

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 10, 2020

7:30 PM

Chairman Jason Jarrett

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

1. Call to Order - Roll Call

2. Approval of Minutes

2.a Minutes

[General Minutes July 9, 2020.pdf](#)

[Minutes PZ 20-0008 July 9, 2020.pdf](#)

[Minutes PZ 20-0009 July 9, 2020.pdf](#)

3. Public Comments on Agenda Items

The Village appreciates the public's patience and cooperation as we attempt reduce the spread of COVID-19 by observing healthy social distancing practices.

If members of the public are interested in attending the meeting in person, are are symptom free, social distancing and adorning a proper face covering will be utilized to mitigate the community spread of disease. Attendance will be monitored at the door.

4. Amendments to the Agenda

5. Business

1. PZ-20-0010. 43 W. Roosevelt Road, Special Use for Vehicle Sales. Petitioner, Mohd Rafiq Ismail/Mark Monaco.

2. PZ-20-0011. 225 S. Harvard Avenue, Special Use for an Elementary School and a Variation to Lot Coverage. Petitioner, Benjamin Bercher, on behalf of School District 45.

3. PZ-20-0012. 301 W. Jackson Street, Special Use for a Planned Unit Development (PUD) and a Variation to Lot Coverage. Petitioner, Benjamin Bercher, on behalf of School District 45.

4. PZ-20-0013. 150 W. Sunset Drive, North Elementary School, Special Use for an Elementary School and a Variation to Lot Coverage. Petitioner, Benjamin Bercher, on behalf of School District 45.

5. Continuance of Petition PZ-20-0003. 324 E. Central Blvd. Variation to required minimum parking from 16 spaces to 0 spaces for a roof-top deck; Variation to allow a tent-covered seating area; Variation to allow outdoor entertainment. Petitioner, Jack Kozar.

6. Public Hearing(s)

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

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

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 10, 2020

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[General Minutes July 9, 2020.pdf](#)

[Minutes PZ 20-0008 July 9, 2020.pdf](#)

[Minutes PZ 20-0009 July 9, 2020.pdf](#)

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

7:30 P.M.

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. KEN JACKSON

4 MR. LARRY CALVERT

5 MR. EDWARD HOFSTRA

6 MR. JACK LANENGA

7 MR. MIKE ORLOWSKI

8 MR. JUSTIN SHLENSKY

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11 ALSO PRESENT:

12 MS. CONSUELO ARGUILLES, Director or 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 will start with the roll
4 call.

5 Romano.

6 (Whereupon, there was no response.)

7 CHAIRMAN JARRETT: Hofstra.

8 COMMISSIONER HOFSTRA: Here.

9 CHAIRMAN JARRETT: Lanenga.

10 COMMISSIONER LANENGA: Here.

11 CHAIRMAN JARRETT: Orłowski.

12 COMMISSIONER ORŁOWSKI: Here.

13 CHAIRMAN JARRETT: Calvert.

14 COMMISSIONER CALVERT: Here.

15 CHAIRMAN JARRETT: Shlensky.

16 COMMISSIONER SHLENSKY: Here

17 CHAIRMAN JARRETT: Jackson.

18 COMMISSIONER JACKSON: Here.

19 CHAIRMAN JARRETT: Keskic.

20 (Whereupon, there was no response.)

21 CHAIRMAN JARRETT: I'm present, so we have a
22 quorum.

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1 Any amendments to the agenda? Hearing
2 none, we'll move to approve the minutes of June
3 11th, 2020. General minutes and minutes of that
4 specific public hearing that evening. Anyone want
5 to make a motion?

6 COMMISSIONER HOFSTRA: So moved.

7 COMMISSIONER LANENGA: Support.

8 CHAIRMAN JARRETT: Roll call vote.

9 Hofstra.

10 COMMISSIONER HOFSTRA: Yes.

11 CHAIRMAN JARRETT: Lanenga.

12 COMMISSIONER LANENGA: Yes.

13 CHAIRMAN JARRETT: Orłowski.

14 COMMISSIONER ORŁOWSKI: Yes.

15 CHAIRMAN JARRETT: Calvert.

16 COMMISSIONER CALVERT: Yes.

17 CHAIRMAN JARRETT: Shlensky.

18 COMMISSIONER SHLENSKY: I abstain. I was not
19 present.

20 CHAIRMAN JARRETT: All right. Jackson.

21 COMMISSIONER JACKSON: Same.

22 CHAIRMAN JARRETT: And I'll vote yes. Motion

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1 passes.

2 So the way the public hearings will work
3 this evening, just to make a note, we're going to do
4 -- I assume, Staff, you want to do the same switch
5 we did last time.

6 MS. ARGUILLES: Yes.

7 CHAIRMAN JARRETT: Okay. So this is the way we
8 will do the public hearing. We will start with
9 Staff input first, then move to presentation of
10 petitioner, then public participation and questions,
11 questions from the Commission, and then we will
12 close -- closing comments of the petitioner, close
13 the public hearing, and then we'll have discussion
14 up here, make a motion, and vote as necessary.

15 (Whereupon, the public hearings were
16 held.)

17 CHAIRMAN JARRETT: All right. That is our
18 public hearing for the evening. So anyone wishing
19 to speak further this evening will not need to be
20 sworn in, but we do have a court reporter, so I'll
21 ask that you continue to record.

22 So we'll move to public comments on

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1 non-agenda items. You can come up and speak one at
2 a time, and if you're more comfortable speaking from
3 where you're at, that's fine. Just speak loudly,
4 and state your name and address for the record,
5 please.

6 MS. HALLORAN: My name is Kathy Halloran, and I
7 live at 538 East Wildwood Avenue. That's Wildwood
8 and Monterey. I was at the last zoning meeting,
9 and, Jason, something you said shocked me, and
10 correct me if I'm wrong, but at the end of the
11 meeting you said that we're not a zoning board. So
12 I thought you said that, but then you also said that
13 we need to be proactive instead of reactive.

14 CHAIRMAN JARRETT: So, not to interrupt you,
15 but I remember what I said. So typically a lot of
16 communities have a plan commission and a zoning
17 board of appeals. They have two distinctly
18 different roles. The zoning board of appeals hears
19 something like we heard today. Plan commissions are
20 more plan-oriented, thinking ahead, proactive,
21 comprehensive plans, downtown plans, transit plans,
22 things like that. We're both of those things in one

1 body.

