

9 While school is not in session
10 and kids aren't there, I don't think you could do
11 a proper traffic study unless you've seen it on
12 video. That's my true experience being there.

13 MR. CORCORAN: Well, it's definitely a
14 challenge, but the question is when are we going
15 to go back to normal? When is the -- when are we
16 going back to normal? Is that six months?

17 So, I think for the two
18 elementary schools that we are just talking about,
19 the changes in traffic volumes are minor. One
20 school actually drops because we're removing the
21 early childhood, the other one stays the same or
22 grows just a little bit. And we're not

1 dramatically changing the traffic pattern. So
2 there is not a great amount of change due to these
3 two projects.

4 We are taking any parking which
5 takes staff parking off the streets, which helps
6 the situation you're describing. So there's that
7 kind of condition. Obviously Jackson is a little
8 more difficult. We have ways to do traffic
9 projections, and I'm going to have to make some
10 estimates of that of how it's going to change with
11 the early childhood and run some passing analysis.
12 I agree that's the number one thing I do, go out
13 and do traffic counts; can't do that. We do
14 observations; we can't do that.

15 We have spoken with the School
16 District and the principals for those schools to
17 try to get a handle on what's going on, and I
18 asked the three questions: What are your staff
19 complaining about? What are your parents
20 complaining about, and what are your neighbors
21 complaining about that they did? And to try to
22 understand what is going on around those schools.

1 So it's not perfect, but given what we got, that's
2 the best we can do. We will provide you more
3 details.

4 COMMISSIONER JACKSON: School is not in
5 session, so there's no hurry.

6 CHAIRMAN JARRETT: Perfect time to get some
7 work done.

8 COMMISSIONER JACKSON: Yeah, you would
9 think.

10 CHAIRMAN JARRETT: Yeah. I appreciate how
11 complicated this is. In the case of Jackson,
12 really think about that one to the degree that you
13 have the freedom to. I understand you have a
14 client you're answering to, but to the degree that
15 you can, think about that property as one property
16 and a community asset. This does function like a
17 community center. One of the things for the ECC
18 was to function as sort of a community center, a
19 community draw with the Islamic Foundation to the
20 south of it and Jackson and the way those fields
21 work, but, you know, you're already cutting off a
22 baseball field from another baseball field, which

1 is tricky enough because sometimes, you know,
2 you've got -- that's just what it is. But the way
3 that you can minimize impacts to the outdoor space
4 there is really important to me.

5 And I'll never have another kid
6 that goes to school there, but generations of kids
7 will go to school there. And they will go to
8 school there from three to four years old, move up
9 the street to Ardmore, Jackson, and then come back
10 for three years. And kids from all around there
11 go to that area to play, because it is one of few
12 areas we have of open green space. Someone
13 mentioned recently, said it's kind of ironic that
14 we're called Villa Park because we don't have any
15 parks. And the parks that we do have tend to be
16 small and isolated. They're small community
17 pocket parks here and there, tot lots, things like
18 that.

19 That space is one of the few
20 community green spaces we really have of any size
21 that's open to, like, for instance, Villa Park
22 Youth Baseball. They have agreements to use

1 D-45's property because of the way it works with
2 the park district. They can't go to Willowbrook
3 and do that. All the open space at Willowbrook is
4 not available to most youth organizations in Villa
5 Park. This and the property at Jackson is all we
6 really have for things like baseball and those
7 kind of things.

8 COMMISSIONER ORLOWSKI: I would say
9 something. This is why I wish somebody from the
10 School District was here, because you have parents
11 in this room on this Board that have already went
12 through the problems and seen the challenges of
13 dealing with some of these schools and the green
14 space, and we're passionate for the people that
15 are going to be coming here for the future. So
16 that's to me why we might be a little more
17 passionate because we have already seen the
18 problems that we had to deal with, and that me
19 personally -- I don't think the new parents that
20 don't realize what's there, what they're going to
21 have to deal with. So don't make the mistake,
22 don't take away from the kids. We're supposed to

1 be making sure that we can plan for the kids.
2 I don't -- you can plan anything indoors for kids,
3 and you can do that anywhere, but you can't do the
4 outdoor planning because we keep building more
5 buildings, more parking lots. So now playing on
6 hard surfaces -- you can't play soccer on a
7 parking lot, you can't play football on a parking
8 lot, and you can't play baseball on a parking lot.
9 They're all specialized fields, so you have to be
10 passionate and considerate to what you do with all
11 the green space that you have. So whenever it
12 comes to Jackson and you see all these roads going
13 this way and this way, all that green space that I
14 know is just sitting there and not being used
15 because maybe they don't want to tear this parking
16 lot up because it's going to cost more, that's not
17 doing our kids any favors.

18 MR. EICHHORN: Right.

19 COMMISSIONER ORLOWSKI: That's taking away
20 from the future. Does that make sense?

21 MR. EICHHORN: Yeah. No, I agree. I think
22 --

1 COMMISSIONER ORLOWSKI: I think they need
2 to hear this, not you.

3 MR. EICHHORN: Yeah, I know. I think that
4 -- I agree, and really the thrust of the whole
5 process is all centered to the students and their
6 health and safety, and certainly the outdoor play
7 area is an important part to that health.

8 COMMISSIONER ORLOWSKI: I went to their
9 community things that they had, and I voiced the
10 same concerns because they -- we can't just focus
11 on the teaching part in school, we have to make
12 sure we can focus on the stuff outside.

13 MR. EICHHORN: And the community use of
14 this green space.

15 CHAIRMAN JARRETT: Yeah. And one of the
16 selling points, if you want to call it that, that
17 the District viewed when pushing the tax increase,
18 which I happily voted for because I wish we had
19 early childhood and full day kindergarten when my
20 son went through school, was that this is going to
21 be an asset that would draw new residents to the
22 community that otherwise might think twice,

1 because half day kindergarten is inconvenient.
2 And if you're starting a family, you've got two or
3 three or four kids, they're thinking that's four
4 years of preschool I've got to figure out, or
5 after school. And having early childhood all
6 wrapped into that is nice.

7 But in that spirit of being an
8 asset to the community, I would, like Mike said
9 and I said, and I'll stop talking about this, just
10 as thoughtful as we can be on how that open space
11 is used is appreciated, understanding that you
12 also have a client whose goals you have to meet.

13 MR. EICHHORN: No, I think I appreciate all
14 the comments. They are definitely very important,
15 and I take everything very seriously. And this
16 plan, the Jackson plan, definitely we'll be
17 looking at that a lot closer and make sure, you
18 know, like you said, Mike, that the green space is
19 maximized. I think it's an important part of the
20 curriculum, too.

21 So, any other final comments?

22 CHAIRMAN JARRETT: So just to be safe here,

1 unless you have anything to say, I'm just going to
2 run through the rest of this. I don't know if
3 there's anybody that wants to speak.

4 So, is there anyone from the
5 public wishing to speak on this? Okay, I see
6 we've got three people back here. You've all been
7 sworn in, I believe. You were not sworn in?

8 UNIDENTIFIED SPEAKER: No.

9 CHAIRMAN JARRETT: Can you just stand and
10 be sworn in?

11 THE COURT REPORTER: Would you raise your
12 right hand, please.

13 (Whereupon, the oath was
14 administered by the Notary.)

15 CHAIRMAN JARRETT: And then do you guys
16 want to come up and speak just one at a time,
17 state your name and address. And then, you know,
18 try to keep it about three minutes, but if you got
19 to go a little bit longer than that --

20 MR. CILELLA: It might happen. My name is
21 Dave Cilella, I live at 324 West Jackson, directly
22 across from Jackson Junior High School.

1 I have a lot of questions, and
2 you guys have touched on quite a few of them. And
3 you seemed to show the same concerns that I have.
4 And you are parents dropping off. I've live there
5 30 years. Nightmare.

6 Anyway, we were just speaking
7 about where the new bus route is going to be, the
8 parking in front. And the buses are going to
9 increase, which would minimize the cars. The
10 bussing was moved from that front location in the
11 past because it didn't work. The buses were
12 staging on Jackson, which makes it impossible for
13 east and westbound traffic because Mom and Dad
14 have to drop little Johnny off in front of the
15 school because you can't walk 15 feet, and that
16 stops up Jackson. So putting bussing back in the
17 front horseshoe isn't going to work at all.

18 I wonder when ground breaking
19 is in the future. What year, what day, what
20 month? Do we have any kind of dates set for any
21 type of construction work? Because maybe you know
22 or you don't know, but the village has a street

1 improvement program, and Jackson is slated for
2 replacement from Yale to Addison. And just like
3 in old school fashion, we'll put the new road in
4 and then we'll drive down it with semis and dump
5 trucks and you name it and destroy our new road.
6 So I'd like to know where that falls into this,
7 too.

8 Thirdly, has any consideration
9 been given to traffic going out to the other way,
10 out onto Highridge? We've got a long stretch of
11 open road going to the east, no houses on either
12 side, coming up to a T-intersection which is
13 controlled by a stop sign, plenty of room for cars
14 to stage and make their lefts and their rights.
15 It's the shortest distance than coming all the way
16 back through Jackson out onto Jackson.

17 So, was any consideration given
18 to go to the south and exit east or west? It may
19 be cheaper, definitely safer, and definitely less
20 stress on the homeowners in that area, which I'm
21 one of.

22 I don't know if we've touched

1 on this, but we talk about pickup times and
2 dropoff times and whatnot, let me tell you: If
3 pickup is at 3:00 for little Susie and Johnny and
4 it's drizzling out, Mom and Dad are there an hour
5 early. Mom and Dad block Jackson for that hour,
6 then they get up in the mayhem of that, which
7 turns into an hour and-a-half. The buses can't
8 get in, they can't get out, they're on a time
9 schedule. So the cars won't move, the buses want
10 to come out, the shortest route is over my lawn,
11 which is awesome. It's just awesome. And then I
12 have to get the principal, then I have to get the
13 bussing company, and everyone tells me it didn't
14 happen, it's not the bus tracks, it's from cars.
15 I'll show them the video, they said I made the
16 video. Great.

17 So there's a lot going on
18 there, there's a lot of confusion. A lot of it's
19 been touched on, so I'm not going to rehash it,
20 but I would like to know about the resurfacing of
21 Jackson, how that's going to impact, the
22 possibility of flow traffic going out to the

1 south, and another hard look at that bus parking
2 in the front horseshoe there. Those are things
3 that I know cause problems.

4 Traffic study, we've already
5 touched on that, I get it, but in your traffic
6 study, I encourage you to include Jackson to
7 Addison. Addison is to the west of the school.
8 The reason being, Cambria is now the new parking
9 spot for Mom and Dad to pick up their kids. The
10 kids walk down to Cambria to get their ride home.
11 Now, at that intersection, it's got one stop sign.
12 There's no Jackson stop sign, and that's because
13 it's a difficult intersection because three of
14 those corners are owned by Lombard. Villa Park
15 owns one. No cooperation with Lombard, I've
16 tried, so far to get a four-way stop put there.
17 But in that little intersection where all these
18 little kids are and where all Moms and Dads park,
19 you've got the DMV doing its driving testing
20 daily. You've got Jackson condos with the age
21 group of old who pull out of their underground
22 parking garages, and they don't care who's out

1 there, they're coming. They're coming. And then
2 you've got the people who think there's a four-way
3 stop there, and there isn't. And I can't tell
4 you, dozens of accidents, bad ones. Not that any
5 accident is good, but that intersection best be
6 put into the study because it's a key factor. And
7 I know what's going to be real a hot subject and
8 everybody is going to be talking: When little
9 Johnny gets run over, because it's going to
10 happen, and I've been talking about it for two
11 years. I'm sick of hearing me talk about it.
12 In your traffic, I encourage that part of it being
13 in there.

