

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**

**May 9, 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**

Minutes - General April 11, 2019 Minutes - PZ-17-0016 April 11, 2019 Minutes - PZ-18-0010 April 11, 2019 Minutes - PZ-19-0002 April 11, 2019

4.a Minutes

[Meeting Minutes April 2019.pdf](#)

[Petition No. PZ 17-0016 4-11-2019.pdf](#)

[Petition No. PZ 18-0010 4-11-2019.pdf](#)

[Petition No. PZ 19-0002 4-11-2019.pdf](#)

**5. Business**

Petition PZ-19-0002 Text Amendment to Appendix C, Villa Park Zoning Ordinance, Petitioner, Village of Villa Park.

**6. Public Hearing(s)**

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

**7. Public Comments on Non-Agenda Items**

**8. Commissioner Comments**

**9. Village Board Liaison Comments**

**10. Village Staff Comments**

## **11. Adjournment**

### **Upcoming Hearings**

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

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

## Planning and Zoning Commission Agenda Item Report

**Meeting Date:** May 9, 2019

**Submitted by:** Pat Boksha

**Submitting Department:** Planning and Zoning Commission

**Item Type:** Minutes

**Agenda Section:** Approval of Minutes

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**Subject:**

Minutes

**Suggested Action:**

**Attachments:**

[Meeting Minutes April 2019.pdf](#)

[Petition No. PZ 17-0016 4-11-2019.pdf](#)

[Petition No. PZ 18-0010 4-11-2019.pdf](#)

[Petition No. PZ 19-0002 4-11-2019.pdf](#)

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

7:30 P.M.

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1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST, Chairman

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MS. LINDA J. BELLOW

8 MR. JACK LANENGA

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13 ALSO PRESENT: MR. PATRICK GRILL, Director of  
Community Development

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1 CHAIRMAN WHITEHURST: I call this regular  
2 meeting of the Village of Villa Park Planning &  
3 Zoning Commission to order. We'll take a roll call  
4 here.

5 Dominick Romano.

6 COMMISSIONER ROMANO: Here.

7 CHAIRMAN WHITEHURST: Jason Jarrett.

8 COMMISSIONER JARRETT: (No response.)

9 CHAIRMAN WHITEHURST: Larry Calvert.

10 COMMISSIONER CALVERT: Here.

11 CHAIRMAN WHITEHURST: Morgan Rickel.

12 COMMISSIONER RICKEL: (No response.)

13 CHAIRMAN WHITEHURST: Ken Jackson.

14 COMMISSIONER JACKSON: (No response.)

15 CHAIRMAN WHITEHURST: Linda Bellow.

16 COMMISSIONER BELLOW: Here.

17 CHAIRMAN WHITEHURST: Mike Orlowski.

18 COMMISSIONER ORLOWSKI: Here.

19 CHAIRMAN WHITEHURST: Jack Lanenga.

20 COMMISSIONER LANENGA: Here.

21 CHAIRMAN WHITEHURST: And we have a quorum.

22 Okay. We're going to move to the fourth

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1 agenda item, which is approval of minutes. We have  
2 several tonight. We have minutes from PZ-17-0016 on  
3 2/14, minutes from PZ-18-0010 from 2/14/2019, and  
4 minutes from February 14, 2019. And I think I'll  
5 start first by seeing if there's a motion to approve  
6 them all at the same time.

7 COMMISSIONER LANENGA: So moved.

8 CHAIRMAN WHITEHURST: So moved. Any questions  
9 or comments any commissioners have that they want us  
10 to separate the minutes into separate approvals?  
11 Seeing no comments or questions, so with that being  
12 the case -- we did have a second; correct?

13 COMMISSIONER ORLOWSKI: I'll second it.

14 CHAIRMAN WHITEHURST: Second on the motion. So  
15 we'll vote by roll call.

16 Mr. Romano.

17 COMMISSIONER ROMANO: Yes.

18 CHAIRMAN WHITEHURST: Mr. Calvert.

19 COMMISSIONER CALVERT: Yes.

20 CHAIRMAN WHITEHURST: Ms. Bellow.

21 COMMISSIONER BELLOW: Yes.

22 CHAIRMAN WHITEHURST: Orłowski.

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1 COMMISSIONER ORLOWSKI: Yes.

2 CHAIRMAN WHITEHURST: Lanenga.

3 COMMISSIONER LANENGA: Yes.

4 CHAIRMAN WHITEHURST: With this, the motion  
5 passes, and the minutes are approved.

6 (Whereupon, the public hearings were  
7 held.)

8 CHAIRMAN WHITEHURST: All right. I don't have  
9 the agenda in front of me. I'm sure there's a  
10 variety of -- here we go.

11 Any commissioner comments? Any public  
12 comments on non-agenda items? Any Village Board  
13 liaison comments? Any Village Staff comments?

14 MR. GRILL: Yes. I would like to note there is  
15 a commissioner recognition tomorrow evening. I know  
16 five of you have indicated you would be there.  
17 Unfortunately, I won't be there. And I do want to  
18 mention that there will be a couple of new public  
19 hearings next month. Kenilworth Townhomes is coming  
20 back.

21 CHAIRMAN WHITEHURST: Oh, great. Very good  
22 news.

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1 MR. GRILL: And then BP Amoco is coming back  
2 with those diesel pumps.

3 CHAIRMAN WHITEHURST: Okay. All right. A  
4 motion to adjourn?

5 COMMISSIONER ORLOWSKI: I have a comment.

6 CHAIRMAN WHITEHURST: Another commissioner  
7 comment.

8 COMMISSIONER ORLOWSKI: Yeah. Is the Village  
9 -- are they aware of the gas station proposal in  
10 Elmhurst on St. Charles and 83?

11 MR. GRILL: Yes.

12 COMMISSIONER ORLOWSKI: Are we -- I'm just  
13 looking at how that's going to effect us getting out  
14 of -- can the Village go there and make any  
15 comments, or the residents got to do it?

16 MR. GRILL: I know this has been discussed, but  
17 I don't know. I'll just have to get back to you on  
18 that.

19 COMMISSIONER ORLOWSKI: That's the only comment  
20 and concern I have.

21 CHAIRMAN WHITEHURST: Where is it going?

22 MR. GRILL: Where the Krave Restaurant is, and

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1 where Back Alley Burger used to be.

2 CHAIRMAN WHITEHURST: That whole thing they  
3 want to make a gas station?

4 MR. GRILL: Gas station and a Starbucks where  
5 the Back Alley Burger used to be.

6 COMMISSIONER ORLOWSKI: It will be a nightmare.

7 COMMISSIONER JACKSON: We need another  
8 Starbucks in Villa Park. Come on.

9 CHAIRMAN WHITEHURST: All right. Motion to  
10 adjourn.

11 COMMISSIONER LANENGA: So moved.

12 CHAIRMAN WHITEHURST: All those in favor.

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

15 CHAIRMAN WHITEHURST: Adjourned.

16 (Whereupon, the meeting was  
17 adjourned.)