2 MS. HALLORAN: Okay. And I am still a little
3 confused. I'm going to do more reading on it, but I
4 think what I'm speaking to is that AK Mulch is now
5 on 631 East Wildwood, which is right down the street
6 from me, and this is the zoning -- the Villa Park
7 zoning map. I know that it's small, but I wanted it
8 all on one page. But 631 East Wildwood is in M-1
9 which is a light industrial, and this is dated 2/25
10 of '20. I haven't found anything that's been zoned
11 differently. And there are semi truck trailers on
12 our property, our street. So basically this little
13 green area, which would be the Woodruff subdivision
14 build in 1908. This is the original subdivision of
15 Villa Park. And Mary lives down the street from me,
16 and I've been here 20 years, and Mary's been here 21
17 years, and the only access to get to AK Mulch now is
18 via Wildwood Avenue, residential street, Oakland
19 Avenue, residential street, Monterey, residential
20 street. There's no way to access this landscape
21 supply company any other way, and this kind of
22 happened under the cover of night in February at

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1 some point. So now we have the parking lot next to
2 More Brewing, but now we have a landscape supply
3 company in the middle of our neighborhood, and it's
4 across the street from Rotary Park. So it's kind of
5 a major, major, serious reactive situation as in
6 traffic and safety and parks. There's bicycles,
7 because right across is the Salt Creek Trail
8 entrance, and it connects to the Prairie Path. So
9 you've got the Prairie Path, and a lot of people
10 just stay on the Prairie Path, but a lot of bikes,
11 especially now, they are going down Monterey, right
12 in front of Fairfield Avenue, which is the truck
13 entrance, the semi truck entrance, and making a
14 right onto Wildwood to get to the path. And from my
15 window -- I live right on the corner -- I've seen
16 unbelievable dangerous situations. Today, a semi
17 truck trailer could not make the turn. They backed
18 up and knocked over the sign. So now our street
19 sign is laying on the ground. That is a bus stop
20 also for the high school, that corner. I just don't
21 know how this happened. So, basically, I'm trying
22 to -- I've been at the Traffic & Safety Commission

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1 meeting. So this past Tuesday I did speak again on
2 the agenda item. And the Commissioner, Jack
3 Cuthbertson, he asked Trustee Wagner who was at the
4 meeting, he said, why were we left out of the loop,
5 and Trustee Wagner was honest. He didn't know what
6 AK Mulch was all about. He had no clue. The
7 Village Trustees voted 7 to 0 to passes Ordinance
8 4077. 7 to 0. That means to me they didn't know
9 what they were voting for, which means why don't
10 they know what they were voting for. This is
11 serious problems. You guys seem very conscientious
12 planning. I mean, then this happens, and this is 37
13 homes in our subdivision that our property values --
14 and that's just a monetary aspect down the tubes. I
15 don't know where we go from here, because they're
16 not moving, and if a sign is knocked over, I mean, I
17 really do hate to see what else is going to happen.
18 But I guess my question is I keep hearing the
19 Village Staff. I don't know who was on the Village
20 Staff. Kevin Mantels was at the meeting on Tuesday,
21 so I am guessing he is one. His solution was, well,
22 we'll go talk to AK Mulch. Well, that's not a

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1 solution. They shouldn't be here. I just don't
2 know from a Village perspective, and I'm going to --
3 first of all, globally there is something very wrong
4 in the Village. I don't know who's making
5 decisions. It's not the trustees, because I can
6 honest say, based on Trustee Wagner's response, he
7 felt -- he was really on the hot seat and gave me an
8 honest answer and said, I don't know. I didn't know
9 what this company was all about. It's damaging
10 really to the streets, because there's -- I saw, you
11 know, like barge trucking, stone. It's just
12 damaging in so many ways, and, like I said, the
13 sign, but I guess I'm just really at a loss as to
14 where to go and how this situation doesn't happen to
15 anybody else. I don't know. This is really a
16 serious situation for the whole Village. It's
17 really, really serious. And that's -- and I guess
18 the only other thing is I don't know what the rest
19 of the plans are for the land, because there are 48
20 spots marked out in the parking lot, but then
21 there's a lot of empty space, so I really -- I don't
22 know what the rest of the plans are for that.

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1 CHAIRMAN JARRETT: Okay. I appreciate your
2 comments.

3 MS. HALLORAN: Thank you.

4 CHAIRMAN JARRETT: Question for you. Their use
5 is a permitted use in M-1; correct?

6 MS. ARGUILLES: That's correct.

7 CHAIRMAN JARRETT: Yeah. So unfortunately -- I
8 don't want to say unfortunately. Their use is a
9 permitted use in M-1, which means they don't need
10 any approval from this Board or anything beyond
11 meeting the regulations and codes in the Zoning
12 Ordinance and in Building Code and in those types of
13 Village Codes that we have. So that particular
14 aspect of that use in that area is permitted. It's
15 permitted with rules that they might or might not be
16 following. That's where Community Development,
17 Public Works, whoever, in any particular situation
18 has to enforce those. Similar to if your neighbor
19 wasn't mowing his yard. I won't comment on -- who
20 on the Board knew what or didn't know what, but if
21 you don't like something that happens in the
22 Village, they are your representatives, so feel free

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1 to lean on them too.

2 MS. HALLORAN: Well, I am leaning on them very
3 heavily.

4 CHAIRMAN JARRETT: I'm sure you do.

5 MS. HALLORAN: But it's going to get way
6 heavier, but I just want to get a feel for how
7 things are made, and it's underhanded is what it is.
8 What happened is underhanded, and I'll find out, and
9 my community, we'll find out. There's 37 of us, so
10 it doesn't affect one person. It's the whole
11 community of 37 residents is affected by this.

12 CHAIRMAN JARRETT: I appreciate that, and I
13 understand that. I wouldn't want it happening in my
14 neighborhood. If you're having the issues that
15 you're having, you shouldn't be having some of them.

16 MS. HALLORAN: I agree. But I just want to see
17 how things work or not work.

18 CHAIRMAN JARRETT: Anybody else want to speak
19 on non-agenda items? Please, name and address for
20 the record when you're ready.