14 I think I've said it.

15 CHAIRMAN JARRETT: I appreciate it.

16 MR. CILELLA: Thank you. Thank you, guys,
17 for having the same thoughts I do.

18 CHAIRMAN JARRETT: All right. Whoever
19 wants to speak next, just come up and state your
20 name and address for the record, and let us know
21 what you think.

22 MR. MOHAMMAD: Thank you. My name is

1 Hammad Mohammad, I live in Cambria Subdivision,
2 pretty close to Jackson Middle School. This is my
3 first visit to the village as well here, so thank
4 you.

5 A few points. You know,
6 centralized location, I can get that basically. I
7 mean, Jackson is a middle school and you're kind
8 of proposing an Early Childhood Education Center
9 next to a middle school. And then you have the
10 Schafer Elementary School which you talked about,
11 which got enough open space as well, why was not
12 that considered.

13 And, you know, the second thing
14 is green areas, you know. These are not just
15 green areas, these are heavily used by the
16 community. And they are -- my son played with
17 Villa Park as well as park district activities
18 since we're living in Chicago with limited summer
19 time and spring time, you know, kids want to go
20 out enjoy rather than just being educated in
21 concrete buildings. You know, I highly encourage
22 since we're eliminating a baseball field, two

1 football fields, there will be a lot more
2 congestion and a very small green space for kids
3 to play. You know, it's going to be a pain.

4 And, you know, families do
5 walk. There's a community center as well to the
6 south. And, you know, it's all the time the
7 pathway is going to go off completely. It's
8 difficult for people who are going to the Islamic
9 Center and at the same time who want to go to
10 Willowbrook School as well.

11 I have seen quite a few times,
12 and living in Cambria, the association has decided
13 to open a pathway to Jackson Middle School
14 basically rather than people breaking in the fence
15 and going over, you know. It's already working
16 fine for school children to kind of go through a
17 defined pathway, and this will eliminate
18 completely, you know.

19 The other thing is traffic
20 congestion, and I'm really concerned, you know,
21 Addison Avenue and Cambria Subdivision is going to
22 be busy. Right now there is no speed bumps or

1 anything. People kind of rush through with kids
2 playing as well, I've seen quite a few times, we
3 have notified the association as well. But this
4 is going to increase as well. People are going to
5 take a shortcut from Westmore-Meyers and come all
6 the way to Jackson.

7 I think that's what I got. I'm
8 really passionate about open spaces since Villa
9 Park got hardly spaces, you know, for kids to
10 play. And, you know, it's tough to see that that
11 is in plans to be eliminated. Thank you.

12 CHAIRMAN JARRETT: Thank you. We had one
13 more person. Name and address, please.

14 MS. PINT: I'm Lisa Pint. I'm at 829 South
15 Addison. I actually agree with many things said.
16 This is my first time I've ever been to one of
17 these things, too. I am actually directly behind
18 Jackson Middle School in Cambria Subdivision also.
19 I didn't know anything about this project until
20 about two months ago when I talked to somebody on
21 a walk, and he told me about it. I knew nothing
22 about it. My biggest concern is the traffic

1 issue. Because like that gentleman said, I'm in
2 the cul-de-sac right behind Jackson Middle School.
3 I am basically Jackson and Addison, and the
4 parents are parking there all the time picking up
5 their kids at the school. And just like you've
6 attested to, all the traffic on Jackson along,
7 too. Parking was my biggest issue, but I
8 appreciate all the things you brought up because I
9 didn't think of all those other things.

10 The design with the buses, that
11 is a very small horseshoe area. It would be a
12 small turnaround for the area where the current
13 parent dropoff is right now. I didn't realize it
14 had been different before, but it's a small
15 turnaround area for that horseshoe. Now they're
16 thinking they want the buses to go there. You're
17 talking about the staggered times for the middle
18 schoolers and the preschoolers, it just seems like
19 I think the morning time was only ten minutes
20 difference? That doesn't seem like enough to me
21 in terms of trying to change up traffic. I think
22 20 to 30 minutes you would need to not create more

1 traffic and stuff.

2 Just in general, I don't have
3 any kids in school or anything, but normally all
4 preschoolers, don't they have jungle gyms and
5 stuff like outside? Is it normally all indoors,
6 or don't they have --

7 CHAIRMAN JARRETT: I don't know about this
8 plan.

9 MS. PINT: That's Ardmore.

10 CHAIRMAN JARRETT: When we wrap up, I'll
11 let them --

12 MS. PINT: Traffic was my biggest concern,
13 but I appreciate all the other things you brought
14 up because they're all good points. And it's
15 concerning to me as a Cambria resident, all the
16 things these gentlemen have brought up as a
17 neighbor in the area. Yeah, concerning.

18 CHAIRMAN JARRETT: Okay, I appreciate it.
19 Thank you. Any questions beyond what was just
20 addressed? Anything else we want to ask?

21 (Whereupon, there was no
22 response.)

1 CHAIRMAN JARRETT: So, I will give you a
2 chance. We are not closing the public hearing,
3 but I will give you a chance to address any of
4 those questions that you want to address now. If
5 you don't want to, that's fine. But as far as I
6 guess, the buses, you heard the complaint about
7 whether that will work or not and some allusion to
8 the fact it didn't work in the past. I don't know
9 how current the administration at Jackson is, I
10 know the principal hasn't been there very long,
11 there may be people that are aware of how well it
12 didn't work in the past. I personally don't know
13 that, that's before my time. But if you wind up
14 with buses queuing on Jackson, that's going to be
15 worse than cars.

16 How did you envision the buses
17 coming off and cycling through and leaving the
18 property; is that correct?

19 MR. CORCORAN: The buses will come around
20 the back of the middle school building going
21 northbound, go right to the pickup area, and then
22 right or left onto Jackson.

1 CHAIRMAN JARRETT: They would have to go
2 through the existing parking lot to do that cycle;
3 is that correct?

4 COMMISSIONER HOFSTRA: Go down the west end
5 of the school to the back of the school to turn
6 around?

7 CHAIRMAN JARRETT: I'm trying to visualize.
8 Can you go back to the Jackson traffic circulation
9 real quick? I'm trying to visualize how the buses
10 got to the horseshoe. I know how they go through
11 the horseshoe, in theory.

12 MR. CORCORAN: The options are, the buses
13 could come -- well, for the EC, buses could come
14 in here and then go through there. Obviously
15 staging some buses, if they want to come through
16 here to get here and go out is one option. The
17 other option is come through here, stage, and then
18 leave.

19 CHAIRMAN JARRETT: Okay, but when they come
20 in in the morning and drop off, how would you
21 visualize that happening?

22 MR. CORCORAN: Well, we don't want them to

1 do this, so this is obviously the better way to do
2 it so they're not mixing with parent traffic.

3 CHAIRMAN JARRETT: Come down, make a
4 turnaround in the parking lot and then proceeding
5 back up?

6 MR. CORCORAN: Yes.

7 COMMISSIONER JACKSON: That's not going to
8 happen. They're going to stage on Jackson.
9 That's not going to happen.

10 MR. CILELLA: They turn and they stage
11 northbound on the west side of the school, then
12 they wait until all the parents are blocking
13 Jackson and then they try to get out. That's how
14 it happens. I know because that driveway that
15 points north lines up 17 feet to the east of my
16 driveway. I can tell you, 30 years worth. You
17 don't need a traffic study, you got me.

18 CHAIRMAN JARRETT: This is a comment maybe
19 more for the Village Board who would be here or
20 for village staff, all the signs in the world are
21 not going to keep cars from parking on the north
22 and south side of Jackson. I know from talking

1 that the signs that now prohibit parking all the
2 time does not work for the neighbors because they
3 can't put their car out on the street because of
4 the windows on either end. We have one here on
5 the Board actually.

6 COMMISSIONER ROMANO: You do.

7 CHAIRMAN JARRETT: On the Commission. I
8 know it's a problem created by the School
9 District, but anything we could do to -- the
10 police look at it for two or three days at the
11 beginning of the year, and as soon as they're
12 gone, it's all up -- you know.

13 COMMISSIONER ORLOWSKI: It's chaos.

14 CHAIRMAN JARRETT: And I've about had a
15 heart attack going down Jackson, pick up your own
16 kid, going out the way you're supposed to, and
17 then because you have cars parked on both sides,
18 if kids -- it may be a crosswalk, it may not, but
19 kids dart out between parked cars. And it really
20 is a matter of time until somebody gets hit the
21 way it's worked for the last few years. I know
22 some of that probably might fall on the School

1 District to do more, too. I don't know how we can
2 lean on them, if we can, to get them to do more.
3 But, as far as the traffic study, I guess that's
4 part of my point. Anything that we can do to get
5 the School District to look at alternatives to get
6 the village to look at alternatives, whether it's
7 an additional four-way stop here, or maybe it's
8 moving crosswalks from this point to this point.
9 I know with middle schoolers, crosswalks don't
10 mean a darn thing. Whether it's a couple of
11 monitors on the street, they do it at Ardmore and
12 Jackson -- I mean they do it at Ardmore and North.
13 There are teachers who walk up and down. If
14 you're parked there more than 15 seconds, you're
15 gone. They say move on. They don't do that at
16 Jackson. Maybe they need to.

17 COMMISSIONER ORLOWSKI: They tried that, it
18 didn't work.

19 CHAIRMAN JARRETT: I believe that.

20 COMMISSIONER ORLOWSKI: It didn't work.

21 COMMISSIONER JACKSON: We're going to
22 police it like the airport; right?

1 CHAIRMAN JARRETT: Exactly.

2 COMMISSIONER ORLOWSKI: Who's going to pay
3 for that?

4 CHAIRMAN JARRETT: So do you happen to know
5 what -- without committing to anything, is there a
6 time line for this project as far as when
7 construction might feasibly start? I'm not asking
8 you a date.

9 MR. EICHHORN: No. Construction is
10 expected to start next summer and then continue
11 for a year. So, you know, we're in the design
12 process. We certainly will be making adjustments
13 for the comments, for traffic study, and certainly
14 if there's any recommendations by the traffic
15 study to the school district, they'll have to take
16 those into account and commit to them, but that's
17 the time line.

18 CHAIRMAN JARRETT: Okay. And I'm trying to
19 visualize -- I'm pulling up the property on my
20 phone right now. I'm not checking my text
21 messages.

22 Currently without going through

1 -- I don't know that going to Highridge is the
2 best answer because that breaks up the campus
3 aspect of it, too, but I know there was a comment
4 about how can you get access to Highridge. I
5 don't expect you to answer that. That's just a
6 thought process. I don't even know if that's
7 feasible, and personally I would rather see the
8 circulation more connected, but that's me, and not
9 going to Highridge. Because if you do have to do
10 a double dropoff or a double pickup or anything,
11 that becomes very complicated.