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>A</b>                                                                                                                                                                                                                                                                                                                                                          | <b>collective</b> 7:13<br><b>Come</b> 7:8<br><b>coming</b> 5:19 6:1<br><b>comment</b> 6:5,7<br>6:19<br><b>comments</b> 4:9<br>4:11 5:11,12<br>5:13,13 6:15<br><b>Commission</b> 1:1<br>1:6,16 3:3 7:14<br>8:9<br><b>commissioner</b><br>3:6,8,10,12,14<br>3:16,18,20 4:7<br>4:13,17,19,21<br>5:1,3,11,15 6:5<br>6:6,8,12,19 7:6<br>7:7,11<br><b>commissioners</b><br>4:9<br><b>Community</b><br>2:13<br><b>complete</b> 8:14<br><b>concern</b> 6:20<br><b>conditions</b> 8:10<br><b>correct</b> 4:12<br>8:13<br><b>County</b> 8:2,6,10<br><b>couple</b> 5:18<br><b>Court</b> 8:10<br><b>CSR</b> 8:19 | <b>E</b> 1:20<br><b>effect</b> 6:13<br><b>Elmhurst</b> 6:10<br><b>entire</b> 8:14<br><b>evening</b> 5:15                                                                                                             | <b>J</b><br><b>J</b> 2:7<br><b>Jack</b> 2:8 3:19<br><b>Jackson</b> 2:5 3:13<br>3:14 7:7<br><b>Jarrett</b> 3:7,8<br><b>Jason</b> 3:7                                                                                                                                                                                                                    | <b>need</b> 7:7<br><b>new</b> 5:18<br><b>news</b> 5:22<br><b>nightmare</b> 7:6<br><b>non-agenda</b><br>5:12<br><b>note</b> 5:14                                                                                                                                                                                                                                                                            |
| <b>above-entitled</b><br>8:12<br><b>adjourn</b> 6:4 7:10<br><b>adjourned</b> 7:15<br>7:17<br><b>agenda</b> 4:1 5:9<br><b>Alley</b> 7:1,5<br><b>Amoco</b> 6:1<br><b>approval</b> 4:1<br><b>approvals</b> 4:10<br><b>approve</b> 4:5<br><b>approved</b> 5:5<br><b>APRIL</b> 1:7<br><b>Ardmore</b> 1:18<br><b>Avenue</b> 1:18<br><b>aware</b> 6:9<br><b>aye</b> 7:14 | <b>Commission</b> 1:1<br>1:6,16 3:3 7:14<br>8:9<br><b>commissioner</b><br>3:6,8,10,12,14<br>3:16,18,20 4:7<br>4:13,17,19,21<br>5:1,3,11,15 6:5<br>6:6,8,12,19 7:6<br>7:7,11<br><b>commissioners</b><br>4:9<br><b>Community</b><br>2:13<br><b>complete</b> 8:14<br><b>concern</b> 6:20<br><b>conditions</b> 8:10<br><b>correct</b> 4:12<br>8:13<br><b>County</b> 8:2,6,10<br><b>couple</b> 5:18<br><b>Court</b> 8:10<br><b>CSR</b> 8:19                                                                                                                                                               | <b>F</b><br><b>FAILLO</b> 1:20<br>8:5,19<br><b>favor</b> 7:12<br><b>February</b> 4:4<br><b>first</b> 4:5<br><b>five</b> 5:16<br><b>foregoing</b> 8:13<br><b>forth</b> 8:15<br><b>fourth</b> 3:22<br><b>front</b> 5:9 | <b>K</b><br><b>Ken</b> 2:5 3:13<br><b>Kenilworth</b> 5:19<br><b>know</b> 5:15 6:16<br>6:17<br><b>Krave</b> 6:22                                                                                                                                                                                                                                        | <b>O</b><br><b>Oh</b> 5:21<br><b>Okay</b> 3:22 6:3<br><b>order</b> 3:3<br><b>Orlowski</b> 2:3<br>3:17,18 4:13<br>4:22 5:1 6:5,8<br>6:12,19 7:6                                                                                                                                                                                                                                                             |
| <b>B</b><br><b>back</b> 5:20 6:1,17<br>7:1,5<br><b>Bellow</b> 2:7 3:15<br>3:16 4:20,21<br><b>Board</b> 2:1 5:12<br><b>BP</b> 6:1<br><b>Burger</b> 7:1,5                                                                                                                                                                                                           | <b>Commission</b> 1:1<br>1:6,16 3:3 7:14<br>8:9<br><b>commissioner</b><br>3:6,8,10,12,14<br>3:16,18,20 4:7<br>4:13,17,19,21<br>5:1,3,11,15 6:5<br>6:6,8,12,19 7:6<br>7:7,11<br><b>commissioners</b><br>4:9<br><b>Community</b><br>2:13<br><b>complete</b> 8:14<br><b>concern</b> 6:20<br><b>conditions</b> 8:10<br><b>correct</b> 4:12<br>8:13<br><b>County</b> 8:2,6,10<br><b>couple</b> 5:18<br><b>Court</b> 8:10<br><b>CSR</b> 8:19                                                                                                                                                               | <b>G</b><br><b>gas</b> 6:9 7:3,4<br><b>getting</b> 6:13<br><b>go</b> 5:10 6:14<br><b>going</b> 3:22 6:13<br>6:21<br><b>good</b> 5:21<br><b>great</b> 5:21<br><b>GRILL</b> 2:13<br>5:14 6:1,11,16<br>6:22 7:4         | <b>L</b><br><b>Lanenga</b> 2:8<br>3:19,20 4:7 5:2<br>5:3 7:11<br><b>Larry</b> 2:4 3:9<br><b>liaison</b> 5:13<br><b>Linda</b> 2:7 3:15<br><b>looking</b> 6:13                                                                                                                                                                                           | <b>P</b><br><b>P.M</b> 1:7<br><b>Page</b> 8:2,7<br><b>Park</b> 1:1,14,16<br>1:18 3:2 7:8<br>8:8<br><b>passes</b> 5:5<br><b>PATRICK</b> 2:13<br><b>place</b> 8:15<br><b>Planning</b> 1:1,6<br>1:14 3:2 8:8<br><b>PRESENT</b> 2:1<br>2:13<br><b>proceedings</b><br>1:12 8:11<br><b>proposal</b> 6:9<br><b>public</b> 5:6,11,18<br>8:12<br><b>pumps</b> 6:2<br><b>PZ-17-0016</b> 4:2<br><b>PZ-18-0010</b> 4:3 |
| <b>C</b><br><b>C.S.R</b> 1:20 8:5<br><b>call</b> 3:1,3 4:15<br><b>Calvert</b> 2:4 3:9<br>3:10 4:18,19<br><b>case</b> 4:12<br><b>cause</b> 8:12<br><b>certify</b> 8:7<br><b>Chairman</b> 2:2<br>3:1,7,9,11,13<br>3:15,17,19,21<br>4:8,14,18,20<br>4:22 5:2,4,8,21<br>6:3,6,21 7:2,9<br>7:12,15<br><b>Charles</b> 6:10                                              | <b>D</b><br><b>Development</b><br>2:13<br><b>diesel</b> 6:2<br><b>Director</b> 2:13<br><b>discussed</b> 6:16<br><b>Dominick</b> 2:6<br>3:5<br><b>Du</b> 8:2,7<br><b>duly</b> 8:6                                                                                                                                                                                                                                                                                                                                                                                                                     | <b>H</b><br><b>Hall</b> 1:16<br><b>hearing</b> 8:12<br><b>hearings</b> 5:6,19<br><b>held</b> 5:7<br><b>hereinabove</b><br>8:15                                                                                       | <b>M</b><br><b>MARY</b> 1:20 8:5<br>8:19<br><b>MATTER</b> 1:3<br><b>meeting</b> 1:4,6<br>3:2 7:16<br><b>MEMBERS</b> 2:1<br><b>mention</b> 5:18<br><b>Mike</b> 2:3 3:17<br><b>minutes</b> 1:4 4:1<br>4:2,3,4,10 5:5<br><b>month</b> 5:19<br><b>Morgan</b> 3:11<br><b>motion</b> 4:5,14<br>5:4 6:4 7:9<br><b>move</b> 3:22<br><b>moved</b> 4:7,8<br>7:11 | <b>Q</b><br><b>qualified</b> 1:20<br>8:6<br><b>questions</b> 4:8,11<br><b>quorum</b> 3:21                                                                                                                                                                                                                                                                                                                  |
|                                                                                                                                                                                                                                                                                                                                                                   | <b>E</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>I</b><br><b>Illinois</b> 1:18,22<br>8:1,6<br><b>indicated</b> 5:16<br><b>item</b> 4:1<br><b>items</b> 5:12                                                                                                        | <b>N</b>                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                            |

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|                          |                        |                       |  |  |
|--------------------------|------------------------|-----------------------|--|--|
| <b>R</b>                 | <b>thing</b> 7:2       | 3:3 8:8               |  |  |
| <b>recognition</b> 5:15  | <b>think</b> 4:4       | <b>0</b>              |  |  |
| <b>regular</b> 1:4,6 3:1 | <b>time</b> 4:6 8:15   | <b>084-004565</b> 8:5 |  |  |
| <b>report</b> 8:14       | <b>tomorrow</b> 5:15   | <b>1</b>              |  |  |
| <b>reported</b> 8:10     | <b>tonight</b> 4:2     | <b>11</b> 1:7         |  |  |
| <b>Reporters</b> 8:10    | <b>Townhomes</b>       | <b>14</b> 4:4         |  |  |
| <b>request</b> 8:7       | 5:19                   | <b>2</b>              |  |  |
| <b>residents</b> 6:15    | <b>transcript</b> 8:13 | <b>2/14</b> 4:3       |  |  |
| <b>response</b> 3:8,12   | <b>true</b> 8:13       | <b>2/14/2019</b> 4:3  |  |  |
| 3:14 7:14                | <b>U</b>               | <b>20</b> 1:16        |  |  |
| <b>Restaurant</b> 6:22   | <b>Unfortunately</b>   | <b>2019</b> 1:7 4:4   |  |  |
| <b>Rickel</b> 3:11,12    | 5:17                   | <b>3</b>              |  |  |
| <b>right</b> 5:8 6:3 7:9 | <b>usual</b> 8:9       | <b>4</b>              |  |  |
| <b>ROBIN</b> 2:2         | <b>V</b>               | <b>5</b>              |  |  |
| <b>roll</b> 3:3 4:15     | <b>variety</b> 5:10    | <b>6</b>              |  |  |
| <b>Romano</b> 2:6 3:5    | <b>Villa</b> 1:1,14,16 | <b>7</b>              |  |  |
| 3:6 4:16,17              | 1:18 3:2 7:8           | <b>7:30</b> 1:7       |  |  |
| <b>RPR</b> 8:19          | 8:8                    | <b>8</b>              |  |  |
| <b>S</b>                 | <b>Village</b> 1:1,14  | <b>83</b> 6:10        |  |  |
| <b>second</b> 4:12,13    | 1:16 3:2 5:12          |                       |  |  |
| 4:14                     | 5:13 6:8,14 8:8        |                       |  |  |
| <b>seeing</b> 4:5,11     | <b>vote</b> 4:15       |                       |  |  |
| <b>separate</b> 4:10,10  | <b>W</b>               |                       |  |  |
| <b>set</b> 8:15          | <b>want</b> 4:9 5:17   |                       |  |  |
| <b>shorthand</b> 8:11    | 7:3                    |                       |  |  |
| <b>South</b> 1:18        | <b>we'll</b> 3:3 4:15  |                       |  |  |
| <b>SS</b> 8:1            | <b>We're</b> 3:22      |                       |  |  |
| <b>St</b> 6:10           | <b>WHITEHURST</b>      |                       |  |  |
| <b>Staff</b> 5:13        | 2:2 3:1,7,9,11         |                       |  |  |
| <b>Starbucks</b> 7:4,8   | 3:13,15,17,19          |                       |  |  |
| <b>start</b> 4:5         | 3:21 4:8,14,18         |                       |  |  |
| <b>State</b> 1:20 8:1,6  | 4:20,22 5:2,4,8        |                       |  |  |
| <b>station</b> 6:9 7:3,4 | 5:21 6:3,6,21          |                       |  |  |
| <b>subject</b> 8:9       | 7:2,9,12,15            |                       |  |  |
| <b>sure</b> 5:9          | <b>X</b>               |                       |  |  |
| <b>T</b>                 | <b>Y</b>               |                       |  |  |
| <b>take</b> 3:3          | <b>Yeah</b> 6:8        |                       |  |  |
| <b>taken</b> 1:12,16     | <b>Z</b>               |                       |  |  |
| 8:11,14                  | <b>Zoning</b> 1:1,6,14 |                       |  |  |
| <b>terms</b> 8:9         |                        |                       |  |  |
| <b>testimony</b> 1:12    |                        |                       |  |  |
| 8:11,14                  |                        |                       |  |  |

IN RE THE MATTER OF:                 )  
                                                                )  
Special Use for fueling                 ) Petition PZ-17-0016  
station and final PUD,                 )  
Lot 1, Munky Allen's                 )  
resubdivision.                         )

APRIL 11, 2019  
7:30 P.M.

