

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

March 12, 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**
- 3. Amendments to the Agenda**
- 4. Approval of Minutes**
 - 4.a Minutes
 - [General Minutes Jan 9, 2020.pdf](#)
 - [General Minutes Feb 13, 2020.pdf](#)
 - [PZ-19-0014 Minutes Jan 9, 2020.pdf](#)
 - [PZ-19-0015 Minutes Jan 9, 2020.pdf](#)
 - [PZ-19-0016 Minutes Jan 9, 2020.pdf](#)
- 5. Business**
 1. Discussion of Currency Exchanges. 2. Discussion of Temporary Outdoor Storage Containers. 3. Discussion of Outdoor Seating Accessory to Eating or Drinking Establishments.
- 6. Public Comments on Non-Agenda Items**
- 7. Commissioner Comments**
- 8. Village Board Liaison Comments**
- 9. Village Staff Comments**
- 10. Adjournment**

Upcoming Hearings

None.

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Planning and Zoning Commission Agenda Item Report

Meeting Date: March 12, 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 Jan 9, 2020.pdf](#)

[General Minutes Feb 13, 2020.pdf](#)

[PZ-19-0014 Minutes Jan 9, 2020.pdf](#)

[PZ-19-0015 Minutes Jan 9, 2020.pdf](#)

[PZ-19-0016 Minutes Jan 9, 2020.pdf](#)

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)

)

Regular meeting minutes.)

REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION

JANUARY 9, 2020

7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., R.P.R., qualified in the

State of Illinois.

Village of Villa Park Planning _ Zoning Commission,
January 9, 2020

2

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ROBIN WHITEHURST

4 MR. MIKE ORLOWSKI

5 MR. KEN JACKSON

6 MR. EDWARD HOFSTRA

7 MR. JACK LANENGA

8 MR. BENJAMIN KESKIC

12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14 MR. ALBERT BULTHUIS, Village President

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

4 Hofstra.

5 COMMISSIONER HOFSTRA: Here.

6 CHAIRMAN JARRETT: Jackson.

7 COMMISSIONER JACKSON: Present.

8 CHAIRMAN JARRETT: Orłowski.

9 COMMISSIONER ORŁOWSKI: Here.

10 CHAIRMAN JARRETT: Whitehurst.

11 COMMISSIONER WHITEHURST: Here.

12 CHAIRMAN JARRETT: Lanenga.

13 COMMISSIONER LANENGA: Here.

14 CHAIRMAN JARRETT: Keskic.

15 COMMISSIONER KESKIC: Here.

16 CHAIRMAN JARRETT: Calvert.

17 (Whereupon, there was no response.)

18 CHAIRMAN JARRETT: Romano.

19 (Whereupon, there was no response.)

20 CHAIRMAN JARRETT: Okay. We have a quorum.

21 So first order of business will be
22 approval of minutes.

1 COMMISSIONER LANENGA: Move to approve all the
2 minutes of 12/12/2019.

3 CHAIRMAN JARRETT: We have a motion. Is there
4 a second?

5 COMMISSIONER HOFSTRA: Second.

6 CHAIRMAN JARRETT: All in favor.

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

9 CHAIRMAN JARRETT: Motion passes.

10 So the way the agenda will work tonight is
11 we will start with presentation of petitioner, Staff
12 input, then public participation and questions. At
13 that point, if you're from the public and you wish
14 to speak, you will come up and state your name and
15 address for the record, and we'll give you a couple
16 of minutes to talk, questions from the Commission,
17 closing comments of the petitioner, then we'll close
18 the public hearing, discuss amongst ourselves, and
19 if there's a motion to be made tonight on the
20 matter, then we'll make that motion at that time.

21 If you're expecting to speak tonight on
22 any of the agenda items, whether you're the

1 petitioner or from the public, please rise now. The
2 court reporter will swear you in, and then we'll get
3 into the agenda items one at a time tonight.

4 (Whereupon, the witnesses were sworn
5 in under oath.)

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

8 CHAIRMAN JARRETT: All right. Public comments
9 on non-agenda items. Are you guys here to speak on
10 something specific this evening or --

11 MR. KOZAR: Not really. I wanted to find out
12 what the Text Amendment process was. I saw that it
13 was on the agenda. We're going to hopefully be
14 before you in the next month or so, so I'm just kind
15 of doing my homework right now.

16 I mean, if you'd like to hear kind of the
17 preliminary of what we're wanting to do in regards
18 to 324 East Central, it's not particularly why I
19 came, but I'd be happy to speak with you, you know.

20 CHAIRMAN JARRETT: And just make sure that the
21 court reporter has your name and address, please.

22 MR. KOZAR: Sure. I'm kind of swinging from

1 the hip here. It's Jack Kozar. My residence is 329
2 East Park Boulevard, and this is in regards to 324
3 East Central, which is, I'd like to say, factually
4 known as Fuel and Creme.

5 So, like I said, I wasn't planning on
6 speaking tonight. I saw that there was a Text
7 Amendment, and we're looking for some solutions, so
8 I just thought I'd -- you know, for my own
9 edification. So I happen to have a couple copies of
10 -- it's a little packet that I put together. If I
11 could hand it up, and maybe you could just pass it
12 around. The first two pages are just a narrative
13 that -- I mean, I don't want to waste your time to
14 have to read it at this point, but the following is
15 basically an index one through nine, and then one
16 through nine corresponds with my rough drawing on
17 the survey that follows.

18 So just to kind of give you a road map, if
19 you look at the survey on the last page you'll see
20 markings number one, number one, number two, three,
21 four, five, and so on. Make sense, kind of?

22 CHAIRMAN JARRETT: Uh-huh.

1 MR. KOZAR: Okay. So I've been working with
2 the Village at large to come up with some solutions
3 on our property at 324 East Central. It's an
4 odd-shaped lot. As you guys know, it used to be an
5 old gas station. We've done an environmental
6 remediation on it, and we're working hard to just
7 make it a financially viable business, and I think
8 we're doing a good job. I mean, we're working our
9 tails off doing it. But there's no model to follow,
10 and it's one of those things where, you know, I feel
11 like I kind of put a blindfold on and wrote a blank
12 check and jumped into it. And, you know, Karen and
13 I have been Villa Park residents for 20 years. I'm
14 fully invested in Villa Park. You know, this is
15 where I live. This is where I want to live. This
16 is where I'm investing my life savings, our life
17 savings, on this property.