12 And, you know, the Cambria
13 situation, yeah, I did not know the parents are
14 staging down there these days, but that doesn't
15 surprise me. That is a two-way stop, I believe,
16 not four-way, something to look into in the
17 traffic study.

18 And then, yeah, the playground,
19 you looked like you wanted to talk about that when
20 you mentioned the playground. Is there a plan,
21 outdoor play area for the ECC, or is it --

22 MR. EICHHORN: Well, for preschool age

1 children there is required to have a playground,
2 not very large, but it is a fenced-in area. But,
3 yeah, it is required by the State of Illinois.

4 CHAIRMAN JARRETT: I don't see this on this
5 particular plan, but where do you visualize that?

6 MR. EICHHORN: It would be just to the
7 south of the building.

8 CHAIRMAN JARRETT: Oh, yeah, I could read
9 that now.

10 MR. EICHHORN: It wants to be close to the
11 building or adjacent.

12 CHAIRMAN JARRETT: Of course.

13 MR. EICHHORN: So the kids can go in and
14 out of there and still be supervised. But, yeah,
15 we'll have an outdoor play area for the
16 preschoolers.

17 CHAIRMAN JARRETT: Okay. All right. So,
18 do you have any additional comments you want to
19 make?

20 MR. EICHHORN: No.

21 CHAIRMAN JARRETT: If not, we'll just
22 continue this and you can take our comments and

1 questions back.

2 MR. EICHHORN: We'll definitely -- I mean
3 the District is fully committed to, you know, make
4 the best improvements to the village and fulfill
5 the programmatic need for the full-day
6 kindergarten. We're certainly going to be taking
7 all these into account and really looking for the
8 best solution. I think it's been great comments
9 tonight, and I think our team here has also been
10 taking really good notes. We work very closely --
11 we're going to be working very closely with the
12 village, the village engineers for stormwater, for
13 traffic, so we'll definitely come back with a
14 better improved plan for you to look at.

15 CHAIRMAN JARRETT: Okay. As a continuation
16 to a date certain of a month from now sufficient
17 for you guys, or do you want more time or --

18 MR. EICHHORN: A month would be perfect.

19 CHAIRMAN JARRETT: Okay. So we need a
20 motion to continue to a date certain of October
21 8th.

22 COMMISSIONER ROMANO: Can we make sure that

1 we get a copy of this presentation emailed out
2 after the fact this evening?

3 MS. ARGUILLES: Sure, we could. I
4 intentionally left that out to allow him, the
5 petitioner, to address any comments that he hears
6 today. But we could. If there's going to be no
7 changes, I could definitely forward that on, but I
8 was waiting for them.

9 CHAIRMAN JARRETT: We have seen it, so it's
10 a part of the public record anyway.

11 MS. ARGUILLES: I could definitely forward
12 those.

13 CHAIRMAN JARRETT: Even if he does decide
14 to change it, I assume you don't have a problem
15 with that?

16 MR. EICHHORN: No, it was date stamped on
17 it.

18 CHAIRMAN JARRETT: Yeah, because any
19 recommendation by us will be tied to whatever the
20 most current stuff is, but having it to review a
21 little closer on my desktop would be useful.

22 MR. EICHHORN: We would definitely

1 appreciate your feedback.

2 CHAIRMAN JARRETT: Thank you. Any comments
3 or anything from staff? Continuation to a month
4 is good, right? You don't have any additional
5 comments?

6 MS. ARGUILLES: No. It's just a matter of
7 addressing the comments that we provided to the
8 petitioner and that he hears today. So, if we can
9 get your revised submittal next week, get that
10 whole (inaudible) and then over to the Commission
11 in time for them to review.

12 CHAIRMAN JARRETT: Okay. I would say in
13 the case of Jackson, keep in mind that it is a
14 planned development, and in that regard, in a
15 sense, the way, you know, the way I've addressed
16 it to other clients is you're kind of asking for a
17 little more, so think of ways that you can give
18 back to the community. I know the ECC is one of
19 those ways, but it can be more than that.

20 MR. EICHHORN: Okay.

21 CHAIRMAN JARRETT: We need a motion.

22 COMMISSIONER SHLENSKY: I'll make the

1 motion to continue to a date certain of October
2 8th.

3 CHAIRMAN JARRETT: There's a motion. Is
4 there a second?

5 COMMISSIONER HOFSTRA: Second.

6 CHAIRMAN JARRETT: All right. Motion and
7 second. Questions, comments on the motion?

8 (Whereupon, there was no
9 response.)

10 CHAIRMAN JARRETT: We will continue this.
11 So roll call vote. All in favor? Actually, all
12 in favor, aye?

13 (Whereupon, all Commissioners
14 responded aye.)

15 CHAIRMAN JARRETT: Anyone opposed?

16 (Whereupon, there was no
17 response.)

18 CHAIRMAN JARRETT: I've got a request for a
19 small break. We're going to break for, let's call
20 it, ten minutes.

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

1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)

3 I, LINDA M. CIOSEK, C.S.R. No.

4 084-2892, duly qualified and commissioned for the

5 State of Illinois, County of DuPage, do hereby

6 certify that at the request of the VILLAGE OF

7 VILLA PARK PLANNING & ZONING COMMISSION, subject

8 to the usual terms and conditions of County Court

9 Reporters, Inc, reported in shorthand the

10 proceedings had and testimony taken at the public

11 hearing of the above-entitled cause, and that the

12 foregoing transcript is a true, correct and

13 complete report of the testimony so taken at the

14 time and place hereinabove set forth.

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18

19

CERTIFIED SHORTHAND REPORTER

20

21 My Commission Expires:

22 July 3, 2022

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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)

)

Variation to required minimum)

parking, variation to allow) PZ-20-0003

a tent-covered seating area,) Continuation

variation to allow outdoor)

entertainment.)

PUBLIC HEARING
PLANNING & ZONING COMMISSION

SEPTEMBER 10, 2020

7:30 P.M.

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

1 CHAIRMAN JARRETT: We're back in session.
2 The next item of business will be the continuance
3 of Petition PZ-20-0003, 324 East Central
4 Boulevard, variation to required minimum parking
5 from 16 spaces to zero spaces for a rooftop deck;
6 variation to allow a tent-covered seating area;
7 variation to allow outdoor entertainment.

8 The petitioner is Jack Kozar.
9 This is continued from the last hearing -- from
10 two months ago.

11 I know that before we get too
12 deep into this, Commissioner Shlensky had a
13 comment he wanted to make.

14 COMMISSIONER SHLENSKY: I am currently
15 employed by the law office that represents the
16 petitioner, and I have had knowledge of the prior
17 petitions filed by the petitioner on this, so I
18 think it is only proper and best that I
19 respectfully recuse myself.

20 CHAIRMAN JARRETT: I appreciate that.

21 (Whereupon, Commissioner
22 Shlensky recused himself from

1 the Commission for this public
2 hearing.)

3 CHAIRMAN JARRETT: Because this is a
4 continuation, I'm just going to ask that -- I
5 don't think anybody from the public here is
6 wishing to speak, I don't see anyone, but that
7 both, to the degree possible, the applicant and
8 anybody wishing to speak, try to limit testimony
9 to testimony that we haven't heard previously to
10 the extent that that doesn't hurt your own case of
11 the applicant.

12 Staff input, is there anything
13 you wanted to add at this point?

14 MS. ARGUILLES: There is really nothing to
15 add at this point.

16 CHAIRMAN JARRETT: Okay, thank you.

17 MS. ARGUILLES: Actually, I take that back.
18 I'm sorry, I did want to make sure that you
19 received one set of comments that we received from
20 the resident in Elmhurst in support of the
21 request?

22 CHAIRMAN JARRETT: Could you do me a favor,

1 and did everybody up here see that?

2 (All Commissioners responded in
3 the affirmative.)

4 CHAIRMAN JARRETT: So if everybody up here
5 saw that, just make sure that goes into the
6 record.

7 MS. ARGUILLES: Yep.

8 CHAIRMAN JARRETT: Did the applicant get a
9 chance to see that?

10 MS. ARGUILLES: No, he did not.

11 CHAIRMAN JARRETT: It was pro your
12 application. There was an email sent that the
13 village received today in support of your
14 application. Please do make sure they get a copy
15 of that.

16 MS. ARGUILLES: We received that a couple
17 days ago, but I was waiting to see if we received
18 additional comments before I forwarded it, so I
19 just forwarded it today since I didn't receive
20 anything else besides that.

21 CHAIRMAN JARRETT: Okay, thank you. There
22 is no need to read that into the record if

1 everybody has seen it.

2 So, Mr. Kozar, if you would
3 like to come up.

4 MR. KOZAR: Did Chief Lay have a
5 conversation with you? He said he was going to.

6 MS. ARGUILLES: I received no additional
7 staff comments for this request.

8 MR. KOZAR: All right. So there wasn't
9 really overwhelming clear direction on what it was
10 that you were asking for. I did see three things:
11 Either -- and this is your quote, Jason. Either
12 present more evidence, number one; work with
13 staff, number two; or for staff to work with us,
14 meaning the Board at large.

15 I attempted to work with staff,
16 but it didn't go well. I didn't know if staff had
17 worked with you all.

18 CHAIRMAN JARRETT: No, not at this point.

19 MR. KOZAR: Okay. So, one of the things
20 you had wanted was perhaps some pictures. We've
21 got three things going on: One is the rooftop
22 deck, one is the tent, and the third is the

1 outdoor entertainment.

2 So, you all talked about doing
3 a text amendment with regard to the tent and the
4 outdoor entertainment, so let's start with the
5 rooftop deck and address that.

6 CHAIRMAN JARRETT: Okay.

7 MR. KOZAR: This is what I had presented to
8 you back in February was it, just some ideas of
9 what a rooftop deck would look like. Although
10 we're looking for a parking variance, it's not a
11 PUD in terms of what a rooftop deck would look
12 like. But, you said you wanted to see what it
13 would look like, so these are some ideas.

14 Additionally, this is an idea
15 of what a rooftop deck might look like and what a
16 tent between the two properties might look like.
17 This was also presented to you back six months
18 ago.

19 This is a sketch, a staircase
20 going up to a rooftop deck. Further sketch on the
21 stairs itself.

22 And this is my plat of survey,

1 but we can go over this when we talk about the
2 tent.

3 CHAIRMAN JARRETT: Okay.

4 MR. KOZAR: Do you have questions for me?

5 CHAIRMAN JARRETT: First of all, I just
6 want to make sure is there anyone from the public
7 wishing to speak on this before -- I don't want to
8 go too far out of the order of our public hearing.
9 I don't see anyone, so let's tackle these one at a
10 time.

11 Anyone from the Commission have
12 questions on this particular portion of the
13 application, the rooftop deck and the -- the
14 rooftop deck which technically -- the rooftop deck
15 does not require a variation, it is the added
16 space that -- the added occupancy would require
17 additional parking that is not currently provided.
18 And a variation was granted previously when the
19 ice cream shop and bar were added to reduce it to
20 zero spaces.

21 So, are there any questions
22 specifically on this part of it?

1 COMMISSIONER ORLOWSKI: The parking
2 requirement that was reduced to zero was for a
3 seasonal business, not a full year-round business.

4 CHAIRMAN JARRETT: Well, I understand what
5 you're saying, Mike, but the ice cream shop and a
6 bar, you know, in that regard, whether or not it's
7 seasonal, I mean we can't tell him how to run his
8 business.

