

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

September 12, 2019

7:30 PM

Chairman Jason Jarrett

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

- 1. Call to Order - Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Amendments to the Agenda**
- 4. Approval of Minutes**
 - 4.a Minutes
 - [General Minutes 08-08-19.pdf](#)
 - [Minutes PZ-18-0002 8-8-19.pdf](#)
 - [Minutes PZ-19-0005 8-8-19.pdf](#)
 - [Minutes PZ-19-0006 8-8-19.pdf](#)
- 5. Business**

Petition PZ-19-0007 Variance from sign size and masonry monument for a legal non-conforming sign for property located at 220 East North Avenue. Petitioner, Olympik Signs. Petition PZ-19-0008 Amendment to Planned Unit Development adding approximately 22,000 additional square feet to the existing shopping center for property located at 102 West Roosevelt Road, Petitioner, Mehran Farahmandpour. Petition PZ-18-0002 Amendment to PUD at the Pride of Villa Park BP located at 151 West North Avenue to add three high speed diesel pumps, Petitioner, Dan Soltis.
- 6. Public Hearing(s)**

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

9. Village Board Liaison Comments

10. Village Staff Comments

11. Adjournment

Upcoming Hearings

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

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

Planning and Zoning Commission Agenda Item Report

Meeting Date: September 12, 2019

Submitted by: Pat Boksha

Submitting Department: Community Development

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[General Minutes 08-08-19.pdf](#)

[Minutes PZ-18-0002 8-8-19.pdf](#)

[Minutes PZ-19-0005 8-8-19.pdf](#)

[Minutes PZ-19-0006 8-8-19.pdf](#)

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING and ZONING COMMISSION

IN RE THE MATTER OF:)
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Meeting Minutes)
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PUBLIC HEARING OF THE
PLANNING and ZONING COMMISSION
August 8, 2019
7:30 p.m.

PROCEEDINGS HAD and testimony taken before the
VILLAGE OF VILLA PARK PLANNING and ZONING
COMMISSION, taken at Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
before Stacy S. Warpool, CSR, RPR.

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1 A P P E A R A N C E S:

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3 BOARD MEMBERS:

4 Mr. Jason Jarrett, Chairman

Mr. Robin Whitehurst

5 Mr. Mike Orlowski

Mr. Edward Hofstra

6 Mr. Ken Jackson

Mr. Larry Calvert

7 Mr. Jack Lanenga

Mr. Dominick Romano

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12 Also Present:

13 Mr. Patrick Grill

Director of Community Development

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

4 Keskic.

5 (No response.)

6 CHAIRMAN JARRETT: Hofstra.

7 COMMISSIONER HOFSTRA: Here.

8 CHAIRMAN JARRETT: Romano.

9 COMMISSIONER ROMANO: Here.

10 CHAIRMAN JARRETT: Lanenga.

11 COMMISSIONER LANENGA: Here.

12 CHAIRMAN JARRETT: Orłowski.

13 COMMISSIONER ORŁOWSKI: Here.

14 CHAIRMAN JARRETT: Calvert.

15 COMMISSIONER CALVERT: Here.

16 CHAIRMAN JARRETT: Jackson.

17 COMMISSIONER JACKSON: Here.

18 CHAIRMAN JARRETT: Whitehurst.

19 COMMISSIONER WHITEHURST: Here.

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

22 First order on the agenda will be -- this is a

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1 new addition on the agenda -- Public Comments on
2 Agenda Items.

3 Typically, we will take these with each issue.
4 If you have to go and you want to speak early, now
5 is your chance. Otherwise, wait until we get to the
6 particular item.

7 Anybody wish to speak at this time?

8 I see no one.

9 Any Amendments to the Agenda?

10 (No response.)

11 CHAIRMAN JARRETT: None.

12 Approval of Minutes. We have the minutes from
13 7/11/19. I would entertain a motion.

14 COMMISSIONER LANENGA: Motion to approve.

15 THE COURT: Motion. Is there a second?

16 COMMISSIONER ORLOWSKI: Second.

17 THE COURT: All in favor.

18 (Whereupon, there was a collective
19 aye response from the Board.)

20 CHAIRMAN JARRETT: Motion passes.

21 (Whereupon, other matters were
22 heard.)

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1 CHAIRMAN JARRETT: Back to the agenda. That is
2 the end of our public hearings.

3 Any Public Comments on Non-Agenda Items?

4 Seeing none, Commissioner Comments at this
5 time?

6 Seeing none -- Mike has a comment.

7 COMMISSIONER ORLOWSKI: I've got a comment, and
8 this is for Patrick.

9 The church across the street.

10 MR. GRILL: Oh, yes.

11 COMMISSIONER ORLOWSKI: Whenever we did his
12 full site plan, the air conditioner units that are
13 on the east end --

14 MR. GRILL: Yes.

15 COMMISSIONER ORLOWSKI: -- weren't on there.

16 MR. GRILL: Correct.

17 COMMISSIONER ORLOWSKI: Is he going to have a
18 screen or something?

19 MR. GRILL: Yes, he is. I just talked to him
20 this week about it.

21 CHAIRMAN JARRETT: What is the proposed
22 screening for that?

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1 MR. GRILL: Fencing, vinyl fencing.

2 COMMISSIONER WHITEHURST: Can we make him come
3 back here?

4 CHAIRMAN JARRETT: That was a special use;
5 correct? Was that a variation?

6 MR. GRILL: No. It was a special use because
7 it was an expansion of an existing church.

8 CHAIRMAN JARRETT: Yeah. I think there were
9 variations related to the parking lot, too, though.

10 MR. GRILL: That were considered.

11 CHAIRMAN JARRETT: I think they were considered
12 and approved. I think maybe they didn't have enough
13 spots. I don't know.

14 COMMISSIONER WHITEHURST: I thought it was just
15 on the setback because they were coming closer to --

16 MR. GRILL: Princeton.

17 COMMISSIONER WHITEHURST: Yeah.

18 MR. GRILL: Yeah.

19 COMMISSIONER WHITEHURST: I could be completely
20 off.

21 CHAIRMAN JARRET: It's been awhile.

22 MR. GRILL: I took a look because actually they

1 didn't come any closer to St. Charles or any closer
2 to Princeton with their new building, and it was
3 just expansion of a church, and churches are special
4 uses. So therefore, they had to come in and get a
5 new special use.

6 COMMISSIONER WHITEHURST: I remember we talked
7 a lot about the exterior of that and the concerns
8 about that, the air-conditioning and ductwork on the
9 roof.

10 COMMISSIONER ORLOWSKI: Yes, I went back and
11 looked on what was presented.

12 MR. GRILL: Oh, it didn't include that at all.

13 COMMISSIONER WHITEHURST: Yeah. My question
14 is: Staff has obviously said, Hey, this isn't in
15 conformance.

16 MR. GRILL: Right. What we said is it was a --
17 we require air-conditioning units to be screened. I
18 mean, because let's say they chose to add that in
19 after they did the new part of their building and
20 they came back later and said, Well, we need to
21 improve the HVAC on this building.

22 Staff would look at it.

1 Okay, it's a roof with an air-conditioning unit
2 on it. We require air-conditioning units to be
3 screened on roofs.

4 CHAIRMAN JARRETT: Don't we require it to be
5 screened with the material substantially similar to
6 the building materials used in the building?

7 MR. GRILL: That's not the requirement in the
8 Code. It just says it has to be screened.

9 COMMISSIONER ORLOWSKI: Right.

10 CHAIRMAN JARRETT: Okay. That may need to be
11 changed because I thought...

12 COMMISSIONER ORLOWSKI: If he would have --

13 MR. GRILL: Shown it.

14 COMMISSIONER ORLOWSKI: Right.

15 MR. GRILL: I don't know when they knew they
16 needed to put in a new system.

17 COMMISSIONER ORLOWSKI: If they would have
18 shown it on the site plan, then at that time we
19 would have asked --

20 MR. GRILL: Correct.

21 COMMISSIONER WHITEHURST: If there was a big
22 fence around there, it would have been talked about.

1 MR. GRILL: Absolutely.

2 CHAIRMAN JARRETT: Yeah, it's not good.

3 COMMISSIONER WHITEHURST: I don't know. I
4 think it's worth looking into to see what the
5 proper -- I mean, obviously you've identified that
6 it's a deficiency because it's violating screening.

7 MR. GRILL: Right.

8 COMMISSIONER WHITEHURST: Does it violate the
9 special use? That's my question.

10 MR. GRILL: I'll go back and I'll look.

11 COMMISSIONER WHITEHURST: Did it change the
12 special use which would get referred back here and
13 we could have a discussion.

14 COMMISSIONER ORLOWSKI: And that way we
15 could --

16 COMMISSIONER WHITEHURST: And not just a vinyl
17 fence.

18 COMMISSIONER ORLOWSKI: -- put a recommendation
19 as far as what we feel the screen should be.

20 COMMISSIONER WHITEHURST: White vinyl fence, to
21 me, is going to stick out the same as it does right
22 now.

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1 CHAIRMAN JARRETT: Or worse.

2 Any other commissioner comments?

3 COMMISSIONER CALVERT: Is the facade on the
4 western portion of that building, the existing,
5 going to tie into the new addition a little better
6 than it does right now?

7 MR. GRILL: No.

8 CHAIRMAN JARRETT: No. Unfortunately, when
9 they came before us -- the architect was here. I
10 think several members, but Robin and I specifically,
11 discussed the color choice that they had and some of
12 their window opening and door placement choices and
13 we expressed strong interest in having the color
14 pallet and the design tie in more with the existing
15 primary church building. He seemed to understand
16 that.

17 COMMISSIONER WHITEHURST: And agree.

18 CHAIRMAN JARRETT: And agree. To a certain
19 extent, they did tie in some little square panels in
20 the windows which sort of match the square panels on
21 the front of the church but the colors not so much.
22 But that was not something, with the special use,

1 that we really had any control over.

2 COMMISSIONER WHITEHURST: So yeah, it's like it
3 brings up the question of should we have a
4 requirement that the actual materials they want to
5 use get shown, you know, how do we -- we can point
6 out a "no" when something is going to be --

7 COMMISSIONER ORLOWSKI: Wrong.

8 CHAIRMAN JARRETT: With the plan development,
9 we can do that.

10 MR. GRILL: Right.

11 CHAIRMAN JARRETT: Without strict design
12 regulations, which we do not have.

13 COMMISSIONER WHITEHURST: Guidelines.

14 CHAIRMAN JARRETT: Outside of our -- we do
15 actually have design guidelines and regulations in
16 our mixed use districts in the new zoning codes.

17 MR. GRILL: Correct.

18 CHAIRMAN JARRETT: We do not outside of those
19 mixed use districts.

20 COMMISSIONER ORLOWSKI: If you could look into
21 that, that would be great.

22 MR. GRILL: Okay.

1 COMMISSIONER WHITEHURST: In terms of future
2 and food for thought, if we have some guidelines
3 that we've already started to include, maybe it can
4 be extrapolated so that we can have some
5 requirements like submitting actual material
6 samples, not just that's the color that came off the
7 printer. These are the kinds of things that we get.

8 CHAIRMAN JARRETT: I do have one quick comment,
9 too, and that's if there's consensus from the Board
10 here. We had -- with the two signs tonight, there
11 is no landscaping requirement around the base of
12 those signs. There are a couple of little standards
13 like that that we actually apply in the zoning
14 ordinance to freestanding signs in non-residential
15 districts that don't exist in the residential part
16 of that ordinance that I think --

17 MR. GRILL: It's an oversight.

18 CHAIRMAN JARRETT: -- we can switch it over
19 there so we don't have to bring them up.

20 MR. GRILL: Yeah.

21 CHAIRMAN JARRETT: So if we can get a text
22 amendment for that, that would be great.

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1 That's all I have.

2 Village Board Liaison Comments.

3 None.

4 Staff Comments.

5 MR. GRILL: I only wish to note that there will
6 be a public hearing for Supreme Lobster for their
7 sign on North Avenue at our meeting next month.

8 CHAIRMAN JARRETT: Will that be a variation, I
9 assume?

10 MR. GRILL: Yes.

11 CHAIRMAN JARRETT: All right. Motion to
12 adjourn.

13 COMMISSIONER WHITEHURST: So moved.

14 CHAIRMAN JARRETT: All in favor.

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

17 CHAIRMAN JARRETT: We're adjourned.

18 (Whereupon, the meeting was adjourned
19 at 9:17 p.m.)

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Stacy S. Warpool, CSR, RPR, being first duly sworn
on oath says that she is a court reporter doing
business in the State of Illinois, County of DuPage,
do here by certify that at the request of the
VILLAGE OF VILLA PARK PLANNING and ZONING
COMMISSION, subject to the usual terms and
conditions of County Court Reporters, Inc., reported
in shorthand the proceedings had and testimony taken
at the public hearing of the above-entitled cause,
and that the foregoing transcript is a true,
correct, and complete report of the entire testimony
so taken at the time and place hereinabove set
forth.
Witness my official signature on this 22nd day of
August, 2019.

