

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

July 11, 2019

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Eric Luedtke, Michael Orłowski, 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
 - [Minutes PZ 19-0002 6-13-2019.pdf](#)
 - [Minutes PZ 19-0003 6-13-2019.pdf](#)
 - [General Minutes 6-13-2019.pdf](#)
- 5. Business**

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

Petition PZ-19-0005 Application for Special Use for an electronic message display panel located at Willowbrook High School, located at 1250 South Ardmore Avenue, Petitioner Carmela Menna

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: July 11, 2019

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[Minutes PZ 19-0002 6-13-2019.pdf](#)

[Minutes PZ 19-0003 6-13-2019.pdf](#)

[General Minutes 6-13-2019.pdf](#)

IN RE THE MATTER OF:)
)
Text Amendment to) Petition PZ-19-0002
Appendix C, Villa Park)
Zoning Ordinance.)

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

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MS. LINDA BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

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9
10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development
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1 COMMISSIONER JARRETT: Next order of business
2 is Petition PZ-19-0002. That's a continuation of
3 Text Amendment to Appendix C, Villa Park Zoning
4 Ordinance. Petitioner, Village of Villa Park.

5 MR. GRILL: You will recall at the last
6 Commission meeting where this was discussed you saw
7 additional information as it related to vacant land
8 along North Avenue, Roosevelt Road, and also along
9 Route 83, which Staff has provided.

10 With that, Staff would entertain any
11 questions that the Commission has about this
12 proposed Text Amendment. I would wish to note that
13 I know we focused a little bit on the fact that, you
14 know, we're looking at the vacant parcels, but there
15 is nothing in the proposed language that precludes
16 someone from asking for a billboard on an already
17 developed parcel either.

18 COMMISSIONER JARRETT: Does it say the parcel
19 needs to be vacant?

20 MR. GRILL: It does not say the parcel needs to
21 be vacant. It just -- this ordinance allows the
22 owner of a vacant parcel to petition for a billboard

1 on their property. But, again, the petition also
2 right now limits the number of licenses to one.

3 COMMISSIONER LANENGA: That's not a ringing
4 endorsement, Patrick.

5 MR. GRILL: I am here before you tonight not
6 with a yes or a no. I am merely providing
7 information to help you. This is a policy decision,
8 and, you know, Staff doesn't have any valuable input
9 one way or the other on this, because it's more of a
10 decision that is a policy than it is anything else.
11 There's nothing -- you know, it's not like an
12 enforcement issue for me or anything like that.
13 It's a policy decision.

14 COMMISSIONER JARRETT: It's a planning issue
15 though.

16 MR. GRILL: It is a planning issue. You know,
17 this Commission did recommend approval of this some
18 eight, nine years ago, but it was a different
19 Commission. So, you know, you have the opportunity
20 tonight to either affirm that decision that was
21 made, you know, almost 10 years ago, or say, well,
22 you know, after 10 years we have a different feeling

1 on that, and it's certainly within your realm to
2 make a different decision on this.

3 COMMISSIONER JARRETT: Speaking only for
4 myself, I voted in favor of this 10 years ago to
5 facilitate one sign, and that sign is there, and not
6 passing this doesn't change anything with that sign.

7 I look at like the south side of Roosevelt
8 Road around Westmore, which is not Villa Park, but
9 there are probably four, five, six, maybe eight
10 signs between Westmore-Meyers and about Main Street,
11 and they're all ugly. Every one of them. In fact,
12 most of them are uglier than our big, ugly one. I
13 don't want more of that on Roosevelt Road for sure,
14 personally. I wouldn't want to see it on most of
15 North Avenue.

16 Personally, we know how hard those signs
17 are. As a Village, we should know, and we do know,
18 how hard it is to get rid of those signs once the
19 contract is in place. They're almost impossible.
20 Almost as hard as cell towers that we can't remove.
21 They make properties virtually un-developable
22 without the permission of the sign owners or the

1 tower owners. That's my opinion.

2 I don't know if there's a way to
3 facilitate specific signs that doesn't open up the
4 wild west of signs, but I'm not personally in favor
5 of opening up all of North Avenue, all of Roosevelt
6 Road, because there's nothing to preclude a building
7 that's not vacant from being torn down. We've got
8 crappy buildings on North Avenue that could be gone
9 in a day. We have some of those are Roosevelt that
10 are moderately useable spaces that would be much
11 more profitable with a billboard on them, but not to
12 the Village, unless the Village owned the property.

13 MR. GRILL: Correct.

14 COMMISSIONER JARRETT: It doesn't do anything
15 for the Village financially if the Village doesn't
16 own the property.

17 MR. GRILL: Correct.

18 COMMISSIONER JARRETT: And what's the cost of
19 more money for the Village if it's going to be
20 billboards.

21 MR. GRILL: Right. The only comment Staff
22 would have on the financial aspect of it, there is

1 nothing that would necessarily preclude the Village
2 from requiring a two, three, four, \$5,000 annual
3 licensing permit for that sign.

4 COMMISSIONER JARRETT: But it's not codified
5 that way currently.

6 MR. GRILL: That's correct.

7 COMMISSIONER JARRETT: As far as we heard from
8 the Village, there's no intent for that.

9 MR. GRILL: Certainly not in the proposed
10 language here before you this evening.

11 COMMISSIONER ORLOWSKI: That's a cheap price.

12 COMMISSIONER JARRETT: For signs that take
13 millions of dollars to make go away.

14 COMMISSIONER BELLOW: My personal opinion is I
15 don't like any of them. None.

16 COMMISSIONER ORLOWSKI: What do we have here?

17 COMMISSIONER JARRETT: I mean, there are places
18 on 83 where maybe it would sell, maybe, but if it's
19 the wild west, I can't do it. That's where I stand.