14

1 BOARD MEMBERS PRESENT:

2 MR. ROBIN WHITEHURST, Chairman

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MS. LINDA J. BELLOW

8 MR. JACK LANENGA

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12  
13 ALSO PRESENT: MR. PATRICK GRILL, Director of  
Community Development

1 CHAIRMAN WHITEHURST: Okay. We actually have  
2 two hearings this evening. We have petition  
3 PZ-17-0016, Special Use for fueling station and  
4 final PUD, lot one, Munky Allen's re-subdivision.  
5 Richard J. McMahon, Petitioner. Is there someone  
6 here representing the petitioner this evening? Yes,  
7 please. If you want to stand up, we will -- no?  
8 Even though it says continuation here, it  
9 technically is not a continuation, so we need to  
10 follow procedure, have you come up. I'll need you  
11 to state your name and address for the record, and  
12 I'll also need you to be sworn in.

13 MR. MCMAHON: My name is Richard James McMahon.  
14 I'm with Buck's, Inc. My address is 2500 Brickvale  
15 Road in Elk Grove Village.

16 (Whereupon, the witness was sworn in  
17 under oath.)

18 CHAIRMAN WHITEHURST: Great. Thank you. So I  
19 think we're hearing this again because of a zoning  
20 ordinance change, and Director Grill that's why you  
21 were standing up is to come speak, so please go  
22 ahead.

1           Mr. McMahon, you just be available for  
2 questions if commissioners have any. Thank you.

3           MR. GRILL: This item is before you strictly  
4 from just a procedural standpoint. Since the  
5 Village adopted a new zoning ordinance this past  
6 summer, all actions taken on this item previously,  
7 in essence, became null and void, and we needed to  
8 have another public hearing on this to be able to  
9 move it forward.

10           What's presented tonight is exactly what  
11 you approved previously, and if you were so inclined  
12 you could make a motion to approve this as drafted  
13 in the Staff memo dated April 2nd, 2019.

14           CHAIRMAN WHITEHURST: Okay. So, again, what we  
15 have in front of us is exactly what this commission  
16 recommended to the Village Board to approve.

17           MR. GRILL: Correct.

18           CHAIRMAN WHITEHURST: But it has not gone to  
19 the Village Board yet.

20           MR. GRILL: Has not gone.

21           CHAIRMAN WHITEHURST: Great. Thank you. So we  
22 do have a normal set agenda that we go through

1 public hearings with. We just heard -- we didn't  
2 really go to presentation of petitioner, because  
3 Staff was informing us as to where we were in this  
4 process, but I need to ask. Are there any members  
5 of the public wishing to speak or ask questions in  
6 regards to this petition tonight? I see no one  
7 acknowledging that they have any questions or  
8 comments. So commissioners. Any questions from  
9 commission members.

10 Let the record show Mr. Jackson joined us  
11 at 7:36, is what my watch says.

12 Any questions? No? No questions. I  
13 don't think there will be any closing comments,  
14 Mr. McMahon; correct?

15 Okay. So if there's no further comments  
16 from the public we're going to close the public  
17 hearing. Any discussion by commission members?

18 Then we'll entertain a motion. This is a  
19 hearing. It's not a continuation, so we need to  
20 make a motion even though it's repetitive.

21 COMMISSIONER ORLOWSKI: We can do it as  
22 written. I'd like to make a motion to approve

1 application PZ-17-0016 as stated and written in the  
2 document.

3 COMMISSIONER LANENGA: Support.

4 CHAIRMAN WHITEHURST: Is there a second?

5 COMMISSIONER ROMANO: Second.

6 CHAIRMAN WHITEHURST: Second. Thank you. Any  
7 questions or comments on the motion? Hearing none,  
8 we'll vote by roll call.

9 Romano.

10 COMMISSIONER ROMANO: Yes.

11 CHAIRMAN WHITEHURST: Calvert.

12 COMMISSIONER CALVERT: Yes.

13 CHAIRMAN WHITEHURST: Jackson.

14 COMMISSIONER JACKSON: Abstain.

15 CHAIRMAN WHITEHURST: Bellow.

16 COMMISSIONER BELLOW: Yes.

17 CHAIRMAN WHITEHURST: Orłowski.

18 COMMISSIONER ORŁOWSKI: Yes.

19 CHAIRMAN WHITEHURST: Lanenga.

20 COMMISSIONER LANENGA: Yes.

21 CHAIRMAN WHITEHURST: And I too vote yes. So,  
22 with this, our motion to approve is a

1 recommendation. It will pass to the Village Board.  
2 They can either accept, reject, or modify our  
3 recommendation.

4 (Whereupon, the hearing was  
5 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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IN RE THE MATTER OF:                 )  
                                                        )  
Rezoning and Annexation             ) Petition PZ-18-0010  
of property located at                )  
17W411 Manor Lane.                 )

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. ROBIN WHITEHURST, Chairman

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MS. LINDA J. BELLOW

8 MR. JACK LANENGA

9  
10  
11  
12  
13 ALSO PRESENT: MR. PATRICK GRILL, Director of  
Community Development

1 CHAIRMAN WHITEHURST: Okay. So we have another  
2 similar situation with petition PZ-18-0010, rezoning  
3 and annexation of property located at 17 West 411  
4 Manor Lane. Manor Lane, L.L.C. is the petitioner.  
5 It's similar, but I think there is some new  
6 information. Is someone from Manor Lane here to  
7 present? Please come forward. Director Grill, is  
8 this truly a continuation then?

9 MR. GRILL: Yes.

10 CHAIRMAN WHITEHURST: Okay. So just a reminder  
11 that this is a continuation of a former hearing.  
12 You're still sworn in. Everything we talked about  
13 then still applies, but I will have you state your  
14 name and address just so the court reporter can make  
15 sure it's reflected in the record.

16 MR. BIANCO: Sure. Rich Bianco, 26 West 398  
17 Pinehurst Drive in Winfield.

18 CHAIRMAN WHITEHURST: Okay.

19 MR. BIANCO: We submitted -- I think last time  
20 you were looking for the entrance to be changed or  
21 no entrance off of Manor. You wanted entrances only  
22 off of Villa, so we gave you a revised drawing

1 showing that. And you were looking for more  
2 landscaping information, and we gave you a more  
3 detailed landscape plan, but it's not done by a  
4 landscape architect, and it probably still -- it's  
5 borderline whether it would comply with the code.  
6 Our key shows more plants than the drawing actually  
7 shows, and we would be happy to give you the plat  
8 and the key. I know that the key still -- not more  
9 than 25 percent of the trees could be of one type,  
10 and the key still would indicate too high of a  
11 percentage of the honey locusts. We, you know,  
12 would work with you, if anybody wanted to give input  
13 as to where the trees are located. We would be  
14 happy to talk to them. We will hire a landscape  
15 architect if we get to the next stage.

16 CHAIRMAN WHITEHURST: Okay. So these two  
17 drawings that were modified, the entrance off of  
18 Manor has been eliminated.

19 MR. BIANCO: Correct.

20 CHAIRMAN WHITEHURST: Okay. So really you're  
21 looking for one curb cut off of Villa.

22 MR. BIANCO: Correct.

1 CHAIRMAN WHITEHURST: And then you updated a  
2 landscape plan and provided us more information than  
3 you had before.

4 MR. BIANCO: Right. But it's still probably  
5 not where it needs to be, and I understand that.

6 CHAIRMAN WHITEHURST: Okay. All right.  
7 Anything else you want to add at this point?

8 MR. BIANCO: No.

9 CHAIRMAN WHITEHURST: So we'll move into Staff  
10 input.

11 MR. GRILL: At the last meeting this Commission  
12 did seek additional information, some changes to the  
13 plan, which are reflected in the revised drawings in  
14 your packet this evening. Of note, in addition to  
15 the elimination of the access point off of Manor  
16 Lane, they've already added an eight-foot fence  
17 along the western property line. They have  
18 submitted a landscape plan, which is a significant  
19 improvement over what had previously been submitted.

20 Staff did note a number of issues where  
21 the plan didn't -- numbers didn't match up with  
22 symbols on the site plan. Species didn't quite

1 match up. They used a shade tree as a ornamental  
2 tree. I think maybe the architect may have just  
3 gotten confused in terms of his species. Red maples  
4 in and of themselves typically are more shade trees.  
5 Now, there are such things as Japanese red maples,  
6 which are more ornamental, but obviously the species  
7 type shown was the red maple that does grow to a  
8 pretty significant height. In addition, they were  
9 lacking in their tree species mix. All correctable,  
10 and I don't think that the petitioner has any issues  
11 with making that meet. So.