18 So really in order to make it financially
19 viable, what we've come to the conclusion of is that
20 we need to survive the winter, and, you know, I'm
21 setting the bar rather low. I just want to survive
22 the winter, because what that means to us is that we

1 have to be able to afford the staff that we have
2 trained so that we don't lose them in November,
3 October, or something like that, and then have to
4 rehire and reinvent the wheel come March, April,
5 something to that effect. So if I can pay my staff
6 and stay open, we're ahead of the game. That's how
7 I feel about it.

8 In order to do that, what we're learning
9 is that -- I have occupancy of 30 people inside of
10 Fuel, and there's no occupancy inside of Creme.
11 It's just a carryout ice cream place that does very
12 little business in the winter. Maybe on a night
13 like this, you know, we might sell a little bit of
14 ice cream, but generally speaking, it's ice cream.

15 So we have found that really what it
16 amounts to is being able to do events or do private
17 parties. So we've had wedding showers, we've had
18 baby showers, we've had birthday parties. I had my
19 office party there, which is great. And they bring
20 in enough revenue to basically support that week
21 and, you know, pay for my employees, you know, and
22 not have to just continually be subsidizing this

1 property.

2 So we've erected a tent up there, and that
3 would be great for being able to house these
4 parties, as we can put it in the tent, but we need
5 to kind of change the rules, the Code, or go through
6 a PUD or a Text Amendment. That's what interested
7 me in coming here today, you know. Kind of what's
8 the process of a Text Amendment. Pros and cons to a
9 Text Amendment is that it's -- you know, if you make
10 a Text Amendment, it's good for everybody, and maybe
11 that doesn't necessarily work, you know, for every
12 property in the Village. You know, it may just not
13 kind of fit the overall picture of what, you know,
14 you all on the Board and the Village at large, you
15 know, want.

16 So perhaps the right route to go, and this
17 is what we're working on, is a PUD. So we, you
18 know, put everything collectively into a package and
19 say, this is to the best of our knowledge what we
20 think, and we're going to need to do it. So what
21 I've done in that packet is, just in the spirit of
22 trying to be transparent with every idea that we

1 have, I've put them down here, and then we're trying
2 to figure out how best to approach this.

3 So the tents are really important, because
4 we've got a party booked on the 17th, the 18th, and
5 the 24th, if I'm not mistaken, plus or minus a day,
6 but it's right there, of this month, and we've had
7 18 other inquiries of people that want to book their
8 parties, whatever they may be. We want to
9 accommodate them. We can't do it in little, tiny
10 Fuel.

11 Additionally, too, in the summertime
12 people want to come in, they want to bring a group
13 in, maybe it's a, you know, biking group, a pub
14 crawl, something like that. They're afraid of kind
15 of booking it at Fuel and Creme, because what if it
16 rains that day, you know. It could be beautiful all
17 week, and then you want to bring 30 people over for
18 a couple hours, but it's going to rain. You know,
19 you don't know. Maybe we'll go somewhere else.
20 Maybe they'll go to Elmhurst, or they'll go to
21 Lombard. Something like that. We want to keep them
22 in Villa Park. Not only for the purposes of Fuel

1 and Creme, but other places too. So the Village
2 participates in that and creates revenue with that.

3 So those tents would be useful, or at
4 least in the summertime just the top of the tent and
5 taking out the sides. So that's, you know,
6 something to consider. I encourage all of you, if
7 you go by Fuel and Creme, to go take a look at the
8 tent that we have. I mean, it's a super high
9 quality, made in Germany, engineered tent. It's not
10 like a Menards tent. Oh, thank you, Patrick. It's
11 winter rated, it's snow rated, it's fire rated.
12 Like I said, it's super high quality, and it's got
13 clear panels all around, so it doesn't look boxed
14 in. It adds, I think, to the overall look of it.
15 I've gotten a lot of positive comments that people
16 just like the look of it. So our tent is an issue,
17 and we're trying to overcome that. Specifically, I
18 believe it's under the Code 6.11.2.

19 Another issue that we've kind of learned
20 about is on the patio. According to the Code,
21 6.11.2.G.7, no entertainment of any sort is allowed
22 on a patio, which just seems very restrictive. So

1 that, in theory, through the black letter of the
2 Code, that could mean a speaker outside, that could
3 mean live entertainment. Taken to the extreme, it
4 could be one of my servers telling a joke on the
5 patio. But, you know, that brings it to the
6 extreme.

7 We'd like to have speakers out on the
8 patio, you know. We don't play loud, ruckus music.
9 There's other bars that you can go to for that.
10 That's not our scene. But we would like to have,
11 you know, a guitarist out there, a small band,
12 something like that. Not playing until 2:00 a.m.,
13 but, you know, maybe shutting down at dark or
14 something like that, which we did in the summer,
15 before we kind of realized this.

16 Additionally, in the Code, under
17 6.11.2.G.12, there is a prohibition of sitting on
18 the patio from December 1st through April 30th. I
19 don't understand that. It's not -- you know, one
20 reason for that that was brought to me was maybe
21 originally the Village didn't want patio furniture
22 just sitting out all winter, but that's not what the

1 Code says. So, you know, if the Code prohibits
2 patio furniture, there would be a direct reason for
3 it, but we've had -- you know, I mean, soon people
4 will be moving to Chicago for their mild winters,
5 but -- you know, we've had some nice weather, and we
6 set out some gas fire pits out there, and people
7 love to, you know, sit out there all bundled up,
8 and, you know, just hang out. We feel that if --
9 you know, if you're hearty enough, you're Midwestern
10 hearty enough to go sit outside, you know, you
11 should be able to. So, you know, that's an issue,
12 and that's something that we'd like to talk about.

13 Additionally, Illinois law requires that
14 all our alcohol and liquor remain on the property.
15 So if we had backup, you know, bottle supplies, you
16 know, it has to be on the property. So given that
17 that property is as small as it is and confined as
18 it is, and we didn't do an addition, we kept the
19 original buildings to kind of keep that look, you
20 know, storage is a challenge. So what we would like
21 to do is put some sort of secure storage back up
22 against the fence.