21 MR. AIELLO: Chris Aiello, A-I-E-L-L-O. Office
22 is at 322 South Ardmore Avenue, Villa Park. Some of

1 you guys may know I'm an attorney in town. I have a
2 client that is Spark Properties & Real Estate. They
3 have two subtenants, and we're trying to figure out
4 how it can handle our situation. What we're trying
5 to do is purchase the MCC property. I think
6 everyone is familiar with the MCC property at 443
7 East St. Charles Road. And we've entered into a
8 contract to purchase. Our primary use is going to
9 be office space, because Spark Properties & Real
10 Estate will use it for real estate offices. One of
11 the sub-tenants is Dynamic Liability Solutions.
12 Dynamic supplies ComEd with service for
13 infrastructure. And we have a second and third
14 sub-tenant or tenants, really, Alta Equipment and
15 pole equipment services. Those two service the
16 vehicles that come out of the Dynamic property. So
17 essentially we're going to have multiple offices
18 operating out of that location. The vast majority
19 of use of the square foot area of the building will
20 be used for office purposes, but there's an
21 accessory use for Dynamic which would be their
22 repairs of their vehicles which would actually -- I

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1 probably should restate that. Volt Services would
2 do repairs to the Dynamic services equipment. The
3 vast majority of the equipment is F-150s, F-250s,
4 F-350s, trucks. They're personal vehicles of all
5 the employees. We got a hundred employees. There's
6 been a long -- the two owners are Amy Wiggs back
7 here in the white pants, and Joann Bauer in the
8 Dynamic cover. And so we've got a double minority
9 company being Dynamic and in Volt. And there's a
10 long-time stock. Amy's lived in Lombard for 50
11 years. All her life. They have family. Their kids
12 -- one of their kids at least lives in Villa Park.
13 And we got a feeling that we're going to be able to
14 grow this company not just a little bit. It's
15 growing really fast and really well. They really
16 want to be in Villa Park. Several of the employees
17 are in Villa Park. We're overpaying for the MCC
18 property, and we're cooperating with MCC far beyond
19 what I think we should, because they want the
20 property that bad, and they want to be there that
21 bad. But MCC needs help to finish off what they
22 need in their lives, so we're very cooperative with

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1 that. One of the owners comes out of ComEd and
2 found a niche that ComEd needed filled. They needed
3 minority servicing for ComEd repairs. So if your
4 power goes down, they're going to be right there.
5 So 10 crews running out of the location. You're
6 going to see pickup trucks coming out of there.
7 We're okay so far on the use, because what we're
8 going to have is office use. We're permitted. No
9 problem. No variance needed. No Special Use
10 needed. Operations for all three companies. No
11 problem. That's the mass majority. But then we hit
12 an accessory use for Dynamic. The accessory use for
13 Dynamic is going to be repair of the vehicles. Most
14 of the vehicles are still personal use. And I sent
15 some pictures to Al Bulthuis and to Mike Orlowski
16 just to get an idea of what would be there. But
17 occasionally there's going to be a bucket truck and
18 a vacuum truck that are going to need servicing
19 eventually. These things don't sit on site
20 overnight other than when they're being repaired.
21 So they're off site, somewhere else, except for the
22 repairs.

1 My concern is even though I fit perfectly
2 everywhere else, that one thing is going to trip me
3 up, and I don't want to get in trouble or have my
4 client get in trouble with Village Staff or anybody
5 else, anyone in the Village, that would be offended
6 by that, although relatively insignificant,
7 potentially problematic, compliance issue. So I'm
8 wondering if -- is it preferable to you all that I
9 do this as an accessory use with a variance which
10 you can condition, is my understanding, or would you
11 prefer that I petition for a zoning change? Which
12 I'm not really excited about doing, because it's
13 going to take a lot longer. And I would like to
14 hear any comments you guys have. The primary
15 petitioners are here if you have any questions for
16 them. I think it's going to be a really good thing
17 for the company. I think it's going to be a really
18 good thing for the Village. I think -- even just
19 Staff would have the ability to call and say, hey,
20 Spark, can you get one of your guys over here,
21 because we've got six people down the line. And
22 they use Sir Speedy over here for their printing.

1 They use Atomic for their transmission work. They
2 use Kevin's Truck & Auto over on Home for their
3 overflow work, if they have any. So that one thing
4 is just bothering me, and I don't want to own the
5 property and have a problem like that with anybody,
6 so I'm wondering if you guys have a suggestion or if
7 you think it's a terrible idea.

8 MS. ARGUILLES: Allow me to respond. We'll be
9 more than happy to review your proposal. We'll need
10 it in writing. And we're happy that there's
11 interest in the property. Absolutely. We're very
12 encouraging of vacant spaces that are vacant or not
13 vacant, having that addressed right. But community
14 development is the primary department you want to go
15 over that with, and we're going to review the Code
16 for standards, and, you know, let you know if the
17 use is permitted or if it requires a Special Use or
18 if it's not allowed in the Village, and then we can
19 review what other options we have. So first things
20 first. We'll let this clear in the Code, submit a
21 proposal, and we'll be happy to review it and get
22 back to you.

1 MR. AIELLO: Do you see anything, any issues?

2 MS. ARGUILLES: I would have to review the
3 proposal, and I wouldn't be able to tell you right
4 here right now. The Planning & Zoning Commission's
5 primary role here is just to review petitions that
6 have applied for variations, Special Use, et cetera,
7 but definitely this is the public comment portion.
8 So I do appreciate you coming in and letting us know
9 you have some interested parties, and that they're
10 here, and we'll share that information. So we'll
11 follow up on that too.

12 CHAIRMAN JARRETT: Another comment I would have
13 is that we do have a process for essentially plan
14 review that doesn't require filing any applications,
15 and that's an opportunity where you could take your
16 proposal, the way you imagine operating it, work
17 with Staff hopefully, but, I mean, that's up to you
18 obviously, but hopefully work with Staff to get what
19 you think you would want to do on that site, and
20 then really bring that to us, not necessarily as a
21 zoning packet. If you get that way, that's great.
22 That saves you the time. That saves us an

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1 additional meeting. But we've done that with a few
2 projects. We did that when the fitness center
3 wanted to move in the property on North Avenue.
4 That ultimately fell through because cell towers
5 won't move. I'm sure you're familiar.

6 MR. AIELLO: Yes. Very familiar.

7 CHAIRMAN JARRETT: And we've done that on a few
8 other projects. Sometimes they've taken our advice.
9 Other times they haven't. And sometimes the
10 projects fall through. But that's something that we
11 like to do as well. But it's a little easier to do
12 when we really know the details of the operation. A
13 lot of times you can get through Staff and not have
14 to do that, but if it gets to the point where Staff
15 is like, well, if you want to do this, and you want
16 to do this, and you want to do this, it's starting
17 to look like a planned development, or it's starting
18 to look like you might need multiple variations, you
19 could come to us without the filings.

20 MR. AIELLO: Sure. Okay.

21 CHAIRMAN JARRETT: But I like the idea,
22 generally speaking, of that property being reused,

1 and some of the uses are really -- I got to say,
2 just in my head I don't like the idea of a bucket
3 truck parked out front, but that's where you work
4 your plan and you say, well, they've got to be here,
5 and they can be here. Here's where we're going to
6 put them, or they're not going to be here overnight.
7 That's our rule, or whatever. Staff can help you
8 work that out. I don't specifically even know what
9 the rules regarding the storage of those would be in
10 that zoning district off the top of my head.