20 COMMISSIONER BELLOW: I think they're
21 unsightly. I think they're a distraction to drivers
22 who have enough distractions with their cell phones.

1 I don't think they need signs. I mean, I catch
2 myself doing it when I'm going up 294, because
3 you're bombarded with them and not even watching the
4 road.

5 COMMISSIONER LANENGA: What's that one with
6 Brian Urlacher?

7 COMMISSIONER BELLOW: Hair Club For Men.
8 Urlacher's up there, and it's like -- there's just
9 constant. It's awful. I don't even like them up
10 there.

11 I was someplace in Florida where they had
12 none. A big, huge highway. Beautiful, green, no
13 signs. It was beautiful. You couldn't even find
14 Walmart because the sign was so low, but it was
15 pretty.

16 COMMISSIONER JARRETT: Any other comments from
17 the Commission?

18 COMMISSIONER ORLOWSKI: No. I can say that,
19 yeah, I originally voted for this, but voted against
20 the one that's sitting on Roosevelt Road.

21 COMMISSIONER JARRETT: Likewise.

22 COMMISSIONER ORLOWSKI: I just assume leave it

1 the way that it is and not allow them. It's caused
2 some hardships with some pieces of -- key pieces of
3 property that we could have done other things with.
4 So I, myself, would -- I would rather vote no and
5 pass it on to the Board and let them discuss it
6 amongst themselves.

7 COMMISSIONER JARRETT: I should have asked this
8 earlier. Is there anybody from the public that
9 wishes to speak on this topic? I see no one wishing
10 to speak.

11 Any other comments? Questions?

12 COMMISSIONER LANENGA: If this is not approved,
13 what happens?

14 COMMISSIONER ORLOWSKI: It goes as a no vote to
15 the Board.

16 COMMISSIONER LANENGA: But what's in place now?

17 COMMISSIONER JARRETT: Which is that no
18 billboards are permitted.

19 COMMISSIONER LANENGA: Period?

20 COMMISSIONER JARRETT: Period. Under the
21 current ordinance, no offsite advertising signs are
22 permitted.

1 Any other questions or comments? All
2 right. Then I would entertain a motion.

3 COMMISSIONER LANENGA: I would move to not
4 approve the Text Amendment to Article A of Appendix
5 C of the Municipal Code adding regulations
6 concerning billboards.

7 COMMISSIONER JARRETT: I have a motion. Is
8 there a second?

9 COMMISSIONER ORLOWSKI: I'll second that
10 motion.

11 COMMISSIONER JARRETT: All right. So, just to
12 clarify, a yes vote is a vote against approving it.

13 COMMISSIONER LANENGA: That's correct.

14 COMMISSIONER JARRETT: A yes vote is a vote
15 against the passage of the recommendation.

16 All right. Any questions or comments?
17 Roll call.

18 Calvert.

19 COMMISSIONER CALVERT: Yes.

20 COMMISSIONER JARRETT: Orłowski.

21 COMMISSIONER ORLOWSKI: Yes.

22 COMMISSIONER JARRETT: Bellow.

1 COMMISSIONER BELLOW: Yes.

2 COMMISSIONER JARRETT: Lanenga.

3 COMMISSIONER LANENGA: Yes.

4 COMMISSIONER JARRETT: Romano.

5 COMMISSIONER ROMANO: Yes.

6 COMMISSIONER JARRETT: And I too vote yes.

7 With that, our recommendation passes to the Village
8 Board who can accept, reject, or modify our
9 recommendation.

10 (Whereupon, the public hearing was
11 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 FAILLO, CSR, RPR