1 If you look on the map, that would be item
2 number three. And what I've basically drawn in, to
3 my best of scale, is like an 8 by 10 shipping
4 container. The reason for a shipping container is
5 that it's solid. It's hard to break into a shipping
6 container. You'd have to, you know, torch it out.
7 But then if you look at item number four, the
8 thought there is screen it with the same style of
9 fence, looking exactly the same as the one that is
10 directly to the north of it. So from the look of
11 it, if you're looking down the street, you wouldn't
12 really notice any difference. You would just have
13 this secure container in the back which we could
14 store supplies in. There's some challenge with that
15 under 6.11.12.H, which prohibits storage containers
16 or temporary storage containers, you know, on the
17 property. But there are some examples where there
18 are storage containers in Villa Park, but this one
19 would absolutely be screened off, and you wouldn't
20 see it.

21 If we were to screen it off, that would
22 pose another problem, which is 9.2.2, which says, a

1 fence needs to be only six feet tall. We've already
2 done a variance for an eight-foot-tall fence between
3 the two buildings. And if any of you have seen the
4 fence, I mean, it's a high quality fence. It's a
5 nice looking fence, and we intend to keep it that
6 way. So the screening fence that would be right
7 there would just mimic what's in back there.

8 If you're looking on the map, number five.
9 Not necessarily doing it, but I'm just trying to be
10 transparent and put everything out that I can.
11 Possibly an awning. I don't know that we need
12 special permission for that, but an awning over the
13 doors. So like the French doors where you walk in.
14 If it's raining and you want to put your umbrella
15 down or take your coat off or something. So you're
16 just sheltered a little bit, you know, temporarily
17 before you walk into the property. That would be
18 number five.

19 Six, that little green six, is a walk-in
20 cooler. So they make a walk-in cooler that could go
21 on the side of the building. We have a big window
22 right there. So we thought if we reconfigured --

1 it's like a membrane that goes around it, and you
2 can put in a walk-in cooler right there just to
3 enlarge our cooler space. You know, we'd keep kegs
4 cold, you know, and everything. So that would be
5 number six.

6 I'm not sure, and I'm still researching,
7 and Patrick's been extremely helpful with trying to
8 guide me in the right direction on the Code and
9 everything else, but I think that would be standard
10 permitting for that. That's still kind of open.

11 Number seven is a longer term pipe dream.
12 I don't see it on my radar right now, but it is a
13 potential rooftop deck. When we built the property
14 it was advisable to redo the roof structure as it
15 was. So when we did, we built it up to the Code for
16 the weight. So, again, I think that's just standard
17 permitting. However, we will need a stairway to go
18 up there, and we're trying to learn what the
19 occupancy limit would be on that. But, again, I
20 would just want to put all this into a larger plan
21 and present it to you. So seven is the rooftop
22 deck.

1 Eight is the stairs going up there. The
2 stairs would be in the back, basically where number
3 three, number four is, kind of creeping up there. I
4 think it would be a great attraction in Villa Park.
5 Everybody coming off the Prairie Path, doing stuff,
6 and then you have this little rooftop deck, you
7 know, with whatever occupancy. Is it 15? Is it 20?
8 I don't know. You know, whatever it would be
9 allowed. It would be a lot of fun.

10 And then, lastly, number nine is -- with
11 that tent there, it blocks our sign, so we would
12 simply like to take our Fuel sign, that red Fuel
13 sign that's lit up, and just simply move it up four
14 feet. By doing that, we interfere with the Code,
15 which is 8.6.5, subparagraph 8, which says, no signs
16 on the roof. So I think, you know, if we did move
17 that up, we would fall under that category.

18 So these are the things we're working on.
19 This is what we think we need to be viable, and, you
20 know, it benefits everybody. This property is not
21 -- it's not only this property that's really kind of
22 become a destination, and people enjoy it -- and

1 when I say people, it's not just Villa Park
2 residents. I mean, we're getting people from
3 Elmhurst, and Glen Ellyn, and Lombard, and stuff
4 like that, but taking a whole new look at what Villa
5 Park is. You know, two years ago they were driving
6 by an abandoned gas station, and let's cut through
7 Villa Park quickly on the Prairie Path and get on
8 out. Now it's, hey, Villa Park has something here,
9 you know. What have we got going? You know, I know
10 people that are moving into Villa Park. We've been
11 voted number 28 great places to live. I mean, we
12 choose to live here, you know. We could live
13 anywhere that we want. We choose Villa Park. It's
14 a great community. I think this is helping, you
15 know, just the visual of Villa Park, coming down
16 that Prairie Path. It just looks great. The
17 Prairie Path is a great asset for us.

18 So having this property be financially
19 viable not only helps us, but, you know, I think
20 it's a positive for Villa Park. So I'm just trying
21 to make this work. I don't have the answers. You
22 know, I'm learning as I go. I'm taking my licks

1 along the way. I'm investing my life savings.

2 COMMISSIONER LANENGA: Was that a very bad pun?

3 I'm taking my licks along the way?

4 MR. KOZAR: I wish I was smart enough to have
5 thought that out, but, yeah, thanks for giving me
6 that scoop. Sorry. But I truly am investing my
7 life savings on here, and, you know, I believe in
8 it. I believe in Villa Park.

9 So we're looking for a way to just make
10 this work, and looking for your guidance, and
11 looking to work with, you know, the Village at
12 large, being transparent with them, and, you know,
13 I'm completely open to suggestions if you've got
14 ideas and that. You know, I'd like to give you all
15 my phone number, and then if you do have, you know,
16 ideas, or you'd like to come by the property and
17 take a look at it, you know, and really see kind of
18 what I drew here, I welcome you to do that, and I
19 don't mind putting my number on record if you guys
20 want it. It's (630) 561-1408. Please, you know, by
21 all means, I'd be happy to entertain any questions
22 or thoughts that you guys might have. Let me know.