Stacy S. Warpool, CSR, RPR
License No.: 084-003577

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A above-entitled 14:10 Absolutely 9:1 actual 11:4 12:5 add 7:18 addition 4:1 10:5 adjourn 13:12 adjourned 13:17 13:18 agenda 3:22 4:1 4:2,9 5:1 agree 10:17,18 air 5:12 air-conditioning 7:8,17 8:1,2 amendment 12:22 Amendments 4:9 Anybody 4:7 apply 12:13 Approval 4:12 approve 4:14 approved 6:12 architect 10:9 Ardmore 1:16 asked 8:19 assume 13:9 August 1:11 14:16 Avenue 1:16 13:7 awhile 6:21 aye 4:19 13:16	big 8:21 Board 2:3 4:19 12:9 13:2,16 bring 12:19 brings 11:3 building 7:2,19 7:21 8:6,6 10:4 10:15 business 14:4 C C 2:1 call 3:1,3 Calvert 2:6 3:14 3:15 10:3 cause 14:10 certain 10:18 certify 14:5 Chairman 2:4 3:1,6,8,10,12 3:14,16,18,20 4:11,20 5:1,21 6:4,8,11,21 8:4 8:10 9:2 10:1,8 10:18 11:8,11 11:14,18 12:8 12:18,21 13:8 13:11,14,17 chance 4:5 change 9:11 changed 8:11 Charles 7:1 choice 10:11 choices 10:12 chose 7:18 church 5:9 6:7 7:3 10:15,21 churches 7:3 closer 6:15 7:1,1 Code 8:8 codes 11:16 collective 4:18 13:15 color 10:11,13	12:6 colors 10:21 come 6:2 7:1,4 coming 6:15 comment 5:6,7 12:8 comments 4:1 5:3,4 10:2 13:2 13:4 Commission 1:2 1:10,15 3:3 14:7 commissioner 3:7,9,11,13,15 3:17,19 4:14 4:16 5:4,7,11 5:15,17 6:2,14 6:17,19 7:6,10 7:13 8:9,12,14 8:17,21 9:3,8 9:11,14,16,18 9:20 10:2,3,17 11:2,7,13,20 12:1 13:13 Community 2:13 complete 14:12 completely 6:19 concerns 7:7 conditioner 5:12 conditions 14:8 conformance 7:15 consensus 12:9 considered 6:10 6:11 control 11:1 correct 5:16 6:5 8:20 11:17 14:12 County 14:4,8 couple 12:12 court 4:15,17	14:3,8 CSR 1:17 14:2 14:19 D day 14:15 deficiency 9:6 design 10:14 11:11,15 development 2:13 11:8 Director 2:13 discussed 10:11 discussion 9:13 districts 11:16 11:19 12:15 doing 14:3 Dominick 2:7 door 10:12 ductwork 7:8 duly 14:2 DuPage 14:4 E E 2:1,1 early 4:4 east 5:13 Edward 2:5 entertain 4:13 entire 14:12 exist 12:15 existing 6:7 10:4 10:14 expansion 6:7 7:3 expressed 10:13 extent 10:19 exterior 7:7 extrapolated 12:4 F facade 10:3 far 9:19	favor 4:17 13:14 feel 9:19 fence 8:22 9:17 9:20 fencing 6:1,1 first 3:22 14:2 food 12:2 foregoing 14:11 forth 14:14 freestanding 12:14 front 10:21 full 5:12 future 12:1 G go 4:4 9:10 going 5:17 9:21 10:5 11:6 good 9:2 great 11:21 12:22 Grill 2:13 5:10 5:14,16,19 6:1 6:6,10,16,18 6:22 7:12,16 8:7,13,15,20 9:1,7,10 10:7 11:10,17,22 12:17,20 13:5 13:10 guidelines 11:13 11:15 12:2 H Hall 1:15 heard 4:22 hearing 1:10 13:6 14:10 hearings 5:2 hereinabove 14:13 Hey 7:14 Hofstra 2:5 3:6
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3:7 HVAC 7:21	Larry 2:6 let's 7:18 Liaison 13:2 License 14:20 little 10:5,19 12:12 Lobster 13:6 look 6:22 7:22 9:10 11:20 looked 7:11 looking 9:4 lot 6:9 7:7	12:14 North 13:7 note 13:5	portion 10:4 Present 2:12 presented 7:11 primary 10:15 Princeton 6:16 7:2 printer 12:7 proceedings 1:13 14:9 proper 9:5 proposed 5:21 public 1:10 4:1 5:2,3 13:6 14:10 put 8:16 9:18	residential 12:15 response 3:5 4:10,19 13:16 right 3:20 7:16 8:9,14 9:7,21 10:6 11:10 13:11 Robin 2:4 10:10 roll 3:3 Romano 2:7 3:8 3:9 roof 7:9 8:1 roofs 8:3 RPR 1:17 14:2 14:19
I identified 9:5 Illinois 1:1,16 14:4 improve 7:21 include 7:12 12:3 interest 10:13 issue 4:3 item 4:6 Items 4:2 5:3	M match 10:20 material 8:5 12:5 materials 8:6 11:4 MATTER 1:4 matters 4:21 mean 7:18 9:5 meeting 1:5 3:1 13:7,18 members 2:3 10:10 Mike 2:5 5:6 minutes 1:5 4:12 4:12 mixed 11:16,19 month 13:7 motion 4:13,14 4:15,20 13:11 moved 13:13	O oath 14:3 obviously 7:14 9:5 official 14:15 Oh 5:10 7:12 Okay 8:1,10 11:22 opening 10:12 order 3:3,22 ordinance 12:14 12:16 Orlowski 2:5 3:12,13 4:16 5:7,11,15,17 7:10 8:9,12,14 8:17 9:14,18 11:7,20 outside 11:14,18 oversight 12:17	Q question 7:13 9:9 11:3 quick 12:8 quorum 3:21	S S 1:17 2:1 14:2 14:19 samples 12:6 says 8:8 14:3 screen 5:18 9:19 screened 7:17 8:3,5,8 screening 5:22 9:6 second 4:15,16 see 4:8 9:4 Seeing 5:4,6 set 14:13 setback 6:15 shorthand 14:9 shown 8:13,18 11:5 sign 13:7 signature 14:15 signs 12:10,12 12:14 similar 8:5 site 5:12 8:18 sort 10:20 South 1:16 speak 4:4,7 special 6:4,6 7:3
J Jack 2:7 Jackson 2:6 3:16 3:17 JARRET 6:21 Jarrett 2:4 3:1,6 3:8,10,12,14 3:16,18,20 4:11,20 5:1,21 6:4,8,11 8:4,10 9:2 10:1,8,18 11:8,11,14,18 12:8,18,21 13:8,11,14,17 Jason 2:4	N N 2:1 need 7:20 8:10 needed 8:16 new 4:1 7:2,5,19 8:16 10:5 11:16 Non-Agenda 5:3 non-residential	P P 2:1,1 p.m 1:11 13:19 pallet 10:14 panels 10:19,20 Park 1:1,14,15 1:16 3:2 14:6 parking 6:9 part 7:19 12:15 particular 4:6 passes 4:20 Patrick 2:13 5:8 place 14:13 placement 10:12 plan 5:12 8:18 11:8 Planning 1:2,10 1:14 3:2 14:6 point 11:5	R R 2:1 really 11:1 recommendati... 9:18 referred 9:12 regular 3:1 regulations 11:12,15 related 6:9 remember 7:6 report 14:12 reported 14:8 reporter 14:3 Reporters 14:8 request 14:5 require 7:17 8:2 8:4 requirement 8:7 11:4 12:11 requirements 12:5	
K Ken 2:6 Keskic 3:4 kinds 12:7 knew 8:15 know 6:13 8:15 9:3 11:5				
L landscaping 12:11 Lanenga 2:7 3:10,11 4:14				

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7:5 9:9,12 10:22 specifically 10:10 spots 6:13 square 10:19,20 St 7:1 Stacy 1:17 14:2 14:19 Staff 7:14,22 13:4 standards 12:12 start 3:3 started 12:3 State 14:4 stick 9:21 street 5:9 strict 11:11 strong 10:13 subject 14:7 submitting 12:5 substantially 8:5 Supreme 13:6 switch 12:18 sworn 14:2 system 8:16	time 4:7 5:5 8:18 14:13 tonight 12:10 transcript 14:11 true 14:11 two 12:10 Typically 4:3 U understand 10:15 Unfortunately 10:8 unit 8:1 units 5:12 7:17 8:2 use 6:4,6 7:5 9:9 9:12 10:22 11:5,16,19 uses 7:4 usual 14:7 V variation 6:5 13:8 variations 6:9 Villa 1:1,14,15 1:16 3:2 14:6 Village 1:1,14,15 3:2 13:2 14:6 vinyl 6:1 9:16,20 violate 9:8 violating 9:6 W wait 4:5 want 4:4 11:4 Warpool 1:17 14:2,19 way 9:14 We're 13:17 we've 12:3 week 5:20 went 7:10	weren't 5:15 western 10:4 White 9:20 Whitehurst 2:4 3:18,19 6:2,14 6:17,19 7:6,13 8:21 9:3,8,11 9:16,20 10:17 11:2,13 12:1 13:13 window 10:12 windows 10:20 wish 4:7 13:5 Witness 14:15 worse 10:1 worth 9:4 Wrong 11:7 X Y yeah 6:8,17,18 7:13 9:2 11:2 12:20 Z zoning 1:2,10,14 3:2 11:16 12:13 14:6 0 084-003577 14:20 1 2 20 1:16 2019 1:11 14:16 22nd 14:15 3 4	5 6 7 7/11/19 4:13 7:30 1:11 8 8 1:11 9 9:17 13:19	
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IN RE THE MATTER OF:)
)
)
Amendment to PUD)
) Petition No.
) PZ-18-0002
Pride of Villa Park BP)
151 West North Avenue.)
)
_____)

PUBLIC HEARING OF THE
PLANNING and ZONING COMMISSION

August 8, 2019
7:30 p.m.

PROCEEDINGS HAD and testimony taken before the VILLAGE OF VILLA PARK PLANNING and ZONING COMMISSION, taken at Villa Park Village Hall, 20 South Ardmore Avenue, Villa Park, Illinois, before Stacy S. Warpool, CSR, RPR.

A P P E A R A N C E S:

BOARD MEMBERS:

Mr. Jason Jarrett, Chairman

Mr. Robin Whitehurst

Mr. Mike Orlowski

Mr. Edward Hofstra

Mr. Ken Jackson

Mr. Larry Calvert

Mr. Jack Lanenga

Mr. Dominick Romano

Also Present:

Mr. Patrick Grill

Director of Community Development

* * *

(Whereupon, all potential witnesses
were previously sworn.)

(Whereupon, other matters were
heard.)

CHAIRMAN JARRETT: We do have one more item of
business, and that is PZ-18-0002, Amendment to PUD
at the Pride of Villa Park BP located at 151 West
North Avenue to add three high speed diesel pumps.
This is a continuation of the previous meeting.

Let's start with presentation of the
Petitioner. Is there anything you want to add this
evening? I assume you do.

MR. SOLTIS: Good evening, everybody. My name
is Dan Soltis. I'm with CIMA Developers. I'm here
on behalf of the Petitioner, PRIDE stores.

First of all, I want to thank you for the
continuation and we look forward to re-presenting
our proposal for what we deem is a very, very
important project proposal for us for the new diesel
project at our Pride location.

We feel strongly that the project is going to

1 keep us competitive. We've talked about the diesel
2 volume that we've lost in the last four to five
3 years. I have some documentation here that I can
4 provide that puts some real numbers to kind of what
5 we're up against. So I did want to share that
6 tonight just so when we're talking about it in
7 context, we'll be able to see kind of what and how
8 we've been impacted.

9 2. The plan that we're proposing will also
10 improve the circulation plan of the site from its
11 current, you know, configuration.

12 3. Retain the tax money, the tax revenue that
13 the Village has lost, lost to Lombard, lost to Carol
14 Stream with the Thornton's and the Pilot's and the
15 Bucky's and now the new Bucky's as well.

16 4. Just really this is an investment in the
17 site. We purchased IDOT right-of-way dedication
18 back. That was a sizable investment that we took on
19 this year. The addition of this is an additional,
20 you know, 3-, \$400,000 as well. This is a sizable
21 investment.

22 The site -- the Pride is family-owned. This

1 site has been operating in Villa Park since 1991.
2 It has provided tax revenue, you know, since that
3 time. The tax revenue that we've generated -- I
4 don't know. Sometimes those numbers get back to the
5 Boards that I speak in front of or we speak in front
6 of but, you know, we average probably about \$300,000
7 in tax revenue from that site. I just kind of
8 wanted to demonstrate that.