A above-entitled 12:12 accept 11:8 adding 10:5 additional 3:7 advertising 9:21 affirm 4:20 ago 4:18,21 5:4 allow 9:1 allows 3:21 Amendment 1:4 3:3,12 10:4 annual 7:2 anybody 9:8 Appendix 1:4 3:3 10:4 approval 4:17 approve 10:4 approved 9:12 approving 10:12 Ardmore 1:18 Article 10:4 asked 9:7 asking 3:16 aspect 6:22 assume 8:22 Avenue 1:18 3:8 5:15 6:5,8 awful 8:9	Board 2:1 9:5,15 11:8 bombarded 8:3 Brian 8:6 building 6:6 buildings 6:8 business 3:1 C C 1:4 3:3 10:5 C.S.R 1:20 12:5 call 10:17 Calvert 2:4 10:18,19 catch 8:1 cause 12:12 caused 9:1 cell 5:20 7:22 certainly 5:1 7:9 certify 12:7 change 5:6 cheap 7:11 clarify 10:12 Club 8:7 Code 10:5 codified 7:4 comment 6:21 comments 8:16 9:11 10:1,16 Commission 1:1 1:7,16 3:6,11 4:17,19 8:17 12:9 COMMISSIO... 3:1,18 4:3,14 5:3 6:14,18 7:4 7:7,11,12,14 7:16,17,20 8:5 8:7,16,18,21 8:22 9:7,12,14 9:16,17,19,20 10:3,7,9,11,13 10:14,19,20,21 10:22 11:1,2,3	11:4,5,6 Community 2:11 complete 12:14 concerning 10:6 concluded 11:11 conditions 12:10 constant 8:9 continuation 3:2 contract 5:19 correct 6:13,17 7:6 10:13 12:13 cost 6:18 County 12:2,6 12:10 Court 12:10 crappy 6:8 CSR 12:19 current 9:21 currently 7:5 D day 6:9 decision 4:7,10 4:13,20 5:2 developed 3:17 Development 2:11 different 4:18,22 5:2 Director 2:11 discuss 9:5 discussed 3:6 distraction 7:21 distractions 7:22 doing 8:2 dollars 7:13 DOMINICK 2:7 drivers 7:21 Du 12:2,7 duly 12:6 E	E 1:20 earlier 9:8 eight 4:18 5:9 either 3:17 4:20 endorsement 4:4 enforcement 4:12 entertain 3:10 10:2 entire 12:14 evening 7:10 F facilitate 5:5 6:3 fact 3:13 5:11 FAILLO 1:20 12:5,19 far 7:7 favor 5:4 6:4 feeling 4:22 financial 6:22 financially 6:15 find 8:13 five 5:9 Florida 8:11 focused 3:13 foregoing 12:13 forth 12:15 four 5:9 7:2 G go 7:13 goes 9:14 going 6:19 8:2 green 8:12 GRILL 2:11 3:5 3:20 4:5,16 6:13,17,21 7:6 7:9 H Hair 8:7 Hall 1:16 happens 9:13	hard 5:16,18,20 hardships 9:2 heard 7:7 hearing 1:7 11:10 12:12 help 4:7 hereinabove 12:15 highway 8:12 huge 8:12 I Illinois 1:18,22 12:1,6 impossible 5:19 information 3:7 4:7 input 4:8 intent 7:8 issue 4:12,14,16 J JACK 2:6 JARRETT 2:2 3:1,18 4:14 5:3 6:14,18 7:4,7 7:12,17 8:16 8:21 9:7,17,20 10:7,11,14,20 10:22 11:2,4,6 JASON 2:2 JUNE 1:8 K key 9:2 know 3:13,14 4:8,11,16,19 4:21,22 5:16 5:17,17 6:2 L land 3:7 Lanenga 2:6 4:3 8:5 9:12,16,19
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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
PUD change for)
Kenilworth Townhomes) Petition PZ-19-0003
located in the 200 block)
of East Kenilworth)
Avenue.)

PUBLIC HEARING OF THE
PLANNING & ZONING COMMISSION
JUNE 13, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., qualified in the State of

Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MS. LINDA BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

8
9
10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development
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1 COMMISSIONER JARRETT: So we'll start with
2 Petition PZ-19-0003, PUD change for Kenilworth
3 Townhomes located in the 200 block of East
4 Kenilworth Avenue, Villa Park. Petitioner, Joe
5 Billitteri. Is that right?

6 MR. CURTIS: That's petitioner. I'm John
7 Curtis. I'm in construction and one of the
8 development members.

9 COMMISSIONER JARRETT: All right. Anybody that
10 thinks they're going to speak on this item at all,
11 questions, comments, stand at this time, be sworn
12 in, and then as you come to the podium, give your
13 name or address for the record. So if you want to
14 stand up now, the reporter will swear you in.

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

17 COMMISSIONER JARRETT: All right. So,
18 petitioner, if you would like to start.

19 MR. CURTIS: Certainly.

20 COMMISSIONER JARRETT: Up here, and then state
21 your name and address for the record.

22 MR. CURTIS: John Curtis, United Construction

1 Services, 1055 Nimco, Suite E, Crystal Lake,
2 Illinois. The petition -- we're in the process of
3 acquiring the remaining parcel that was originally
4 under PUD -- was it 2004, '05, Patrick? The
5 original PUD.

6 MR. GRILL: Yeah. And it was amended several
7 times up until 2009.

8 MR. CURTIS: And at that point in time when the
9 project was approved for the PUD for the first 18
10 townhomes, there was no access onto Kenilworth
11 Avenue from the development, and coming in I'll say
12 with a fresh set of eyes and after I've done many,
13 many, many developments throughout the Chicagoland
14 area over the last 30 years, it just felt there
15 would be very good benefit to the fire department as
16 well as the residents to have their own access off
17 of Kenilworth versus having to go around Myrtle and
18 the parkway, et cetera, and access through there.

19 So the actual petition is for the two
20 things. One is the access to Kenilworth from the
21 development itself. And we'll be moving the
22 streetlight and Com Ed facilities, transformers that

1 are in there, to another location, and accessing
2 onto Kenilworth, giving the development it's
3 independent access for all of the residents there.

4 Another change that we're doing is the
5 center of the development originally called for
6 three townhomes on each pad in the center, and same
7 thing, thinking that was a little tight, so reducing
8 that from three townhomes for each pad in the center
9 down to two, and that would allow for us also to
10 widen the roadway system throughout there. The
11 original roads were only 20 feet wide in the portion
12 that's been developed. We will be widened these to
13 24 so that you will have a true two-way traffic
14 pattern in there, and also people backing out of
15 their garages, et cetera, will not -- it won't be so
16 tight, and you will be able to get a full-size
17 vehicle in there. That will also allow us to add a
18 little green space around the center units as well.
19 And I believe you have a civil engineering drawing
20 as well. That gives us the ability to put green
21 space around the center townhomes, do a little more
22 landscaping, widen drive pattern throughout the

1 portion of the development in which we're going to
2 be constructing.