9 COMMISSIONER ORLOWSKI: No, but that was --

10 CHAIRMAN JARRETT: We knew what the uses
11 were.

12 COMMISSIONER ORLOWSKI: When he came to us
13 before.

14 MR. KOZAR: But I think it's irrelevant.

15 CHAIRMAN JARRETT: I understand what you're
16 saying, and I agree with you. Whether or not he
17 has three parking spaces, I don't remember what
18 the requirement was, but --

19 COMMISSIONER ROMANO: Originally it was
20 three.

21 COMMISSIONER HOFSTRA: I thought that was
22 the rooftop deck.

1 CHAIRMAN JARRETT: Right, but I'm talking
2 there was a previous variation agreement, whatever
3 the variation was there. Whether or not that's 9
4 months or 12 months is kind of irrelevant. It's
5 the way his business operates, and we knew that
6 the bar would draw people year-round. I did, at
7 least. The ice cream shop maybe not, but that --
8 regardless, that variation was granted, so we're
9 dealing with this one now.

10 And, short-term, let's stick to
11 questions. Are there any questions on this?

12 COMMISSIONER ROMANO: I'll just put it out
13 there, make sure I'm understanding clear. What
14 we're looking at is the variation. The building
15 of the deck is within -- fits within building
16 codes. We have no say so on that, but what we are
17 strictly talking about is the parking requirement,
18 whether we grant the variation for that.

19 CHAIRMAN JARRETT: Right. The reality is
20 yes. And, right, he's not asking for a variation
21 to the height of the building or --

22 COMMISSIONER ROMANO: We don't need to go

1 into aesthetics of the deck and all that business.
2 There's going to be more people seated, he needs
3 more parking, are we going to a grant an
4 additional variation for parking?

5 CHAIRMAN JARRETT: Correct. Are there any
6 questions on this? What I'm going to do, because
7 I think we may have different opinions on some of
8 these items, I'm going to suggest that we make
9 motions on each one separately, as well, as we go
10 through to avoid complicating anything.

11 So are there any questions on
12 this?

13 (Whereupon, there was no
14 response.)

15 CHAIRMAN JARRETT: Does anybody have any
16 comments on this particular aspect of it?

17 COMMISSIONER ROMANO: As I recall, this was
18 not on Mr. Kozar, but last time we talked about
19 this, the bigger concern that bubbled up was that
20 intersection right there, that public safety. And
21 I think, Consuelo, you were going to talk about
22 public safety, about a three-way stop which

1 clearly has not been added, so it again is not on
2 Mr. Kozar's shoulders, that's on the village to
3 put a stop sign at an unsafe intersection. So, I
4 don't know is there any update on that?

5 MS. ARGUILLES: I have no updates besides
6 the Public Works has been reviewing it as part of
7 this request in general, so they're still looking
8 at that. I don't know that that's been finalized
9 at the Board meeting.

10 MR. KOZAR: At the last Traffic & Safety
11 they were amenable to put the three-way stop sign
12 in. We've always supported that.

13 COMMISSIONER ROMANO: I assume you would
14 be. The last thing you want is somebody run over.

15 MR. KOZAR: I also suggested speed bumps;
16 they would prefer to do a three-way stop sign.

17 COMMISSIONER ROMANO: That's the only
18 comment I have regarding this particular
19 variation.

20 CHAIRMAN JARRETT: I guess my comments on
21 this are: I know in the past there have been
22 complaints from your neighbor to the west about

1 noise. I'm there in the evening in that area
2 fairly frequently throughout the summer, I know
3 it's not the same as it was a year ago, which you
4 guys are still doing decent business, but I know
5 it's not as busy as it was a year ago, both
6 because of the grand opening and because of Covid.
7 Generally I've not noticed noise problems, though
8 one comment I would make is that the food truck
9 you had there yesterday was -- their P.A. was
10 really loud, so I'm just pointing that out to you.
11 They were calling out orders from the P.A. and I
12 could hear.

13 MR. KOZAR: I don't care for the P.A. I
14 don't care for the truck.

15 CHAIRMAN JARRETT: I could hear it blocks
16 away. So, that's -- I know that's not --

17 MR. KOZAR: They originally didn't start
18 with that, and then they had pizzas and nobody
19 heard them yelling out, and they're just looking
20 for a solution.

21 CHAIRMAN JARRETT: This was at 9:30 maybe.

22 MR. KOZAR: No, they leave at 8:00. So it

1 was like 7:30. They leave at 8:00.

2 CHAIRMAN JARRETT: No, it was last night at
3 -- if it was after 8:00, it wasn't much after
4 8:00.

5 MR. KOZAR: It was prior to 8:00. I can
6 show you the text messages for them saying we're
7 done and we're leaving.

8 CHAIRMAN JARRETT: I'm not going to argue
9 the exact time, but it was after dark, and if I
10 was settled into my house and the P.A. was going
11 off and it was a nice night with the windows open
12 -- you said you don't like it yourself, so if you
13 could get them to maybe -- I don't know if there's
14 a volume on that thing, but it was loud last
15 night. That's the only complaint I've ever
16 personally noticed with the noise, otherwise I
17 think your property functions fairly quietly.

18 MR. KOZAR: And I'd just like to note we've
19 never been cited for any sort of noise violation.

20 CHAIRMAN JARRETT: I don't doubt that.

21 MR. KOZAR: And that's what Chief Lay and I
22 and Karen had a conversation about, and Chief Lay

1 had told me that he was going to retract his
2 earlier statement where he says that there were
3 complaints because, as he agreed, it's not fair
4 that we are penalized for complaints. If there's
5 an issue, we should be cited for it. But if we're
6 not cited for it, you can't hold us because we
7 have one or two pesty neighbors that complain who
8 rent across the street from us. And that's all
9 that it is.

10 CHAIRMAN JARRETT: The fact they rent is
11 irrelevant, just for the record.

12 MR. KOZAR: Well --

13 CHAIRMAN JARRETT: It is.

14 MR. KOZAR: But they've been offered a
15 different unit in the same building and wouldn't
16 take it, so that is relevant, because solutions
17 have been presented to them.

18 COMMISSIONER HOFSTRA: The noise wasn't
19 there until you opened, okay?

20 CHAIRMAN JARRETT: They live there, those
21 buildings exist.

22 MR. KOZAR: I'm not violating any noise

1 variance.

2 CHAIRMAN JARRETT: My point would be is if
3 you're within your legal -- if you're not a
4 nuisance and they don't like it, that's not your
5 fault, you're correct.

6 If you are creating a nuisance
7 -- I'm not saying that you are, I believe that
8 you're not -- if you are creating a nuisance, then
9 moving is not a solution. You understand that?

10 MR. KOZAR: I agree.

11 CHAIRMAN JARRETT: Okay.

12 MR. KOZAR: And that's what I was trying to
13 express to them.

14 CHAIRMAN JARRETT: Right, right. So, my
15 comment on this would be that if you were to get a
16 roof deck, I would hope that you would be
17 considerate of the additional sound that might
18 carry from that because you are elevating, you are
19 going above tree lines, and you are going above
20 some rooftops. And people on roof decks do tend
21 to be louder and more rambunctious than they might
22 if they were indoors because they're yelling at

1 their friend across the deck, "Hey, how's it
2 going", and those sort of things.

3 So, the design of that space
4 should take that into consideration, how are ways
5 that you can dampen sound travel from that space.

6 MR. KOZAR: Uh-huh.

7 CHAIRMAN JARRETT: Knee-high walls and a
8 metal rail don't do that. And I know you -- I saw
9 your picture, and especially in the areas where
10 sound would travel to your immediate neighbors to
11 the west especially --

12 MR. KOZAR: This is one of the concepts.

13 CHAIRMAN JARRETT: Yeah, and those kinds of
14 details are really common on modern high-end
15 rooftop decks, both commercial and residential.
16 So there's a lot of solutions to that. I would
17 hope you would do that, because if complaints do
18 become an issue, then you might have to do
19 retrofitting that would be more expensive than
20 doing it right the first time. And you guys have
21 done things right the first time, and I appreciate
22 that. That's one of the things I appreciate most

1 about your development is you did not take the
2 cheap ways out.

3 MR. KOZAR: Thank you.

4 CHAIRMAN JARRETT: And I've always
5 appreciated that.

6 Okay, so any comments up here?

7 COMMISSIONER HOFSTRA: We're just dealing

8 --

9 CHAIRMAN JARRETT: We're just going to
10 motion and vote on each of them. Well, we'll do
11 the motion and votes at the end, unless there's an
12 objection to that way of dealing with it.

13 So if there's no other
14 questions or comments on that, do you have
15 anything you want to add on that before we move on
16 to the next one?

17 MR. KOZAR: No. But to your point, I think
18 we should have a motion and a vote. Since they're
19 three separate variances, can't we just have a
20 motion on the rooftop right now, handle each one

21 --

22 CHAIRMAN JARRETT: I would rather do all

1 the votes at the end. We legally need to close
2 the public hearing, and comments may come up
3 throughout this that would -- I don't want to
4 complicate what might come. We're going to hold
5 the votes at the end. And we will vote on all
6 three of them tonight, assuming there are motions.

7 The variation to allow a
8 tent-covered seating area. We went over that
9 pretty extensively last time. Do you have any new
10 comments or details you want to bring to that?

11 MR. KOZAR: I mean a big part of the tent
12 is to be able to survive through the Chicagoland
13 winter, and we are learning in our business. I
14 know Mike likes to think we have one business plan
15 and it's unchangeable, and we've had this
16 conversation in front of my property. But a
17 business plan needs to be flexible, and we need
18 the ability to learn. And if you look at that
19 initial transcript from when I was before you,
20 many of the comments was, "This is what we're
21 thinking", "The current plan is", and I've got a
22 list of about 15 comments to that point, that this

1 is an evolution that we're learning how to take
2 the property that we're given that we have and
3 make it efficient.

4 We want to be able to retain
5 employees, and to do that, we need a way to
6 survive, to some degree, over the less or more
7 inclement weather. If every day was like it was
8 in August, it may be a little bit hot, but it's a
9 different story. But that's not where we live.
10 We live in Chicagoland and we're learning.

11 We've also seen, because of
12 Covid, a lot of tents that are out there: Manny's
13 Ale House, Simons, Las Islas Marias. They've got
14 tents out there and people enjoy them and, you
15 know, they're tasteful and they look all right.

16 You've seen the tent that I
17 have. It's a quality tent, made in Germany. It's
18 fire rated, it's safety rated, it's wind rated.
19 This is not a Menards tent, this is a quality
20 structure to go in between the buildings for a few
21 months throughout the year. We're not looking to
22 keep it up all year round, but you know, retention

1 of employees is important for that so we can have
2 our core management team and still have events and
3 whatnot on the weekends.

4 There was also, I think, an
5 error in the original expression of what the
6 comments were, staff comments. There was a
7 positive finding of facts, if you go back into the
8 transcript, where you know -- I know you've
9 already -- well, I would assume you've looked at
10 the transcript, but a positive finding of facts,
11 but there was a misrepresentation that the staff
12 did not support the tent.

13 The Villa Park Fire Department
14 says: "The fire department has no issues with the
15 temporary tent request." The Police Chief said,
16 "has no issue with the variance for the
17 tent-covered seating", and Public Works also
18 didn't have any issue with the tent.