9 I do have Steve Corcoran from Eriksson
10 Engineering who put together our traffic memo and
11 Todd Abrams from WT who put together our
12 engineering. And we do have some revised elevations
13 from a color scheme that we do have. Some of them
14 are hot off the press as of this morning.

15 Our site plan hasn't been revised, but we did
16 add some items onto the circulation plan to show
17 truck circulation, truck entrance, truck exiting and
18 car exiting and such.

19 So we're here to answer any questions and
20 hopefully we can look for support tonight.

21 CHAIRMAN JARRETT: All right. You said you
22 have revised drawings. Are those already handed

1 out?

2 MR. SOLTIS: I can hand them out right here.

3 (Documents tendered.)

4 We've proposed a couple of different color
5 schemes. We obviously took the feedback from the
6 Board from a couple of weeks ago. We presented
7 another scheme which we thought we were trying to
8 stay kind of in keeping with the current theme of
9 our current gas canopy. So we've kind of come full
10 circle with this last one which ties in the dark
11 bronze coloring from our current C-store and
12 convenience and Taco Urbano restaurant. And then
13 the columns would be brick to match the current
14 brick that's on the buildings currently.

15 That was a lot of the discussion a couple of
16 weeks ago, and we're hoping that the Board finds
17 that acceptable.

18 CHAIRMAN JARRETT: Any other comments from
19 Petitioner at the moment?

20 MR. SOLTIS: Real quick, I did want to share
21 some of the volume loss.

22 (Document tendered.)

1 CHAIRMAN JARRETT: Go ahead.

2 MR. SOLTIS: If you look in 2015, you can see
3 our total volume for diesel was 700,045 gallons.
4 That was yearly gallons that that site does in a
5 typical year. You can see from 2016, 2017, 2018,
6 you can see the drop there. In 2018, that's a drop
7 of 43 percent in our diesel sales. That figure is
8 trending down. Next year, for 2019 -- those are
9 year-to-date -- we see that dropping another
10 10 percent. So right now we don't know where that
11 bottom is but it does continue.

12 The second page I showed you is the loss -- the
13 average loss that the Village saw in tax revenue
14 predicted. You can see basically right here for
15 2019, it's estimated that the Village will lose
16 roughly \$70,000 in tax revenue based off the
17 predictions at this point.

18 CHAIRMAN JARRETT: One point I should make is
19 that these numbers aren't something that we can
20 consider. As a planning and zoning board, we're
21 supposed to look at this from a planning and zoning
22 standpoint which your operating cost, loss and so on

1 isn't supposed to affect our decision.

2 What the Village Board chooses to weigh when
3 they weigh it, that's a separate matter. They have
4 some different issues to weigh that we don't.

5 I appreciate the money and the loss in
6 business. That's not something we're supposed to
7 consider here when we make our recommendation, just
8 so you're aware of that.

9 MR. SOLTIS: But we don't get to see the
10 Village Board until you guys would recommend.

11 CHAIRMAN JARRETT: That's correct. We make a
12 recommendation. Our decision is not final in any
13 way.

14 MR. SOLTIS: Absolutely.

15 CHAIRMAN JARRETT: We build a record from a
16 planning and zoning standpoint, and then the Village
17 Board, they incorporate that into their much broader
18 political --

19 MR. SOLTIS: I understand.

20 Real quick -- and I'll keep it moving here --
21 the 70,000, that's an average for 2019. That's
22 based off of six months of the new tax rate that

1 went into effect July 1. So next year's numbers
2 would reflect the same loss if we did nothing there,
3 and that would be figured on approximately a hundred
4 thousand dollars in lost revenues.

5 I'll end it at that.

6 CHAIRMAN JARRETT: Patrick, make sure that what
7 he gave us goes into the record to go to the Village
8 Board.

9 MR. SOLTIS: And I can give you copies as well.

10 CHAIRMAN JARRETT: Thank you.

11 MR. SOLTIS: Okay. Thank you.

12 CHAIRMAN JARRETT: Staff Input.

13 Did you guys have any other -- you're done;
14 right?

15 (No response.)

16 CHAIRMAN JARRETT: Staff Input.

17 MR. GRILL: Well, Staff wrote a memo based on
18 what now is old information. Comments that were
19 included in the staff memo I think the Petitioner
20 did try to address with the latest submittal.

21 It was Staff's opinion that what had been
22 previously provided didn't meet what you guys were

1 asking for from the last meeting, and that's why
2 Staff wrote the memo the way it was. And I believe
3 that's why the Petitioner, you know, went to great
4 lengths to try to present something that this
5 commission would find satisfactory.

6 Because the information in the staff memo is
7 old now, Staff really can't present an acceptable
8 condition list for you to consider because I think
9 there is additional information that we need to be
10 provided, particularly a new canopy plan that
11 matches the elevation plan that was submitted
12 tonight. I think he did say -- did you say you were
13 going to do some additional landscaping or
14 consideration?

15 MR. SOLTIS: The landscaping plan, we did add
16 18 bushes, low-lying bushes to the right-of-way
17 area. It's shown on the landscape plan that was
18 submitted last week. We didn't have any parkway
19 trees only because of the retention area and
20 concerns from our landscape architect of the
21 sustainability of those parkway trees.

22 MR. GRILL: So I'm not prepared to give any

1 additional staff input until we've had the
2 opportunity to get some more detailed information on
3 what this means, particularly in terms of the canopy
4 plan.

5 Staff was pleased to see that the signage had
6 been significantly reduced on the canopy, and the
7 Petitioner is now just proposing a diesel sign
8 facing east and west only.

9 Staff is -- believes that the Petitioner did
10 make good faith effort to try to tie that canopy in
11 with the plan as it relates to its brick canopy --
12 brick columns and the canopy try to match the roof
13 on the Taco Urbano and the C-store.

14 With that, I'll answer any questions that the
15 Commission may have.

16 CHAIRMAN JARRETT: All right. Thank you.

17 Anyone from the public wishing to speak on this
18 agenda item?

19 (No response.)

20 CHAIRMAN JARRETT: Seeing no one, we'll move
21 into questions from the Commission.

22 Whoever wants to start, go ahead.

1 COMMISSIONER HOFSTRA: It appears from a month
2 ago when we looked at this that you've moved one of
3 those shade trees much closer to the corner than
4 what it was before. It's the one on the east side,
5 right on the corner of Yale. I think you've moved
6 that tree from where it was almost onto the corner.

7 What was the rationale for moving it there and
8 doesn't that create a sight line issue for looking
9 down North Avenue when you are trying to pull out of
10 Yale with it that close to the corner?

11 MR. SOLTIS: At this point right now we didn't
12 see it as a sight problem. We moved it there
13 because we were able to move it there because of the
14 configuration of the retention area. That allowed
15 at least -- we were concerned with trying to keep as
16 many parkway trees in the parkway as we could in the
17 right-of-ways as we could.

18 COMMISSIONER HOFSTRA: I don't have the package
19 from last time. I thought that tree -- there were
20 three trees down on that side.

21 MR. SOLTIS: There's three trees currently
22 there now.

1 COMMISSIONER ORLOWSKI: That's the old one.

2 COMMISSIONER HOFSTRA: That's the old one.

3 MR. SOLTIS: We would propose to relocate three
4 of those trees and then add one new one.

5 COMMISSIONER HOFSTRA: I just noticed your new
6 site plan calls it transplanted. The old drawing
7 shows three similar locations that it was.

8 MR. GRILL: Do you happen to have engineering
9 plans with you this evening?

10 MR. ABRAMS: Yes.

11 MR. GRILL: Can you show the Planning
12 Commission the extent of the detention area in the
13 right-of-way?

14 MR. ABRAMS: Certainly.

15 MR. GRILL: Maybe that will help them with
16 their understanding of the placement of the parkway
17 trees.

18 MR. ABRAMS: Good evening. My name is
19 Todd Abrams. I'm with the WT Group, civil engineer
20 on the project, 2675 Pratum Avenue, Hoffman Estates,
21 Illinois.

22 What you see here is our site grading plan.

1 Basically, almost along the entire frontage, there's
2 a relatively -- well, there's about a 3-foot ditch
3 that drains basically to the south side of
4 North Avenue. Slopes on this ditch are 4 to 1. It
5 does have some water going through it, so it does
6 back up quite a bit.

7 You know, the thought was, by the landscape
8 architect, that we keep the trees out of that area,
9 you know, because of the slope of the ditch and then
10 also the water that can accumulate.

11 Just to speak on your line of sight a little
12 bit, too, on a question that you had, something to
13 keep in mind is North Avenue is all -- this is all
14 one way, so you only really have -- it's three lanes
15 of eastbound. Your line of sight -- your stop bar
16 for your car is right here (indicating). So really
17 I think it's well beyond the line of sight.

18 COMMISSIONER HOFSTRA: Okay.

19 MR. ABRAMS: I'm not sure what that tree is,
20 but it might be a high canopy honey locust, a tree
21 that's not really that full at the ground level, so
22 it shouldn't be an issue.

1 COMMISSIONER HOFSTRA: All right.

2 CHAIRMAN JARRETT: Other questions?

3 COMMISSIONER WHITEHURST: I have a couple of
4 questions. We've got a submittal that is kind of
5 cars traversing the site with stacking of trucks.
6 And then we have a separate plan diagram that has
7 trucks and how they have to enter the site to get to
8 those pumps; correct?

9 Again, refresh for me that there are pumps that
10 are on this diagram, the plan diagram where the cars
11 are, those cars are merely in a position at the four
12 pumps that are out from underneath the canopy and
13 out towards North Avenue; right? I've outlined them
14 in blue. Those are pumps that are going to remain?

15 MR. SOLTIS: Those are pumps that are going to
16 remain.

17 COMMISSIONER WHITEHURST: Those are servicing
18 cars or trucks?

19 MR. SOLTIS: Those are three-plus-one
20 dispensers. They could service a small truck and
21 cars, vehicles that take diesel.

22 COMMISSIONER WHITEHURST: If you take these two

1 drawings and put them together, the swing rate of a
2 semi getting in there is almost coming into the lane
3 that we're showing cars on that could be at pumps.

4 So I was just kind of tracing these two
5 together, and it looks like we could have conflict
6 right at the entry between servicing a large semi
7 that's swinging in to get stacked for the pumps, the
8 new diesel pumps, and then pumps that are already
9 there servicing smaller vehicles.

10 MR. ABRAMS: Great comment, great question. We
11 did take a closer look at that circulation, and we
12 did find, you know -- we did come up with a little
13 bit of a better plan.

14 What you are looking at here is some
15 modifications to the northwesterly driveway on
16 North Avenue to allow that truck to almost swing
17 straight in. I think you have some copies of the
18 11 x 17s as well, if you want to take a closer look.

19 COMMISSIONER CALVERT: Just so I understand,
20 you do anticipate that semis would be fueling here
21 then as well?

22 MR. ABRAMS: No. These are what's called the

1 three-plus-ones. They're really set up for like a
2 car or a box truck, we call it SU30 or SU40.

3 COMMISSIONER CALVERT: What about the newer
4 pumps, though?

5 MR. ABRAMS: The newer pumps would be available
6 for the box trucks and the full size semis.

7 MR. SOLTIS: Yes.

8 MR. ABRAMS: One of the reasons that this new
9 canopy is a great thing for the site is these are
10 high flow pumps. A truck of this size will see
11 these and pull in there and gas up where they can't
12 do that here (indicating).

13 Safety and convenience is something that goes
14 into the design of gas stations. Seeing those high
15 flow pumps will get those trucks in there.

16 I would like to mention that this car that is
17 shown here is -- this is called a P vehicle. It's
18 basically the size of a Ford Expedition, so it's a
19 very large car. With this new plan, you know,
20 there's sufficient space for that truck to enter.

21 COMMISSIONER WHITEHURST: A single truck to
22 enter and get by that vehicle that's fueling in the

1 freestanding island, but we have two truck lines
2 that we're proposing.

3 MR. ABRAMS: Yes.

4 As you can see -- I guess I don't necessarily
5 understand your question completely.

6 COMMISSIONER WHITEHURST: Is it too much going
7 on? That's my question. When I look at these
8 drawings, it looks like it's a constant problem.

9 MR. ABRAMS: Well, I can say it's designed to
10 have, you know, more than one truck in there at one
11 time. I don't really have the numbers. Maybe if we
12 look at some of the truck generation.

13 MR. CORCORAN: My name is Steve Corcoran. I'm
14 director of traffic engineering at Eriksson,
15 145 Commerce Drive, Grayslake, Illinois. I prepared
16 a traffic memo for you.