11 MR. AIELLO: There's stored vehicles with --
12 Castle Chevrolet stores their trucks and other
13 vehicles overnight, and that's their outside
14 parking, which we -- apparently we're going to keep
15 them for now at least, unless they don't need it,
16 quite possibly. So we're considering the fact that
17 there's actually a fourth tenant that's already
18 there, and that's not an accessory use. That's an
19 independent situation. So non-accessory on-site
20 parking that's not even related to us, so --

21 CHAIRMAN JARRETT: That's because we
22 complicated the MAP problem in terms of required

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1 parking, but I'm sure Staff can help you with that.

2 MR. AIELLO: All right. Any other comments?
3 Suggestions?

4 CHAIRMAN JARRETT: I wish you guys luck sorting
5 it out, and I hope you guys are back here for
6 something.

7 MR. AIELLO: Hopefully I get to your next
8 meeting. Thanks, guys.

9 CHAIRMAN JARRETT: All right. Thanks. Good
10 night.

11 Any other comments on non-agenda items?
12 Any Commissioner comments?

13 I would like to welcome Commissioner
14 Shlensky to his first public hearing. Came in in a
15 grand fashion.

16 COMMISSIONER SHLENSKY: Nice to be here.

17 CHAIRMAN JARRETT: We're glad to have you,
18 actually. I've seen you on the other side a couple
19 times, and it's always been a pleasant experience.

20 So any other comments?

21 COMMISSIONER ORLOWSKI: I have a few comments
22 on some of the non-agenda items, and that was some

1 of the questions that she had asked, Kathy. I
2 actually asked them the same questions you did.
3 I'll leave it simple and leave it at that. But this
4 Commission was not aware of anything that was going
5 over there.

6 The second comment that I have is Chris's
7 comment. Now, I grew up in Villa Park, and I know
8 he had called me and asked my opinion, and I'm like,
9 same thing, I like to see anything that's related to
10 what -- it used to be a car lot. It used to be a
11 Ford dealer. So everything as far as cars and
12 automotive, I looked at it that it was done there,
13 and that was an automotive dealership. They could
14 sell whatever Ford sold. So I looked at that as I
15 think it was fitting for what they were looking for,
16 but, like I told him, bring me something tangible.

17 CHAIRMAN JARRETT: Yeah. I would agree with
18 that. Even if they want to come in for an informal
19 review with us having some structure to what they're
20 envisioning, I would not want to go on the record,
21 whether in public hearing or not, on ample words.

22 All right. Any other Commissioner

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1 comments? I do not see the Village Board liaison
2 here. Village Staff comments. No comments from
3 Staff?

4 MS. ARGUILLES: No.

5 CHAIRMAN JARRETT: Okay. That's good. Motion
6 to adjourn.

7 COMMISSIONER ORLOWSKI: So moved.

8 COMMISSIONER HOFSTRA: Second.

9 CHAIRMAN JARRETT: A motion and a second. All
10 in favor.

11 (Whereupon, there was a collective
12 aye response from the Board.)

13 (Whereupon, the meeting was
14 adjourned.)

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MARY FAILLO, CSR, RPR

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IN RE THE MATTER OF:)
)
Special Use for) Petition PZ-20-0008
automotive services at)
225 West Roosevelt Road.)

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

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. KEN JACKSON

4 MR. LARRY CALVERT

5 MR. EDWARD HOFSTRA

6 MR. JACK LANENGA

7 MR. MIKE ORLOWSKI

8 MR. JUSTIN SHLENSKY

9
10
11 ALSO PRESENT:

12 MS. CONSUELO ARGUILLES, Director or Community
Development
13
14
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1 CHAIRMAN JARRETT: Next order of business will
2 be Petition PZ-20-0008, 225 West Roosevelt Road.
3 Special Use for automotive services, Belle Tire.
4 Christopher Enright, petitioner. I believe that
5 also involves a variation as well.

6 MS. ARGUILLES: That's correct.

7 CHAIRMAN JARRETT: Is that 20-0009? Do we have
8 a number for that?

9 MS. ARGUILLES: No. So it's under the same
10 application.

11 CHAIRMAN JARRETT: It's under the same
12 application, okay.

13 All right. Whenever you're ready.

14 MS. ARGUILLES: Sure. Thank you. So this
15 petition is Petition 20-0008, and this is a Special
16 Use request and a variation request for the property
17 located at 225 West Roosevelt Road. This Special
18 Use request is for an automotive service, personal
19 vehicle repair, and maintenance facility, and the
20 variation would be to the required rear yard setback
21 along the south property line.

22 The aerial image shown on this slide shows

1 the location of the subject property. It's located
2 southeast of the intersection of Roosevelt and
3 Michigan. It is currently unimproved and used to be
4 a parking lot serving the adjacent property which
5 consists of a multi-tenant building including
6 BioLife and Planet Fitness businesses.

7 The petitioner would like to construct a
8 new development on this site, and that would be for
9 a future Belle Tire store where customers could wait
10 inside the building while their vehicle is being
11 serviced. The new proposed site will include
12 removing all aspects of the existing site and
13 improve the overall site, including a new building,
14 parking lot, landscaping, and lighting.

15 The building would measure 9,900 square
16 feet and would be located on the east side of the
17 property. On the west side, that's where you would
18 find the parking spaces.

19 The property will not have direct access
20 to Michigan or Roosevelt, and would utilize existing
21 access drives that are located on the adjacent
22 property.

1 The building elevations shown on this
2 slide indicate the building materials, the height
3 and the design of the building that's proposed. The
4 building height will measure 28 feet at the highest
5 point and will measure primarily 22 feet and 8
6 inches roughly. This is within the allowable C-3
7 maximum building height, which could go to 45 feet.
8 The building materials include face brick, EIFS,
9 glazed block, and a glazing system.

10 The landscape plan and photometric plan
11 would also indicate the landscaping that's proposed
12 for the site along with building and parking lot
13 lights.

14 The standards for the Special Use are
15 listed on the slide. I'll quickly summarize those.
16 The proposed use or activity is expressly authorized
17 as a Special Use. The proposed use at the subject
18 property is necessary or desirable to provide a
19 service and facility that is in the interest of
20 public convenience and will contribute to the
21 general welfare of the neighborhood or community.
22 That proposed use will not be detrimental to the

1 health, safety, or general welfare of persons
2 residing or working in the vicinity or be injurious
3 to other property values or improvements in the
4 area. That the Special Use will not impede the
5 normal or orderly development and improvement of
6 surrounding properties. That the proposed Special
7 Use will be served by adequate utilities, access
8 roads, parking, draining, and other important and
9 necessary facilities, infrastructure, and community
10 services, and the proposed Special Use complies with
11 all applicable regulations of the Zoning Ordinance
12 except as expressly approved in accordance with the
13 procedures of this Zoning Ordinance.