19 COMMISSIONER HOFSTRA: That was on a
20 temporary basis.

21 CHAIRMAN JARRETT: My point to that would
22 be that the staff recommendation refers to

1 planning staff, not down the line. The fire
2 chief, they have their points and they were for
3 it. For whatever reason, based on the memo, the
4 planning department and the community development
5 staff was not in favor of it. So, we had that
6 memo, and maybe it felt like a misrepresentation
7 to you because three or four people supported it
8 and another aspect of the village did not. But,
9 we had that memo, we read that, and I believe that
10 memo was probably read to us, but I certainly --

11 MR. KOZAR: I don't believe the memo was
12 read.

13 CHAIRMAN JARRETT: Usually they are. And
14 the presentation is usually fairly detailed in
15 terms of whether there are comments or not.

16 Just like with the parking lot
17 earlier today, we were informed of who commented,
18 who didn't, and what their recommendations were.
19 So, I wouldn't call that a misrepresentation as
20 much as staff is the community development staff.
21 The Community Development Director, more
22 specifically, is what that staff recommendation

1 usually means in the course of this memo because
2 they are the ones that are reporting to us. So, I
3 understand your concern.

4 MR. KOZAR: That just wasn't explained
5 anywhere in the explanation, it's not in the
6 transcript, it just talks about the fire
7 department, the police department, Public Works,
8 and then is followed up by staff.

9 CHAIRMAN JARRETT: Right, but --

10 MR. KOZAR: As to imply that that was
11 staff. That's my confusion on it.

12 CHAIRMAN JARRETT: Right, I understand.

13 MR. KOZAR: I tried to ask Consuelo to
14 better explain it.

15 CHAIRMAN JARRETT: That's typical. That's
16 the way the process works.

17 MR. KOZAR: So staff is Community
18 Development is what you're saying?

19 CHAIRMAN JARRETT: Yes.

20 MR. KOZAR: Okay. Is there a memo from
21 Community Development?

22 CHAIRMAN JARRETT: Yes.

1 MR. KOZAR: That I'm missing?

2 CHAIRMAN JARRETT: I don't know if you're
3 missing it or not.

4 MR. KOZAR: I did a request.

5 CHAIRMAN JARRETT: It's the memo that's
6 given to us with every package of every hearing
7 for every item that we've ever heard.

8 MR. KOZAR: Is that something you can
9 provide for me later?

10 MS. ARGUILLES: Absolutely.

11 CHAIRMAN JARRETT: Generally speaking, it
12 is the testimony that staff reads into the record
13 at the start of the public hearing.

14 MS. ARGUILLES: Jack, I believe you have a
15 copy of it, but I'll provide it again. It's the
16 last staff report.

17 MR. KOZAR: That would be helpful.

18 CHAIRMAN JARRETT: The memo that we're
19 given has the findings of facts, the standards,
20 all the details about the property.

21 MR. KOZAR: So, nevertheless, the fire
22 department has no issue with it, the police

1 department has no issue with it, and Public Works
2 has no issue with it, and it is on a temporary
3 basis.

4 CHAIRMAN JARRETT: Any other --

5 COMMISSIONER HOFSTRA: When you say
6 temporary, what are you referring to?

7 CHAIRMAN JARRETT: Hang on one second. I
8 want to try to keep this order. Is there any
9 other input you want to give before I ask for
10 questions or comments up here?

11 MR. KOZAR: No, I don't think so. I think
12 that covers it.

13 CHAIRMAN JARRETT: Any questions on this?
14 I think we've covered it pretty well, if there are
15 any questions.

16 (Whereupon, there was no
17 response.)

18 CHAIRMAN JARRETT: Any comments on this?

19 COMMISSIONER ORLOWSKI: I have comments.

20 CHAIRMAN JARRETT: Go ahead.

21 COMMISSIONER ORLOWSKI: As far as you keep
22 making comments that you're trying to keep

1 employees all year round. Every business in
2 Northern Illinois does the same thing; around the
3 holidays, Christmas. All businesses encounter
4 issues as far as employing employees during slow
5 times out of the year. You're not the only one
6 that has to deal with that or plan for that.

7 As I've said in the past, me
8 personally, no, I don't like the tent. I
9 understand that it's learning, you're trying to
10 develop the business and everything else, but
11 you're outgrowing your piece of property. That's
12 my point is the Fuel & Creme, it's nice just the
13 way it is, and you can't keep adding and adding
14 and adding and adding. It's not going to work.

15 Other businesses in the village
16 have been told, "No, you ain't having a tent."
17 So that's where I'm looking at it.

18 CHAIRMAN JARRETT: Okay. Any other
19 comments up here?

20 COMMISSIONER LANENGA: I started to ask
21 what was the temporary nature? What time frame
22 are you looking at?

1 MR. KOZAR: The general winter months.

2 COMMISSIONER LANENGA: So November --

3 COMMISSIONER HOFSTRA: What, November,
4 December, January?

5 MR. KOZAR: Yeah.

6 CHAIRMAN JARRETT: What were the specific
7 dates that were requested in the original
8 variation on that?

9 MS. ARGUILLES: I don't believe there were
10 specific dates.

11 MR. KOZAR: Yeah, I think there was.

12 CHAIRMAN JARRETT: There were specific
13 dates, yes.

14 MR. KOZAR: So it would be approximately
15 November 1st through April 30th.

16 MS. ARGUILLES: So I guess I should clarify
17 that during the summertime we allow temporary
18 installations of temporary structures.

19 CHAIRMAN JARRETT: But we do not during the
20 winter months?

21 MS. ARGUILLES: They are limited to a time
22 frame, so this would be in addition to the

1 temporary time frame.

2 CHAIRMAN JARRETT: What's the time frame on
3 those permits, do you know?

4 I'm going to make a comment
5 while we she looks. My comment is not going to
6 change from before. I do not like tent structures
7 as a year-round or even a six-months-
8 out-of-the-year thing, especially if you can then
9 turn around and apply for a permit in the summer
10 which then gets you a year-round tent. It's no
11 longer temporary.

12 My concern is not that you want
13 a tent. I understand that you want a tent, and I
14 understand why you want a tent. In the winter
15 months, I don't necessarily even dislike the idea
16 of a tent. I've been in your tent at Halloween,
17 around Halloween when it would have been cold and
18 wet without it. That said, I don't believe that
19 there is anything special, for lack of a better
20 term -- I think your property is very special in a
21 lot of ways, but there's nothing about your
22 property that's special, which is what's required

1 of a variation, that you should have extra
2 privileges to a tent that other neighbors in other
3 similar districts don't.

4 And to me, the problem, if
5 there is a problem -- again, and I've said this
6 every public hearing since this has happened, is
7 not how long you can have the tent up, it's -- I
8 know you would like to have it up year-round.

9 MR. KOZAR: I disagree with that. I don't
10 want to have it up year-round.

11 CHAIRMAN JARRETT: You don't want to have
12 it up year-round?

13 MR. KOZAR: No.

14 CHAIRMAN JARRETT: Even between the
15 buildings?

16 MR. KOZAR: Even between. The property is
17 much nicer when it's open.

18 CHAIRMAN JARRETT: Regardless of that, the
19 village has a process by which you go apply for a
20 permit. If that process doesn't work, it needs to
21 be fixed. Us sitting up here can't fix it.

22 MR. KOZAR: I disagree there's a process

1 for that, because originally when I thought about
2 getting this tent, I brought the tent, all the
3 specs to Patrick Grill, and I said, "This is what
4 I'm looking to get, I want to make sure it's okay
5 before I go ahead and purchase this tent." He
6 then said, "Yeah, this looks good. You'll have to
7 get a permit for it, but everything checks out."
8 So I got it. I was limited to this very small
9 window to put it up. I applied for a permit, and
10 I started erecting the tent. Then it came out my
11 property is not zoned to have a tent like that,
12 and that's why I'm here now.

13 So, I cannot just apply for a
14 permit to get a tent.

15 COMMISSIONER ORLOWSKI: It's not that the
16 property is zoned for the tent, we don't allow
17 tents.

18 CHAIRMAN JARRETT: Hang on. Consuelo, is
19 there a specific zoning designation that doesn't
20 allow temporary tent structures?

21 MS. ARGUILLES: There isn't a specific --

22 CHAIRMAN JARRETT: Okay. So the issue is

1 specifically that you have is with our ordinance
2 for permitting a tent. You don't believe -- and
3 you may be right. You may believe that that
4 ordinance is inadequate. We cannot change that
5 ordinance. We could issue you a variation to have
6 a tent, but what makes -- seriously. I'm asking
7 you seriously, what makes your ability to have a
8 tent six months out of the year different than
9 DeMito's or Moore, or Pioneer for that instance,
10 or any business, or the guys who just opened the
11 meatery down the street?

12 MR. KOZAR: I don't have an issue with them
13 having a tent.

14 CHAIRMAN JARRETT: Is your property
15 distinctly different?

16 MR. KOZAR: I do, I have a very unique
17 property.

18 CHAIRMAN JARRETT: You do have a unique
19 property.

20 MR. KOZAR: I don't have the ability to
21 build out on that property.

22 CHAIRMAN JARRETT: Right, but you have a

1 small property.

2 MR. KOZAR: Right.

3 CHAIRMAN JARRETT: I mean there is a reason
4 there's a zoning code, it's so the properties
5 aren't overbuilt. And you have essentially a
6 percentage of that area vertically and
7 horizontally that you can develop. How far you
8 choose to develop that is up to you, but a
9 temporary structure is different than developing
10 the property. And a tent is -- whether it's a
11 good tent or a Menards tent, it's a temporary
12 structure. Everybody has the same right in the
13 village to a temporary structure.

14 You believe, and you may be
15 right --

16 MR. KOZAR: I don't understand what your
17 position is on it because if I can't get a permit
18 for it --

19 CHAIRMAN JARRETT: Why can't you get a
20 permit for it?

21 MR. KOZAR: I have been denied a permit.
22 They said I have to change the variance for it.

1 So Consuelo is -- Consuelo, are you saying that I
2 can apply for a permit and put that tent up on a
3 temporary basis?

4 MS. ARGUILLES: I'm saying that the
5 (inaudible) --

6 THE COURT REPORTER: Excuse me, can you
7 lower your mask?

8 MS. ARGUILLES: I'm saying the village code
9 restricts the time of the outdoor dining to March
10 1st to November 30th. This petitioner is here
11 because he seeks to have that after that to allow
12 for the winter time.

13 COMMISSIONER ORLOWSKI: That's the
14 discussion.

15 CHAIRMAN JARRETT: And my point would be:
16 So your issue is with that ordinance, that
17 specific code and that language that says in the
18 winter you cannot have a tent. It says that for
19 everybody, not just you. DeMito's cannot have a
20 tent in the winter for the same reason that you
21 can't without getting a variation. And variations
22 are not something as a village to just be granted

1 on the fact that it's an inconvenience to you. It
2 has to be more than a mere inconvenience.

3 MR. KOZAR: A hardship. It is a hardship.

4 COMMISSIONER ORLOWSKI: It's a hardship for
5 everybody.

6 CHAIRMAN JARRETT: It's a hardship for
7 everybody. It's an equal hardship. It is not
8 unique to your property.

9 MR. KOZAR: My property is unique because
10 of the small size of the buildings there.

11 CHAIRMAN JARRETT: But that's true of
12 everybody that's developed in that area.

13 MR. KOZAR: But it's not true of everybody.
14 I mean, DeMito's has considerable space that they
15 can have indoor seating, dining, everything else.