12           This plan, I believe, is what this  
13 Commission was looking for, and certainly I believe  
14 is an improvement over what was originally submitted  
15 in the first place. And Staff is supportive of the  
16 plan with some modifications to the landscape plan  
17 so that it meets our code and doesn't conflict with  
18 itself in terms of it's numbers and symbols of trees  
19 on the site plan.

20           CHAIRMAN WHITEHURST: Okay. So you're  
21 suggesting that we have a motion that would indicate  
22 that the landscaping must meet our current landscape

1 requirements through the building permit process?

2 MR. GRILL: I would be comfortable with that.

3 I believe certainly if they added the number of

4 trees and shrubs as indicated in the key somewhere

5 else on the site plan that they would be able to

6 meet our code, and if they changed some species.

7 And if you would permit me, I did receive an e-mail

8 from Commissioner Jarrett that I would like to read

9 into the record for this specific item. He says, I

10 would like to thank the Manor Lane petitioner for

11 listening to our comments at the prior meeting and

12 working to implement them. Based on my review of

13 the current proposal, I would be in support of the

14 rezoning and annexation for the project with the

15 condition that discrepancies in the proposed

16 landscape plan be worked out to Staff's

17 satisfaction. And that was from Commissioner

18 Jarrett.

19 CHAIRMAN WHITEHURST: Is there any Staff

20 particular concerns, or does -- on this property

21 line to the west where they have an eight-foot

22 fence, in term of landscaping, anything in

1 particular there that Staff feels the landscape plan  
2 is trying to address, or it's beyond ordinance, or  
3 you're just looking for compliance with the  
4 ordinance?

5 MR. GRILL: Well, Staff is always looking for  
6 compliance with the ordinance. Do I think that the  
7 petitioner went above and beyond on that western  
8 property line? With the exception of adding the  
9 eight-foot fence and a couple of shrubs, it meets  
10 the landscape plan.

11 CHAIRMAN WHITEHURST: Okay. All right. Thank  
12 you. We're going to move into the public  
13 participation and questions. Any members of the  
14 public wishing to speak in regards to this  
15 petition?

16 You're going to have to state your name  
17 and address.

18 MS. SCHMIDT: My name is Tammy Schmidt. I live  
19 at 17W445 Manor, Villa Park.

20 CHAIRMAN WHITEHURST: Thank you.

21 MS. SCHMIDT: I wanted to address the comments  
22 that were made at the last meeting. Mr. Forest

1 blamed his tenants for being the bad neighbors. I  
2 don't agree. The letter I received four years ago  
3 regarding the fence and trees to help the dust and  
4 smoke, the trees never got put in. Mr. Forest owned  
5 the property, and when you knocked down all the  
6 houses all hours of the day with no permits, we had  
7 to call the County because you started letting them  
8 dump on the property. Or how about the basement  
9 that was left unfilled for months, maybe even over a  
10 year, with just water.

11 I have never felt so bullied in my life by  
12 their renters, by the other businesses down at the  
13 other end of my street, because they all talked,  
14 they all communicate, and I have been bullied, and  
15 my neighbors know that for a fact.

16 From my standpoint, they are not  
17 trustworthy, and that's what I brought paperwork to  
18 show you all. Here is my property before they moved  
19 in, and here is the letter I received and what I had  
20 to deal with as they knocked the property down. If  
21 they don't obey the rules now, how am I -- even  
22 though you said they would get it in writing, how am

1 I to believe it's going to be -- they're going to  
2 follow the rules then? Thank you.

3 CHAIRMAN WHITEHURST: Thank you. Any other  
4 members of the public wishing to speak? Come on up,  
5 and we're going to have you be sworn in, sir. Do  
6 you intend to speak tonight as well?

7 AUDIENCE MEMBER: Not at the moment.

8 CHAIRMAN WHITEHURST: My advice would be, get  
9 sworn in now. You don't have to speak if you get  
10 sworn in, okay.

11 (Whereupon, the witnesses were sworn  
12 in under oath.)

13 CHAIRMAN WHITEHURST: Please, I need to have  
14 you state your name and address for the record.

15 MR. NORMAN: Robert Norman, 1 North 641 Villa  
16 Avenue. I'm just here to comment on 600 Villa  
17 Avenue, which is this gentleman's property. Since  
18 day one, as Tammy said, it's been a nightmare. I'm  
19 northeast of that property. Kitty corner. The  
20 daily winds come from the southwest. I cannot keep  
21 my windows open anymore because of the dust, the  
22 diesel smoke, the noise, period, okay.

1 I'm just here to comment on these fellows  
2 not being good neighbors like they promised to be in  
3 the beginning when they took this over, okay. So I  
4 don't see where them adding another piece of  
5 property is going to improve anything as far as I'm  
6 concerned, you know. They're pretty much -- and  
7 it's maybe not the fellows that own the property.  
8 It's the people they lease to. It's this trucking  
9 outfit mainly. They have another company in there  
10 called V3. Don't have any problem with those guys.  
11 It's these damn trucks, these semis loading, banging  
12 around at 4:30 in the morning. It's ridiculous. I  
13 called, and you can probably just check the Villa  
14 Park Police records. They'll tell you how many  
15 times they've been out there. Check the County  
16 records. You'll find out how many times they've  
17 been out there, okay. Because there was a question  
18 about who belonged to this thing, okay. So for one  
19 quick incident, I called -- I was outside, had  
20 people over. They're back there with that end  
21 loader. The wind is coming out of the southwest  
22 rigorously, 20 miles an hour plus, okay. Dust,

1 grit. And I'm six, 700 feet away from this  
2 property, and I can feel the grit hitting you. I  
3 called the County. Just so happens, they send out a  
4 lieutenant, because he was the only one available,  
5 and we're standing there talking. Guess what? Me  
6 and the lieutenant get dusted with grit. And he was  
7 supposed to report it to the County and whatever.  
8 It never happened. You know, it's still the same.

9           You know, I think they've got a 5:00 in  
10 the morning work time over there. It's not unusual  
11 for 20 to 5:00, quarter to 5:00 to be banging around  
12 with that end loader. Back-up beeper, rattling the  
13 bucket. It's bad for me. I can imagine how it is  
14 for these people, because they're right next to  
15 them, okay.

16           So I'm just letting you know, they're not  
17 good neighbors, okay, and I don't know how you --  
18 matter of fact, I got a question for you people.  
19 How does this become incorporated into Villa Park?  
20 They just buy it, or how does the County give up  
21 this piece of property to Villa Park, and Villa Park  
22 takes it over? Do you just come up with a set of

1 plans and then --

2 CHAIRMAN WHITEHURST: The owner is petitioning  
3 to be annexed in, and they can petition to annex  
4 into the Village because of their location and  
5 adjacencies. We're not attorneys that do any of  
6 that stuff. That's above our pay grade, but that's  
7 what's going on.

8 MR. NORMAN: Okay.

9 CHAIRMAN WHITEHURST: So it's the owner that's  
10 asking for that.

11 MR. NORMAN: Okay. I was just wondering what  
12 the process was. Okay. All right. That's all I've  
13 got to say. Thank you.

14 CHAIRMAN WHITEHURST: Thank you. Anyone else  
15 wishing to speak? Okay. And, sir, the comments --  
16 we're talking about the tenants that are in the  
17 former lumberyard space, and not property owned by  
18 the petitioner that's seeking to do this  
19 development.

20 MR. NORMAN: Yes.

21 CHAIRMAN WHITEHURST: So we'll move into  
22 questions from the Commission. Any questions from

1 the Commission members?

2 COMMISSIONER JACKSON: Yeah. I've got a  
3 question. Forgive my ignorance, but, Patrick, why  
4 is this under our jurisdiction but yet not under our  
5 laws? Why are they coming to us for all of these  
6 exceptions? I mean, we're the Planning & Zoning  
7 Committee. But yet the Villa Park Police can't seem  
8 to take care of any issues that seem to arise  
9 between the tenants and the homeowners.

10 MR. GRILL: I can't speak for Villa Park  
11 Police. I can't tell you. I'm sure that the -- one  
12 individual who just spoke lives in the County, so he  
13 thought his method of appeal was to the County.

14 COMMISSIONER JACKSON: Okay. My understanding  
15 in the past, the Villa Park Police don't have  
16 jurisdiction there, or do they?

17 MR. GRILL: The Villa Park Police do have  
18 jurisdiction at 600 North Villa where the current  
19 building is and the current trucking company is, but  
20 not on the vacant piece of property, no.

21 CHAIRMAN WHITEHURST: Until annexation.

22 MR. GRILL: Correct.

1 MS. SCHMIDT: Mr. Grill, you told me to call  
2 the police when the other ones had the fire. The  
3 County came out, and then they called your fire  
4 department to come out.

5 MR. GRILL: The County fire department?

6 MS. SCHMIDT: Villa Park Fire Department came  
7 out, but the County came out for the property that  
8 is half County and half Villa Park. The other one  
9 that came in to be zoned.