1 COMMISSIONER WHITEHURST: So just from a
2 general principle standpoint, typically we don't
3 want to do a Text Amendment to benefit one property
4 or because of one property. A PUD is the more
5 likely of a situation to me to come through and ask
6 for things under a PUD, specific to this property
7 and specific to this operation. It's a separate
8 approval, and a separate ordinance is written for
9 it.

10 CHAIRMAN JARRETT: The other advantage of the
11 municipality in that position is that if we make a
12 Text Amendment you kind of get to do whatever you
13 want within that Code, right. With a PUD, when you
14 start, you know -- you're asking for a lot of little
15 alterations, variations, changes.

16 COMMISSIONER WHITEHURST: It's operational.

17 MR. KOZAR: Right.

18 CHAIRMAN JARRETT: And what that allows us to
19 do is have input on what the final product is. And
20 a lot of this makes sense to me. I mean, a lot of
21 it seems kind of basic, and I'm personally not a big
22 fan of the tent in front on the outside, because to

1 me part of the charm is the Fuel and the garage and
2 the two doors and all that work, and it looks
3 amazing from the Prairie Path. Not as amazing as
4 the tent.

5 COMMISSIONER WHITEHURST: Is the tent seasonal?
6 Does it come down?

7 MR. KOZAR: So I would like to have a solution,
8 and maybe it's a two-part solution, and that's why I
9 wrote in -- on here you have the two number ones,
10 which would be two tents. Between the buildings
11 perhaps you could leave the tent up. Perhaps the
12 one on the south that you mentioned would just be
13 seasonal.

14 COMMISSIONER WHITEHURST: So I'm going to
15 encourage you to get an architect and have them look
16 at the Building Code for a tent structure, because
17 they're temporary structures typically by the Code
18 because of what they're made of, and you're
19 connecting to other structures with a tent. It's
20 really a temporary structure. There's some
21 difficulties with that if you're talking about
22 something that's year round and more permanent

1 that's made out of a tent material. So that's where
2 I have problems with it, because when I just look at
3 the plan, you've got more square footage in the
4 tent, it looks like, than we have in the building,
5 and, you know, you've got of it. It is very
6 charming, what you've done with the buildings there,
7 and I would hate that then I don't see the buildings
8 because it's all tent. Especially when I think when
9 you look at Building Code and compliance for a tent
10 that's attached to a building, it doesn't work. So
11 you need to look at that. Because I did a study for
12 a client, and it didn't work, so --

13 CHAIRMAN JARRETT: I could see Fire Code issues
14 and all sorts of things, potentially.

15 COMMISSIONER WHITEHURST: That's technically a
16 temporary structure.

17 MR. KOZAR: Sure. And that front one then, to
18 the south, is not attached to the building. There's
19 a separation. From the look of it on my --

20 COMMISSIONER WHITEHURST: The one that you have
21 now, there's a separation?

22 MR. KOZAR: Correct. There is a separation.

1 COMMISSIONER WHITEHURST: I guess I was
2 commenting on the one that looks like it's touching
3 the ice cream shop and then touching Fuel. The big
4 number one, right? Is that intended to -- maybe I'm
5 reading this wrong.

6 MR. KOZAR: Yeah. You're reading it correctly,
7 yeah. This one right here.

8 COMMISSIONER WHITEHURST: Yeah.

9 MR. KOZAR: And your thought is, you know,
10 perhaps don't have it touch?

11 COMMISSIONER WHITEHURST: Well, I think you're
12 going to find, with the separations and everything,
13 it's going to make it so that being a permanent tent
14 isn't going to work from a Code compliance
15 standpoint. Maybe if it's seasonal and you're going
16 in for an annual permit, you can't, so --

17 MR. KOZAR: Okay. Over in -- I'm trying to
18 think where it is in Lombard, and it's at the pool.
19 They have basically an awning. It comes out, and
20 it's -- I don't know how they do it. It's kind of
21 like cantilevered on. They have a giant post, and
22 the top of the awning just comes out. So there

1 aren't four corners to it. There's only two.

2 Perhaps something like that.

3 If you look -- only because I see it over
4 at Demito's. They've extended their roof line, and
5 then they drop down to like a tent. I mean, for all
6 purposes, it's not that much different. So, you
7 know, to your thoughts right there, maybe something
8 like that would be more imitable.

9 COMMISSIONER WHITEHURST: Yeah. Like I say, I
10 think you need to get an accurate, you know, Fire
11 Code complaint thing like we were talking about for
12 occupancy, places where people gather. But those
13 are my two concerns is I would want to see it be a
14 PUD. I think, yeah, having people sit outside and
15 having some great fire pits year round, that makes
16 complete sense. And being able to have performances
17 out there. I mean, my family and I talked about,
18 you know, wouldn't it be great if there was music
19 out here right now, you know, because it's a great
20 patio. So things like that I think are really cool
21 ideas.

22 I'm just cautious about -- you've done a

1 great job on the buildings and putting these other
2 things in. It kind of junks up the beautiful stuff
3 that you've got. That would be the concern.

4 CHAIRMAN JARRETT: Yeah. And that's kind of
5 the point I'm making too. Tent on the front.
6 There's nothing wrong with the tent. It's a nice
7 tent, but it's a tent. And I understand seasonal
8 needs, you know, to keep the business running. You
9 know, maybe -- there may be other options that I'm
10 not thinking about off the top of my head that makes
11 more sense than a tent, or maybe there's seasonal
12 permits. I don't know how all of our ordinance
13 works with any sort of a tent like that. It's
14 probably temporary or short term, right?

15 COMMISSIONER WHITEHURST: Because, again, that
16 ties into Building Code. That's where it comes
17 from.

18 CHAIRMAN JARRETT: Because if you're connecting
19 two buildings to a tent that's highly flammable, you
20 know. I'm not saying you are, but somebody might.

21 COMMISSIONER WHITEHURST: We get it, and we
22 want you to be year round successful, but, you know,

1 it's got to work within Codes and everything.

2 MR. KOZAR: Right.

3 COMMISSIONER WHITEHURST: And I do think a PUD
4 is the right way to go, just because we can write
5 specific to this property, and then if somebody else
6 wants to come in and do something similar, that's
7 the precedence of the process.