3 COMMISSIONER JARRETT: All right. Is that all
4 you have?

5 MR. CURTIS: Yes.

6 COMMISSIONER JARRETT: Okay. Then if you want
7 to have a seat, we'll keep moving, and we'll get
8 back to you with questions I'm sure.

9 Staff input at this time, Patrick.

10 MR. GRILL: Mr. Curtis gave a very nice
11 overview of what they would like to do with the
12 project, and if you recall, this project came to the
13 Village -- 2004 probably was when the initial
14 submittals were made, and various changes were made
15 to the PUD.

16 Up until about 2009, the developer went
17 bankrupt, and it's been sitting for the last 10
18 years. Finally, the property is out of the court
19 system now, and Mr. Curtis and his team wish to
20 develop the property.

21 There are 18 townhome units that were
22 originally platted, and he's going to eliminate two

1 in the middle, so there's really only -- he's going
2 to be reducing the number of units over there by two
3 and creating an additional access point. The
4 creation of that access point does eliminate two
5 parking spaces that were originally platted there.
6 And we did receive a letter from the Association
7 prior to the special meeting a couple of weeks ago
8 basically objecting to the elimination of those two
9 parking spaces. Not because they had any specific
10 designs on those two parking spaces. It's just that
11 they felt it was a taking of their property.

12 Since then, there's been a number of
13 discussions. Not only between the Association and
14 the developer, but the bank selling the property to
15 the Village, and there is an agreement for payment
16 for those spaces. It will become a common element
17 of the entire Association, and everybody is in
18 agreement. What they're doing now is just working
19 up the language in the agreement for all the parties
20 to sign.

21 So you'll notice that the developer is
22 proposing a slightly different architectural scheme.

1 It's still extremely similar to the one that was
2 approved, but it is slightly different, and
3 therefore it does require that this Commission
4 acknowledge that and approve that, because the
5 original PUD also had an architectural scheme that
6 was approved as part of that, and Staff would like
7 to see you acknowledge that.

8 Staff is thrilled with the development
9 from the standpoint particularly from the fire
10 department, that there is additional room for their
11 engine to maneuver in and around in. Additionally,
12 there will be an addition connection for the water
13 main that should help water flow in this area, and
14 it creates an additional access point for these
15 units.

16 You may recall that during festivals at
17 Cortesi Park, the Village had to put in a temporary
18 access point for the people who lived there, and
19 this would solve that particular issue and provide a
20 permanent secondary access point into this
21 particular center.

22 So if this Commission was so inclined,

1 they could move to approve PZ-19-0003 for a major
2 amendment to ordinance 3543 that increases the point
3 of access by adding an additional driveway into the
4 project from Kenilworth Avenue, and also include the
5 elimination of two townhome units from the project,
6 and a modification to the exterior elevations.

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

9 COMMISSIONER JARRETT: Thank you, Patrick.

10 Anyone in the public wishing to speak at this time.
11 Just come up one at a time, and state your name and
12 address for the record, please.

13 MR. MENTAL: Richard Mental, 118 South Myrtle,
14 Villa Park. I'm president of the Kenilworth
15 Townhome Association for the 18 units that exist,
16 and I think our homeowners' association is in full
17 support of what's going on here. Obviously we've
18 been waiting quite a while for this to develop. The
19 key concerns are parking. The residents in the
20 current townhomes have become accustomed to access to
21 the open space for parking, and it's indicating
22 there's more cars than there are garages in that

1 area, because we see cars parked regularly. So
2 there's some concern with, one, the elimination of
3 parking spaces, and, two, is just parking in general
4 when we're going to have additional units, which we
5 understand may be two or three bedrooms as well.
6 All of ours are two bedroom units, which suggest
7 maybe two cars. These could be a three car
8 situation. And so our one concern is we don't feel
9 a lot of consideration is given to that particular
10 parcel in terms of parking spaces available, and
11 we're already eliminating some. And then also to
12 our surprise we found the other condo association
13 has committed some of the other guest parking spaces
14 as rental spaces to the people occupying the retail
15 or business spaces in the downstairs of the condo
16 building. So it's reducing parking even more. So
17 that's a concern we want to at least have on record.

18 And then the other is that of water
19 runoff. We have a retention pond there that the
20 gutters and roadway feed into. And I've lived there
21 since 2010, and we've had two of those hundred-year
22 storms since then, and in both cases that retention

1 pond overflowed into the roadway. The roadway had
2 easily six inches to ten inches of water in it.
3 Flowing water. And we're only feeding four rooftops
4 now. Now we're going to be adding four more
5 rooftops feeding into that drainage retention pond.
6 So there's a concern. Is it sufficient, or is there
7 a potential blockage situation? We've had ten years
8 of undeveloped property with a tremendous amount of
9 soil runoff going into our sewer system, which we
10 own and have to maintain, but it's coming from
11 property that isn't ours, and so it could have, you
12 know, partially filled some of our sewer drains.

13 Again, it's conjecture on my part, but we
14 know there is severe storms. We are seeing water
15 fill up to the point almost the garage doors along
16 the existing units. So, again, something we wanted
17 on record, and just wanting to get an understanding
18 from the developer, you know, how that's going to be
19 managed or what the city input is on that to make
20 sure we're not going to run into a water issue after
21 the balance of the units are built, okay.

