

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

April 9, 2020

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

The Village appreciates the public's patience and cooperation during these very trying times as communities across the globe attempt to reduce the spread of COVID-19 (Coronavirus). Social distancing has been recommended to mitigate the spread of COVID-19. The Village remains committed to a transparent and open government. Participation in this meeting is encouraged in any of the following ways: 1 - Email your questions to Patrick Grill, Director of Community Development in advance of the meeting at pgrill@invillapark.com. Director Grill will read the comments/questions into the public record at the appropriate time. 2 - If members of the public are interested in attending in person, and are symptom free, social distancing will be utilized to mitigate the community spread of disease. However, per Governor Pritzker's Executive Order No. 10, all gatherings of more than 10 people are prohibited. Therefore, attendance will be monitored at the door.

3. Amendments to the Agenda

4. Approval of Minutes

4.a Minutes

[General Minutes March 12, 2020.pdf](#)

5. Business

Petition PZ-20-0002 - Rezoning from C-2 to C-3 and Special Use for a Recreational Cannabis Dispensary at 133 W. Roosevelt Road. Petitioner, David Hart of Curative Health LLC. Petition PZ-20-0004 - Text Amendment to Section 6.4.7 making Currency Exchanges a separate use; and a Text Amendment to Table 6.1 making Currency Exchanges a permitted use in the C-3 District. 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: April 9, 2020

Submitted by: Pat Boksha

Submitting Department: Planning and Zoning Commission

Item Type: Minutes

Agenda Section: Approval of Minutes

Subject:

Minutes

Suggested Action:

Attachments:

[General Minutes March 12, 2020.pdf](#)

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

MINUTES

MARCH 12, 2020

Chairman Jason Jarrett called the meeting to order at 7:30 p.m.

Roll Call

Present: K. Jackson, M. Orlowski, D. Romano, E. Hofstra, J. Lanenga, J. Jarrett

Absent: R. Whitehurst, L. Calvert, B. Keskić

Also Present: P. Grill, Director of Community Development

On a motion from Commissioner Hofstra, and a second from Commissioner Orlowski the minutes from January 9th, 2020 and February 13th, 2020 were unanimously approved.

Chairman Jarrett allowed an attendee to address the Commission in advance of the discussion items on the agenda. Porfirio Mendez expressed concerns about his neighbor's property on Manor Lane. Staff indicated that they are working with this owner on an annexation and rezoning request.

There were three discussion items on the agenda. The first was discussion of a potential text amendment relative to Currency Exchanges. Discussion centered on two issues, the first being whether the commission had concerns with placing a currency exchange in a commercial district; and, secondly what commercial district was appropriate for them. It was a consensus of the commission to hear a text amendment to create a currency exchange use and allow it as a permitted use only in the C-3 Service Business District.

The second discussion item was consideration of a text amendment as it relates to temporary outdoor storage containers. Because of the lack of a definition, it is not clear whether this specifically relates to PODS units, or all outdoor storage containers. The consensus of the commission was to create two separate requirements. The first would relate directly to a residential application for POD-type uses, and the second would relate to use of shipping containers in non-residential districts as a special use. These will be brought forth for a text amendment public hearing in April.

The last discussion item was on outdoor seating accessory to eating or drinking establishments. The commission went through each of the 13 requirements for outdoor seating currently in the ordinance. Although the consensus was that the commission is fine with many of these requirements, they wished to see some clearer language added; and a review of other sections of the Village Code so as not to conflict with any requirements in the zoning code. This item will be brought back for additional discussion at the next meeting, but not as a public text amendment just yet.

Director Grill mentioned that there were two new submittals for a public hearing in April. The first was a request for rezoning and special use for a recreational cannabis dispensary at 133 W. Roosevelt Road; and the second was a variance request for parking, use of a tent, use of a shipping container and entertainment associated with outdoor seating areas at Fuel & Crème.

As there was no additional business, a motion to adjourn was made by Commissioner Orlowski, and seconded by Commissioner Jackson. On a unanimous voice vote, the meeting was adjourned at approximately 9:16 p.m.