8 MR. KOZAR: Right. Okay.

9 CHAIRMAN JARRETT: Here's a question. The
10 tents that you have now, are you leasing them?

11 MR. KOZAR: No. I purchased it.

12 CHAIRMAN JARRETT: Okay. I was just curious,
13 because I know some people lease tents for a long
14 time, and they could have built something permanent
15 for a lot less money.

16 MR. KOZAR: I purchased that. It was a \$10,000
17 tent.

18 CHAIRMAN JARRETT: Yeah. As far as the
19 entertainment on the patio, that's kind of a --
20 that's almost a Village Board/Community
21 Development --

22 COMMISSIONER WHITEHURST: Didn't he say it's in

1 the Zoning Code? Right?

2 MR. KOZAR: Yes.

3 COMMISSIONER WHITEHURST: Is there a companion
4 ordinance, Patrick, in the Municipal Code about
5 outdoor performances or needing a special license or
6 something?

7 CHAIRMAN JARRETT: Just for example, Chicago
8 recently started a public place of amusement
9 license, which has a lot of rules and requirements,
10 and they treat it as a Special Use actually, and
11 there's certain requirements you have to meet, and
12 you go through the Special Use process.

13 MR. GRILL: We have what's known as a special
14 event application process, and that allows you when
15 you're having special events to have, you know,
16 outdoor music and things like that.

17 COMMISSIONER WHITEHURST: But you have to get a
18 permit every time.

19 MR. GRILL: But you have to get a permit every
20 time. It's for a specified period of time, and
21 things like that. And then you also have the
22 nuisance ordinance that if you're making too much

1 noise you call the cops and they say turn your music
2 down.

3 COMMISSIONER WHITEHURST: Couldn't we through a
4 PUD process say this is an event?

5 MR. GRILL: Through the PUD process you
6 could --

7 COMMISSIONER WHITEHURST: And then we can
8 condition hours of operation and stuff like that, so
9 we could mitigate any impact on surrounding
10 neighbors, which I'm sure you're going to be cool
11 with. That might be a way to do it. Then that way
12 there would be a series of conditions. So, again, a
13 PUD allows the Village to have some conditions on
14 the operation.

15 MR. KOZAR: Sure.

16 CHAIRMAN JARRETT: I'm just going to say that
17 the December 1st to April 30th, whatever the point
18 of that text is, seems poorly thought out.

19 MR. GRILL: The whole outdoor patio process
20 came into effect in 1996. There had been requests
21 for a restaurant to have outdoor seating, and
22 Mr. Whitehurst's name was actually on the minutes

1 from the meeting.

2 COMMISSIONER WHITEHURST: And what did I say?

3 I didn't like it?

4 MR. GRILL: No. You actually were for it, but,
5 you know, at the time it was fairly new, but because
6 there had been repeated requests for it, the Village
7 Board decided to make it, you know, part of the
8 Code, and wrote a set of rules and regulations to
9 follow, with the understanding that typically no one
10 wants to really be outside, you know, in wintertime,
11 and so, we'll make sure -- and usually the furniture
12 that you put outside is not the nice stuff, and so
13 in the wintertime when people aren't eating outside,
14 you pull that stuff inside, so it's, you know, not
15 out weathering and looks bad, but -- and the last
16 time there's been any amendments to it was 13 years
17 ago. So we haven't looked at this for a long time,
18 and perhaps it's time to look at it again.

19 COMMISSIONER WHITEHURST: Yeah. I think
20 there's some big difference with like the patio
21 heaters he's talking about. Everybody's trying to
22 extend the season, which wasn't happening even 13

1 years ago, so --

2 MR. GRILL: Right.

3 CHAIRMAN JARRETT: Chicago, they do something
4 similar. I don't think those were the dates, but
5 they do something similar with street cafes where
6 after a certain date, it's probably November 1st,
7 December 1st maybe, all public street cafes are
8 gone.

9 COMMISSIONER WHITEHURST: Except for the
10 subway.

11 CHAIRMAN JARRETT: Except for the subway.
12 Which, you know, for snow removal and stuff, which
13 on a private patio, you know, is not quite the same
14 issue. So that may be something worth --

15 MR. GRILL: And, like I say, you didn't have
16 those patio heaters, you know, 20 years ago when we
17 initially talked about this.

18 COMMISSIONER WHITEHURST: So, again, the
19 petitioner will come in and say, I want to be
20 operational. I'm going to have this type of
21 furniture. I'm going to have patio heaters and even
22 have, you know, gas-fired fire pits or whatever.

1 Then it's a whole operation. That's a perfect
2 thing, again, to a PUD to say, okay, you're set up
3 correctly. We're not going to have this ugly
4 furniture stacked up all winter long with snow all
5 over it. It's a different thing. So I think
6 looking at the Text Amendment separate from this
7 petition is a separate exercise.

8 MR. GRILL: Yes.

9 CHAIRMAN JARRETT: And storage containers
10 generally is not something we want to encourage,
11 though there are some very creative and very
12 interesting uses of them around. But that's a good
13 place for a PD as far as that goes.

14 COMMISSIONER WHITEHURST: Like what do we want
15 to see, what are we going to do, what's the
16 enclosure look like. If it's attractive and it ties
17 into the overall esthetic, that's a classic PD thing
18 for us to say, okay, but here's the condition on
19 that.

20 CHAIRMAN JARRETT: Yeah. I think fences
21 generally -- there's no consensus here, but
22 generally that would be something we probably would

1 not want to change, because an eight foot fence is
2 tall, but for a PD/variance, it's a different
3 question. Awnings, walk-in cooler, yeah.

4 COMMISSIONER WHITEHURST: Again, the walk-in
5 cooler looks like it's part of the building.

6 MR. KOZAR: Yeah. It would be.

7 COMMISSIONER WHITEHURST: And if you show us
8 elevations and we condition those elevations, it's a
9 different situation than trying to --

10 MR. KOZAR: What's that one Chinese restaurant
11 that had the storage container?

12 MS. SOLEM: It's on St. Charles Road. Red
13 Dragon.

14 MR. KOZAR: Red Dragon. They have a modified
15 shipping container that is a walk-in cooler. But, I
16 mean, that's actually a big --

17 MR. GRILL: Where?

18 MS. SOLEM: Villa Park.

19 MR. KOZAR: I don't bring it up to like get on
20 them, but they're taking storage containers, and
21 they insulate them, and they make them into portable
22 walk-in coolers. Like, it's efficient. It's

1 effective, you know.