22 COMMISSIONER JARRETT: Okay. Thank you.

1 MR. CURTIS: Can I respond?

2 COMMISSIONER JARRETT: Yeah. Go ahead.

3 MR. CURTIS: In response to the water issue,
4 there's a couple of the temporary covers, silt
5 covers, that have never been removed from 10 years
6 ago, which precludes the proper flow of water in the
7 first place. Second of all, the detention area was
8 actually not properly dug to the proper depth. And
9 so in our civil engineering drawing, which we've
10 submitted already, V3 has got our first review back
11 already. We're addressing those issues, because
12 we're aware of them. And even with our survey team
13 that's kind of out there and taking a look at it,
14 it's quite evident why it does that, and the
15 solution is also quite evident what needs to be
16 done. So we are -- we have in our drawings proposed
17 obviously to actually open the sewer, the storm
18 sewer, to let the water flow through it, number one.
19 And, number two, is also the excavating. It's not
20 much, but it's another foot to 18 inches deeper
21 within the detention area. There's existing trees
22 in the detention, and we would be working around

1 those and dig deeper and increase the capacity of
2 that.

3 COMMISSIONER JARRETT: Okay. Thank you.

4 Anyone else wishing to speak? Name and address,
5 please.

6 MS. CANNON: Hi. I'm Katarah Cannon, 122 South
7 Myrtle Avenue. I also live in the townhome
8 community. My question is because there's talk of
9 eliminating two of the 18 proposed units. How is
10 that going to effect the taxes that we pay? Because
11 that's two units that would be eliminated, so we
12 have to absorb that tax that would have been -- the
13 county and state would be able to collect, or will
14 the new units have to absorb that?

15 COMMISSIONER JARRETT: Well, I mean, part of
16 the assessed value of the property would be based on
17 the number of units that are there, and then each
18 individual unit will get assessed separately.

19 MR. CURTIS: Yeah. The taxes are independent.
20 So whether there's one building there or 20, every
21 person would pay their same amount already that
22 they're paying, because each unit is -- as you were

1 saying, Jason, each unit is assessed independently,
2 and it doesn't make a difference whether there's 20
3 units sitting there or 10, so everybody has their
4 own individual tax bill. The lot 10, which is the
5 drive pattern throughout all the development, that
6 does not carry a tax on it. So what's actually
7 happening is lot 10 is increasing a little bit,
8 because the roadway is going from the originally
9 platted 20 feet to 24 to give the fire department
10 access, better access, for all residents that would
11 be within that area, but that doesn't carry a tax on
12 it.

13 COMMISSIONER JARRETT: It all comes down to the
14 county assessor. The fact that there are new units
15 there might impact your tax value, but they could
16 have been there 20 years ago.

17 MS. CANNON: Okay.

18 COMMISSIONER JARRETT: Hopefully it helps your
19 property value too.

20 MR. MENTAL: Am I allowed one more comment?

21 COMMISSIONER JARRETT: Yes, please.

22 MR. MENTAL: I, again, just want to counter the

1 theory on the sewer being covered up. There's
2 existing open sewers that are all connected
3 together, and the water is easily 6 to 8 to 10
4 inches above that level when the water's flowing,
5 and I'm sure they're all interconnected underneath.
6 So, you know, opening that one where that's going to
7 make a difference, and I think even the drainage or
8 the easement -- the detention pond drains into that
9 sewer system, and so you can see when everything's
10 kind of at the same level when it's totally flooded,
11 regardless of whether those silt filters are on top
12 of that current drain, I'm still concerned with how
13 much silt has gone into the system over those years,
14 but --

15 MR. CURTIS: And I agree with you that like,
16 for instance, the one that overflows into
17 Kenilworth, we'll be popping the lid in Kenilworth,
18 actually, but from just looking down there with a
19 flashlight and everything, it does have that
20 appearance that just a lot of buildup, I think, off
21 of the vacant land, there's just been a lot of
22 debris, if you will, that's flowed through there,

1 collected at the bottom of the storm structure in
2 the street, it starts filling that up, you know, and
3 it has less capacity and doesn't flow property.
4 Even inside, as you're saying, it needs a little
5 love.

6 MR. MENTAL: Okay. Thank you.

7 COMMISSIONER JARRETT: All right. Any
8 questions from the Commission at this time?

9 COMMISSIONER ROMANO: So where is overflow
10 parking going to go? The street? There's a double
11 garage on the bottom of the house.

12 MR. CURTIS: Yes, it is.

13 COMMISSIONER ROMANO: Overflow is just street
14 parking. Myrtle, Kenilworth.

15 MR. CURTIS: Right.

16 COMMISSIONER ROMANO: And that's what it is now
17 currently as well?

18 MR. CANNON: Yes. It does raise the question
19 of what's permitted parking allowed over night
20 becomes the other question, because the street
21 parking, it's never been clear where you'd get
22 ticketed, where you wouldn't, whether anything

1 around the Cortesi square is open for parking, and I
2 guess we need clarification on that to understand if
3 we have guests or anything, if that's going to end
4 up being our overflow, you know, that there won't be
5 an issue with ticketing or such, that we understand
6 that.

7 COMMISSIONER JARRETT: Patrick, who would they
8 take that up with? Would that be the police
9 department, or would that be community development,
10 or --

11 MR. GRILL: Well, the police department could
12 tell them whether or not they would get tickets if
13 they parked in a certain spot or not, and then if
14 they were requesting the ability to park overnight
15 on those streets, ultimately it becomes a Village
16 Board issue, because the ordinance would have to be
17 changed to allow overnight parking in those certain
18 areas.