10 MR. GRILL: The one further west.

11 MS. SCHMIDT: Correct.

12 MR. GRILL: Yes. What was the issue again?

13 MS. SCHMIDT: They had a fire with no running  
14 water. They sent out the County. DUCOM sends out  
15 the County. Then the County --

16 MR. GRILL: The County doesn't have a fire  
17 department.

18 MS. SCHMIDT: The Du Page County Sheriff called  
19 your fire department to come and put out the fire.

20 MR. GRILL: Correct. Right.

21 MS. SCHMIDT: So when we call --

22 CHAIRMAN WHITEHURST: So -- and I think I

1 talked about this the last time we had a hearing is  
2 that we're looking at -- we're Planning & Zoning  
3 Commission. We're looking at a very specific  
4 petition, and it's for this piece of property, 600  
5 -- or not 600 but 411 -- where they're specifically  
6 looking to develop and annex in.

7           We all, I think, can empathize with the  
8 neighbors on what you're going through with how the  
9 other property is being used, and the fact that  
10 there's dust and everything else, but we need to  
11 look at this petition for it's merits, okay. We  
12 can't be looking at it and blame the owner for  
13 another property. So we need to look at it, and  
14 what our job as a Planning & Zoning Commission is to  
15 look at it that way, so we want to have a  
16 conversation about this property and, you know,  
17 anything that would be objectionable about  
18 development on this property. That's what we're  
19 focused on tonight. I think all the other issues  
20 you point out, don't misread us as saying they're  
21 invalid. They're not. It's just this isn't the  
22 right venue or forum for that, okay. There's other

1 more appropriate venues and ways to --

2 MS. SCHMIDT: Well, I've tried that in the past  
3 and have gotten nowhere.

4 CHAIRMAN WHITEHURST: I'm sorry. I can't do  
5 anything more than what we've tried --

6 MS. SCHMIDT: Where do you suggest I go?

7 CHAIRMAN WHITEHURST: I would talk to the  
8 Village Board and indicate the way that the tenants  
9 and owner are operating that piece of property has a  
10 negative impact on your property that I don't think  
11 anyone at the Village level ever thought was going  
12 to be used that way and was going to have this kind  
13 of an impact on you. So that's what I would  
14 suggest.

15 MS. SCHMIDT: And I've tried that approach, and  
16 I was told there would be follow-up, and I still  
17 have not heard from anyone in three years, so you  
18 can understand my frustrations.

19 CHAIRMAN WHITEHURST: I do, but I've got a  
20 meeting. We've got to move this along.

21 MS. SCHMIDT: I understand. Let's move it  
22 along.

1 CHAIRMAN WHITEHURST: Thank you. Thank you. I  
2 appreciate your patients, but --

3 Okay. So any other questions from the  
4 commissioners.

5 COMMISSIONER CALVERT: I have a question. On  
6 page two, alteration number nine, to eliminate the  
7 rolling gate, but on page two of the drawing it  
8 says, new rolling gate.

9 MR. BIANCO: I think the architect forgot to  
10 leave that out. He erased the gate, but he left the  
11 words on there.

12 COMMISSIONER CALVERT: Again, is there still a  
13 door on the west side of the building?

14 MR. BIANCO: That's accurate, yes.

15 COMMISSIONER CALVERT: There is a door.

16 MR. BIANCO: If it's showed on the plan --

17 COMMISSIONER CALVERT: If it's not, then it's  
18 not.

19 MR. BIANCO: Yeah.

20 COMMISSIONER CALVERT: And then what is the  
21 plan for this area to the west that's 25 feet wide  
22 by the width of the building?

1 MR. BIANCO: Green space.

2 COMMISSIONER CALVERT: I thought it looked like  
3 it was pavement.

4 CHAIRMAN WHITEHURST: 28 foot. It wraps around  
5 the building to the west.

6 MR. BIANCO: Oh, I'm sorry. The 28 foot is in  
7 our parking lot, yes.

8 CHAIRMAN WHITEHURST: A paved area to get  
9 around to that side.

10 MR. BIANCO: The 28 feet from between  
11 Ms. Schmidt's property --

12 CHAIRMAN WHITEHURST: The left elevation is  
13 showing people door and overhead door.

14 MR. BIANCO: Yes. That is not changed.

15 COMMISSIONER CALVERT: On the west side?

16 MR. BIANCO: On the west side.

17 COMMISSIONER CALVERT: It wasn't showing on  
18 this drawing here. That's why I asked.

19 CHAIRMAN WHITEHURST: Well, I think that's more  
20 of a roof plan, and that is a building elevation, so  
21 this is --

22 (Whereupon, there was a discussion

1 off the record.)

2 MR. BIANCO: On the west side of the building  
3 we still intend to have an overhead door and a swing  
4 door.

5 CHAIRMAN WHITEHURST: So that elevation is  
6 correct. And that's why that paving wraps around,  
7 to get to the door.

8 All right. Any other questions? We can  
9 see if the petitioner has any closing comments.  
10 Sir.

11 MR. BIANCO: The only thing I would add is  
12 we're probably going to be adding over 50 trees to  
13 the property. I know that it's after the fact with  
14 Ms. Schmidt, but I think code probably requires a  
15 number in the low 40s, and our key shows, I think,  
16 54, so that's what our intention --

17 CHAIRMAN WHITEHURST: So your intent is to  
18 provide a number of trees that you have shown in the  
19 key, and then you're going to work with Staff to  
20 make sure that the plant types --

21 MR. BIANCO: Exactly.

22 CHAIRMAN WHITEHURST: -- and your landscape

1 plan is going to comply.

2 MR. BIANCO: Correct.

3 CHAIRMAN WHITEHURST: Okay. So any other  
4 further comments by the public on the petition?  
5 Hearing none, we'll move into discussion by  
6 commission members. Commission members.

7 COMMISSIONER ORLOWSKI: I'll start. And I'll  
8 -- basically because of what he's requesting, I  
9 don't look at this as a normal, just look at what's  
10 in front of us, because you are looking to get  
11 annexed. I have spent some time over by your  
12 current facility on a nice, warm day, and, yes, I  
13 would not want to live there. Anywhere near there.  
14 And I actually worked at Hines Lumber when it was  
15 functioning, and there were rules that no truck was  
16 to start any type of activity until 7:00 in the  
17 morning, and there was only two trucks there,  
18 period.

19 Me, your worst enemy right now is you're a  
20 terrible neighbor. I like what you have in front of  
21 me, but because of that, moving forward, I'm going  
22 to vote no.

1           COMMISSIONER JACKSON: We've got some issue  
2 here that the plans don't match what they say, so I  
3 don't think we can approve it tonight, even if we  
4 could take a vote, but I agree with Commissioner  
5 Orłowski. I wouldn't want somebody to come park a  
6 truck in my front yard and blow dust all over my  
7 house and seem to not care. I mean, I agree with  
8 you.

9           COMMISSIONER ROMANO: I need some  
10 clarification, because -- are the complaints focused  
11 on the petition or the company that's leasing the  
12 space?

13           COMMISSIONER JACKSON: The company.

14           COMMISSIONER ROMANO: Okay. So we're here to  
15 think about the petitioner and his company.

16           COMMISSIONER JACKSON: Right. And I voiced my  
17 opinion. But, yeah, we don't have accurate --

18           COMMISSIONER ROMANO: But we can approve on  
19 contingencies --

20           COMMISSIONER JACKSON: Yes.

21           COMMISSIONER BELLOW: Is this going to be an  
22 owner-occupied building?

1 MR. BIANCO: Yes.

2 CHAIRMAN WHITEHURST: So the complaints and  
3 most of the discussion is in regard to the former  
4 lumber yard property that the petitioner owns in  
5 addition to this parcel, and the tenants that are  
6 leasing that space. Because my understanding is the  
7 petitioner's company is not housed at the former  
8 lumberyard.

9 MR. BIANCO: We are there, yes.

10 CHAIRMAN WHITEHURST: Oh, you are.

11 MR. BIANCO: Yes. We have a pickup truck and 8  
12 to 10 office people, so we're not --

13 CHAIRMAN WHITEHURST: Okay. So you are housing  
14 that location.

15 MR. BIANCO: We are there now.

16 CHAIRMAN WHITEHURST: Okay.

17 COMMISSIONER ORLOWSKI: So you're aware of the  
18 things that go on there every day.

19 MR. BIANCO: Yes, I am. Although, I'm not  
20 aware of anything at 4:30 in the morning, because  
21 I'm not there at 4:30 in the morning.

22 MR. NORMAN: Because you don't live next door.

1 MR. BIANCO: I know the police have been there  
2 several times, but to my knowledge I don't know that  
3 anybody's been issued a ticket, so --

4 MR. NORMAN: After a while you just give up.  
5 These clowns with those trucks just do whatever the  
6 hell they want. Look at the mud going down Villa  
7 Avenue.

8 CHAIRMAN WHITEHURST: Sir --

9 MR. NORMAN: I'm sorry. This is not the venue.

10 CHAIRMAN WHITEHURST: I understand. We just  
11 need to keep this to commissioner comments. So  
12 that's where we are in the agenda. So any other  
13 comments? I think we've had a couple.

14 COMMISSIONER LANENGA: I agree with what we  
15 said earlier, you know. There's a problem. I get  
16 that. I rode past it. You're right. It's a dirty  
17 street right now. It's a mess. If it rains, it's  
18 going to be worse. I get that.

19 To me, that doesn't have an effect on  
20 this. It's hard paved. It's not gravel. It's not  
21 dirt. It's a totally separate entity that we really  
22 have no control over the stuff to the south. And

1 the petitioner has done everything we've asked him  
2 to do, and I propose to vote yes.