17 In one sense, yes, it looks like a lot is going
18 on. That's just because we overlaid both cars and
19 trucks occupying, you know, the site. The reality
20 is for diesel trucks or diesel semi trucks, the
21 actual demand is pretty low. It's about 5 --
22 anywhere from zero to 5 semis an hour. That's based

1 on experience at other PRIDE stores that I've worked
2 on in terms of diesel pumps as well as I've worked
3 on other stations with diesel pumps. The demand,
4 even though we're showing five or six on the site at
5 one time, the reality is it's going to be two, maybe
6 three, when trucks pull in at a certain time.

7 The same thing with the cars. Again, cars are
8 coming in and out. I was out there this afternoon
9 before this hearing just to watch. At one point,
10 the station is empty. At the next point, there are
11 five or six cars and a couple of box trucks. It
12 comes and goes. In terms of the semis, it's
13 probably five an hour.

14 And the information he gave you on those flows,
15 each truck generally fuels a hundred gallons. And
16 they've actually -- the semis, they have fuel tanks
17 on both sides. The way the pumps are set up, the
18 middle one has two, can fuel each side, and the two
19 outside ones can fuel each side, so they can
20 actually fill both tanks at the same time. Their
21 time on site is significantly less than the current
22 using the regular pumps. So it helps get them in

1 and out.

2 CHAIRMAN JARRETT: What's an estimate on the
3 time to fuel a truck with these high speed pumps?
4 I'm not familiar.

5 MR. CORCORAN: About 10 minutes.

6 MR. SOLTIS: The high flows can give about two
7 times what the three-plus-ones can dispense.

8 COMMISSIONER CALVERT: So I have a question.
9 There's a stop sign at Yale and North Avenue; is
10 that correct?

11 MR. CORCORAN: Yes.

12 COMMISSIONER CALVERT: How does a semi exit
13 from these pumps and make a stop at the stop sign
14 there without impeding or blocking Yale Avenue
15 completely?

16 MR. CORCORAN: We don't show it stopped at the
17 stop sign, but there's still some room behind the
18 truck to get around it if they do stop at
19 North Avenue, which they're going to have to to
20 obviously make sure the way is clear before they
21 pull out.

22 COMMISSIONER WHITEHURST: Your drawing you just

1 handed out shows a truck. There's no room to get
2 around it. CAR 1.0.

3 MR. CORCORAN: That's obviously one of the
4 longer semis that we used for design purposes.

5 Essentially, that's happening today also.
6 Yale -- other shift changes -- is a very low volume
7 street, low speed street, and there's room -- even
8 if a car were to turn off North Avenue, there's room
9 for them to pull out of the way while they're
10 waiting for the truck to clear out so they're not
11 having their tail stick out into North Avenue like
12 they're experiencing today at the entrance to the
13 gas station when there are a couple of semis there.

14 One of the reason is obviously economics, but
15 the other reason for this is there have been
16 back-ups onto North Avenue from this site from those
17 north pumps when a couple of large trucks have tried
18 to go in there and pump and one is pulled in but the
19 other one doesn't have enough room to pull all the
20 way in and they're left hanging out onto
21 North Avenue. This is definitely a safety
22 improvement.

1 CHAIRMAN JARRETT: Any other questions?

2 (No response.)

3 CHAIRMAN JARRETT: No questions.

4 Do we have any closing comments from the
5 Petitioner before we move into commissioner
6 comments?

7 MR. SOLTIS: I think just to reiterate just the
8 importance of the project and, you know, really like
9 I said to level the playing field of what's going on
10 out there right now as well as the safety and
11 security of the site. Yeah, that's kind of where
12 we're at right now.

13 CHAIRMAN JARRETT: Thank you.

14 MR. SOLTIS: Thank you.

15 CHAIRMAN JARRETT: I'm going to make a quick
16 comment, and I'll let anybody make comments that
17 they want.

18 First of all, what I'm hearing from Patrick is
19 that Staff is not ready to forward what's here.
20 We've been given several different sets of drawings
21 that we've not seen before. Staff hasn't had a
22 chance to review them. I'm not suggesting that we

1 necessarily continue depending on what our
2 recommendation is tonight, but that seems to be what
3 I'm seeing a head nod from Patrick in the back.

4 Also, I understand your desire to remain
5 competitive. As I said before, unfortunately the
6 revenue you're generating or losing, that's not
7 something we're considering here.

8 We've worked really hard to get North Park Mall
9 and the north side of North Avenue right here in
10 this vicinity cleaned up. Every time that PUD has
11 come before us, we've made them do more and more and
12 more to try to get in compliance with ordinances
13 that didn't exist when they were developed whenever,
14 in the 1960s.

15 I just want to get those things out of the way.
16 I'm not going to comment on the project itself right
17 now. I'll let anybody else who wants to comment to
18 go ahead first.

19 COMMISSIONER WHITEHURST: I'll jump in if
20 nobody else wants to.

21 Go ahead.

22 COMMISSIONER CALVERT: I went there today for

1 lunch. I was at Taco Urbano from 1:00 to 1:30. The
2 one thing that struck me was this is a really busy
3 gas station.

4 There are constantly cars exiting to the east
5 past this restaurant. By the time they leave this
6 very first pump here and get to Yale Avenue, they
7 start their car and they accelerate. By the time
8 they get past the restaurant, they're probably going
9 15, 20, maybe even 25 miles an hour, not that
10 they're being reckless but there's a great distance
11 between the pump and Yale Avenue.

12 When you exit this restaurant, you walk right
13 out onto a sidewalk that's about 36 inches and then
14 you are in a parking lot. The cars come actually
15 very close to this restaurant.

16 I think that's a safety issue right now
17 actually, but there's a lot going on there. It's a
18 very busy place. I was very surprised at how many
19 cars come and go.

20 CHAIRMAN JARRETT: Other comments?

21 COMMISSIONER WHITEHURST: I'll just build on
22 that. I agree. I haven't gone and eaten Taco

1 Urbano.

2 How were the tacos?

3 COMMISSIONER CALVERT: The tacos were very
4 good.

5 COMMISSIONER WHITEHURST: That looks like a
6 cool place. I'll have to try it.

7 My perception of this site is it's already
8 concentrated. There's already a lot of activity
9 going on. Even in looking at these traffic flow
10 diagrams, it just really lets you know that there's
11 no slack space here for trucks, cars.

12 I really -- I understand the Petitioner's need
13 to provide pumps that are going to service the
14 market of trucks going by. I totally get that. But
15 I feel like something's got to give on this site.

16 If he wants that function and that activity,
17 then maybe those other four pumps, maybe some of
18 those have to go there, freestanding aisles. We're
19 not even talking about all the pumps that are
20 underneath the canopy. Those are still there and
21 staying there and they are part of the congestion on
22 the site and part of the business on the site. I

1 think it's the one straw that's breaking the camel's
2 back here.

3 Yes, I realize trucks have to make that
4 maneuver off to Yale and partially block Yale, but
5 at least they're not stacking up at the pump. They
6 are starting at zero and they've got pressure behind
7 them to move along if another truck comes along.

8 The fact that the Petitioner is already saying
9 they've already had situations where trucks are
10 waiting for another truck, I get that's one reason
11 why they want to push the trucks further through the
12 site to get stacking, I get that.

13 I don't see how it makes it safer given the
14 congestion that's going to occur at those four
15 freestanding pumps, plus the semis.

16 COMMISSIONER JACKSON: I agree. I think there
17 will be double-up truck stacking, to be honest with
18 you, which will make the side of those other pumps
19 obsolete at some point when it's really busy with
20 trucks. The cars won't be able to get in there to
21 get gas as well.

22 COMMISSIONER WHITEHURST: I do think they've

1 done some things about landscaping. They've hired
2 some professionals to assist them. I really
3 appreciate that. We talked about that and we asked
4 for that. They've done so.

5 I still don't see -- I'm still so concerned
6 about congestion on this site. I'm not against high
7 speed diesel fueling. It's just the congestion on
8 the site.

9 CHAIRMAN JARRETT: Any other comments?

10 COMMISSIONER LANENGA: It feels like they've
11 done what we asked.

12 COMMISSIONER ROMANO: I agree.

13 COMMISSIONER LANENGA: While, you know, I don't
14 think the Yale thing is really workable, I think
15 it's going to block traffic, but theoretically -- I
16 was there today as well. Theoretically, it will be
17 quick. I like the way they changed the entrance on
18 the west side because there was no way a truck was
19 going to make the angle the way it was originally
20 drawn.

21 I like the idea of, if nothing else, making the
22 pumps on the outside one-sided which would give a

1 whole lot more flexibility. I don't know if they
2 can just put up some pylons to block it off.

3 I think they've done what we asked them to do.

4 COMMISSIONER HOFSTRA: Just for my
5 clarification on this drawing you passed out
6 tonight, on these high speed diesel pumps, there
7 appears to be outside pumps in there. I understand
8 the two lanes -- the two lanes of trucks going in
9 there, but there's a pump on the North Avenue side
10 on the outside one, and there's a pump on the
11 Taco Bueno {sic} side.

12 MR. SOLTIS: Those are one-sided. The ones in
13 the middle are two-sided, and the ones on the
14 outside are one-sided.

15 COMMISSIONER HOFSTRA: So the drawing doesn't
16 show the right thing?

17 MR. GRILL: The trucks fuel from both side.

18 COMMISSIONER HOFSTRA: I understand it.
19 They're showing --

20 (Simultaneous cross-talk.)

21 COMMISSIONER JACKSON: The picture is just off.

22 MR. SOLTIS: Yeah, the model is off.

1 CHAIRMAN JARRETT: Just one second. We have a
2 court reporter and she's taking down everything we
3 say and she's trying to take down eight people
4 talking over each other. So let's avoid that,
5 please.

6 They're showing three double-sided pumps, but
7 it's my understanding that's just simply a template
8 essentially in a 3D modeling program.

9 MR. SOLTIS: Correct.

10 CHAIRMAN JARRETT: What you'll have are three
11 bays with four total pumps; correct? Basically
12 three units but four pumps total.

13 MR. SOLTIS: Right. Two lanes.

14 COMMISSIONER HOFSTRA: I can see what you're
15 trying to do. It's just a template issue.

16 MR. SOLTIS: Right. Right. The one in the
17 middle is called the main and the two on the outside
18 are called satellites.

19 COMMISSIONER HOFSTRA: At the last discussion a
20 month ago, we had concerns on whether trucks would
21 pull along side the curb and try to fill up in that
22 high speed lane. You assured us they couldn't do

1 that.

2 MR. SOLTIS: We'll have the markings. The
3 markings are shown on the plan to designate the
4 truck lanes.

5 CHAIRMAN JARRETT: All right. Additional
6 comments?

7 COMMISSIONER ORLOWSKI: I'll make my comments.
8 To address the restaurant concerns, I actually made
9 those concerns before the restaurant was put in in
10 regards to the people coming out of the restaurant
11 and possibly not paying attention and walking right
12 into traffic.

13 Two, yes, I would personally feel better if the
14 outside standalone islands were one-sided to where
15 you could only fill from the south side of the
16 island.

17 But it is a very congested parcel of land which
18 ain't a bad thing. It is a good thing. I don't
19 know. We'll see how it works.

20 COMMISSIONER HOFSTRA: My only comment on the
21 positive side I would say the canopy on that looks a
22 lot better than what it did the last time. I

1 appreciate that you took our input. The canopy
2 looks a lot better than it did a month ago.

3 CHAIRMAN JARRETT: Yeah, I agree with that. I
4 appreciate the effort there with the canopy and
5 certainly an improvement from what was presented to
6 Staff previously that came in our package. The blue
7 and white was not particularly appealing.

8 I like that there is an attempt at landscaping.
9 I wish it was more, but I still, too, struggle with
10 the -- just the -- it's a lot on this site. I kind
11 of felt like Taco Urbano becoming a restaurant
12 instead of a pull-through car wash was the tipping
13 point, and this is more.

14 I know we've heard from traffic engineers that
15 it's not going to make things worse. It might make
16 things better, but the reality is until it's there,
17 nobody really knows how truck drivers are going to
18 operate, how the cars are going to operate with the
19 trucks there.

20 You know, it concerns me that we're going to
21 have a line of diesel trucks backed up two or three
22 deep across the street from what 10 years ago was an

1 eyesore, North Park Mall, and is now kind of almost
2 the crown jewel of North Avenue. You know, granted,
3 it's fast food and a strip mall. They've done a lot
4 of landscaping and that sort of thing.

5 COMMISSIONER ORLOWSKI: I don't think we'll
6 have a line of trucks. I think we'll have some
7 trucks but not a line.

8 My issue is the islands where the trucks are
9 passing through.

10 CHAIRMAN JARRETT: Is that something that would
11 even be considered, because I know we had discussed
12 at the previous meeting about potentially doing
13 something to move the diesel pumps east and removing
14 some of those, and you seemed like that probably
15 would be a non-starter.