19 COMMISSIONER LANENGA: Does it make any
20 difference if those are offset along Kenilworth?

21 MR. GRILL: No. Because they're still in the
22 public right-of-way, but it would seem to be a --

1 COMMISSIONER LANENGA: Arguable?

2 MR. GRILL: Yes.

3 COMMISSIONER JARRETT: The parking in the
4 northeast corner up there, that is part of the
5 planned development; correct?

6 MR. CURTIS: This is part of lot 10, yes.

7 COMMISSIONER JARRETT: Okay. And is that -- is
8 that owned jointly by --

9 MR. CURTIS: That's owned by the master
10 association. However, the condo association for
11 some reason, as you were saying, that they thought
12 that they could gain some revenue by leasing some of
13 those spaces to the retail/office tenants below,
14 which really they have no jurisdiction or ability to
15 do that.

16 MR. CANNON: If I could just -- again, just to
17 give some background to that. The original
18 developer had a plan for a master association that
19 the condos would be subject to, and after the
20 bankruptcy and a lot of financial issues within the
21 condo association, there was never anything put in
22 place. It's still within all the bylaws that it

1 should be established, and we're hoping to establish
2 that dialogue with them, but as just stated, they've
3 taken possession of that lot, claimed that it's
4 within their deeded property, and they're now using
5 it as a financial revenue source, and renting
6 parking spaces and that, where when I moved in and
7 agreed to become a homeowner it was told that would
8 be your guest parking lot, and now we're being told
9 those spaces are part of the deal when you buy one
10 of those business locations.

11 MR. CURTIS: And it's not. It's clearly -- I
12 have all the plats. I have all the legal
13 descriptions, and everything has been fully reviewed
14 by my attorneys, the seller's attorneys, civil
15 engineers, your subcontractor, civil engineer, V3.
16 That parking lot is clearly lot 10, and lot 10 is
17 part of the master association. It's open parking
18 for all homeowners, and condo owners, and the little
19 business owners down below.

20 COMMISSIONER JARRETT: Okay. That's a little
21 bit out of our purview. Do you intend to -- do you
22 intend to pursue that?

1 MR. CURTIS: No. I don't have a legal right
2 to. The master association, when it's up and
3 running, just would have to just give notice.
4 Really it would be as simple as notifying the owners
5 that this is owned by us, the master association, of
6 which everybody is part of, but it is not deeded
7 space to anybody besides the master association, and
8 it's not rentable by one association or the other
9 for a revenue source. But that will come down to
10 the master association evoking it's control.

11 MR. MENTAL: Again, for the record, we're
12 seeking legal counsel on getting the master
13 association established and that those bylaws are
14 all still valid after such a delinquent period of
15 acting on any of this, but I don't believe anybody
16 has amended their bylaws to be any different, and I
17 think now that we're seeing this, it has to get done
18 now with the additional units, because those new
19 homeowners are going to wonder what's what. So
20 we're taking action as our association to get that
21 clarified, and we'll be approaching the condo
22 association here probably within the next month to

1 get that all straightened out.

2 COMMISSIONER JARRETT: Okay. Thank you.

3 COMMISSIONER LANENGA: As far as the whole
4 plan, is fixing the entrance walks off of Myrtle
5 part of the deal?

6 MR. CURTIS: Yes, I am.

7 COMMISSIONER LANENGA: Thank you. That's a
8 mess.

9 MR. CURTIS: One of the things is that I've
10 been doing development for 30 years, and everything
11 has got to be just right. I'm just a little off the
12 charts on making it just very nice. The apartments
13 we put up are, in my opinion, just exquisite, you
14 know, and everything is to the T. When I go in and
15 redo existing buildings that are a hundred years
16 old, just I like everything to come out perfect, and
17 so even though lot 10 technically is not under our
18 ownership, but starting right where Myrtle is and it
19 comes off, we're going to be redoing that. We're
20 going to be resurfacing the parking area of lot 10,
21 and then all the roadway system in the new portion
22 of the development.

1 COMMISSIONER JARRETT: Any other questions?

2 All right. So any closing comments from
3 the petitioner.

4 MR. CURTIS: It's going to be beautiful. It's
5 going to add -- it will improve -- I think it
6 will -- as you were saying before, I think it will
7 help the value of the existing townhomes and condos
8 as well, and I think access to Kenilworth is much,
9 much needed. That will -- and everything, the
10 roadway systems and everything for access to the
11 existing will be fixed up as well, and I think it is
12 going to be a great improvement and add to the
13 little downtown that is growing, and give that some
14 acceleration as well with the additional families in
15 there.

16 COMMISSIONER JARRETT: All right. Thank you.
17 Anybody have any comments?

18 COMMISSIONER ORLOWSKI: I actually like the
19 plan. I like the entrance/exit.

20 COMMISSIONER LANENGA: I like to have it get
21 cleaned up. That's an eyesore.

22 COMMISSIONER BELLOW: I'd like to see it

1 finished.

2 COMMISSIONER JARRETT: Indeed. It's been a big
3 mess for a long time, and that finally got cleaned
4 up. I'm actually really in favor of the entrance
5 off of Kenilworth. Especially with the redesign of
6 the park and that area over there that it allows,
7 like you said, on occasion, the opportunity to close
8 that area off for a street festival or whatever,
9 without inconveniencing the residents.