3 CHAIRMAN WHITEHURST: So here's how I feel is  
4 that the petitioner is coming, and this is a good  
5 development for this location in terms of cleaning  
6 up the site, getting a building on it, going to meet  
7 our planting ordinances. I think -- Commissioner  
8 Jackson, I think the petitioner was just unclear as  
9 to what his drawings showed. I think that they  
10 actually agree. The problem is the landscape plan,  
11 which we heard they fully intend to comply and  
12 exceed in terms of the number of trees. That has to  
13 be worked out with Village Staff, and certainly  
14 before a permit can be issued there will be a  
15 landscape plan that Staff can agree to that will at  
16 minimum meet our ordinance and hopefully exceed it.

17 On the other hand, so from a strictly  
18 planning and zoning and looking at the property and  
19 going through the process and looking at the  
20 drawings, I'm a -- yeah. It's a good development.  
21 It meets good planning and zoning practice for this  
22 district. You know, all those particular findings

1 of fact.

2           However, it's the same people that are  
3 operating a business right next door in a way that's  
4 very detrimental to the neighbors, and I think more  
5 -- there's more uses on that lumberyard site than I  
6 ever thought that there was going to be, and I think  
7 it's the case where it becomes an unoccupied  
8 facility, someone buys it, they start throwing  
9 things out, and you've got multiple businesses. We  
10 would never -- if it would have come before us we  
11 would have talked about these piles of material that  
12 have to be -- you know, elevations where they're not  
13 going to be going throwing in the neighbors' yards,  
14 where they would have to be stored in a proper way.  
15 I mean, conditions we would have on this type of use  
16 in that neighborhood would have been as long as your  
17 arm. So we didn't get that opportunity because of  
18 this continued use that happened because it was an  
19 existing property.

20           So I guess what I would say to the Village  
21 Board in our recommendation, and they'll certainly  
22 read what our minute are, is that they need to weigh

1 that against, you know, this decision to this owner,  
2 and is there a way that they can work with the owner  
3 to mitigate some of this disruption, quite frankly,  
4 in the neighborhood, and the impact all these uses  
5 are having on the neighborhood that, you know, given  
6 any other sort of formal procedure we would have all  
7 talked about, Village Board would have had  
8 conditions on it, and that's where I see the gap  
9 being. So that's beyond us to do that, and I don't  
10 know retroactively how the board can do it. That  
11 would be my approach is to say, yeah, planning and  
12 zoning-wise, I would vote for approval on this.

13 In the bigger picture, there needs to be a  
14 discussion with this owner to figure out how they  
15 can be better neighbors and coexist in a way that  
16 meets what our base ordinance would be for having  
17 this type of a use against a residential use, which  
18 it just does not. And when I look at the pictures  
19 from the neighbor, it just does not. So that's how  
20 I'm going to approach it. I can't speak for  
21 everybody else.

22 COMMISSIONER BELLOW: I guess my question would

1 be what are you doing about the tenant, about the  
2 lease? Is there any action that you're -- are you  
3 just letting --

4 MR. BIANCO: Yes, there is. But there's only  
5 so much we can do other than raising his rent or --  
6 the previous -- as I said last month, the previous  
7 tenant, Art's Trucking, was much worse, and we just  
8 kicked him out when his lease was up. But  
9 unfortunately for everybody, Scott has a lease that  
10 we can't just break.

11 COMMISSIONER BELLOW: And how long is that  
12 lease?

13 MR. BIANCO: I'm not sure.

14 COMMISSIONER BELLOW: Well, I think I would  
15 know how long that lease was and exactly what my  
16 window was.

17 CHAIRMAN WHITEHURST: So I guess we keep  
18 getting into issues that are beyond our purview, and  
19 I can't, you know, tell you how to -- you need to  
20 vote the way that you're led to vote, so -- but just  
21 my understanding of what we're supposed to be here  
22 is about planning and zoning, so that's the way I'm

1 going to look at it. But certainly, you know, other  
2 discussion or comments. I just wanted to relay my  
3 thinking, because certainly there is a discussion we  
4 had, and Village needs to pursue whatever they can  
5 to mitigate this, because it's not -- it's not a  
6 sustainable way of operating.

7 COMMISSIONER BELLOW: I agree.

8 COMMISSIONER LANENGA: How do you suggest we do  
9 that?

10 CHAIRMAN WHITEHURST: I think it's going to  
11 have to be Village Board and an attorney level and  
12 everything else, because they're just not compliant  
13 with that kind of a use in a residential area, and  
14 to me it has a big impact on the entire area. It's  
15 not just the residential neighbors. It's actually  
16 the new development that's been done, you know,  
17 which they followed ordinance, they came in, they  
18 built buildings to code, right, all in the curb  
19 cuts, everything else, that this property that we're  
20 having complaints about is the anomaly, so --

21 Okay. Any other discussion? If there's  
22 none, we can have a motion.

1           COMMISSIONER JACKSON: It's just a problem  
2 that's going to grow, in my opinion, and it's going  
3 to force these people to leave, and they're going to  
4 be hit financially selling their property and  
5 leaving with their tail between their legs for  
6 whatever price they get for their property.  
7 Nobody's going to want to live there, move there. I  
8 think we need to address it now, I think. There's a  
9 lot of emotion that goes into this, obviously, you  
10 see with the folks, and we can look at it and be  
11 completely objective and be logical, but I think  
12 that there is a part of us that has a responsibility  
13 to our villagers and our people here to say that we  
14 need to see some changes in order to allow this. We  
15 need to see some changes from tenants. But he is  
16 directly responsible for his tenants. And he wants  
17 to build out and have more tenants and grow this,  
18 and it's just going to be more of a problem that  
19 Village will have to deal with. And if we're not  
20 going to look at that then, you know, are we doing  
21 our job? I don't know. That's my opinion.

22           CHAIRMAN WHITEHURST: And you're entitled to

1 it.

2 COMMISSIONER JACKSON: Thanks. Appreciate  
3 that.

4 CHAIRMAN WHITEHURST: And I wasn't trying to  
5 sway anyone from -- I'm just kind of relaying what  
6 my thoughts were.

7 Anyone else.

8 COMMISSIONER LANENGA: It feels like a no vote  
9 would be a little bit disingenuous considering we  
10 set guidelines for what we hoped he would do. He  
11 did, I think, every one of them as we requested, and  
12 to again confuse the issue with the separate parcel,  
13 the separate property, seems like it would be not a  
14 fair thing to do, in my opinion.

15 COMMISSIONER ORLOWSKI: Yeah. But it's also --  
16 he's not just asking for the development. He's  
17 asking to be annexed. Annexation into the Village,  
18 which if you're already a bad neighbor and you're  
19 asking to be annexed in and looking for more than  
20 just something normal, that's the point that I'm  
21 looking at.

22 We've made many comments during every

1 meeting about the issues in your current location,  
2 and nothing's changed since then. And if somebody  
3 was giving me hints on issues, I would be trying --  
4 on the side, trying to get all that fixed. That's  
5 what I'm -- and you don't even know when the lease  
6 is up on the tenants that all the complaints are  
7 coming in on. I would think -- me, personally, I  
8 would have been checking all of that. That's what's  
9 giving my -- that's where the headaches are for any  
10 new development.

11 CHAIRMAN WHITEHURST: The problem with the new  
12 development isn't the new development.

13 COMMISSIONER ORLOWSKI: And seeing that you are  
14 asking for the development and annexation into the  
15 Village, that's where I feel that, yes, I have to  
16 look out for what's best for not just you but  
17 everybody in that area.

18 CHAIRMAN WHITEHURST: Good point.

19 COMMISSIONER CALVERT: I think my biggest  
20 concern is this area to the west of the building  
21 here. I just see that potentially as being a  
22 continuation or another place where we have clutter

1 and debris. I would hope, I guess, at some point  
2 that it's considered that exterior storage of  
3 materials and supplies and equipment is not allowed.

4 CHAIRMAN WHITEHURST: That's correct. It's not  
5 allowed in this district.

6 MR. GRILL: Well, certainly not without some  
7 additional screening requirements, and as part of  
8 the annexation you can actually specifically  
9 prohibit if you wanted to.

10 CHAIRMAN WHITEHURST: I think that should be --  
11 if there's a motion to approve, that should be  
12 included with it. No exterior storage, period.

13 COMMISSIONER CALVERT: Materials, supplies, and  
14 trucks or equipment. All of that.

15 COMMISSIONER ORLOWSKI: And we've already  
16 talked about that in prior meetings about this as  
17 far as external storage, other vehicles being parked  
18 there outside overnight.

19 CHAIRMAN WHITEHURST: Yeah. In the past we  
20 did.

21 I think reannexation is a really good  
22 point. It's not just a straight zoning. It's also

1 an annexation.

2 COMMISSIONER ORLOWSKI: Right.

3 COMMISSIONER ROMANO: Can we amend the motion  
4 for those -- I mean, I guess if it's going to be a  
5 business, I'm hesitant to say you can't park your  
6 business trucks on your property overnight. I mean,  
7 that's -- to me, that's where a line is. Materials  
8 and storage in back of buildings, facing the  
9 residential, I would definitely support. But can we  
10 make on-the-fly here amendments?

11 MR. GRILL: Well, since a motion hasn't even  
12 been made yet, yes, you can.

13 COMMISSIONER BELLOW: Or trucks in excess of a  
14 certain size maybe.

15 MR. GRILL: Would you like me to give you one?

16 CHAIRMAN WHITEHURST: Yes. Can we discuss  
17 conditions?

18 MR. GRILL: Okay. Well, if you were so  
19 inclined, you could entertain a motion to approve  
20 PZ-18-0010 for annexation into the Village and  
21 rezoning to M-1 subject to the following plans from  
22 the petitioner. And I think this is in the memo.