16 MR. SOLTIS: Yeah. The one-sided pump, it can
17 be done obviously. I would have to get ownership
18 input on that. That wasn't the intent. The intent
19 was to keep those as-is. I would have to -- if we
20 were going to continue tonight, I would have to get
21 ownership feedback on that.

22 To address the comment on the site and the busy

1 site, all of our sites are busy. We see this at all
2 of our sites. This one, to us, is just another day
3 doing business.

4 CHAIRMAN JARRETT: I understand.

5 MR. SOLTIS: We don't see any issues with the
6 layout. I just wanted to go on record and say that.
7 We're confident. We don't want to impede our
8 customers. It's an investment in the site and we've
9 been in the business and there's nothing that we
10 want to do on site that would affect that currently.

11 CHAIRMAN JARRETT: While I've got you here, I
12 did have a question that I forgot to ask about
13 earlier.

14 On the east end of Taco Urbano, in the current
15 configuration there's north/south planter that you
16 are swinging clockwise to be east/west at the
17 southeast corner of the Taco Urbano.

18 What is the purpose of that?

19 MR. SOLTIS: That was discussed internally. We
20 communicated that to our landscape architect when we
21 were -- when we started this project a year and a
22 half, two years ago.

1 So what it was, it was basically just to create
2 a little bit of a separation between that exit lane
3 and the drive-thru lane there and just move the
4 plantings that are currently there in that hashmark
5 area and just create a new planting area that runs
6 east/west.

7 So that was just something that we had
8 discussed and it ended up on the plan and we never
9 did it. At this point right now, we don't have
10 plans to do it unless it's a feature that you guys
11 like.

12 CHAIRMAN JARRETT: What I would say is it's on
13 the plan that's been submitted to us. If you don't
14 want to do it, it shouldn't be on the plan, and if
15 you do want to do it, we need to know you want to do
16 it.

17 MR. SOLTIS: I understand.

18 CHAIRMAN JARRETT: You are adding -- I don't
19 know if this is the reason that it's done, but it
20 appears you're also adding two parking spaces; is
21 that correct?

22 MR. SOLTIS: It does add two parking spaces,

1 correct, in an area that there are no parking spaces
2 marked to-date.

3 CHAIRMAN JARRETT: Okay. I didn't pick up on
4 that in the initial review and then in the staff
5 report Patrick mentioned he wasn't sure where that
6 was coming from.

7 MR. SOLTIS: Yeah.

8 CHAIRMAN JARRETT: This is kind of my game
9 trying to figure out where it's coming from.

10 MR. SOLTIS: Right.

11 CHAIRMAN JARRETT: And I sorted that out.

12 MR. SOLTIS: We felt it was beneficial to the
13 plan, but it was an oversight on our part. And as
14 you mentioned, Patrick caught that on the Staff
15 report.

16 CHAIRMAN JARRETT: Okay. My thoughts on that
17 are, in one sense, I like the attempt to separate
18 the drive-thru but I'm not sure how I feel about
19 adding two parking spaces on the end where it's
20 already going to be really congested. I don't know
21 how I feel about it, which doesn't help you.

22 I don't know how anybody else feels about that

1 particular aspect.

2 COMMISSIONER WHITEHURST: So right now that's
3 just all asphalt?

4 MR. SOLTIS: Yeah.

5 CHAIRMAN JARRETT: There's a landscape buffer.
6 It's a planting box at the east end. I don't know
7 if it's still there but there's an area for outdoor
8 seating between the building and that planter. I
9 think those planters were designed to screen that.
10 I don't know if you put that seating out or not.

11 MR. SOLTIS: It is up, yes.

12 CHAIRMAN JARRETT: That was the point of that
13 screening there, to separate that seating from the
14 parking lot.

15 COMMISSIONER WHITEHURST: Is there a reason why
16 that drive-thru has to go back around, connect back
17 around, or could it go out to Yale Avenue?

18 CHAIRMAN JARRETT: It goes out to Yale Avenue.

19 MR. SOLTIS: Yeah, it goes right out to Yale.

20 COMMISSIONER WHITEHURST: But it's asphalt
21 here, too. It's all paved.

22 CHAIRMAN JARRETT: Yeah. The property ends

1 here (indicating) but it is asphalt all the way to
2 the curb, all along both sides of the street.

3 COMMISSIONER ROMANO: It looks like people
4 park --

5 MR. SOLTIS: They are parking there. If you
6 are looking at an aerial, you can fit three cars
7 east/west where the current hashmark is right now.

8 CHAIRMAN JARRETT: Even though it's not
9 technically parking.

10 MR. SOLTIS: Correct. We were just trying to
11 formalize that area, put the landscape buffer island
12 there, separate that drive aisle and mark it, stripe
13 it for two spots.

14 CHAIRMAN JARRETT: Okay. I guess we need to
15 decide whether they're going to try to vote on
16 something tonight, which seems because we have a lot
17 of sort of conflicting information and incomplete
18 plans. The PUD, if we're going to vote, we want to
19 give the applicant the best chance of success at
20 this level and the Board level.

21 COMMISSIONER WHITEHURST: I don't think we have
22 plans that we can say that our motion is in a

1 condition to tie them to.

2 CHAIRMAN JARRETT: Staff is not prepared to
3 give a recommendation one way or the other at this
4 point based on what we've seen.

5 COMMISSIONER ORLOWSKI: Staff doesn't have all
6 the paperwork that we have. I mean, he does now but
7 not nothing.

8 MR. SOLTIS: Right. A lot of this was -- we
9 received the Staff report yesterday. I've been
10 scrambling for 12 hours.

11 COMMISSIONER WHITEHURST: We appreciate that.
12 It's not a negative comment. We have to make a
13 recommendation, and it usually gets tied to
14 drawings. Then that gets passed on to the Board.
15 And now it's a little bit of this drawing and that
16 drawing and so we don't -- we can't pin it down in
17 the language. I don't know how we'll make a motion.

18 MR. SOLTIS: Can I answer a quick question for
19 clarification.

20 CHAIRMAN JARRETT: Go ahead.

21 MR. SOLTIS: You mentioned that the
22 three-plus-one dispensers right now that you have

1 concerns with, you mentioned a couple of times
2 going -- you know, removing that north lane there.
3 Would you be looking at removing all four of those
4 to make those one-sided?

5 COMMISSIONER WHITEHURST: Me, personally, I
6 would want to see all four be all one-sided. That's
7 just me. I'm only one vote recommending this.

8 CHAIRMAN JARRETT: Mike.

9 COMMISSIONER ORLOWSKI: I would like at least
10 the first three. I mean, but then if you leave the
11 one that's kind of an oddball. It leaves one for a
12 smaller truck to fill up.

13 COMMISSIONER WHITEHURST: Box truck.

14 COMMISSIONER ORLOWSKI: To me, I looked at if
15 the diesel island is high speed, a small truck, he's
16 going to be in and out of there much quicker than a
17 semi would be. I'm trying to make it to where it
18 would look and have a better flow safely with the
19 trucks coming in there right up against that side of
20 those outside islands to where if we eliminate the
21 north side fill and left the south side fill, then
22 there's not -- the same concern ain't there.

1 MR. SOLTIS: Yeah, I just wanted to get that
2 feedback so I could take that back to ownership.

3 COMMISSIONER CALVERT: Could I ask one more
4 question?

5 CHAIRMAN JARRETT: Yeah, sure.

6 COMMISSIONER CALVERT: So you're right up
7 against North Avenue as close as you can be where
8 you're at right now. You're the same on Yale Avenue
9 and Harvard Avenue. So this winter where does all
10 the snow go when you have to clear this parking lot?

11 MR. SOLTIS: Wherever it goes now. We're not
12 adding too much impervious area here. We're not
13 adding too much additional asphalt. I can find out
14 where that snow goes, but I don't know.

15 MR. ABRAMS: Really, the asphalt paving we're
16 adding is this strip right here (indicating). It's
17 really not too much being added.

18 CHAIRMAN JARRETT: So if we're going to
19 continue this -- I think that's where this is headed
20 whenever we make a motion -- what more are we asking
21 to see?

22 We've got at least two commissioners who would

1 feel more comfortable, and I know it would help my
2 comfort level, to have those north side of the
3 islands not have pumps. It creates a more even
4 flow.

5 Are there other issues that we want them to
6 address specifically? I mean, anything they could
7 do to improve the design is always welcomed.

8 COMMISSIONER ORLOWSKI: I think everything we
9 asked for in the last meeting, they've pretty much
10 done.

11 COMMISSIONER ROMANO: Design-wise, architect-
12 wise.

13 COMMISSIONER WHITEHURST: I think looking at
14 this north area that the chairman was interested in,
15 people are just parking all over that asphalt
16 anyway, so I think if you can look at that and make
17 it more orderly -- east, east of the building, and
18 maybe get an opportunity for some landscape in
19 there, I would be good with that as an added -- that
20 corner.

21 CHAIRMAN JARRETT: Yeah. So you're saying add
22 some landscaping there?

1 COMMISSIONER WHITEHURST: Yeah. Make parking
2 places but make some landscaping in an L shape
3 around those parking places. I know it goes off
4 your property and onto -- but it's just asphalt
5 right now. It just lends to that blending from the
6 street into the site.

7 CHAIRMAN JARRETT: Yeah, I actually I think
8 having the parking spaces there is probably better
9 than not because --

10 COMMISSIONER WHITEHURST: It's better than a
11 free-for-all. It's orderly.

12 Do you follow me?

13 MR. SOLTIS: Sort of.

14 CHAIRMAN JARRETT: He's suggesting, if you want
15 to look here -- this is probably Village property,
16 correct, where it's asphalted now.

17 MR. GRILL: Yes.

18 COMMISSIONER WHITEHURST: Do you care if it's
19 grass or asphalt.

20 MR. GRILL: No. In theory, yes. I don't have
21 an answer for you. I will have an answer for you.

22 COMMISSIONER WHITEHURST: Clean that up and

1 getting a place for two more spots so it's not ad
2 hoc, that makes all the sense in the world. It's
3 going to be safer and it's going to look better.

4 CHAIRMAN JARRETT: Even if it's one space and
5 you have to bring your landscaping onto your side of
6 the property line even if engineering is dead-set
7 against it.

8 MR. GRILL: So you want parking spaces --

9 CHAIRMAN JARRETT: That's why they made that
10 change or are proposing that change because there
11 was -- there's a buffer or box, a planter box right
12 here now.

13 MR. GRILL: Right.

14 CHAIRMAN JARRETT: They basically swung it out
15 to add.

16 COMMISSIONER WHITEHURST: It would be so nice
17 to get an edge there that isn't all asphalt from the
18 street all the way --

19 COMMISSIONER ORLOWSKI: Some greenery.

20 COMMISSIONER WHITEHURST: Exactly. It's going
21 to soften that edge, and I think it makes sense to
22 define parking places and he probably needs them.

1 MR. GRILL: I will --

2 COMMISSIONER WHITEHURST: If you get out of the
3 car there, you're on a sidewalk. You're not going
4 across that drive lane that's been talked about
5 before.

6 MR. GRILL: Would the Commission be interested
7 in any type of speed bump in front of the restaurant
8 to slow traffic?

9 COMMISSIONER LANENGA: In light of the question
10 about snow plowing?

11 MR. SOLTIS: I don't think that area is a
12 problem right now. I agree with you that right now
13 it's just asphalt so there is no flow, but right now
14 -- I've been on that site. I go there three, four,
15 five times a week, and I haven't seen a problem
16 there.

17 But I see what you're trying to do there, and I
18 can certainly look into that.

19 COMMISSIONER WHITEHURST: That would be the
20 only other thing I would add besides the pumps.

21 CHAIRMAN JARRETT: And I would say I appreciate
22 the landscaping that's been added along the north

1 side of your property, the south side of
2 North Avenue. Anything additional that can be done
3 to soften that, even if it's -- it's hard. You're
4 proposing 18 plants, but I don't know if there's
5 more that can be done there. But it's a start, is
6 the way I see that.

7 COMMISSIONER WHITEHURST: The detention pond
8 delineation is very telling.

9 CHAIRMAN JARRETT: Right.

10 COMMISSIONER WHITEHURST: Nothing is going to
11 live down in that pond.

12 CHAIRMAN JARRETT: No, but towards the west
13 end.

14 COMMISSIONER WHITEHURST: Where they're showing
15 these trees right now.

16 CHAIRMAN JARRETT: Right, towards the west end
17 where you're showing trees, maybe there is something
18 additional you can do there.

19 Depending on what's actually going on in the
20 island at the northwest corner, the main island here
21 (indicating), I don't know how much -- maybe there
22 is a way to do a little more in there than what's

1 there. I don't know what's there and what's alive
2 now, but maybe an opportunity to add up and clean
3 some landscaping there.