10 Any other comments? I would entertain a
11 motion then.

12 COMMISSIONER LANENGA: I move to approve
13 application PZ-19-0003 for a major amendment to
14 Ordinance 3543 that increases the point of access by
15 adding another driveway to the project directly from
16 Kenilworth Avenue. This request also includes the
17 elimination of two townhome units from the project
18 and a modification for the exterior elevations.

19 COMMISSIONER JARRETT: I have a motion. Is
20 there a second?

21 COMMISSIONER ORLOWSKI: I'll second that
22 motion.

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

3 Okay. Roll call vote.

4 Calvert.

5 COMMISSIONER CALVERT: Yes.

6 COMMISSIONER JARRETT: Orłowski.

7 COMMISSIONER ORŁOWSKI: Yes.

8 COMMISSIONER JARRETT: Bellow.

9 COMMISSIONER BELLOW: Yes.

10 COMMISSIONER JARRETT: Lanenga.

11 COMMISSIONER LANENGA: Yes.

12 COMMISSIONER JARRETT: Romano.

13 COMMISSIONER ROMANO: Yes.

14 COMMISSIONER JARRETT: And I too vote yes.

15 With that, our recommendation will pass to the
16 Village Board who can accept, reject, or modify the
17 application.

18 MR. CURTIS: Very good. Thank you.

19 COMMISSIONER JARRETT: Thank you.

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.

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MARY FAILLO, CSR, RPR

MARY FAILLO, CSR, RPR



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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

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

REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
JUNE 13, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., qualified in the State of

Illinois.

Meeting Minutes
June 13, 2019

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MS. LINDA BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

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10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

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Meeting Minutes
June 13, 2019

3

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

5 Calvert.

6 COMMISSIONER CALVERT: (No response.)

7 COMMISSIONER JARRETT: Jackson.

8 COMMISSIONER JACKSON: (No response.)

9 COMMISSIONER JARRETT: Orłowski.

10 COMMISSIONER ORŁOWSKI: Here.

11 COMMISSIONER JARRETT: Bellow.

12 COMMISSIONER BELLOW: Here.

13 COMMISSIONER JARRETT: Lanenga.

14 COMMISSIONER LANENGA: Yes.

15 COMMISSIONER JARRETT: Romano.

16 COMMISSIONER ROMANO: Here.

17 COMMISSIONER JARRETT: Rickel.

18 COMMISSIONER RICKEL: (No response.)

19 COMMISSIONER JARRETT: Whitehurst.

20 CHAIRMAN WHITEHURST: (No response.)

21 COMMISSIONER JARRETT: All right. With
22 Chairman Whitehurst not present, I would entertain a

Meeting Minutes
June 13, 2019

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1 motion for a Chairman pro tem.

2 COMMISSIONER ORLOWSKI: I'll make a motion.

3 COMMISSIONER JARRETT: Motion. Is there a
4 second?

5 COMMISSIONER BELLOW: Second.

6 COMMISSIONER JARRETT: All in favor.

7 (Whereupon, there was a collective
8 aye response from the Board.)

9 COMMISSIONER JARRETT: That motion passes.
10 We'll start with any public comments on agenda
11 items.

12 Patrick, I have a question. That's
13 different than the way we've had it.

14 MR. GRILL: We have gone to a new -- a company
15 that sets our agendas, and we don't -- that's the
16 way it is set up, and we don't have the ability to
17 change that part of the order of business.

18 COMMISSIONER JARRETT: Okay. Because typically
19 we would just take them with the --

20 MR. GRILL: Right. With the testimony for the
21 public. And that does not preclude you from doing
22 that.

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1 COMMISSIONER JARRETT: Okay. All right.

2 Changes to the agenda? None.

3 All right. Next item of business would be
4 approval of minutes. Any questions or comments on
5 the minutes from 5/9/2019?

6 COMMISSIONER LANENGA: Move to approve.

7 COMMISSIONER JARRETT: We have a motion to
8 approve. Second?

9 COMMISSIONER ORLOWSKI: Second.

10 COMMISSIONER JARRETT: All in favor.

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

13 COMMISSIONER JARRETT: All opposed.

14 (Whereupon, there was no response.)

15 COMMISSIONER JARRETT: Motion passes. First
16 order of business -- next order of business. So we
17 have two petitions. The way that we will go through
18 these -- let the record show that Commissioner
19 Calvert arrived at 7:35.

20 So the way we will go through these is we
21 will start with presentation of the petitioner,
22 Staff input, public participation and questions from

1 anybody from the public who wishes to comment or ask
2 questions in a few minutes. Then we'll ask
3 questions. Petitioner will get a chance for closing
4 comments, if they have any. And then we'll close
5 the public hearing and discuss up here.

6 Sometimes there will be questions during
7 that time period, but we like to leave that for us
8 to kind of guide, and at that point questions and
9 comments from the public are generally not
10 appropriate.

11 (Whereupon, the public hearings were
12 held.)

13 COMMISSIONER JARRETT: Public comments on
14 non-agenda items. Seeing none, Commissioner
15 comments.

16 COMMISSIONER ORLOWSKI: Got Summerfest starting
17 tomorrow.

18 COMMISSIONER BELLOW: Did you start summer with
19 it?

20 COMMISSIONER ORLOWSKI: I'll take any weather
21 we got.

22 COMMISSIONER JARRETT: Any comments from the

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June 13, 2019

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1 Village Board liaison at this time? That's a new
2 one.