1 Site plan labeled sheet A1 prepared by Richard F.  
2 Rogers and last dated March 26th, 2019, a landscape  
3 plan labeled sheet L1, prepared by Richard F. Rogers  
4 and last dated March 26, 2019, to be modified to  
5 meet at a minimum the Village Code as it relates to  
6 landscaping, elevation plans labeled sheets A6 and  
7 A7, prepared by Richard F. Rogers as included in  
8 this memo, and no exterior storage of materials on  
9 the property.

10 CHAIRMAN WHITEHURST: Okay.

11 COMMISSIONER LANENGA: I'd like to make a  
12 motion to approve application PZ-18-0010 for the  
13 following. Annexation and rezoning to subject  
14 parcels M-1, subject to the following plans  
15 submitted by the petitioner, site plan labeled sheet  
16 A1, prepared by Richard F. Rogers and last dated  
17 March 26, 2019, landscape plan labeled sheet L1  
18 prepared by Richard F. Rogers and last dated March  
19 26, 2019, to be modified to at least meet Village  
20 Code related to landscaping, elevation plans labeled  
21 as sheets A6 and A7 prepared by Richard F. Rogers as  
22 included in this memo, and, finally, no exterior

1 storage of materials on the property.

2 CHAIRMAN WHITEHURST: There's a motion. Is  
3 there a second on the motion?

4 COMMISSIONER ROMANO: I'll second.

5 CHAIRMAN WHITEHURST: Any questions or comments  
6 on the motion? Hearing none, we'll vote by roll  
7 call.

8 Romano.

9 COMMISSIONER ROMANO: Yes.

10 CHAIRMAN WHITEHURST: Calvert.

11 COMMISSIONER CALVERT: No.

12 CHAIRMAN WHITEHURST: Jackson.

13 COMMISSIONER JACKSON: No.

14 CHAIRMAN WHITEHURST: Bellow.

15 COMMISSIONER BELLOW: Yes.

16 CHAIRMAN WHITEHURST: Orłowski.

17 COMMISSIONER ORŁOWSKI: No.

18 CHAIRMAN WHITEHURST: Lanenga.

19 COMMISSIONER LANENGA: Yes.

20 CHAIRMAN WHITEHURST: I'm going to vote no.

21 With that, our -- well, so that motion fails. We  
22 actually have to have another motion that would be a

1 no motion that we would not recommend approval.

2 Correct?

3 MR. GRILL: (Nod of head.)

4 CHAIRMAN WHITEHURST: And we have to vote on  
5 that, so we need another motion indicating that we  
6 do not recommend approval of the application number,  
7 and then we need to have a second and vote  
8 accordingly, okay. That's how we have to proceed.

9 COMMISSIONER ORLOWSKI: I'd like to make a  
10 motion to a no vote for the application PZ-18-0010.

11 COMMISSIONER JACKSON: I'll second.

12 CHAIRMAN WHITEHURST: Second. Any questions or  
13 comments on that motion?

14 COMMISSIONER ROMANO: So I vote no for the no  
15 vote?

16 CHAIRMAN WHITEHURST: So do you want to read  
17 back what the motion was, please.

18 (Whereupon, the record was read.)

19 CHAIRMAN WHITEHURST: So then you would vote  
20 yes.

21 MR. GRILL: So a yes is a no vote on this.

22 COMMISSIONER JACKSON: So we got the yeses over

1 here, and the nos over here.

2 CHAIRMAN WHITEHURST: Everybody clear? Okay.

3 Any other questions? Any other people think that  
4 the motion should be amended or changed? Okay.

5 All right. So then we're going to -- the  
6 motion stands as it was. We have a second. The  
7 second still? Second still in agreement?

8 COMMISSIONER JACKSON: (Nod of head.)

9 CHAIRMAN WHITEHURST: So let's move to a vote.

10 Romano.

11 COMMISSIONER ROMANO: No.

12 CHAIRMAN WHITEHURST: Calvert.

13 COMMISSIONER CALVERT: Yes.

14 CHAIRMAN WHITEHURST: Jackson.

15 COMMISSIONER JACKSON: Yes.

16 CHAIRMAN WHITEHURST: Bellow.

17 COMMISSIONER BELLOW: No.

18 CHAIRMAN WHITEHURST: Orłowski.

19 COMMISSIONER ORŁOWSKI: Yes.

20 CHAIRMAN WHITEHURST: Lanenga.

21 COMMISSIONER LANENGA: No.

22 CHAIRMAN WHITEHURST: Whitehurst, yes. So what

1 we have done is we have recommended to Village Board  
2 that they reject this application, and I think  
3 specifically it was annexation more than zoning, but  
4 our recommendation passes to the Village Board.  
5 They can either accept, reject, or modify. They're  
6 the final body having say, okay. Thank you all.

7 (Whereupon, the public hearing was  
8 concluded.)  
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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:                 )  
                                                        )  
Text Amendments 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. ROBIN WHITEHURST, Chairman

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MR. KEN JACKSON

6 MR. DOMINICK ROMANO

7 MS. LINDA J. BELLOW

8 MR. JACK LANENGA

9  
10  
11  
12  
13 ALSO PRESENT: MR. PATRICK GRILL, Director of  
Community Development

1 CHAIRMAN WHITEHURST: Okay. We do have one  
2 more item of business tonight. Is there any desire  
3 by commission members for a break, or do you want to  
4 proceed?

5 (Whereupon, there was a discussion  
6 off the record.)

7 CHAIRMAN WHITEHURST: Sounds like that's pretty  
8 unanimous. Okay. So we have tonight petition  
9 PZ-19-0002. Text Amendment to Appendix C, Villa  
10 Park Zoning Ordinance, and in this case the Village  
11 of Villa Park is the petitioner, and Director Grill  
12 will be speaking on behalf of the Village.

13 MR. GRILL: Good evening. There are three  
14 proposed text amendments that are being considered  
15 this evening. The first is relative to where we  
16 allow personal vehicle sales and rentals. That's  
17 automobiles for, you know, personal use. The  
18 current code does not allow personal vehicle sales  
19 and rentals in the M-1 or M-2 district. However, we  
20 do allow commercial vehicle sales. So trucks can be  
21 sold and rented in M-1 and M-2 districts. Auto  
22 repair for -- personal and commercial auto repair is

1 permitted by right in an M-1 and M-2. The previous  
2 code permitted personal auto sales and rentals in an  
3 M-1 or M-2. I think as we were going through the  
4 use tables that -- and I looked back at some of my  
5 notes. I did have it that it was going to be added  
6 as a permitted use, personal vehicle sales and  
7 rentals, as permitted by right in an M-1 and M-2  
8 district, but for whatever reason, in all of the  
9 various versions of the amended code that we got,  
10 nobody caught that it had been, I believe, left out,  
11 and I think we need to add that back in as a  
12 permitted use in the M-1 and M-2 districts.

13 COMMISSIONER ORLOWSKI: Could be a problem if  
14 we don't.

15 MR. GRILL: We have a lot of non-conformities.

16 The second is a -- actually, this issues  
17 dates back to 2010 when the Village Board approved  
18 ordinance 3617 as it related to electronic  
19 billboards and licensing in the Village. For  
20 whatever reason, that particular ordinance amended  
21 both the municipal code and the zoning ordinance.  
22 This body actually voted 6 to 0 in favor of an

1 amendment to add electronic billboards into the  
2 zoning code, and then the Village Board chose to  
3 accept that recommendation and then put additional  
4 regulations into the municipal code as it relates to  
5 regulating electronic billboards.

6           Those amendments never made it into not  
7 only the zoning ordinance, they never made it into  
8 the Village Code either. When this was brought to  
9 the Village Board's attention they said, oh, that  
10 was an oversight. We think we want to add that back  
11 in. But because the Village Board adopted a new  
12 zoning ordinance, even if it had been put in, it's  
13 not in there anymore. So we would have to choose to  
14 add that language back in as included in my memo.

15           And then the last text amendment relates  
16 to winemaking. As you may be aware, we do allow for  
17 microbreweries in most of our commercial districts  
18 by right, but that relates only to beer and ale. It  
19 does not include wine. We have somebody who is  
20 interested in making wine in the Village, and so  
21 Staff is proposing to add winemaking as a permitted  
22 use in the same zoning districts that we allow

1 microbreweries.

2           So that sort of sums up the three text  
3 amendments that are before you. And like in the  
4 previous item, I do have comments from Commissioner  
5 Jarrett that I would like to read. And he indicates  
6 that I fully support the changes related to personal  
7 vehicle sales in M districts, and the addition of  
8 winemaking facilities as a permitted use. However,  
9 I do have some concerns about the proposed amendment  
10 regarding digital billboards. The amendment is  
11 nearly a decade old, and I question the number of  
12 location signs that this amendment might permit.  
13 Particularly since the number of licenses could  
14 potentially be increased without our review. I  
15 would be in favor of revisiting more specifically  
16 the locations in our Village where such signs might  
17 make sense, and what our vision is in terms of the  
18 number of such signs. Those are the comments of  
19 Commissioner Jarrett.

20           CHAIRMAN WHITEHURST: Okay.

21           MR. GRILL: So with that, I'd entertain any  
22 questions that the Commission may have.

1 CHAIRMAN WHITEHURST: Now, this is a hearing  
2 tonight, right, or no?

3 MR. GRILL: Correct.

4 CHAIRMAN WHITEHURST: It's a hearing.

5 MR. GRILL: It's a hearing.

6 CHAIRMAN WHITEHURST: All right. So we'll  
7 follow our agenda. You just spoke for petitioner  
8 and for Staff, so we go to public participation.  
9 Any members of the public wishing to speak in  
10 regards to this petition? Seeing none and hearing  
11 none, now we can move into questions by commission  
12 members.