4 The elimination of the north side pumps would
5 go a long way towards alleviating my concerns about
6 congestion personally and circulation. Those are
7 comments I have.

8 Anything anybody else is looking for or thinks
9 we should discuss?

10 COMMISSIONER ROMANO: I agree with you. I'm
11 not as concerned with the north side pumps. But the
12 landscaping, I applaud the effort architecturally to
13 match. That has gone a long way.

14 Congestion concerns, I feel like it's a lot of
15 conjecture, and five minutes or a half hour of
16 witnesses, I don't feel that's enough for me to put
17 the brakes on. That's where I don't share the
18 concern about the north side pump, but I'll go with
19 the consensus on the Commission as well on that.

20 CHAIRMAN JARRETT: Any other comments anybody
21 wants to get on the record with the applicant
22 tonight before we continue if that is where the

1 motion goes?

2 (No response.)

3 CHAIRMAN JARRETT: All right. Would you be
4 comfortable with the next public hearing which would
5 be September 12?

6 MR. GRILL: September 12.

7 MR. SOLTIS: Yes.

8 CHAIRMAN JARRETT: Does that work for you?

9 MR. SOLTIS: Yes.

10 CHAIRMAN JARRETT: If there's a motion to
11 continue it to be a date certain of September 12.

12 COMMISSIONER HOFSTRA: So move.

13 CHAIRMAN JARRETT: So we have a motion to
14 continue to a date certain of September 12, 2019.

15 Is there a second?

16 COMMISSIONER WHITEHURST: Second.

17 CHAIRMAN JARRETT: All right. Roll call vote.
18 Hofstra.

19 COMMISSIONER HOFSTRA: Yes.

20 CHAIRMAN JARRETT: Romano.

21 COMMISSIONER ROMANO: Yes.

22 CHAIRMAN JARRETT: Lanenga.

1 COMMISSIONER LANENGA: Yes.

2 CHAIRMAN JARRETT: Orłowski.

3 COMMISSIONER ORŁOWSKI: Yes.

4 CHAIRMAN JARRETT: Calvert.

5 COMMISSIONER CALVERT: Yes.

6 CHAIRMAN JARRETT: Jackson.

7 COMMISSIONER JACKSON: Yes.

8 CHAIRMAN JARRETT: Whitehurst.

9 COMMISSIONER WHITEHURST: Yes.

10 CHAIRMAN JARRETT: I, too, vote yes.

11 We'll be back here next month with your
12 revisions. I appreciate the effort that you've put
13 into it. Maybe we can get this finalized.

14 MR. SOLTIS: Okay. Thank you.

15 CHAIRMAN JARRETT: Thank you.

16 (Which were all the proceedings
17 had in the above-entitled cause
18 on this date.)

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Stacy S. Warpool, CSR, RPR, being first duly sworn
on oath says that she is a court reporter doing
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do here by certify that at the request of the
VILLAGE OF VILLA PARK PLANNING and ZONING
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Witness my official signature on this 22nd day of
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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING and ZONING COMMISSION

IN RE THE MATTER OF:)
)
)
Special Use for an)
Electronic Display Panel;) Petition No.
) PZ-19-0005
Willowbrook High School)
1250 South Ardmore Avenue.)
)
_____)

PUBLIC HEARING OF THE
PLANNING and ZONING COMMISSION
August 8, 2019
7:30 p.m.

PROCEEDINGS HAD and testimony taken before the
VILLAGE OF VILLA PARK PLANNING and ZONING
COMMISSION, taken at Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
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A P P E A R A N C E S:

BOARD MEMBERS:

Mr. Jason Jarrett, Chairman

Mr. Robin Whitehurst

Mr. Mike Orlowski

Mr. Edward Hofstra

Mr. Ken Jackson

Mr. Larry Calvert

Mr. Jack Lanenga

Mr. Dominick Romano

Also Present:

Mr. Patrick Grill

Director of Community Development

* * *

(Whereupon, other matters were
heard.)

(Whereupon, all potential witnesses
were previously sworn.)

CHAIRMAN JARRETT: First order of business will
be PZ-19-0005, Special Use For an Electronic Message
Display Panel at Willowbrook High School at 1250
South Ardmore Avenue.

The way this process will work is we'll start
with a presentation by the petitioner, we will move
into staff input, public participation or questions.
At that point, if you want to speak, I will ask that
you stand to be sworn in and you can come up, state
your name and address for the record, and make your
comments. We'll move into questions from the
Commission, closing comments from the Petitioner,
and then we'll close the public hearing for
discussion amongst ourselves, and any action, if we
take one.

Petitioner, if you want to come up. Anybody
who is going to speak -- anybody who thinks they

1 might speak, stand and be sworn at this time.

2 Actually, if you think you're going to speak at all
3 tonight, now might be a good time to stand and be
4 sworn and get it all out of the way.

5 (All potential testifying members of
6 the public were sworn at this time.)

7 CHAIRMAN JARRETT: Petitioner, when you are
8 ready, name and address for the record, please.

9 MR. DOMERACKI: Ryan Domeracki, 2 Friendship
10 Plaza, Addison Trail {sic}; 1250 South Ardmore for
11 Willowbrook High School.

12 We will have eventually Omega Signs coming
13 perhaps to speak on our behalf as well.

14 Ultimately what we're looking to do is we're
15 looking to replace the digital sign board at the
16 high school. Currently, it is old and aging, so
17 we're looking to put a new digital sign up as well
18 as rebuild the structure.

19 Currently right now it's about a little under
20 8 feet tall. Looking hopefully to move that to
21 10 foot. Still keep the same messaging system.

22 (Ms. Forsys entered the public

1 hearing.)

2 MS. FORYS: Sorry; traffic and got stuck by the
3 train.

4 MR. DOMERACKI: If you would like to jump in.

5 CHAIRMAN JARRETT: If you could be sworn in
6 real quick.

7 (Duly sworn.)

8 MS. FORYS: Hi. I'm Michelle with Omega Sign &
9 Lighting.

10 Our intent is to replace the existing sign that
11 is there for Willowbrook High School, which consists
12 of a static branded sign and a red electronic
13 message center. Sorry out of breath. The new sign
14 is to be a double-faced monument sign that is
15 inclusive of a full color electronic message center
16 and a top portion to be an illuminated branded
17 portion.

18 The new sign will be 27 feet from the leading
19 edge to the curb and in roughly the same placement
20 as the existing sign today.

21 CHAIRMAN JARRETT: Anything else you want to
22 add or anything else the Petitioner wants to add at

1 this time?

2 MS. FORYS: I did have one other thing to add.
3 The way this new sign will be designed, I understand
4 that, per Code, there needs to be certain hours
5 where the electronic message center will be shut
6 off. We do intend to abide by that.

7 If there is a question as to illumination of
8 the sign, the electronic message center has a
9 dimming capacity so that at certain times of the
10 evening hours, it will compensate for the brightness
11 at light level.

12 The active area, which is the portion that
13 would contain that message, is only 4
14 foot x 10 foot, which is 40 square feet. The rest
15 of that component that's shown is the 4-foot 5-inch
16 high x 10-foot 3-inch wide is the case that supports
17 that electronic message center sign.

18 CHAIRMAN JARRETT: Okay. Thank you.

19 MS. FORYS: Thank you.

20 CHAIRMAN JARRETT: Go ahead, if you have
21 something. Name and address for the record.

22 MR. HELTON: Scott Helton, 2 Friendship Plaza,

1 Addison, Illinois, superintendent of District 88.

2 Just to reinforce the fact that electronic
3 signs are critical. As Ryan talked about earlier,
4 the older sign is failing, and we obviously use this
5 sign to message things like registration, important
6 events, graduation, when we have dances, plays,
7 athletic events. We use it quite often.

8 Dr. Krause, a math major himself, gave us -- we
9 run usually about -- you know, we get about 14
10 messages every minute. We're able to communicate
11 very well with the public. We also -- if you think
12 about that times 24 hours a day, you know, we're
13 about 20,000 messages a day because of the way they
14 loop. We're always communicating. We use it for
15 various community groups. We use it for public
16 safety if we have a crisis drill. We work on
17 communication centers' information, related to those
18 things.

19 It's a real critical part of what we do so we
20 would love you to consider the variance for us.

21 CHAIRMAN JARRETT: Okay. Thank you.

22 Staff Input.

1 MR. GRILL: We have before you a request by
2 Willowbrook High School to replace an existing sign
3 that they have at their property at
4 1250 South Ardmore with a new electronic message
5 board and static sign.

6 The Code allows for petitioners that own or
7 that have a non-residential use in a residentially-
8 zoned property, which this is, the ability to seek a
9 special use as it relates to their signage to
10 include an electronic message component to their
11 sign request.

12 They're allowed a 32 square foot sign up to
13 6 feet in height. Obviously, with the inclusion of
14 the electronic message center at the high school, it
15 would exceed that both in height and in area.

16 Staff noted that the size of the sign, the
17 existing electronic message board, is only about
18 half of what their overall sign area is.

19 In this proposal, the electronic message center
20 is 61 percent of the total sign area. Typically, we
21 only allow a 50 percent of the total sign area to be
22 an electronic message center. So they're exceeding

1 that by 11 percent.

2 But it is in the same general location as the
3 existing sign.

4 When staff was doing staff report, we tend to
5 try to find similarities with other properties.
6 Obviously, the only other electronic message center
7 in close proximity to this is at the fire station
8 located south of this intersection. Their sign is
9 31-and-a-half square feet in area and their
10 electronic message area is 18 square feet or just
11 over half of that, and their sign is approximately
12 7 feet tall.

13 If the Commission were in support of this
14 request, you might want to consider Application
15 PZ-19-0005 for approval of a special use pursuant to
16 Section 8.5.2.3 per electronic message center
17 display panel for a public, civic, or institutional
18 use in your district with the following conditions:

19 The proposed sign is developed according to the
20 sign plan prepared by Omega Sign & Lighting dated
21 May 4th;

22 And that necessary permits are obtained prior

1 to construction.

2 You can also approve the standards that were
3 included in the memo dated July 31, 2019.

4 I also wish to note that this was properly
5 published in the July 15 edition of the Daily
6 Herald.

7 With that, I'll answer any questions the
8 Commission may have.

9 CHAIRMAN JARRETT: Thank you.

10 Any public participation, or questions,
11 comments on this agenda item?

12 Please come up and state your name and address
13 for the record.

14 MR. CUZZONE: Nick Cuzzzone, 21 West Adams,
15 Villa Park. I'm a Villa Park Trustee. I just come
16 before the Commission here to say that I really have
17 no problem with the sign. It's not too exceedingly
18 outside of what is permitted there, and after
19 talking to several people on the Board itself, I
20 don't think there would be much opposition to the
21 Board if that came up.

22 Willowbrook is an excellent neighbor. They're

1 rated nationally as a top high school in the nation.
2 They're good neighbors, and they do a lot for the
3 community, and I think this is something that would
4 definitely help them out.

5 I don't think there would be much problem with
6 the Board if you guys pass it.

7 CHAIRMAN JARRETT: All right. Thank you.
8 Anyone else wish to speak on this agenda item?

9 Seeing no one, we move into questions from the
10 Commission. Any questions from the Commission?

11 COMMISSIONER LANENGA: One of the things that
12 bothers me about putting up a sign at the high
13 school, according to the rules, the sign can't
14 scroll, flash, blink, or include any live feed video
15 or animation.

16 Are you going to live with that?

17 MS. FORYS: The sign can be programmed so that
18 it will have a static message, and as the Board
19 requests, it can be static for 6 seconds,
20 10 seconds, whatever the Commission decides. The
21 dissolves or changes between messages can be made
22 just instant changes. They don't have to be sweeps

1 or any kind of fancy changes between messages as
2 well. That seems to be pretty common with other
3 municipalities, too.

4 COMMISSIONER LANENGA: Okay.

5 COMMISSIONER ROMANO: I have a question. Why
6 design bigger than Code allows? Are you looking for
7 special use because it is looking for more stream?
8 With Code, it would be more bigger than what is
9 currently there.

10 MS. FORYS: What's currently there, the
11 currently existing sign, that Y-shaped sign, if you
12 include the static portion and the electronic
13 message center there, it's actually larger than what
14 we're proposing in total square footage.

15 Our idea to make it a double-faced sign and
16 combine the two, one on top of the other, is the
17 reason for the change.

18 The proportion between the electronic message
19 center and the branded portion is a little larger
20 than what it would work out mathematically for the
21 existing sign, however.

22 COMMISSIONER ROMANO: That's what I mean. Why

1 not just make it within -- I understand you're
2 redesigning it, making it more of a monument.
3 You're looking for a special use to be a bigger
4 percentage of the sign, more height. Does the
5 height not work for you? It would be taller than it
6 is now.