3 PRESIDENT BULTHIUS: No. Not for the record.

4 COMMISSIONER JARRETT: All right. Thank you.
5 Staff comments. Upcoming business. New business.

6 MR. GRILL: The only one is it looks like
7 everything has been taken care of with the BP Amoco
8 on North Avenue as it relates to them acquiring
9 additional right-of-way for them to put in those
10 high speed diesel pumps. So I don't know if we can
11 still get them on the July agenda at this point.
12 There's still some issues we need to confirm with
13 IDOT, but they'll either be here in July or August.

14 COMMISSIONER ORLOWSKI: That was the last thing
15 we were waiting on for them.

16 MR. GRILL: Correct. But, you know, they still
17 want to do it. There has been interest in the
18 property at the southeast corner of Lincoln and
19 North Avenue. That's been vacant for a long time.
20 But no submittals as of yet. But there could be
21 something coming in the near future. So outside of
22 that, that's all the comments I have.

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1 COMMISSIONER JARRETT: All right. Motion to
2 adjourn.

3 COMMISSIONER LANENGA: So moved.

4 COMMISSIONER JARRETT: All in favor.

5 (Whereupon, there was a collective
6 aye response from the Board.)

7 COMMISSIONER JARRETT: We're adjourned.

8 (Whereupon, the meeting was
9 adjourned.)

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2 COUNTY OF DU PAGE)



MARY FAILLO, CSR, RPR

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A ability 4:16 above-entitled 9:12 acquiring 7:8 additional 7:9 adjourn 8:2 adjourned 8:7,9 agenda 4:10 5:2 7:11 agendas 4:15 Amoco 7:7 anybody 6:1 appropriate 6:10 approval 5:4 approve 5:6,8 Ardmore 1:18 arrived 5:19 August 7:13 Avenue 1:18 7:8 7:19 aye 4:8 5:12 8:6 B Bellow 2:5 3:11 3:12 4:5 6:18 Board 2:1 4:8 5:12 7:1 8:6 BP 7:7 BULTHIUS 7:3 business 4:17 5:3,16,16 7:5,5 C C.S.R 1:20 9:5 call 3:1,4 Calvert 2:4 3:5,6 5:19 care 7:7 cause 9:12 certify 9:7 Chairman 3:20 3:22 4:1	chance 6:3 change 4:17 Changes 5:2 close 6:4 closing 6:3 collective 4:7 5:11 8:5 coming 7:21 comment 6:1 comments 4:10 5:4 6:4,9,13,15 6:22 7:5,22 Commission 1:1 1:6,16 3:3 9:9 Commissioner 3:1,6,7,8,9,10 3:11,12,13,14 3:15,16,17,18 3:19,21 4:2,3,5 4:6,9,18 5:1,6 5:7,9,10,13,15 5:18 6:13,14 6:16,18,20,22 7:4,14 8:1,3,4 8:7 Community 2:11 company 4:14 complete 9:14 conditions 9:10 confirm 7:12 corner 7:18 correct 7:16 9:13 County 9:2,6,10 Court 9:10 CSR 9:19 D Development 2:11 diesel 7:10 different 4:13 Director 2:11	discuss 6:5 doing 4:21 DOMINICK 2:7 Du 9:2,7 duly 9:6 E E 1:20 either 7:13 entertain 3:22 entire 9:14 F FAILLO 1:20 9:5,19 favor 4:6 5:10 8:4 First 5:15 foregoing 9:13 forth 9:15 future 7:21 G generally 6:9 go 5:17,20 GRILL 2:11 4:14,20 7:6,16 guide 6:8 H Hall 1:16 hearing 6:5 9:12 hearings 6:11 held 6:12 hereinabove 9:15 high 7:10 I IDOT 7:13 Illinois 1:18,22 9:1,6 input 5:22 interest 7:17	issues 7:12 item 5:3 items 4:11 6:14 J JACK 2:6 Jackson 3:7,8 JARRETT 2:2 3:1,7,9,11,13 3:15,17,19,21 4:3,6,9,18 5:1 5:7,10,13,15 6:13,22 7:4 8:1 8:4,7 JASON 2:2 July 7:11,13 JUNE 1:7 K kind 6:8 know 7:10,16 L Lanenga 2:6 3:13,14 5:6 8:3 LARRY 2:4 leave 6:7 Let's 3:3 liaison 7:1 Lincoln 7:18 LINDA 2:5 long 7:19 looks 7:6 M MARY 1:20 9:5 9:19 MATTER 1:3 meeting 1:4,6 3:2 8:8 MEMBERS 2:1 MIKE 2:3 minutes 1:4 5:4 5:5 6:2	motion 4:1,2,3,9 5:7,15 8:1 Move 5:6 moved 8:3 N near 7:21 need 7:12 new 4:14 7:1,5 non-agenda 6:14 North 7:8,19 O Okay 4:18 5:1 opposed 5:13 order 3:3 4:17 5:16,16 Orlowski 2:3 3:9 3:10 4:2 5:9 6:16,20 7:14 outside 7:21 P P.M 1:7 Page 9:2,7 Park 1:1,14,16 1:18 3:2 9:8 part 4:17 participation 5:22 passes 4:9 5:15 Patrick 2:11 4:12 period 6:7 petitioner 5:21 6:3 petitions 5:17 place 9:15 Planning 1:1,6 1:14 3:2 9:8 point 6:8 7:11 preclude 4:21 present 2:1,10
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