14 The Village Staff has reviewed the Special
15 Use, and Village Staff would include the community
16 development department, engineering, fire and
17 police, and have no objections to the Special Use.
18 They did, however, have comments regarding the
19 variation request. The standards found in the
20 Village Code for the variation, a summary of the
21 standards include that the proposed variance at the
22 proposed location is necessary to overcome a

1 particular hardship or practical difficulty, that a
2 reasonable return or use of the property is not
3 possible under the existing regulations, and the
4 existing situation is unique, and, lastly, that the
5 variation will not alter the essential character of
6 the locality, impair an adequate supply of light and
7 air to adjacent property, not increase hazard from
8 fire, not impair property values in the
9 neighborhood, not unduly increase congestion on the
10 streets, or otherwise impair public safety, health,
11 and convenience.

12 Village Staff has reviewed the variation
13 request and did have comments regarding the traffic
14 in particular and access to the property. The
15 police department recommends prohibiting left turns
16 onto westbound Roosevelt Road to minimize traffic
17 conflicts. Roosevelt Road is a major arterial road
18 that includes many curb cuts, including one across
19 the street on Roosevelt Road that doesn't
20 necessarily align with the existing access point
21 just west of the site -- I'm sorry -- just east of
22 the site. Customers are encouraged to use the

1 Michigan Avenue access.

2 Public works had a comment regarding
3 underground utilities and sight lines. It would be
4 okay with waiving the parkway requirements for this
5 site. Should the petitioner move forward with the
6 parkway trees as proposed, IDOT approval will be
7 required.

8 Lastly, the public works department,
9 engineering division, has recommended a traffic
10 study be conducted with the project. There is an
11 existing cross access easement between the subject
12 property and the adjacent lot. However, IDOT review
13 and approval of the development will be required due
14 to the close proximity of the IDOT right-of-way.

15 Storm water detention will be required for
16 the site. It may be impractical to provide storm
17 water detention on site and a fee-in-lieu of
18 detention could be an option for the site. Lastly,
19 IDOT would need approval, as I mentioned before,
20 earlier, will be required for this property.

21 Staff has reviewed the standards for a
22 Special Use and a variation, and feels the proposal

1 meets the standards and is recommending the Planning
2 & Zoning Commission adopt said findings as the
3 findings of the Planning & Zoning Commission and
4 recommend approval of the following motion. That
5 Special Use for automotive service, personal vehicle
6 repair, and maintenance, and variation to the
7 required rear yard setback, subject to the following
8 conditions listed in the Staff report. This case is
9 Village Board final.

10 CHAIRMAN JARRETT: All right. Thank you.
11 Anyone who is here to speak on behalf of the
12 application or who thinks they may speak at all, I
13 would ask that you stand now and be sworn in all at
14 once by the court reporter. If you're from the
15 public, likewise.

16 (Whereupon, the witnesses were sworn
17 in under oath.)

18 CHAIRMAN JARRETT: When you come up and speak,
19 name and address for the record, and then we'll go
20 from there.

21 MR. REBER: I'm Tim Reber from Woolpert. We're
22 the civil engineer on the project. The property

1 owner is here as well. Belle Tires is a
2 family-owned business. They've been around for
3 about nine years. They have 95 locations in Ohio,
4 Indiana, and Michigan. They're expanding this way.
5 They own all their stores still. It's a
6 family-owned business. They're happy to invest in
7 this community. So I'm here to answer any questions
8 that you have.

9 CHAIRMAN JARRETT: Okay. All right. So that
10 moves us to public participation and questions.
11 Anyone wishing to speak on this agenda item? Seeing
12 no one, questions from the Commission. Anybody have
13 questions? Who would like to start?

14 COMMISSIONER ORLOWSKI: I'll start. Are your
15 buildings pretty much standardized the way that you
16 build them?

17 MR. REBER: Yeah. It's prototype. It's run
18 like most tire stores. We're full facade brick all
19 the way. That's the way they do all their
20 buildings, so they like that look with the brick all
21 the way to the top.

22 COMMISSIONER ORLOWSKI: Okay. The only reason

1 I say that is I actually was at one of your
2 facilities out in Ohio.

3 MR. REBER: The shape does change a little bit,
4 but this is the prototype that is on the property.

5 COMMISSIONER ORLOWSKI: All right. I actually
6 like the plan. I like the landscape. I like the
7 lighting. We don't have to ask. The lighting is
8 there.

9 COMMISSIONER LANENGA: How about the exit on
10 Michigan?

11 MR. REBER: No direct access. Our property
12 line is actually interior. So we have access to
13 that entry point via cross access agreement, but our
14 property line boards interior --

15 COMMISSIONER LANENGA: Okay. So there's an
16 entrance, but it's not yours.

17 MR. REBER: Correct.

18 CHAIRMAN JARRETT: There's an entrance over
19 here on Roosevelt. It functions like a lot
20 extension.

21 COMMISSIONER LANENGA: Okay.

22 COMMISSIONER SHLENSKY: I've got a couple

1 questions for you and for Village Staff as well. So
2 in the packet that we have, it looks like the area
3 in which the building would sit or the vast majority
4 of the building would sit is part of a subdivision
5 that was divided earlier this year by the Village
6 Board's approval, I'm guessing, subsequent to your
7 ownership, or did you purchase the lot, or was the
8 lot purchased subsequent to the subdivision?

9 MR. SALINAS: I can actually answer that. So
10 my name's Dave Salinas. I was here in front of you
11 guys in January, February, part of GW Properties.
12 We're the ownership group that completed the
13 subdivision, so -- can you repeat that one more
14 time?

15 COMMISSIONER SHLENSKY: Sure. Okay. So just
16 give me the chronological breakdown, or just a very
17 quick chronology of the subdivision and then
18 purchase. So did the current owner already know
19 this was the exact lot line of the subdivision, or
20 was it subdivided post-purchase?

21 MR. SALINAS: So what we did originally when we
22 came before you guys, we had a proposal for a

1 potential Buona Beef on the entire property. So the
2 outlot was always contemplated being developed for,
3 you know, anywhere from, you know, a 9,000 square
4 foot to 3,000 square foot building. It just depends
5 what the use was. That's why we left a little bit
6 of extra room for the drive through.