2 CHAIRMAN JARRETT: Using them specifically for
3 crew staging. They've got air conditions and like
4 an outside --

5 MR. KOZAR: They're like \$20,000. I mean --

6 CHAIRMAN JARRETT: Down towards the east end of
7 the Riverwalk in Chicago, there are a number of bars
8 operating out of shipping containers.

9 MR. KOZAR: There's one in Elmhurst in what
10 they call the doughnut hole behind the theater.
11 It's not a walk-in cooler, but it's essentially a
12 bar is what it is.

13 CHAIRMAN JARRETT: Yeah. And then the rooftop
14 and stairs, I know it was under construction, and
15 you showed me around the site, you mentioned that,
16 and I think that's a really cool idea. The only
17 issue is how you get the stairs to work to Code,
18 because you've got to be able to get potential first
19 responders up and down the stairs, if you had a
20 health emergency or something, evacuations, and so
21 on.

22 COMMISSIONER WHITEHURST: The number of

1 occupants is going to be -- if you can get over a
2 certain threshold, you're going to need two stairs,
3 because you'll need two means of egress. So that's
4 why you're going to have to look really closely with
5 an architect, I think, to work through some of these
6 issues just to get it so that it's safe and it works
7 to Code.

8 MR. KOZAR: Right. That's one of the open
9 questions that I'm trying to just figure out.

10 COMMISSIONER WHITEHURST: We give sign
11 variation. Again, if it ties into the overall
12 appearance, esthetic, theme, and we do that all the
13 time where we look at it, and we go, okay, this is a
14 little bit different, but, look, it ties in. It
15 looks fantastic. So, again, that's another thing
16 that could be in a PD. The sign can be part of the
17 PD.

18 MR. KOZAR: And that could be something that
19 we'd move too, because we have the sign, as you've
20 seen it, and then maybe seasonally the tent goes up,
21 the sign goes up, the tent comes down, the sign goes
22 back down.

1 COMMISSIONER WHITEHURST: I would encourage you
2 to set a theme there and an approach. Anything you
3 do, I would try to just play with that or stay
4 within that, because obviously it's been well
5 received, and I think it fits right in. So keeping
6 that quality level in mind, I think there's things
7 that could be worked out. Out of everything, my
8 biggest concern is just the tent, so --

9 CHAIRMAN JARRETT: Yeah. And my thoughts on
10 the whole thing generally is when you guys came
11 before us with the idea, I had a vision in my head
12 of what it would be, and I thought it would be
13 awesome. And what you guys did is not what I
14 envisioned, but it's better.

15 MR. KOZAR: Thank you.

16 CHAIRMAN JARRETT: I mean, generally it is.
17 But I imagined you guys taking away buildings,
18 cleaning up the brick, patching up the masonry,
19 painting everything white, throwing a couple signs
20 on it, throwing some pavers down and picnic tables,
21 and calling it a day, which would've been nice. But
22 what you've done is so much more. So just make sure

1 that whatever you're thinking about, you keep going
2 down that route instead of thinking, maybe we'll
3 just throw a tent here and a tent here.

4 MR. KOZAR: Like hodgepodge. No. We want to
5 avoid that.

6 CHAIRMAN JARRETT: Yeah. What you've done is
7 great. I'd hate to see anything, you know, go the
8 other way with it.

9 MR. KOZAR: Yeah. Karen would never allow it.

10 MS. SOLEM: No. I lobby and I lobby and I
11 lobby until I get my way.

12 MR. KOZAR: And then we can talk about 324.

13 MS. SOLEM: I have one comment. The location
14 of the current tent, the white tent with the clear
15 sides. To heat it in the winter so that people are
16 not out there bundled, because they can do that
17 outside, we have two air curtains that were required
18 by the health department, and we have those in the
19 bifolds, and the bump up that we did has got those
20 heated. So we have a heating element, and then
21 there's vents that can push that heated air inside
22 or outside or straight, so we pushed it into the

1 tent. And we've had the Luurs Floral from Hillside,
2 she had her daughter's bridal shower in there. They
3 loved it. It was perfect. So it really was
4 topnotch. They could just walk in and out, and our
5 servers can go in and out of those eight foot
6 bifolds. But that's the purpose for the location
7 where it is today. And preferably in the summer we
8 can move it between the buildings so that if you're
9 having an outside event or if we do any of our
10 vendors that are the craft beer people that come
11 out, we can put those people underneath the tent,
12 and if it does rain, it's not a washout, because we
13 have to book those like six weeks in advance.

14 MR. KOZAR: We have a concept that -- it's kind
15 of fun, and we've done a few where we do patio
16 takeovers of local breweries. We had Kinslahger, we
17 had Church Street, we had Noon Whistle. There was
18 one other too that would just come and basically
19 take over our patio. So rather than going to the
20 brewery, the brewery comes to you. It's a good
21 co-marketing thing. It's fun.

22 MS. SOLEM: We tied it in with the Brewfest

1 day, so that they were over at Cortesi Park, and
2 then they came over by us, and then that just
3 brought the people, and we kept them in Villa Park.
4 But, anyway, having an event, if anyone in this room
5 wanted to rent our space, you know, in two weeks,
6 four weeks, an anniversary, a birthday party for
7 your significant other, your first question would be
8 what if it rains, because you never know, and you
9 don't want to put that much money in and invite that
10 many people into something, and so this will allow
11 us to be able to say we can fit X amount of people
12 in this 20 by 20, and it's a make or break element
13 for being able to have -- and, typically, when
14 people call or come in or e-mail or contact us on
15 Facebook, it's between -- never really 10 to 15
16 people. It's 20 to 30 people. It's 40 people. We
17 have a pub crawl coming through. They're hitting
18 all the places, and they stop in for even an hour
19 and-a-half. It's significant. But these parties
20 that -- it's really, really picking up. There's not
21 -- today we had one or two requests even. So people
22 really are keeping us in mind, and it's a little bit

1 different, and it's not just all enclosed. They
2 have that feel that Fuel has, and that's the
3 esthetic, but it's also the backyard feel, but you
4 don't have to have it in your backyard. We can
5 accommodate, and you don't have to do anything but
6 show up and pay for it. But, anyway, that's what I
7 did want to mention, and that is why we have it
8 right there. I didn't want it there, but -- believe
9 me.