16 COMMISSIONER ORLOWSKI: But that was their
17 business plan.

18 CHAIRMAN JARRETT: Let's try not to talk
19 over each over.

20 They also have a larger
21 building, they have a larger lot. So having a
22 small lot in and of itself is not a reason for a

1 variation.

2 And I understand what you're
3 looking for, but this is my opinion.

4 Are there other comments,
5 questions, or are we --

6 COMMISSIONER HOFSTRA: I agree with you.

7 COMMISSIONER ROMANO: I think the wheels
8 are spinning, it can be settled now with a vote.

9 CHAIRMAN JARRETT: That's where we're
10 getting. The issue with this, to my mind -- to my
11 mind, and we'll vote on this tonight, is not
12 whether or not you should be able to have a tent
13 in the winter, but that's what the variation is
14 for and that's what we'll ultimately vote on. We
15 have to address the standards that are laid out.
16 But, in my mind, the question is whether any
17 business in the village should be able to have a
18 tent for outdoor dining in the winter. I would
19 argue that they should.

20 MR. KOZAR: Why not?

21 CHAIRMAN JARRETT: I would argue that they
22 should. I can't change that code.

1 MR. KOZAR: But if they come in and ask for
2 that variance --

3 COMMISSIONER ORLOWSKI: That's not the way
4 it works.

5 MR. KOZAR: Why not promote business? Why
6 not take in those tax dollars?

7 COMMISSIONER ORLOWSKI: That's not the
8 process.

9 CHAIRMAN JARRETT: That's not the way a
10 variation works. If you hand out a variation to
11 everyone, it is no longer a variation. A
12 variation is a specific amendment -- it's a
13 specific allowing of someone to do something
14 outside the bounds of an existing ordinance that
15 they would not be able to do because there's
16 something that physically constrains their
17 property from doing that specific use with.

18 You can put a tent on your
19 property, you're not looking for a change to a
20 setback to put a tent on your property. You can
21 put a tent on your property for six months out of
22 the year just like every other business. And

1 that's fair.

2 Now, if you think it should be
3 a longer window, and I think it should, I would
4 agree with you. The Village Board needs to change
5 that ordinance, and we're not the Village Board.

6 Can he apply for a text
7 amendment? He can; correct?

8 MS. ARGUILLES: It's the village staff that
9 will put together a proposal.

10 MR. KOZAR: I'm not able to apply for a
11 text amendment.

12 CHAIRMAN JARRETT: That's in the village
13 codes; right, not the zoning code?

14 MS. ARGUILLES: That's in the village
15 codes.

16 CHAIRMAN JARRETT: Okay. So, I understand
17 why you're frustrated, and I don't see any reason
18 -- and I've said this every time we've been up
19 here -- I don't see any reason, if you want to
20 apply for a tent on a temporary basis in the
21 winter, you should be able to. But if you're able
22 to, so should DeMito's.

1 MR. KOZAR: I agree. Let them do it, let
2 anybody who wants to.

3 CHAIRMAN JARRETT: Right, but that is not
4 how a variation works.

5 MR. KOZAR: But I don't have the ability to
6 do a text amendment. I don't have the ability to
7 change it. One of the things you guys wanted was
8 staff to present you with some ideas for text
9 amendments, which hasn't been done.

10 CHAIRMAN JARRETT: It hasn't happened,
11 you're right.

12 MR. KOZAR: It hasn't been done on your
13 end, it hasn't been done on the staff's end.

14 CHAIRMAN JARRETT: I agree with you.

15 MR. KOZAR: I'm stuck. I'm stuck by people
16 surrounding me that aren't doing it.

17 CHAIRMAN JARRETT: Let me speak for one
18 minute. This is not a part of the code that we
19 can change. This is not in the Zoning Ordinance,
20 it is in the village code, outside the Zoning
21 Ordinance. The only people that can change this
22 is the Village Board.

1 MR. KOZAR: So let's just be clear.

2 CHAIRMAN JARRETT: I have made
3 recommendations -- let me finish. I have made
4 recommendations up here over and over again that
5 this particular ordinance, if you believe it needs
6 to be changed, needs to be changed by the Village
7 Board. We can't do it.

8 MR. KOZAR: So which particular ordinance
9 are you referring to?

10 CHAIRMAN JARRETT: I don't have the number
11 in front of me. There is an ordinance --

12 MR. KOZAR: Well, Consuelo has it.

13 CHAIRMAN JARRETT: Is there an ordinance
14 that does not permit tents in the winter months?

15 COMMISSIONER ORLOWSKI: For outdoor dining.

16 CHAIRMAN JARRETT: For outdoor dining.

17 MS. ARGUILLES: You're referring to the
18 code section I just referred to?

19 CHAIRMAN JARRETT: Yes.

20 MS. ARGUILLES: That's in the zoning code.

21 CHAIRMAN JARRETT: Is that in the zoning
22 ordinance?

1 MS. ARGUILLES: Yeah (inaudible) --

2 MR. KOZAR: Which puts it in your purview.

3 CHAIRMAN JARRETT: That does. I

4 misunderstood what she was saying.

5 MR. KOZAR: What is the code that you're
6 referring to, just so we can all be on the same
7 page?

8 MS. ARGUILLES: So that's in the Zoning
9 Ordinance, what I just referenced, regarding
10 outdoor temporary dining areas.

11 MR. KOZAR: Section which one are you
12 referring to?

13 MS. ARGUILLES: I can encourage everyone to
14 take a look at the Zoning Ordinance, Section 6.11,
15 Temporary Uses.

16 CHAIRMAN JARRETT: Maybe that's something
17 we should look at. It still has to come up from
18 the Village Board. We can't take it up on our
19 own. I can encourage staff -- I think I have
20 encouraged staff because --

21 COMMISSIONER ORLOWSKI: I think we both
22 have.

1 CHAIRMAN JARRETT: I know, Consuelo, you
2 have not been involved in this from the beginning,
3 and maybe the Village Board doesn't have any
4 interest in doing it, I don't know if there are
5 political reasons it didn't come up before your
6 time maybe. Who knows. But, I have said from the
7 beginning, my issue with the tent is less about
8 the tent and more that everyone has full access to
9 it. The only way to get there is changing that
10 ordinance. I can't personally vote in favor of a
11 variation for a six-month winter tent on a single
12 property. I just can't. And if we could change
13 the code --

14 COMMISSIONER ORLOWSKI: That's not what a
15 variance is made for.

16 CHAIRMAN JARRETT: Right. The code may be
17 broken. I mean, maybe it's only broken in your
18 eyes because the Village Board would have to
19 openly vote on it. They may think outdoor dining
20 in the winter is a bad idea because they would
21 hold the ultimate vote, but --

22 COMMISSIONER LANENGA: If I can say

1 something a little bit different, it seems to me
2 in this Covid time that restaurants are failing at
3 a huge rate. And it seems like anything we can do
4 to keep a restaurant viable, through what promises
5 to be another bleak winter in a lot of ways, it
6 just seems to me a six-months variance with an
7 expiration.

8 COMMISSIONER ORLOWSKI: That's not what the
9 variance is designed for.

10 CHAIRMAN JARRETT: The variation would go
11 forward.

12 COMMISSIONER LANENGA: We have a right to
13 put conditions on it; right?

14 COMMISSIONER ORLOWSKI: No.

15 MS. ARGUILLES: Typically for variations
16 you could put conditions if you choose to. I will
17 say that the Board will be considering an
18 extension of the temporary ordinance dining areas
19 outdoor.

20 COMMISSIONER LANENGA: I wasn't the first
21 one to have this idea?

22 COMMISSIONER ORLOWSKI: You're in the same

1 boat with the next variance also.

2 CHAIRMAN JARRETT: Consuelo, maybe you
3 could answer this: The permitting process through
4 the village code, that is separate from the Zoning
5 Ordinance. How long is someone allowed to have a
6 tent erected with a permit? Is there a specific
7 amount of time that the permit runs for?

8 MS. ARGUILLES: For the outdoor dining?

9 CHAIRMAN JARRETT: Yeah. Well, the tent is
10 part of the outdoor --

11 MS. ARGUILLES: Yeah, so that's the March
12 1st to November 30th time frame.

13 CHAIRMAN JARRETT: Right, but what I'm
14 asking is on March 1st, if somebody comes in and
15 requests a permit for a tent --

16 MS. ARGUILLES: It's part of an outdoor
17 application.

18 CHAIRMAN JARRETT: The tent application is
19 part of the outdoor dining application?

20 MS. ARGUILLES: Correct. So, the plan will
21 show what they're proposing. It may include a
22 tent, it may not include a tent, and it may just

1 include seating areas, so that's subjective to the
2 individual business outdoor operations.

3 COMMISSIONER ORLOWSKI: Hang on, let me ask
4 you --

5 CHAIRMAN JARRETT: So if somebody came in
6 and applied for a -- currently requested a tent
7 from the first day to the last day for outdoor
8 dining, they could have a tent up for the entire
9 summer season with outdoor dining?

10 MS. ARGUILLES: Yeah, that's in the code.

11 CHAIRMAN JARRETT: So, in theory, if we
12 permit it could be done in the winter, then they
13 could request the plan to have a tent up
14 year-round. You understand what I'm saying;
15 right?

16 If we said it's fine to do the
17 outdoor dining in the winter, they would still
18 have to apply, but is that an annual --

19 MS. ARGUILLES: Okay, so we restrict the
20 time of the outdoor seating, and part of the
21 reason is because it's winter time, and typically
22 outdoor areas are not utilized. With the addition

1 of a tent, there might be some concerns with the
2 load, the snow load on the tent, heating that tent
3 operation, so there's other concerns that we would
4 have regarding that.

5 MR. KOZAR: But that would be based on the
6 rating of tent, not the zoning.

7 COMMISSIONER ORLOWSKI: Hang on. Let me
8 ask this: So, if he was to apply for outdoor
9 dining for summertime right now, is the village
10 looking to extend any outdoor dining because of
11 Covid situations?

12 MS. ARGUILLES: Yes. You have to go to the
13 Board for approval.

14 COMMISSIONER ORLOWSKI: Hang on. Because
15 you have two issues, and neither one of them are
16 going to be resolved by a variance; that is
17 outdoor entertainment and the tent. So, I can't
18 help you on the outdoor entertainment, but I can
19 suggest ask for the permit for the tent. If they
20 do the extension, you'll get the extension.
21 Meanwhile, maybe the village needs to look at not
22 just changing things for Jack, but changing things

1 village-wide as far as tents and how they can be
2 used and when they can be used because asking me
3 for a variance to get this done is not the correct
4 way.

5 CHAIRMAN JARRETT: You may disagree with
6 me, and I understand that as a business owner you
7 have your business in mind, but there's nothing
8 distinctly unique about -- your business is very
9 unique, don't get me wrong, but there's nothing
10 distinctly unique about your use that makes it
11 different than other similar uses in the village
12 in terms of their right, for lack of a better
13 term, to use a tent. You should be on equal
14 footing, and your point is that you should be able
15 to do it in the winter.