7 So we have yet to complete the transaction
8 for the sale to Belle Tire. We're still the fee
9 simple owner. So basically it's all contingent upon
10 Board approval for the variation in order for us to
11 perfect the conclusion of ownership to them.

12 COMMISSIONER SHLENSKY: And then it looks like
13 the building or at least possibly just the concrete
14 exterior, outside of the building structure itself,
15 to the walkway, is going to be just a little south
16 of the lot line itself. Has an agreement been
17 reached already to indicate that there's some form
18 of private easements between the sub lot owner and
19 GW as the owner for the remainder of that?

20 MR. SALINAS: Correct. So part of the RA that
21 we recorded basically gives the parking count,
22 because there is a bit of an encroachment on the

1 east side of the property into the existing double
2 row parking. As you guys know, the parking, it's
3 over parked per Code, but we've actually added
4 another 18 horizontal just to the south of that
5 proposed building right now. So there's an
6 agreement between all the parties. It's just all
7 contingent upon, you know, Planning & Zoning, of
8 course.

9 COMMISSIONER SHLENSKY: I want to ask you, but
10 I just want to make sure before we move forward that
11 all the relevant factors and parties have agreements
12 as for the operation.

13 MR. SALINAS: A hundred percent. You know,
14 those agreements are private, but we're happy to
15 divulge those. They're public documents that have
16 been recorded as of January 13th of 2020.

17 COMMISSIONER SHLENSKY: Thank you. I have one
18 question for Village Staff. Village Staff had
19 indicated the recommendations for requested action,
20 and it's my understanding that when an applicant is
21 applying for a variance, it has to be one condition.
22 Whereas, there are various conditions placed upon

1 the variation request regarding rear yard setback.
2 The rear yard setback, items 1 through 8 are
3 indicated as conditions. So just for a point of
4 clarifications, are these conditions upon the
5 variation request, or are these conditions that they
6 already have to meet just upon the basis of their
7 application?

8 MS. ARGUILLES: I think the conditions apply to
9 both motions. And in particular on the variations,
10 they will have to comply with the conditions to move
11 forward and get approval from the Village Board,
12 come building permit time, making sure that those
13 variations are met.

14 COMMISSIONER SHLENSKY: Right. Let me expand
15 on the question for clarity sake. Again, it's my
16 understanding, and please correct me if I'm
17 incorrect, the variation itself by nature is
18 unconditional. Whereas, a PUD would have conditions
19 that can be built in by Staff. So when it comes to
20 submitting to a traffic study, in my opinion, with
21 that applicant, before granting the variation,
22 because we can't condition the variation upon a

1 linear-gained traffic study. Where, a PUD, you
2 could condition that upon the recommendation to
3 Staff, subsequent to a traffic study. Accessible
4 parking stalls, those would have to be built into
5 the plan itself, because they're not a condition of
6 the variation. Now, if these are conditions of a
7 Special Use, I think we might be getting into
8 different territory. But I just want to make sure
9 that we are being consistent in that the variations
10 are unconditional. We are not conditioning at this
11 hearing.

12 MS. ARGUILLES: And that's something that I
13 could definitely get recommendation from our legal
14 staff, our legal attorney. My understanding is we
15 can apply variations as proposed.

16 COMMISSIONER LANENGA: I think the accessible
17 parking stalls have nothing to do with the
18 variations. Those are up to Staff to enforce them.

19 MS. ARGUILLES: As part of the building permit,
20 but for this case, I do add that as a comment.

21 COMMISSIONER LANENGA: The comment was for
22 Staff.

1 COMMISSIONER SHLENSKY: This is not a condition
2 that we are going to say is a condition that they
3 don't necessarily have to follow. Because, again, a
4 variation by nature is unconditional. If these are
5 just conditions that come from the business as the
6 business itself and truly does not tie into the
7 variation request, I want to make sure that all
8 standards can be enforced and we are not giving
9 something that is truly unenforceable.

10 MS. ARGUILLES: I understand your question, and
11 my understanding is that we could apply conditions
12 to a variation request.

13 COMMISSIONER LANENGA: That's approval of a
14 plan, not approval of a variation.

15 MS. ARGUILLES: This is in general conformance
16 so that we ensure that what you're reviewing here
17 for consideration, the building materials are in
18 general conformance, should this get approved
19 follow-up. What we wouldn't want is that if it gets
20 approved and come building permits, plans change,
21 elevations change.

22 COMMISSIONER SHLENSKY: I'm with you a hundred

1 percent. That's why I want to make sure we're not
2 leading down that path. Thank you.

3 CHAIRMAN JARRETT: All right. Additional
4 questions. Any other questions from the Commission?
5 Any closing comments from the petitioner?

6 MR. REBER: No.

7 CHAIRMAN JARRETT: All right. So we will close
8 the public hearing and move to discussion by
9 Commission members. Is there any comments,
10 generally speaking?

11 Quickly, just -- I understand your
12 concerns, and I wonder about conditioning a
13 variation as well. It's not traditionally done, but
14 in this case we're also conditioning a Special Use.
15 That may be something we want to verify moving
16 forward.

17 MR. REBER: We're happy to comply with
18 everything.

19 CHAIRMAN JARRETT: Right. I assume so, and a
20 large number of these are things that you would have
21 to comply with to get a building code anyway.

22 MR. REBER: Yes. A traffic study is already

1 underway, so we're happy to do that.

2 CHAIRMAN JARRETT: And they're all directly
3 tied to the use that you're proposing.

4 COMMISSIONER SHLENSKY: I'm a sucker for
5 consistency. I want to make sure that whatever
6 plans you have placed is being followed. Not just
7 your plans, but whatever procedural elements this
8 Commission has to follow is being applied across the
9 board. If we're not to condition variances, we're
10 not conditioning variances. As a comment, I
11 appreciate any attached sponsor you built into the
12 plan. Thank you for that.

13 MR. REBER: Yeah. No problem.

14 COMMISSIONER LANENGA: I laugh, because you
15 came from Michigan, and in Michigan you've got a
16 perfectly legal parking spot there. In Illinois you
17 have double spots.

18 MR. REBER: I work in Oakbrook Terrace. We're
19 very aware of the ADA code, and Chicago is even
20 worse.

21 CHAIRMAN JARRETT: Yeah. When I first saw tire
22 shop I wasn't thrilled, just generally speaking, but

1 I did do a little bit of due diligence on my end on
2 some of your existing stores, and it's generally
3 better architecture than a lot of equivalent
4 commercial uses, regardless of whether it's a tire
5 shop or a mall or fast food restaurant or whatever.