7 MS. FORYS: Right. The one that is there now,
8 the signs are side by side. That's why. If we
9 stack the two of them, that's why we have the
10 additional height.

11 COMMISSIONER JACKSON: What he's saying is why
12 not do it 50/50.

13 CHAIRMAN JARRETT: To clarify one point, it
14 would a special use regardless.

15 MR. DOMERACKI: Again, Ryan Domeracki. We're
16 looking to move away from the monument portion of it
17 just due to maintenance of the brick, tuckpointing,
18 upkeep. It's not structurally sound right now.

19 So we're getting it not as close to the ground
20 so we're adding more brick to raise it up higher as
21 well as adding a 3-inch above-ground concrete
22 footing to avoid any kind of water damage to

1 deteriorate the brick.

2 We wanted our marquis up on top rather than on
3 the side just for maintenance purposes.

4 Thank you.

5 CHAIRMAN JARRETT: Any other questions?

6 COMMISSIONER ORLOWSKI: I'll give my comments.
7 Actually, I'm fond of the old sign. I'm not really
8 fond that it's going to go away. I'm also fond of
9 the new sign. I do like the point that you put
10 "Willowbrook High School" on the very top because
11 sometimes whenever you're out looking for some of
12 these schools, they're hard to find if they don't
13 have good signage. I'm pretty much looking for
14 different schools all year round with sport
15 activities.

16 The only -- the major thing that I would like
17 to see is better landscaping around the bottom.
18 That's about the only thing I got.

19 CHAIRMAN JARRETT: Okay. Other questions?

20 COMMISSIONER HOFSTRA: Is the "Willowbrook High
21 School" part of the sign, is it backlit at all, or
22 is that just solid white on blue? I guess my

1 question is can you read that at night as you go
2 down the street, or are there lights shining on
3 this?

4 MS. FORYS: Yes, it is a polycarbonate face so
5 it will be internally illuminated.

6 COMMISSIONER HOFSTRA: I didn't see that
7 anywhere for us.

8 MS. FORYS: That is correct. And where they're
9 showing "Home of the Warriors" on the bottom, those
10 are non-illuminated letters so that part will remain
11 non-illuminated.

12 CHAIRMAN JARRETT: Any other questions at this
13 time?

14 Seeing none, we'll move to any closing comments
15 from the Petitioner. Anything at this time?

16 (No response.)

17 CHAIRMAN JARRETT: So moving to Comments From
18 the Commission.

19 Commissioner Orlowski made a reference to
20 landscaping. This may end up being a question, but
21 I wanted to save it for Comments. In a
22 non-residential district, we would require a 3-foot

1 landscape buffer around the base of any freestanding
2 sign. That's something that we've done
3 traditionally. Personally, I would like to see that
4 here.

5 Is that something that -- a condition that you
6 guys would be comfortable with?

7 We're talking low landscaping. We're not
8 talking 3 foot of trees or something like that.

9 Is that something you guys would be comfortable
10 with as a condition?

11 MR. DOMERACKI: Absolutely.

12 CHAIRMAN JARRETT: That's the only question and
13 comment I have. Do you guys have any comments?

14 MR. DOMERACKI: One question we had is, the
15 existing evergreens that are currently there, will
16 those be okay to stay as long as we put a 3-foot
17 buffer at the base of the sign?

18 CHAIRMAN JARRETT: I personally don't have an
19 issue with that as long as it's part of the same
20 design.

21 COMMISSIONER WHITEHURST: I think the
22 evergreens staying is actually a good thing. It

1 gives it a place as that being green space there. I
2 think the height of it is appropriate given how much
3 frontage they have. It is kind of off the road and
4 a little bit down the hill. I think in terms of
5 having visibility from the roadway, I have no
6 problem with it. The landscaping would be the next,
7 you know, icing on the cake here.

8 CHAIRMAN JARRETT: Yeah, you know, when I
9 initially saw the sign, I thought 10 foot, that's
10 pretty tall. I went out and I looked at the one at
11 the fire department. I looked at some of the others
12 in the area. I looked at this sign. I think
13 proportionally if it's smaller, it's not going to be
14 particularly useful.

15 Even though we get a little taller, I do prefer
16 personally the proportion with the high school name
17 at the top. It allows it to be a little bit bigger
18 and a little more visible from the distance than if
19 they had a lower sign and tried to squeeze it down
20 one side or both sides and force it. That's my own
21 personal opinion.

22 Any other comments?

1 COMMISSIONER LANENGA: This is a question for
2 Patrick. How strict are we on animation at all?

3 For example, if we have seven National Merit
4 Finalists and they want to put applauding hands. If
5 they have ten, they should have applauding hands.

6 MR. GRILL: Exactly.

7 Obviously, we have a lot of electronic message
8 boards in the Village, and we only have a few code
9 officers out there at any given time and you
10 actually have to catch them in the process of it not
11 functioning properly.

12 First thing we do is always give them notice.
13 Hey, did you know your sign is not operating the way
14 it's supposed to. And it's usually not a problem.

15 Most of the time, we're only going to see those
16 based upon complaints, and most likely, by the time
17 we get out there, they're either not doing it
18 anymore, or if they are, they stop.

19 COMMISSIONER LANENGA: Somebody isn't going to
20 program it and not know at some point and say,
21 Uh-Oh.

22 MR. GRILL: Yeah.

1 COMMISSIONER LANENGA: Not a huge deal.

2 CHAIRMAN JARRETT: The standards that are
3 there, we spent a lot of time going over those.
4 They're there based on a couple of very successful
5 examples that were working in the Village. That's
6 why the standards are in place, that both work for
7 the businesses and people with the visual eye for
8 it.

9 COMMISSIONER LANENGA: I wouldn't want the
10 faces of all the National Merit Finalists on that.

11 COMMISSIONER WHITEHURST: You have to remember,
12 this applies for every single sign in the Village so
13 we don't have special exceptions.

14 COMMISSIONER ROMANO: If the exception is
15 granted to the signs, it still has to adhere to
16 the --

17 COMMISSIONER WHITEHURST: Correct. The
18 operation has to conform to the standards.

19 CHAIRMAN JARRETT: There's a maximum brightness
20 during the daylight hours and evening hours and a
21 number of other standards like that.

22 Any other comments?

1 I would entertain a motion. And we would need
2 to add a third condition that the sign would
3 incorporate the required 3-foot landscape buffer
4 around the base.

5 COMMISSIONER WHITEHURST: Mr. Chairman, motion
6 to approve Application PZ-19-0005 for the following:

7 1. Special use pursuant to Section 8.5.2.3 for
8 electronic message display panel for public, civic,
9 or institutional use in our district for property
10 located at 1250 South Ardmore Avenue,
11 Pin No. 0616401054 with the following conditions:

12 That the proposed sign is developed according
13 to the sign plan prepared by Omega Sign & Lighting,
14 Incorporated, dated May 4, 2018;

15 That necessary permits are obtained prior to
16 construction;

17 And that a 3-foot landscape bed be provided at
18 the perimeter of the sign.

19 The findings of fact with respect to such
20 special use meets the standard enumerated in
21 Article 11.4 of Appendix C of the Municipal Code of
22 the Village of Villa Park Basic Zoning Ordinance.

1 CHAIRMAN JARRETT: I've got a motion. Is there
2 a second?

3 COMMISSIONER ORLOWSKI: Second.

4 CHAIRMAN JARRETT: Is there a question or
5 comment on the motion as read?

6 (No response.)

7 CHAIRMAN JARRETT: Roll call vote.
8 Hofstra.

9 COMMISSIONER HOFSTRA: Yes.

10 CHAIRMAN JARRETT: Romano.

11 COMMISSIONER ROMANO: Yes.

12 CHAIRMAN JARRETT: Lanenga.

13 COMMISSIONER LANENGA: Yes.

14 CHAIRMAN JARRETT: Orłowski.

15 COMMISSIONER ORLOWSKI: Yes.

16 CHAIRMAN JARRETT: Calvert.

17 COMMISSIONER CALVERT: Yes.

18 CHAIRMAN JARRETT: Jackson.

19 COMMISSIONER JACKSON: Yes.

20 CHAIRMAN JARRETT: Whitehurst.

21 COMMISSIONER WHITEHURST: Yes.

22 CHAIRMAN JARRETT: And I, too, vote yes.

1 With that, our recommendation will pass to the
2 Village Board who can accept, reject, or modify as
3 they see fit.

4 MR. DOMERACKI: Thank you.

5 CHAIRMAN JARRETT: Thank you.

6 (Which were all the proceedings
7 had in the above-entitled cause
8 on this date.)
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Stacy S. Warpool, CSR, RPR, being first duly sworn
on oath says that she is a court reporter doing
business in the State of Illinois, County of DuPage,
do here by certify that at the request of the
VILLAGE OF VILLA PARK PLANNING and ZONING
COMMISSION, subject to the usual terms and
conditions of County Court Reporters, Inc., reported
in shorthand the proceedings had and testimony taken
at the public hearing of the above-entitled cause,
and that the foregoing transcript is a true,
correct, and complete report of the entire testimony
so taken at the time and place hereinabove set
forth.
Witness my official signature on this 22nd day of
August, 2019.

Stacy S. Warpool, CSR, RPR
License No.: 084-003577

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A P P E A R A N C E S:

BOARD MEMBERS:

Mr. Jason Jarrett, Chairman

Mr. Robin Whitehurst

Mr. Mike Orlowski

Mr. Edward Hofstra

Mr. Ken Jackson

Mr. Larry Calvert

Mr. Jack Lanenga

Mr. Dominick Romano

Also Present:

Mr. Patrick Grill

Director of Community Development

* * *

(Whereupon, other matters were
heard.)

(Whereupon, all potential witnesses
were previously sworn.)

CHAIRMAN JARRETT: All right. The next item on
the agenda is PZ-19-0006, Special Use For Electronic
Message Display Panel at the Public Library at 305
South Ardmore Avenue.

I will start with opening comments from the
Petitioner when you're ready.

MR. DOGAN: Good evening, everybody. My name
is Andy Dogan from Williams Architects at
500 Park Boulevard, Suite 800, Itasca, Illinois. I
am the architect for the Villa Park Public Library
and representing the library tonight on their
behalf.

Our special use request is for a monument sign
that includes a small double-sided LED message board
sign. The sign itself will be located on library
property just north of the south curb of
School Street, so north -- just slightly north of

1 School Street on the library's property and
2 therefore just to the north of the Ardmore Business
3 District.

4 The sign itself is just under 32 square feet
5 per side in accordance with the Village
6 requirements. It includes a brick base. A portion
7 of the sign will have the library's logo on a metal
8 plaque, a small sign that will indicate open or
9 closed -- it is really just an on or off sort of
10 thing -- and a double-sided electronic message
11 board.

12 The message board itself is manufactured by
13 Daktronics. It is a standard size. It is actually
14 the second smallest size available. The active area
15 of the sign is approximately 8.2 square feet on each
16 side. The overall area of the cabinet is slightly
17 over 10.

18 We wanted to make sure we had the smallest
19 possible sign that could adequately convey the
20 messages that the library was looking to convey to
21 the community about their events, about their
22 programs. We wanted to stay with a standard sized

1 sign to be as close as possible to the Village's
2 requirements.

3 In terms of the design of the sign, we've again
4 included a brick base and we've included a metal
5 panel to match the character of the library facility
6 that's nearing completion right now. I actually do
7 have a couple of renderings to show everybody in a
8 larger scale.

9 Just two different views looking along
10 Ardmore Avenue. On the left is a view looking from
11 the south north at the sign and then the opposite
12 view looking southward. Again, the sign is located
13 just south -- excuse me, just north of
14 School Street.

15 So a brick base, the open/closed sign, the
16 plaque with the library's logo, and the message
17 board section of the sign.

18 The library does plan to operate the message
19 board sign in full compliance with the requirements
20 of the zoning ordinance. The intent is to provide
21 very simple and static messages informing the
22 community of the library's programs and services,

1 the potential for the library to offer services
2 being a cooling and warming center during extreme
3 weather, and other things of that nature.

4 We do understand and are prepared to comply
5 with the requirements with respect to statistic
6 displays, minimum times, brightness of signs.

7 As with the previous petitioner, this is a sign
8 that has the ability to automatically dim, and we do
9 plan to operate the sign according to the hours
10 permitted within the zoning ordinance if not within
11 the times the library is opened and closed, which
12 the library opens after 7 a.m. and closes much
13 before 11 p.m.

14 With that, I'm happy to answer any other
15 questions, or do we have another petitioner who
16 would like to speak?

17 MR. HARWOOD: Graham Harwood, owner's
18 representative, CCS International, 1815 Meyers Road
19 Oakbrook Terrace, Suite 1070.