16 MR. KOZAR: The uniqueness is my inability
17 to build out on that property given all the
18 setbacks in the village.

19 COMMISSIONER ORLOWSKI: But that would be
20 like somebody taking a ten-by-ten square foot area
21 and saying, "Well, I've already built it all now,
22 you should allow me to build more on it."

1 MR. KOZAR: No, it's not like that at all.

2 CHAIRMAN JARRETT: But you could build a
3 second floor.

4 MR. KOZAR: Can I?

5 CHAIRMAN JARRETT: I would assume.

6 MR. KOZAR: I'm trying to get a rooftop
7 deck.

8 CHAIRMAN JARRETT: You would probably need
9 a variance for the parking, but when you buy a
10 unique property, there are aspects that come
11 about.

12 MR. KOZAR: Right, and that's why the
13 village should work with me on a unique property
14 that has radically transformed that downtown area.

15 CHAIRMAN JARRETT: I don't disagree, but
16 I'm not on the Village Board.

17 MR. KOZAR: But Villa Park has a reputation
18 for being difficult to do business in. It has
19 that reputation. Everybody on this Board knows
20 that it has that reputation, and it's because of
21 conversations like this where a business -- are
22 any of you business owners? Okay. Where a

1 business is coming before the village at large and
2 saying, "I need help to make my business viable",
3 and the village, rather than saying, "Okay, let's
4 work on it, let's figure that out, let's do a text
5 amendment, let's give you a variance, let's put
6 conditions on it, let's make sure that tent looks
7 good, let's maybe have you reapply on an annual
8 basis", something. I don't know what that
9 solution is, "Let's work towards a solution."
10 Because Villa Park doesn't compete. I don't
11 compete with DeMito's, I don't compete with
12 Josephine's, I don't complete with any local
13 business. Villa Park competes with Elmhurst,
14 Villa Park competes with Naperville, Villa Park
15 competes with Lombard. We want that revenue in
16 Villa Park. Right now Villa Park is broke. We
17 want that revenue, we want that tax money, we want
18 that kept in Villa Park.

19 Somebody will come to Fuel &
20 Creme, and they will say, "Oh, there's a brewery
21 right around the corner, let's do more." "Hey,
22 what's this place on the corner? It looks kind of

1 cool, they're playing bags, they got gambling
2 machines, it's kind of what I'm into." "Let's go
3 to DeMito's." "I like martinis, let's go to the
4 martini bar."

5 They don't come down the
6 prairie path, stop, open up their wallets in Villa
7 Park and only stay at 324 East Central. Once we
8 get them, we get them there, and that's what this
9 is about, is promoting business in Villa Park, not
10 limiting and hampering and taking somebody who is
11 coming in with essentially a good idea, a theory
12 of an idea, and just trying to make it work. The
13 village should be all hands on deck saying, "Let's
14 figure out how to do this."

15 COMMISSIONER ORLOWSKI: I have to disagree
16 with you.

17 COMMISSIONER HOFSTRA: I have to disagree.

18 COMMISSIONER ORLOWSKI: I'm sorry, but I
19 have to disagree.

20 MR. KOZAR: You don't have to, you choose
21 to. You choose to disagree with me.

22 COMMISSIONER HOFSTRA: You saw yourself

1 that the very first thing we dealt with tonight
2 was the man with the auto place. He's trying to
3 crowd so many cars in his lot that we have a fire
4 hazard.

5 MR. KOZAR: And you made a solution, talk
6 with the fire department, makes lanes so that the
7 fire trucks can get through.

8 COMMISSIONER HOFSTRA: I understand, but
9 you're trying to now make everything you can in
10 this room look away because you bought a little
11 piece of land.

12 MR. KOZAR: No, I'm trying to just put a
13 tent up in the winter time.

14 COMMISSIONER HOFSTRA: No, you're bringing
15 more and more into your little piece of land --

16 MR. KOZAR: And that's good.

17 COMMISSIONER HOFSTRA: But we have to also
18 think about everything else around there and be
19 standardized across the fairness for all business.

20 MR. KOZAR: So let's look at the analogy
21 with the car thing. We don't have a fire hazard,
22 we don't have an over --

1 COMMISSIONER HOFSTRA: Come on.

2 MR. KOZAR: Well, this is the analogy.

3 COMMISSIONER HOFSTRA: You understand what
4 I'm saying, I'm talking about crowding into some
5 little space.

6 MR. KOZAR: It's positive.

7 COMMISSIONER ORLOWSKI: This ain't going
8 nowhere.

9 CHAIRMAN JARRETT: Yes. So, my comment is
10 if there's an issue, it's not on the variation.
11 We're in the comments portion here, clearly. If
12 there's an issue, it's an issue with that
13 ordinance in my mind. It is not this is -- to my
14 mind, this is not a requested variation scenario.
15 It is with that specific piece of code. It needs
16 to be thought about in terms of the village codes
17 and the village zoning ordinance, and what makes
18 sense. It sounds like some evaluation of that
19 being that can done with Covid. I mentioned in
20 the beginning that needs to be looked at on a
21 permanent basis. From the beginning I have not
22 been in favor of a tent year-round. I understand

1 you're not asking for that, but to get one for six
2 months out of the year, I do not believe that this
3 property is unique in that regard.

4 There are certainly places
5 where variations could be appropriate on this
6 property because of its shape and size.

7 MR. KOZAR: So, I just want to be clear.
8 It's three months, not six months.

9 CHAIRMAN JARRETT: I'm going to ask you to
10 stop. We're in our comments right now. The
11 back-and-forth is done on this one.

12 There are places on this
13 property where a variation is appropriate. When
14 the initial application for the variation for this
15 use for no parking came before us, because of the
16 shape of the size and the size of the site and the
17 existing businesses and existing buildings on the
18 site, I agreed that the uniqueness of that
19 property made it appropriate for a variation.
20 Because to get any parking on that would make, A,
21 the use impossible, and the use seemed
22 appropriate. And, the shape of the lot makes any

1 kind of parking on it pretty much impossible,
2 regardless of whether or not the size is there.

3 Are there any other comments on
4 that on this particular item before we go on to
5 the last one?

6 (Whereupon, there was no
7 response.)

8 CHAIRMAN JARRETT: Okay. There's a
9 variation to allow outdoor entertainment.

10 COMMISSIONER ORLOWSKI: We're in the same
11 boat.

12 CHAIRMAN JARRETT: They're in the same
13 boat. That's another one where the permit falls
14 in the village ordinance; correct -- I mean the
15 village code to get a permit for any kind of
16 outdoor entertainment?

17 MS. ARGUILLES: There's no restrictions in
18 the zoning ordinance.

19 CHAIRMAN JARRETT: We don't allow outdoor
20 entertainment at all; correct?

21 MS. ARGUILLES: Right.

22 CHAIRMAN JARRETT: Is that the zoning

1 ordinance?

2 MS. ARGUILLES: There's no use restricted
3 (inaudible) in the zoning ordinance. It might be
4 village code.

5 CHAIRMAN JARRETT: I believe it's in the
6 village code and that's the conversation --

7 MR. KOZAR: It's not, it's in the zoning.

8 CHAIRMAN JARRETT: Is it?

9 MR. KOZAR: It's number 7, G-7. 611.2,
10 G-7.

11 CHAIRMAN JARRETT: This is another one
12 again where the village code, outside the zoning
13 ordinance, overlaps the village ordinance, and I
14 did specifically request that we -- that Scott
15 and/or the Village Board investigate that one.

16 But as Mike alluded to, we're
17 in the same boat as the previous one because in
18 terms of outdoor entertainment, your property is
19 not different than DeMito's. It's not different
20 than anybody who might want to do outdoor
21 entertainment. A variation isn't appropriate. An
22 amendment to that ordinance would need to be

1 forwarded to us by staff, by the Village Board,
2 and put into the context of our existing nuisance
3 ordinances.

4 Again, I've said that at every
5 public hearing since this has come up to the point
6 that I'm as frustrated as you are on that.

7 MR. KOZAR: I doubt it.

8 CHAIRMAN JARRETT: And --

9 MR. KOZAR: The hardship in this case is
10 the ordinance.

11 COMMISSIONER ORLOWSKI: It's not a
12 hardship.

13 CHAIRMAN JARRETT: Right, the ordinance
14 being broken in and of itself is not -- it's
15 equally broken for everyone, unfortunately.

16 If the way it was broken was
17 uniquely affecting your property, I would agree
18 that a variation was appropriate. For instance,
19 if we had an ordinance that said you could only
20 have a max sign size of a certain -- for a certain
21 size and then you had some mammoth property where
22 the building is way off and you wanted to have a

1 larger sign than that to make your sign visible,
2 then that ordinance might be broken because it
3 needs to be amended to fit properties like yours.
4 But it only affects the property like yours and
5 there may not be others like yours in the village.

6 But in terms of outdoor
7 entertainment, your property is not really
8 different than any of the others.

9 MR. KOZAR: I disagree. I think it is
10 different.

11 CHAIRMAN JARRETT: I know you're
12 disagreeing that you are.

13 MR. KOZAR: There's nobody that is as patio
14 heavy as we are in the village.

15 CHAIRMAN JARRETT: That may be, but --

16 MR. KOZAR: The ability not to have some
17 music outside --

18 CHAIRMAN JARRETT: But DeMito's could have
19 music on their patio; right?

20 MR. KOZAR: They cannot.

21 CHAIRMAN JARRETT: What I'm saying is if
22 everything was equal, they have the same right to

1 use their patio for music that you do. Their
2 patio is -- they could put a band on their patio
3 physically, just like you could. They can't by
4 ordinance, and that's what needs to be fixed.

5 So that you're aware, I have
6 had conversations with multiple trustees about
7 both of these specific issues, where in one case I
8 went to them, and two other cases they came to me
9 and said what is the standard you think we need to
10 look at? And I said, "These are the things you
11 need to consider to make sure the ordinance is
12 met." I'm sure largely because of Covid, maybe
13 not, at this point it's gone on long enough it's
14 not really an excuse anymore. They probably have
15 been focused on other things, but to my mind and
16 -- we're in comments up here, so I'm going to
17 request no back-and-forth really -- the text needs
18 to be changed. It's not a variation.

19 Any other comments on this?

20 COMMISSIONER ROMANO: Let me just -- I mean
21 I'm on board with what you're saying about the
22 tents probably needs to change, the outdoor

1 entertainment code needs to change, but in the
2 meantime, I remember everything we've said every
3 time we're up here has been that -- most of us on
4 this Board said it needs to be changed, it doesn't
5 seem right, that's not fair versus everything
6 else. People are doing it anyway. Whatever
7 reasons we keep saying things need to change,
8 nothing has been done.

9 CHAIRMAN JARRETT: I agree.

10 COMMISSIONER ROMANO: That is all outside
11 the wheelhouse of what we do on this Board, but in
12 light of that it's not Mr. Kozar's fault either
13 that things aren't happening, but it is affecting
14 his business.

15 COMMISSIONER ORLOWSKI: Right, but it
16 affects all the other businesses the same way.

17 COMMISSIONER ROMANO: And it does, but Mr.
18 Kozar is here asking for something. Nobody else
19 is lined up asking.

20 COMMISSIONER ORLOWSKI: But you can't do a
21 variation based on that, otherwise you'd have to
22 do a variation at every business who wants it.