10 CHAIRMAN JARRETT: Okay. Any other questions,
11 comments? Can you give the reporter your name,
12 please?

13 MS. SOLEM: Sure. Karen Solem, S-O-L-E-M, 329
14 East Park Boulevard, Villa Park.

15 CHAIRMAN JARRETT: All right. Is that it for
16 this evening?

17 MR. KOZAR: Would you like me to -- or maybe go
18 through the Village and get, you know, like an
19 electronic copy of this and send it to you first for
20 review, or just wait until I kind of get --

21 COMMISSIONER WHITEHURST: I think you want to
22 wait until you do something formal, because it has

1 to get referred formally to us and to the Board, so

2 -- this is a good informational --

3 MR. KOZAR: Okay. Sure.

4 CHAIRMAN JARRETT: Yeah. And we do allow for
5 these types of reviews here. So, I mean, if you've
6 got an interim before a Planned Development where
7 you say this is what I'm really thinking, you know,
8 at that point you could communicate that to Patrick,
9 but I think just seeing this is probably enough, and
10 that's good for your --

11 MR. KOZAR: Good.

12 CHAIRMAN JARRETT: And if anybody wants to see
13 it or take a picture of some part of it, it's right
14 here, so --

15 MR. KOZAR: Thank you very much for your time.
16 I appreciate it.

17 CHAIRMAN JARRETT: Thank you.

18 COMMISSIONER WHITEHURST: Thank you.

19 CHAIRMAN JARRETT: All right. Commissioner
20 comments.

21 No Village Board liaison comments?

22 Any Village Staff comments, upcoming

1 public hearings, et cetera, Patrick?

2 MR. GRILL: No. At this point, we don't have
3 any new applications for February.

4 CHAIRMAN JARRETT: All right. Motion to
5 adjourn. All in favor.

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

8 CHAIRMAN JARRETT: All right. We're adjourned.

9 (Whereupon, the meeting was
10 adjourned.)

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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.

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21
22

MARY FAILLO, CSR, RPR



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Village of Villa Park Planning _ Zoning Commission,
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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION
MINUTES

FEBRUARY 13, 2020

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

Roll Call

Present: R. Whitehurst, M. Orlowski, D. Romano, E. Hofstra, B. Keskic, J. Jarrett

Absent: K. Jackson, L. Calvert, J. Lanenga

Also Present: P. Grill, Director of Community Development

The only item on the agenda was discussion of a pre-application meeting for a Planned Unit Development (PUD) at 324 E. Central (Fuel & Crème). Jack Kozar gave an overview of what he would like to accomplish with the PUD and provided a site plan and list of contents of the PUD. The commission conveyed positive commentary about the development as is, but had reservations about the extent of the PUD request. At the suggestion of Chairman Jarrett, the commission went through each of the items on the content list to get a consensus of the commission.

1. Consideration of a roof-top sign, the consensus was the commission was not in favor of this request.
2. Consideration of a walk-in cooler on the east end of the eastern building, the consensus was the commission was in favor of this request.
3. Consideration of a 10-foot fence, the consensus was the commission was in favor of this request.
4. Consideration of patio entertainment, the consensus of the commission was this item needs a more thorough review and possible text amendment. It also needs a definition of entertainment.
5. Consideration of a storage unit, the consensus was the commission was in favor of this request, but applicant may wish to actually build a storage area rather than add a storage unit.
6. Consideration of use of the patio between December and March, the consensus of the commission was in favor of this request, but should be part of the discussion of patio entertainment and possible text amendment.
7. Consideration for use of tents on a permanent basis, the consensus was the commission was not in favor of this request.
8. Consideration of a roof-top deck, with second deck located east of roof-top deck and retractable awning, the consensus was the commission was in favor of these requests.

The commission further stressed that the submittal be signed and sealed by an architect, and include at a minimum, a site plan, elevation plan and sign plan. Commissioner Orlowski stated that unless Mr. Kozar addressed parking issues, he was not going to be recommending approval.

Following discussion on this item, several members of the public wished to make a statement. The first person to speak was Tracy Gabriel. She indicated that she likes Fuel & Crème and thinks it's a positive for the area and wants everyone to succeed. However, parking is a different story and appreciates the efforts of the commission.

The second person to speak was Tony Oddo. As a 20 year resident, he can attest to a parking issue in the area. Indicated that there is no enforcement of parking restrictions. Said the parking in the areas is stressed and is an issue.

The third person to speak was Angie Rojek who indicated that the commission addressed most of her concerns and that she likes Fuel & Crème. She has issues with parking and the PD not enforcing the time limits and doesn't think people will park at AK Mulch and walk to Fuel & Crème,

The last person to speak was Debbie DeMito who presented a newspaper article from when DeMito's opened in 2002 concerning parking. She believes this issue needs to be resolved before anything else is approved and also believes that there is a safety issue also. She questioned the openings in the fence in an area where alcohol is served and reiterated that nothing else should be approved that would exacerbate parking.

As there was no additional business, a motion to adjourn was made by Commissioner Whitehurst, and seconded by Commissioner Orlowski. On a voice vote, all ayes the meeting was adjourned at approximately 9:35 p.m.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Re-subdivision of) Petition PZ-19-0014
existing lot into two)
lots at 225 West)
Roosevelt Road.)

PUBLIC HEARING BEFORE THE
PLANNING & ZONING COMMISSION
JANUARY 9, 2020
7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., R.P.R., qualified in the

State of Illinois.

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ROBIN WHITEHURST

4 MR. MIKE ORLOWSKI

5 MR. KEN JACKSON

6 MR. EDWARD HOFSTRA

7 MR. JACK LANENGA

8 MR. BENJAMIN KESKIC

9
10
11
12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14 MR. ALBERT BULTHUIS, Village President
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1 CHAIRMAN JARRETT: First item of business is
2 Petition PZ-19-0014, re-subdivision of existing lot
3 into two lots at 225 West Roosevelt Road.
4 Petitioner, Mitch Goltz. So we'll start with
5 presentation of petitioner. Just state your name
6 and addresses for the record, and when you're ready.