6 COMMISSIONER LANENGA: I like it especially in
7 terms of the traffic, because it's going to be a
8 whole lot less traffic.

9 MR. SALINAS: Yeah. And I would just add, as
10 the developer here, look, we've had this parcel and
11 it's been unimproved for so long. It's a much more
12 improved building and use from when it was Lucky
13 Motors. And just from an economic standpoint from
14 the Village, the tax revenue basis that Belle Tires
15 is going to carry versus the previous consideration
16 of Buona Beef, you have a lower impact of traffic
17 without the drive through and a higher tax revenue
18 basis. It seems to be a win-win.

19 CHAIRMAN JARRETT: Right. And I appreciate
20 that you're trying to do some decent landscaping,
21 and that will soften that corner a lot, and I know
22 IDOT will have probably something to say about your

1 street trees on the corner, but --

2 MR. HELLERMAN: We might remove those.

3 CHAIRMAN JARRETT: Yeah. But whatever we can
4 get in there to soften that, that's not going to be
5 a problem for IDOT or turn around and die in six
6 months would be great, because we have a lot of
7 commercial properties that could use a lot more
8 landscaping. I mean, honestly, this is one of them.
9 So softening this corner would go a long way towards
10 that. I appreciate that.

11 Other comments.

12 COMMISSIONER LANENGA: I'm excited to see Belle
13 Tires. Their properties always look great. So I
14 think it's a great addition to the Village.

15 CHAIRMAN JARRETT: Anyone else?

16 COMMISSIONER SHLENSKY: Good job with the
17 rendering. I'm always in support of a smaller
18 family business than a big box chain, so I
19 appreciate that.

20 MR. REBER: Thank you.

21 CHAIRMAN JARRETT: I saw in your packet about
22 the -- I know you're representing the applicant, but

1 the charity works and all that, and we have a lot of
2 youth baseball and youth soccer and lots of folks
3 who would like to have a family-owned business that
4 would be a good neighbor.

5 MR. REBER: Yeah. They're family owned. They
6 take care of their employees, and they've never shut
7 down one of their stores, so they're very well
8 operated, and they care about their people.

9 CHAIRMAN JARRETT: All right. Any other
10 comments? Do we have a motion?

11 COMMISSIONER SHLENSKY: I'll make a motion to
12 approve application PZ-20-0008 for the following.
13 A, Special Use for an automotive service, personal
14 vehicle repair and maintenance, and, B, variation to
15 required rear yard setback, subject to the following
16 conditions. One, development of the site in general
17 conformance with the site plan, C200, landscape plan
18 C500, and lighting plan C700 prepared by Woolpert,
19 dated June 5th, 2020, including addressing Staff
20 comments. Two, development of the building in
21 general conformance with the elevation plans
22 prepared by Christopher Enright Architects, sheets

1 A201, A202, and A203. Three, compliance with all
2 applicable development, fire, building, and Village
3 Codes and regulations. Four, submittal of a traffic
4 study for Staff review and approval. Five,
5 submittal of a landscape, irrigation plan, and
6 photometric plan that comply with Village Codes and
7 regulations. Six, accessible parking stalls shall
8 not share access aisles. Seven, any ground or roof
9 mounted utility, mechanical equipment shall be
10 screened from view. And, eight, permits must be
11 obtained separately for signage. For a property
12 located at 225 West Roosevelt Road, PIN
13 06-21-207-075. With findings of fact that such
14 Special Use meets the criteria enumerated in Section
15 11.4 and such variation meets the criteria
16 enumerated in Section 11.5 of Appendix C of the
17 Municipal Code, Village of Villa Park Zoning
18 Ordinance.

19 CHAIRMAN JARRETT: Motion. Is there a second?

20 COMMISSIONER HOFSTRA: Second.

21 CHAIRMAN JARRETT: All right. We have a
22 second. Any questions or comments on the motion as

1 read? Roll call vote.

2 Hofstra.

3 COMMISSIONER HOFSTRA: Yes.

4 CHAIRMAN JARRETT: Lanenga.

5 COMMISSIONER LANENGA: Yes.

6 CHAIRMAN JARRETT: Orłowski.

7 COMMISSIONER ORŁOWSKI: Yes.

8 CHAIRMAN JARRETT: Calvert.

9 COMMISSIONER CALVERT: Yes.

10 CHAIRMAN JARRETT: Shlensky.

11 COMMISSIONER SHLENSKY: Yes.

12 CHAIRMAN JARRETT: Jackson.

13 COMMISSIONER JACKSON: Yes.

14 CHAIRMAN JARRETT: And I too vote yes. With
15 that, our recommendation will pass to the Village
16 Board. They can accept, reject, or modify as they
17 see fit.

18 MR. REBER: Thank you.

19 MR. SALINAS: Thank you, gentlemen.

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

1 | STATE OF ILLINOIS)
) SS.

2 | COUNTY OF DU PAGE)

5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

Mary Lailo

MARY FAILLO, CSR, RPR



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IN RE THE MATTER OF:)
)
Variance to improve) Petition PZ-20-0009
nonconforming driveway)
at 454 South Wisconsin)
Avenue.)

JULY 9, 2020
7:30 P.M.

65

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. KEN JACKSON

4 MR. LARRY CALVERT

5 MR. EDWARD HOFSTRA

6 MR. JACK LANENGA

7 MR. MIKE ORLOWSKI

8 MR. JUSTIN SHLENSKY

9
10
11 ALSO PRESENT:

12 MS. CONSUELO ARGUILLES, Director or Community
13 Development
14
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18
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22

1 CHAIRMAN JARRETT: The first item of business
2 is 454 South Wisconsin Avenue, Petition No.
3 PZ-20-0009. Variance to approve nonconforming
4 driveway. Hellerman residence. Max Hellerman,
5 petitioner. So when you're ready.

6 MS. ARGUILLES: Thank you, Chairman. This
7 request is for Petition PZ-20-0009, and this is
8 regarding the property known as 454 South Wisconsin
9 Avenue, and it's a variation request to approve a
10 nonconforming driveway that's already there on the
11 property. This aerial image shows the property.
12 You can see that there's an existing home that's
13 located on the east end of the property, and it's
14 served by an attached garage with an attached
15 driveway. There's a separate driveway located along
16 the west property line, and that's the structure in
17 question here for the variation.