1 COMMISSIONER ROMANO: And every business is
2 welcome to come before the Board and ask for that.

3 CHAIRMAN JARRETT: If you give a variation
4 to a business, that's completely against what a
5 variation represents.

6 COMMISSIONER ORLOWSKI: It's not what it's
7 designed for.

8 CHAIRMAN JARRETT: If you have to give any
9 business a variation --

10 COMMISSIONER ROMANO: But most of us have
11 sat here and said continually this should be
12 allowed. So we're, in essence, saying this should
13 be allowed or -- if it was allowed, it wouldn't
14 even be before us, but we're not going to grant a
15 variance based on that.

16 That to me does fall -- we're
17 allowing -- we want these things, we want to have
18 this discussion, but that is not happening for
19 whatever reasons.

20 CHAIRMAN JARRETT: But granting a variation
21 is essentially kicking the problem under the rug.

22 COMMISSIONER ROMANO: I don't argue that

1 point at all, but we are making that Mr. Kozar's
2 problem instead of ours.

3 CHAIRMAN JARRETT: There was a neighboring
4 village that had a sign ordinance that was very,
5 very poorly crafted requiring dozens of major
6 retailers to come in and request variations, all
7 of which were denied. At some point the political
8 pressure was enough that the Village Board
9 reconsidered the ordinance. I know Mr. Kozar is
10 one user, so whether or not that's enough
11 political pressure, I don't know.

12 And on the tent issue, I don't
13 have a problem with the tent in winter. In fact,
14 other than the snow load, which I know can be an
15 issue, a tent in the winter makes more sense than
16 a tent in the summer. But I understand why the
17 ordinance was probably crafted the way it was,
18 because tents stay up in the winter and they don't
19 get used, they fall in disuse, they get snow
20 loads, and they're dangerous if you're not doing
21 it right, and then that's added enforcement on the
22 village, which is probably when the ordinance was

1 crafted the reason it was crafted that way.
2 Mostly these ordinances go back to before a lot of
3 current ideas on them. Outdoor dining in the
4 suburbs of Chicago was not a thing 20 years ago in
5 most communities. Some were ahead of the game.

6 I understand what you're
7 saying, but to my mind, if we have to issue
8 variation after variation after variation, then
9 that's not the way.

10 COMMISSIONER ORLOWSKI: It's not what the
11 process is.

12 CHAIRMAN JARRETT: If either of these two
13 issues was unique to this property, I would agree.
14 But they're not.

15 COMMISSIONER JACKSON: We agree the only
16 one unique to this property is the parking
17 variance, and that's the only thing we're going to
18 vote on tonight?

19 CHAIRMAN JARRETT: I think we need to vote
20 on all three, I mean because if the solution to
21 this is changing the code, the variation is
22 irrelevant. If we have consensus up here that the

1 variations are appropriate based on the standards
2 before us, then it's affirmed and maybe the code
3 still needs to be changed. But kicking the can
4 down the road on this doesn't get us anywhere.

5 So any other comments up here
6 from those three things?

7 (Whereupon, there was no
8 response.)

9 CHAIRMAN JARRETT: So before we close the
10 public hearing, I'm going to ask if you have any
11 closing comments about these three items, last
12 chance because I have feeling we're going to vote
13 on all three tonight; is that correct?

14 So there will be a motion made,
15 there will be a vote. Do you have any --

16 MR. KOZAR: Yes. Orłowski's comment was
17 there's a process. There is no process. No
18 process has been done. If you change the
19 variance, maybe that's the wake-up call that the
20 village at large needs to see. And maybe if other
21 people are coming in to change the same variance,
22 that's what the village will need to say let's

1 change everything.

2 COMMISSIONER JACKSON: You mean change the
3 code?

4 MR. KOZAR: If that's what needs to be
5 done.

6 CHAIRMAN JARRETT: Let Mr. Kozar have his
7 time, please.

8 MR. KOZAR: But right now there is a
9 problem with no solution, and there is no process.
10 Nothing is being done, period. It's the only way
11 for one of your residents and businesses to come
12 in to try to make their business viable in the
13 winter time. And that's where this Board should
14 be. It should be promoting and supporting
15 business and giving them the tools that they need
16 to benefit the community at large, to bring tax
17 money in. You have the ability to do it, and if
18 the Board then says we don't like that variance,
19 we don't like the fact that six other businesses
20 want to have this variance and we want to change
21 it, then maybe that's what they need to motivate
22 and change things. But you have the ability.

1 The hardship is the property.
2 The hardship is that all I'm trying to do is run
3 the business and simply have outdoor
4 entertainment, simply have music outside, simply
5 have a place for customers to go in the winter
6 time.

7 Those aren't big asks, those
8 are just having a business. And the village
9 benefits in multiple ways from doing it, and you
10 have the power to grant that.

11 CHAIRMAN JARRETT: Is that it?

12 MR. KOZAR: Uh-huh.

13 CHAIRMAN JARRETT: I appreciate that. I'm
14 going to close the public hearing now, and we will
15 move into our final discussion.

16 My feeling on variations, I've
17 made it pretty clear, is generally speaking, the
18 variation should be something that's unique to
19 this property and not generally applicable to
20 other properties. And to that mind, to that end,
21 I do not feel that the tent and the outdoor
22 entertainment are appropriate uses for a

1 variation. Others up here can disagree, but I
2 don't. I do believe that whether or not you're in
3 favor of the variation itself, that the parking
4 deck and the reduced parking for the variation for
5 the roof deck is appropriate, to whether or not we
6 believe all the standards are met, I do believe
7 that's appropriate, there is uniqueness there
8 maybe in that case.

9 So, I'm going to request that
10 -- let's see. I'm going to ask somebody to make a
11 motion on each of the three. I don't have the
12 language of the motion in front of me, though.
13 Those were in the other package.

14 COMMISSIONER LANENGA: I got them.

15 CHAIRMAN JARRETT: Do you have that packet
16 in front of you?

17 COMMISSIONER LANENGA: I do.

18 CHAIRMAN JARRETT: So I would say this:
19 Let's go through them in order, make the motion as
20 you wish. If the motion fails, then we can make a
21 motion in the counter.

22 COMMISSIONER LANENGA: I move to approve

1 application PZ-20-0003, Number two, variation to
2 required minimum parking from 16 spaces to zero
3 spaces to account for a rooftop deck.

4 CHAIRMAN JARRETT: Did we have conditions
5 in that original?

6 COMMISSIONER LANENGA: No.

7 CHAIRMAN JARRETT: Okay. So we have a
8 motion on this. Is there a second?

9 COMMISSIONER ROMANO: I'll second it.

10 CHAIRMAN JARRETT: We have a second. That
11 was a motion to approve; correct?

12 COMMISSIONER LANENGA: Yes.

13 CHAIRMAN JARRETT: So that's a motion to
14 approve the variation to parking spaces for a
15 rooftop deck.

16 Any questions or comments on
17 that motion?

18 (Whereupon, there was no
19 response.)

20 CHAIRMAN JARRETT: So we'll do a roll call
21 vote on this.

22 Jackson?

1 COMMISSIONER JACKSON: No.

2 CHAIRMAN JARRETT: Hofstra?

3 COMMISSIONER HOFSTRA: No.

4 CHAIRMAN JARRETT: Lanenga?

5 COMMISSIONER LANENGA: Yes.

6 CHAIRMAN JARRETT: Orłowski?

7 COMMISSIONER ORŁOWSKI: No.

8 CHAIRMAN JARRETT: Shlensky is recused.

9 Romano?

10 COMMISSIONER ROMANO: Yes.

11 CHAIRMAN JARRETT: And I, too, vote yes on
12 that.

13 And with that, our
14 recommendation will pass to the Village Board.
15 They can accept, reject or modify as they see fit.
16 Actually, no, that failed. I'm sorry, we need to
17 do that as a counter, don't we?

18 MS. ARGUILLES: So the motion fails to
19 pass.

20 CHAIRMAN JARRETT: Okay, so the motion
21 fails to pass. That recommendation passes to the
22 Village Board. They can accept, reject or modify

1 as they see fit.

2 Motion for the tent covered
3 seating area, please?

4 COMMISSIONER LANENGA: Move to approve
5 application PZ-20-0003, Number three, variation to
6 allow a tent-covered seating area.

7 CHAIRMAN JARRETT: We have a motion. Is
8 there a second?

9 COMMISSIONER HOFSTRA: Second.

10 CHAIRMAN JARRETT: Roll call vote, if there
11 are no questions or comments.

12 (Whereupon, there was no
13 response.)

14 CHAIRMAN JARRETT: Hearing none.
15 Jackson?

16 COMMISSIONER JACKSON: No.

17 CHAIRMAN JARRETT: Hofstra?

18 COMMISSIONER HOFSTRA: No.

19 CHAIRMAN JARRETT: Lanenga?

20 COMMISSIONER LANENGA: Yes.

21 CHAIRMAN JARRETT: Orłowski?

22 COMMISSIONER ORŁOWSKI: No.

1 Romano?

2 COMMISSIONER ROMANO: Yes.

3 CHAIRMAN JARRETT: And I'm going to vote no
4 on that one.

5 With that, our recommendation
6 passes to the Village Board. They can accept,
7 reject or modify as they see fit.

8 The third issue on outdoor
9 entertainment?

10 COMMISSIONER LANENGA: I move to approve
11 the application PZ-20-0003, Number four, variation
12 to allow outdoor entertainment with the following
13 conditions: The site will comply with the noise
14 ordinance Chapter 15, Article 6, and limiting the
15 days and hours of operation for the outdoor
16 entertainment and outdoor seating area to Fridays
17 and Saturdays at an 11:00 P.M. ending time.

18 CHAIRMAN JARRETT: We have a motion. Is
19 there a second?

20 COMMISSIONER ROMANO: Yes.

21 CHAIRMAN JARRETT: We have a second.

22 Questions or comments?

1 (Whereupon, there was no
2 response.)

3 CHAIRMAN JARRETT: Jackson?

4 COMMISSIONER JACKSON: No.

5 CHAIRMAN JARRETT: Hofstra?

6 COMMISSIONER HOFSTRA: No.

7 CHAIRMAN JARRETT: Lanenga?

8 COMMISSIONER LANENGA: No.

9 CHAIRMAN JARRETT: Orłowski?

10 COMMISSIONER ORŁOWSKI: No.

11 CHAIRMAN JARRETT: Romano?

12 COMMISSIONER ROMANO: Yes.

13 CHAIRMAN JARRETT: And I vote no on that
14 one.

15 So that concludes the public
16 hearing.

17 (Whereupon, the public hearing
18 was concluded.)

19

20

21

22

1 STATE OF ILLINOIS)

) SS.

2 COUNTY OF DU PAGE)

3 I, LINDA M. CIOSEK, C.S.R. No.

4 084-2892, duly qualified and commissioned for the

5 State of Illinois, County of DuPage, do hereby

6 certify that at the request of the VILLAGE OF

7 VILLA PARK PLANNING & ZONING COMMISSION, subject

8 to the usual terms and conditions of County Court

9 Reporters, Inc, reported in shorthand the

10 proceedings had and testimony taken at the public

11 hearing of the above-entitled cause, and that the

12 foregoing transcript is a true, correct and

13 complete report of the testimony so taken at the

14 time and place hereinabove set forth.

15

16

17

18

CERTIFIED SHORTHAND REPORTER

20

21 My Commission Expires:

22 July 3, 2022.

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