13 COMMISSIONER ORLOWSKI: How did we miss all  
14 that? The one I remember talking about whenever we  
15 were going over all the zoning codes, and how it  
16 didn't make it in, I don't know.

17 CHAIRMAN WHITEHURST: The vehicles  
18 specifically?

19 COMMISSIONER ORLOWSKI: Yeah.

20 CHAIRMAN WHITEHURST: I think that one is very  
21 straightforward. I agree with Commissioner Jarrett  
22 on the billboards. There was a huge effort made to

1 write that, including going and witnessing up at the  
2 Odium several different ways to operate an  
3 electronic billboard. I think it needs to be  
4 revisited. I agree that we need to do a little bit  
5 of research, figure out what the current thinking  
6 is, if that chapter one, subchapter path of the  
7 highway as far as 522 for outdoor advertising still  
8 has the limitations, that is going to reference how  
9 quickly you can have an image change in a sign,  
10 right? So we need to make sure that we still agree  
11 with that in particular. So that one I think we  
12 should consider separately. Though, to me, the  
13 winemaking is pretty straightforward.

14 COMMISSIONER ORLOWSKI: Yeah.

15 CHAIRMAN BELLOW: Where is this going to go, or  
16 where do they want to go? Just to be nosy.

17 CHAIRMAN WHITEHURST: We can't consider just  
18 for one particular -- so we're talking in general  
19 from a zoning and planning standpoint, what district  
20 this use would be appropriate for, not one  
21 particular petition; correct?

22 MR. GRILL: Correct.

1 COMMISSIONER BELLOW: I'm still curious where.

2 COMMISSIONER ROMANO: Off the top of my head, I  
3 don't know what it states, but kind of future  
4 proofing too, so we talked about microbreweries and  
5 beer and bottles of wines there. For spirits too,  
6 do we have anything in the code that says anything  
7 about that?

8 CHAIRMAN WHITEHURST: Distilleries. That's  
9 another trendy -- like Evanston has now a world  
10 famous distillery. That comes out of a state  
11 license.

12 MR. GRILL: That's a state license, yes.

13 CHAIRMAN WHITEHURST: Great.

14 COMMISSIONER ORLOWSKI: I'll ask one question.  
15 The winemaking, is that -- we've kind of mirrored  
16 exactly the same districts as we allow alcohol?

17 COMMISSIONER JACKSON: Microbrewery.

18 COMMISSIONER ORLOWSKI: Microbrewery.

19 MR. GRILL: Staff is proposing allowing  
20 winemaking in the exact same districts as  
21 microbreweries, yes.

22 COMMISSIONER ORLOWSKI: Okay. I'm good with

1 that.

2 MR. GRILL: And certainly if you wanted to add  
3 distilling. The only reason Staff did not include  
4 distilling is because there is no limit from the  
5 state regulations as it relates to distillers, and  
6 it would be permitted in an M-1 or M-2 district.

7 CHAIRMAN WHITEHURST: Right now.

8 MR. GRILL: Correct.

9 CHAIRMAN WHITEHURST: Okay.

10 MR. GRILL: But, you know, this does. And if  
11 the person wanted to make the wine in an M-1 or M-2,  
12 they could do that and wouldn't need any changes to  
13 the ordinance. This particular individual wants to  
14 be able to do it in a commercial district and have  
15 tastings available.

16 CHAIRMAN WHITEHURST: And, again, a distillery  
17 -- the question is a good one, because the  
18 distillery industry is doing the same thing with the  
19 restaurant or food or some other --

20 MR. GRILL: Right.

21 COMMISSIONER ROMANO: So future proof it now.

22 MR. GRILL: Whereas, the state statute limits

1 the amount of wine you can make in a given location.  
2 It doesn't have that sort of specification on  
3 distilled spirits.

4 COMMISSIONER JACKSON: We'll have to get a  
5 micro distillery come back to us later, I think.

6 MR. GRILL: You could choose to just make it  
7 the same as either the winemaking or the  
8 microbrewing.

9 CHAIRMAN WHITEHURST: I have no idea that even  
10 50,000 gallons of, you know, whatever, bourbon, or  
11 whatever, I have no idea if that's --

12 COMMISSIONER JACKSON: We call that white  
13 lightning. We don't get barrels if we're selling  
14 from a bar.

15 CHAIRMAN WHITEHURST: I think unless we did  
16 some research we should leave it out and then wait  
17 until someone comes in that wants to talk about  
18 having a restaurant and having a distillery, and  
19 then we can tackle it, and they can do the research  
20 and convince us that it's a good thing, and not  
21 going to have a negative impact on the community.

22 MR. GRILL: The Village hasn't been approached

1 by a distillery, but we have been approached by a  
2 mead maker.

3 COMMISSIONER JACKSON: If we approve this, we  
4 just don't include the third point; correct?

5 MR. GRILL: Correct.

6 COMMISSIONER JACKSON: Don't even mention it.

7 COMMISSIONER ORLOWSKI: Well, no. That would  
8 be the second bullet.

9 COMMISSIONER JACKSON: Second bullet.

10 MR. GRILL: Yes. Leave the second bullet point  
11 out, yes.

12 CHAIRMAN WHITEHURST: Yes.

13 COMMISSIONER LANENGA: On 8.2.16, on the second  
14 page of your memo you refer to the signs on vacant  
15 lots. What does it mean, you're allowed to have  
16 electronic billboards on vacant lots along side of  
17 real estate signs?

18 MR. GRILL: Again, this is pulled directly from  
19 that original ordinance, and my only thought was  
20 that the Planning & Zoning Commission and the  
21 Village Board wished to give somebody who owned  
22 property along those roadways the ability to have

1 only a electronic billboard on those properties.  
2 You know, normally signage is considered accessory  
3 to the principal use of the property, but in this  
4 particular instance where you would be allowed to  
5 have -- your sign would be your principal use of the  
6 property if it were vacant. Again, I don't know. I  
7 didn't go back and read the minutes in 2010, and  
8 only Mike and Robin were around then.

9 COMMISSIONER ORLOWSKI: I don't want to spend  
10 two years on this.

11 CHAIRMAN WHITEHURST: No. Okay. Any other  
12 questions? Any closing comments of petitioner?

13 MR. GRILL: Staff would have no problem if you  
14 left out the second bullet point as part of your  
15 recommended motion.

16 CHAIRMAN WHITEHURST: Okay.

17 MR. GRILL: The only thing that I would want  
18 some clarification on is do you want Staff to  
19 provide more input on that at a future meeting, or  
20 do you want to say no?

21 CHAIRMAN WHITEHURST: I thought this was in  
22 there.

1 COMMISSIONER ORLOWSKI: You need to revisit the  
2 whole thing.

3 MR. GRILL: Okay.

4 CHAIRMAN WHITEHURST: And all the work we do on  
5 this before said we need to have something in our  
6 ordinance to control this, because it can be done,  
7 you know --

8 COMMISSIONER ORLOWSKI: A mini Vegas.

9 CHAIRMAN WHITEHURST: Exactly. If you start  
10 thinking about St. Charles Road, every single one of  
11 those businesses having one of these things, so  
12 that's why I talked about North Avenue and Roosevelt  
13 Road.

14 MR. GRILL: I will tell you, every month  
15 somebody requests an electronic message board on  
16 St. Charles Road.

17 COMMISSIONER JACKSON: And do they also offer  
18 gambling? Just kidding.

19 CHAIRMAN WHITEHURST: So we need to get in it  
20 there, and we probably need to get it in there  
21 sooner than later, because it's issues like that  
22 that -- but I agree with -- we have to make sure

1 that we're contemporary. And maybe there's another  
2 village that has done the deep dive and has the  
3 info, but like the first -- item number one, that  
4 would be my first item number one. It's only on  
5 these two roads. All right.

6 COMMISSIONER JACKSON: All right. I'll make a  
7 motion. Anything else before I do that?

8 I make a motion to approve application  
9 PZ-19-0002 for a text amendment to the following  
10 table of articles of Appendix C of the municipal  
11 code. Table 6-1 indicating personal vehicle sales  
12 and rentals as permitted uses in the M-1 and M-2  
13 zoning districts, as well as Article 6 adding a  
14 definition for winemaking facilities as a permitted  
15 use in the C-2, C-3, MX-1, MX-2, MX-3, and MXD  
16 zoning districts.

17 CHAIRMAN WHITEHURST: There's a motion. Is  
18 there a second?

19 COMMISSIONER BELLOW: Second.

20 CHAIRMAN WHITEHURST: Second. Any questions or  
21 comments on the motion? Hearing none, we'll vote by  
22 roll call.

1 Commissioner Romano.

2 COMMISSIONER ROMANO: Yes.

3 CHAIRMAN WHITEHURST: Calvert.

4 COMMISSIONER CALVERT: Yes.

5 CHAIRMAN WHITEHURST: Jackson.

6 COMMISSIONER JACKSON: Yes.

7 CHAIRMAN WHITEHURST: Bellow.

8 COMMISSIONER BELLOW: Yes.

9 CHAIRMAN WHITEHURST: Orłowski.

10 COMMISSIONER ORŁOWSKI: Yes.

11 CHAIRMAN WHITEHURST: Lanenga.

12 COMMISSIONER LANENGA: Yes.

13 CHAIRMAN WHITEHURST: And I too vote yes.

14 Thank you.

15 (Whereupon, the public hearing was  
16 concluded.)  
17  
18  
19  
20  
21  
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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