18 The house was built in 1927, and the
19 driveway that leads to the garage does not provide
20 sufficient space to park a vehicle on the driveway.
21 However, the driveway along the west lot line is big
22 enough to provide spaces for two vehicles. The

1 driveway shown in red is a separate driveway that's
2 here for a variation request. It measures about 18
3 feet by 43 feet deep. The petitioner would like to
4 replace the driveway versus seal coating it. And
5 because it's nonconforming, the Village Code does
6 require it to be brought up to Code compliance, and
7 the petitioner is seeking a variation to do so.

8 Without significant modifications to the
9 existing home, the existing characteristics of the
10 subject property make it difficult to park vehicles
11 on the driveway that leads to the attached garage to
12 the home.

13 Staff has reviewed similar properties
14 throughout the Village and is unaware of other
15 properties with such outdoor space and believes that
16 the unique property characteristics make it
17 difficult to meet the Village Code. Normally there
18 is sufficient space on the driveway that leads to
19 the attached garage to provide parking for two
20 vehicles off street. However, the subject property
21 does not allow for that, and the petitioner is
22 seeking a variation for the separate driveway that's

1 along the west property line shown on this slide.

2 The findings of the facts found in the
3 Code that must be met to be in compliance in order
4 to meet the variation standards are shown on this
5 slide. I'll briefly go over them. The first
6 finding of fact is that the proposed variance is
7 necessary to overcome particular hardship or
8 practical difficulty. That a reasonable return or
9 use of the property is not possible under the
10 existing regulations and the existing situation is
11 unique. And, lastly, that the proposed variation
12 will not alter the essential character of the
13 locality, impair an adequate supply of light and air
14 to adjacent property, not increase hazard from fire,
15 not impair property values in the neighborhood, not
16 unduly increase congestion on the streets, or
17 otherwise impair public safety, health, and
18 convenience.

19 Staff has reviewed the standards and
20 application the petitioner submitted consisting of
21 existing legal nonconforming driveway and because of
22 the existing characteristics of the subject property

1 and the lack of necessary area along the exterior
2 side yard, Staff does see a very unique situation
3 found on this property. Almost every other lot in
4 the Village provides enough room for off-street
5 parking on the driveway. That is not the case for
6 the subject property. The home was built in 1927
7 and has not been modified since then. Therefore,
8 Staff finds that the standards have been met and is
9 recommending that the Village Planning & Zoning
10 Commission adopt Staff's findings -- the findings of
11 the Planning & Zoning Commission and recommend
12 approval of the following motion. A variation to
13 resurface an existing legal nonconforming blacktop
14 driveway measuring 18 feet by 43 feet deep. And I
15 can answer any questions you have for me.
16 Otherwise, the petitioner is here.

17 CHAIRMAN JARRETT: Okay. Is there anyone other
18 than the petitioner wishing to speak? Because, if
19 so, I'd just like to have everybody sworn at once.

20 Okay. If you want to speak at all.

21 MR. HELLERMAN: I think it's pretty cut and
22 dry.

1 CHAIRMAN JARRETT: Just real quick, state your
2 name and address for the record, and then she'll
3 swear you in.

4 MR. HELLERMAN: Max Hellerman, 454 South
5 Wisconsin. Yes. I think it's pretty cut and dry.

6 CHAIRMAN JARRETT: She needs to swear you in.
7 (Whereupon, the petitioner was sworn
8 in under oath.)

9 MR. HELLERMAN: So I think it's pretty cut and
10 dry. If you guys have any questions, let me know.

11 CHAIRMAN JARRETT: Okay. Thank you. I didn't
12 see anyone wishing to speak, so no public
13 participation and questions. Questions from the
14 Commission.

15 COMMISSIONER ORLOWSKI: I got one. Were you --
16 are you looking to replace or resurface?

17 MR. HELLERMAN: The contractor appraised it as
18 resurfacing.

19 COMMISSIONER ORLOWSKI: So are they going to
20 leave the existing driveway?

21 MR. HELLERMAN: They've got to grind some of it
22 out to make it level.

1 COMMISSIONER ORLOWSKI: Okay. The only reason
2 I ask is to see if they're going to raise the grade
3 from what it is right now.

4 MR. HELLERMAN: Yeah. I think they said they
5 might add an inch, but the neighbor who is on the
6 property line, he's all for it.

7 COMMISSIONER ORLOWSKI: Okay. That's all I
8 had.

9 CHAIRMAN JARRETT: Okay. Any other questions?
10 Okay. So any closing comments?

11 MR. HELLERMAN: No.

12 CHAIRMAN JARRETT: All right. That's quick and
13 easy. I'll close the public hearing.

14 Discussion by Commission members. Just
15 for way of comment, I did a little research online.
16 That driveway has been there since at least 1978.
17 Both driveways. The two driveway situation. So if
18 it's prior to that, it's hard to tell, but it's been
19 there for quite a while as is. Any other comments?

20 CHAIRMAN JARRETT: Okay. I would entertain a
21 motion.

22 COMMISSIONER SHLENSKY: I will make a motion to

1 accept the variance.

2 COMMISSIONER JACKSON: I'll make a motion to
3 approve application PZ-20-0009 for the following.

4 One, variation to resurface an existing legal
5 nonconforming blacktop driveway measuring 18 feet by
6 43 feet for the property located at 454 South
7 Wisconsin Avenue, PIN 06-09-400-025. With a finding
8 of fact that such variance meets the standards
9 enumerated in Article 11.5 of Appendix C of the
10 Municipal Code, Village of Villa Park Basic Zoning
11 Ordinance.

12 COMMISSIONER ORLOWSKI: I'd second that.

13 CHAIRMAN JARRETT: Questions or comments on the
14 motion. Roll call vote.

15 Hofstra.

16 COMMISSIONER HOFSTRA: Yes.

17 CHAIRMAN JARRETT: Lanenga.

18 COMMISSIONER LANENGA: Yes.

19 CHAIRMAN JARRETT: Orłowski.

20 COMMISSIONER ORLOWSKI: Yes.

21 CHAIRMAN JARRETT: Calvert.

22 COMMISSIONER CALVERT: Yes.

1 CHAIRMAN JARRETT: Shlensky.

2 COMMISSIONER SHLENSKY: Yes.

3 CHAIRMAN JARRETT: Jackson.

4 COMMISSIONER JACKSON: Yes.

5 CHAIRMAN JARRETT: And I too vote yes. With
6 that, our recommendation passes to the Village
7 Board. They can accept, reject, or modify as they
8 see fit.

9 MR. HELLERMAN: All right. Thank you.

10 CHAIRMAN JARRETT: Good luck with your
11 driveway.

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

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1 | STATE OF ILLINOIS)
) SS.

2 | COUNTY OF DU PAGE)

5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

Mary Lailo

MARY FAILLO, CSR, RPR



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