20 I think Andy has outlined the technical reasons
21 and how we're trying to keep and conform with
22 Village requirements.

1 I think it's important to know that the library
2 provides a great deal of community assistance,
3 events, and as such, would use this sign to advise
4 of cooling centers, warming centers, any community
5 programs that are held there. I think it's a way of
6 getting in contact with the community, getting them
7 inside the library and participating with events
8 that are going on in the library. That is the
9 intent of the sign. I think it's important that it
10 is designed to help the community and the library
11 provide that help to the community.

12 Thank you.

13 CHAIRMAN JARRETT: All right. Thank you.

14 Staff Input.

15 MR. GRILL: This is an extremely similar
16 request to the Willowbrook request. This is a
17 non-residential use located in the residential
18 district that wishes to utilize electronic message
19 center. The proposal is significantly under the
20 permitted requirements in terms of size, and
21 although the message center is -- accounts for more
22 than 50 percent of the overall signage they have,

1 it's very small.

2 Staff, in looking at trying to compare it to
3 something, the old St. Alexander's church sign that
4 was located very close to where the sign is proposed
5 was a sign of about 32 square feet in area and did
6 have a manual changeable copy attached to this. I
7 think there is a photo of that in the back of your
8 packet.

9 And although Staff did note that electronic
10 message centers are specifically prohibited in the
11 Ardmore Avenue Business District, the location of
12 this sign is actually just outside of that district,
13 so it is not in the area where electronic message
14 centers are prohibited in our Code.

15 With that, I'll answer any questions that the
16 Commission may have on this request.

17 CHAIRMAN JARRETT: All right. Thank you.

18 Any public participation? Any public
19 participation or questions?

20 MS. TUCKER: Hi. Cheryl Tucker,
21 434 South Cornell.

22 My concern is traffic in that location. I

1 understand Willowbrook is a little farther. But
2 there is a stop sign. There is also an intersection
3 right there plus a driveway which has changed sides.
4 I'm a little concerned with the electronic sign,
5 where it's at, will cause a traffic problem coming
6 from north to south.

7 So that's my whole issue on walking by there,
8 is that I saw it moving before and there was a lot
9 of people causing a jam while they were standing at
10 the stop sign looking at the sign. So that is my
11 only issue; that it may cause a delay at that
12 intersection.

13 CHAIRMAN JARRETT: Okay. Thank you.

14 Any other -- anyone else from the public
15 wishing to speak at this time?

16 (No response.)

17 CHAIRMAN JARRETT: Seeing no one, we move to
18 questions from the Commission.

19 I have a question. Your renderings show
20 landscaping around the base. The site plans that we
21 had seen of the library previously, landscaping
22 plans, don't show any landscaping around that.

1 Do you intend to landscape it and would you be
2 comfortable with us putting a similar -- what the
3 3-foot buffer allows, the way it's written in the
4 Code, the zoning administrator to allow some of that
5 to be located otherwise on the site, if it's not
6 possible to put it all around the side.

7 Is that something you guys would be comfortable
8 with?

9 MR. DOGAN: Yes. I think the intent all along
10 has been to landscape the sign. It is relatively
11 low off the ground so we have to be careful with the
12 plantings. But our intent has been to landscape
13 according to Village requirements, and I think we're
14 happy to accept that suggestion.

15 CHAIRMAN JARRETT: Okay. We'll add a similar
16 standard there just to make sure that's codified
17 then.

18 Is the sign -- I have not seen the sign. I've
19 actually seen the sign, but is it multi colored?
20 Does it have that full capability?

21 MR. DOGAN: It is an RGB sign. The contractor
22 actually gave us an RGB sign. We had specified an

1 amber sign. We intend to operate it
2 monochromatically.

3 CHAIRMAN JARRETT: Okay. Any other questions?

4 COMMISSIONER HOFSTRA: Is the base existing
5 there already?

6 MR. DOGAN: No.

7 COMMISSIONER HOFSTRA: As I drove here tonight,
8 it looked like there was --

9 MR. DOGAN: I'm sorry. The sign has been
10 constructed. We learned through this process that a
11 special use was required, so we are here.

12 COMMISSIONER HOFSTRA: So it's actually there
13 now?

14 MR. DOGAN: Yes.

15 COMMISSIONER HOFSTRA: That was my suspicion
16 because it was on the drawing.

17 MR. DOGAN: I'm sorry, I misunderstood your
18 question.

19 COMMISSIONER WHITEHURST: So I have a question.
20 This is going to seem like it's off topic. You've
21 got -- near the front entry, just to the south of
22 it, there are transformer boxes. Maybe it's AT&T.

1 MR. DOGAN: One box is AT&T. One is
2 Commonwealth Edison, I believe.

3 COMMISSIONER WHITEHURST: So I'm looking at the
4 landscaping plans and the screening is daylilies so
5 they're going to be dead in the winter and we're
6 going to see that equipment right there by the main
7 entry.

8 MR. DOGAN: I think we can definitely look at
9 other plants. Because of the project schedule, our
10 planting has been delayed until a time where we know
11 the plants are going to survive. I think we have a
12 shared interest in making sure that that's screened,
13 so we can revisit those.

14 COMMISSIONER WHITEHURST: When we're viewing
15 the elevations and everything during the planning
16 commission and zoning hearings, I don't think we
17 realized that those were going to stay there or
18 remain there. So I think screening those would be a
19 really, really good use of dollars even at this late
20 point in the planning.

21 MR. DOGAN: Again, since plantings haven't been
22 finalized and delivered to the site, we will have

1 some leeway in making some adjustments as needed.

2 COMMISSIONER WHITEHURST: Great. Thank you.

3 Otherwise, I think the sign with landscaping is
4 great.

5 CHAIRMAN JARRETT: Any other questions?

6 COMMISSIONER CALVERT: Was this sign always
7 part of your original proposal from a couple years
8 ago?

9 MR. DOGAN: It was not included in our special
10 use original submittal. It was, however, included
11 in the plans that were submitted to the Village for
12 our building permit.

13 CHAIRMAN JARRETT: Any other questions?

14 All right. Any closing comments from the
15 Petitioner?

16 MR. DOGAN: No. I thank everybody for their
17 attention and questions.

18 CHAIRMAN JARRETT: Thank you.

19 I agree with Commissioner Whitehurst. I don't
20 have any issue with the sign. My only question is
21 related to the landscaping, and the way the
22 landscaping is already on the site, it's hard to

1 imagine they wouldn't do that. We get that as a
2 standard, I'm happy with it.

3 Any other comments?

4 COMMISSIONER ORLOWSKI: No. I mean, I'll speak
5 about the traffic concern. I think no matter what
6 we have there, there's just a large amount of
7 traffic that's going north at that intersection
8 every day, especially around rush hour. I don't see
9 the sign to be a problem because they're going to be
10 sitting there for 15 minutes waiting to get through
11 the stop sign anyways.

12 But yes, if they do the screening on the AT&T
13 boxes, that's the only thing I've been looking at
14 for a couple of weeks now.

15 CHAIRMAN JARRETT: I've been looking at those
16 for six months.

17 COMMISSIONER WHITEHURST: I see a lot of
18 nodding in the audience.

19 CHAIRMAN JARRETT: All right. Any other
20 comments?

21 COMMISSIONER CALVERT: I think this is much
22 more of a residential neighborhood than the

1 Willowbrook site. I understand the desire to have
2 it there, but it still is a residential area and it
3 is very close to what we're trying to establish as a
4 community in terms of a downtown area, adjoining
5 that particular triangle over to Villa. It just
6 seems an odd place in that neighborhood.

7 CHAIRMAN JARRETT: Any other comments?

8 COMMISSIONER ROMANO: I wouldn't disagree with
9 that, but the fact that it's on the library and the
10 library does do community programs and whatnot, the
11 board is there to announce that to the residents in
12 the community and around. So I don't think it's an
13 issue to necessarily have one in that area.

14 CHAIRMAN JARRETT: Right. Anybody who was on
15 the Commission when we did the electronic message
16 boards before knows I don't really, generally
17 speaking, like them a lot, especially when they're
18 all over the place. That was always my concern with
19 historic districts and St. Charles Avenue.

20 If this one were even half the size as the one
21 proposed at Willowbrook, I would be dead set against
22 it. I've driven past this one. I know it's not

1 finished, but the message board sign is very small.
2 I'm hopeful with the fact that, since it's the
3 library, they're going to very carefully follow the
4 Village's ordinances. And then maybe even if
5 there's some complaints, they might even be a little
6 tighter with some of that even if they're not
7 required to.

8 That would be my thoughts on whether or not
9 it's out of place. It's an opportunity to offer
10 information about programs that are going on.

11 A good example is, at Willowbrook, they didn't
12 have a message sign so they had their one static
13 sign. They did have the red one, but it wasn't used
14 great. But when the plays are in town, the
15 musicals, they put up a 4 foot x 8 foot sheet of
16 plywood painted with the name of the play. Now they
17 won't have to do that.

18 I'm hoping -- the library typically hasn't had
19 to do those sort of things. Now some things that
20 might have required a banner sign, now they can put
21 on their little message sign.

22 COMMISSIONER WHITEHURST: The way I look at it

1 is right across the street, the church has a static
2 sign. It's got stone on it. It's a pretty good
3 size. This is the technology. If the church would
4 have been putting a sign up when they put that one
5 up, if they would have had this technology, they
6 would have put an electronic sign up just because
7 it's the technology to use to have flexibility and
8 messaging and everything. I think it's a similar
9 size as the one on the church and it's announcing to
10 the community.

11 I don't have a problem with it. I understand
12 the comment and the concern. If there was more
13 density of buildings along there, I would feel
14 differently. It has a nice yard. The library has a
15 nice frontage with grass.

16 CHAIRMAN JARRETT: The nearest house is the one
17 to the north of the retention; correct?

18 COMMISSIONER LANENGA: Yeah.

19 CHAIRMAN JARRETT: And the next one to the west
20 is fairly far down the street. They would be
21 looking at the dead end of it anyway.

22 Any other comments?

1 (No response.)

2 CHAIRMAN JARRETT: Seeing none, I would
3 entertain a motion.

4 COMMISSIONER WHITEHURST: I would make a motion
5 to approve Application PZ-19-0006 for the following:

6 Special use pursuant to Section 8.5.2.3 for
7 electronic message display panel for a public,
8 civic, or institutional use in our district for
9 property located at 305 South Ardmore Avenue,
10 Pin Nos. 0610110014, 610110033, and 0610110034 with
11 the following conditions:

12 That the proposed sign is developed according
13 to the sign plan prepared by Williams Architects
14 dated March 28, 2018;

15 2. That the necessary permits are obtained
16 prior to construction;

17 3. That a 3-foot planting bed be provided at
18 the perimeter of the sign.

19 The findings of fact is such that the special
20 use meets the standards enumerated in Article 11.4,
21 Appendix C of Municipal Code of Village of
22 Villa Park Basic Zoning Ordinance.

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

3 COMMISSIONER ORLOWSKI: Second.

4 CHAIRMAN JARRETT: Questions or comments on the
5 motion?

6 (No response.)

7 CHAIRMAN JARRETT: Roll call.
8 Hofstra.

9 COMMISSIONER HOFSTRA: Yes.

10 CHAIRMAN JARRETT: Romano.

11 COMMISSIONER ROMANO: Yes.

12 CHAIRMAN JARRETT: Lanenga.

13 COMMISSIONER LANENGA: Yes.

14 CHAIRMAN JARRETT: Orłowski.

15 COMMISSIONER ORLOWSKI: Yes.

16 CHAIRMAN JARRETT: Calvert.

17 COMMISSIONER CALVERT: No.

18 CHAIRMAN JARRETT: Jackson.

19 COMMISSIONER JACKSON: Yes.

20 CHAIRMAN JARRETT: Whitehurst.

21 COMMISSIONER WHITEHURST: Yes.

22 CHAIRMAN JARRETT: And I, too, vote yes.

1 And with that, our recommendation will pass to
2 the Village Board. They can accept, reject, or
3 modify as they see fit. Thank you.

4 (Which were all the proceedings
5 had in the above-entitled cause
6 on this date.)

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Stacy S. Warpool, CSR, RPR, being first duly sworn
on oath says that she is a court reporter doing
business in the State of Illinois, County of DuPage,
do here by certify that at the request of the
VILLAGE OF VILLA PARK PLANNING and ZONING
COMMISSION, subject to the usual terms and
conditions of County Court Reporters, Inc., reported
in shorthand the proceedings had and testimony taken
at the public hearing of the above-entitled cause,
and that the foregoing transcript is a true,
correct, and complete report of the entire testimony
so taken at the time and place hereinabove set
forth.
Witness my official signature on this 22nd day of
August, 2019.

Stacy S. Warpool, CSR, RPR
License No.: 084-003577

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