7 MR. GOLTZ: Mitch Goltz, GW Properties, 2211
8 North Elston, Chicago, Illinois 60614.

9 I'm here on behalf of our company, GW
10 Properties in Villa Park. We own the Planet Fitness
11 and BioLife properties, formerly Lucky Motors on
12 Roosevelt Road. When we purchased this from Lucky
13 Motors two years ago, we had planned to renovate the
14 building and also create an outlot for a future
15 development or ideally some sort of restaurant
16 concept on the corner of Michigan Street and
17 Roosevelt.

18 So we're here tonight to just work on the
19 subdivision aspect to it, and we'll be coming back
20 for a formal approval for a specific user in the
21 near future for that. So this is just for the
22 re-platting of our lot into two lots.

1 CHAIRMAN JARRETT: Okay.

2 MR. GOLTZ: So you have the plats. Nothing too
3 fancy about it. But we're excited to see something
4 happen here.

5 CHAIRMAN JARRETT: Okay. Sounds good. We'll
6 let you know if we have any questions.

7 MR. GOLTZ: Okay. Thank you.

8 CHAIRMAN JARRETT: Thank you. Patrick, when
9 you're ready with Staff input.

10 MR. GRILL: This is just a request for a
11 re-subdivision of an existing lot at the southeast
12 corner of Michigan and Roosevelt Road. As the
13 petitioner stated, currently it has a Planet Fitness
14 and the BioLife in a single building. This new
15 subdivision, new outlot would be right at the hard
16 corner of Michigan and Roosevelt Road. Most likely
17 for a fast food restaurants, but as a fast food
18 restaurant typically requires or wants to have a
19 drive through, it will have to come for a special
20 use, so we'll get a crack at the site plan when they
21 come forward. They'll have to provide, you know,
22 the landscape plans, elevations, traffic studies,

1 things like that. This is just the stuff that's
2 creating the outlot.

3 As the property is zoned C-3, there are no
4 minimum lot requirements, so the lot meets
5 technically the requirements for a lot in the C-3
6 District. Staff thinks this is a good opportunity
7 for redevelopment along Roosevelt Road and would
8 recommend approval.

9 The public notice for this was properly
10 published in the December 21st, 2019 edition of the
11 Daily Herald. And if the Commission was so
12 inclined, they could recommend approval of
13 application PZ-19-0014 for the subdivision of
14 existing lot into two lots for the property located
15 at 225 West Roosevelt Road, pin number
16 06-21-207-075. If there are any questions, Staff
17 would be happy to answer them.

18 CHAIRMAN JARRETT: Okay. Thank you. Anyone
19 from the public wishing to speak on this agenda
20 item? Seeing no one, questions from the Commission.

21 COMMISSIONER HOFSTRA: I got a question. What
22 was the thought process in not carrying the back end

1 of the lot all the way to the back to the existing
2 lot? The way the subdivision, it just carves out
3 part of that.

4 MR. GOLTZ: You know, we had evaluated that. I
5 think part of the reason was there's parking behind
6 this lot that is part of the overall property that
7 will be utilized for BioLife and Planet, and the
8 demise lines before the access points will be coming
9 in through Michigan. So we just kind of lined it up
10 back there. We had evaluated it going all the way
11 back, but --

12 COMMISSIONER HOFSTRA: Is there an access point
13 off of Michigan now?

14 MR. GOLTZ: Yeah. There is.

15 COMMISSIONER HOFSTRA: I see the concrete apron
16 shows it coming into the new lot.

17 MR. GOLTZ: Well, the one on the document would
18 be one up front, so --

19 COMMISSIONER HOFSTRA: Because it's not on the
20 drawing.

21 MR. GOLTZ: Yeah. Because it's a plat of
22 subdivision, not a site plan. So that was really

1 the only reason why it was where it was at. We
2 wanted to maintain a certain size, which is about
3 three-quarters of an acre. It would be
4 cross-parking access throughout the parcel. So, you
5 know, we just prefer to do it this way, but it won't
6 affect what we design on the site.

7 CHAIRMAN JARRETT: Okay. I've got a quick
8 question as well. Maybe not directly related, but
9 -- the lot that's labeled lot two, it's a separate
10 lot two, but to the east, that's between you guys
11 and the car wash. Does that belong to you, or do
12 you know who that belongs to?

13 MR. GOLTZ: So we own the parking east of the
14 building, and then we don't own all of it. The car
15 wash owns part of it. Apparently we don't own the
16 whole thing. I think at some point Lucky Motors had
17 sold something to the car wash. They were planning
18 on building on, which I don't think ever happened.
19 But we own -- and if you're out there, there's a
20 somewhat clear distinction of where our parking
21 starts and ends.

22 CHAIRMAN JARRETT: Yeah. I see where the car

1 wash has the through traffic up on the north side of
2 that. I was just wondering if that was yours. So
3 it was subdivided out.

4 MR. GOLTZ: Yes. It was subdivided. They were
5 planning on doing something, but I think since then
6 they've abandoned those plans.

7 COMMISSIONER HOFSTRA: When the car wash first
8 went in, they added vacuums down that side. Now,
9 does the car wash still also exit out through the
10 front of your --

11 MR. GOLTZ: There's an easement area in the
12 front of our property, and we technically have
13 access from our property all the way to the light to
14 the east by the Taco Bell, but there's no like grid
15 or anything. They don't really have any reason to
16 come through our property, so --

17 CHAIRMAN JARRETT: You can see it kind of
18 delineated there on the first of the two pages of
19 the plat, or actually you see it better on the
20 second page. That dotted line runs east and west
21 across there. There's a cross-access easement
22 there.

1 MR. GOLTZ: Yeah. So, I mean, lot two -- I
2 mean, we do not own lot two, but that parking that
3 is there is parking that is utilized just because
4 it's there and not being used by anybody else. But
5 there's that easement drive that was put in. I
6 think that was put in by Lucky Motors or by the
7 prior party, because it's 2010. It's not that old.

8 CHAIRMAN JARRETT: Any questions?

9 COMMISSIONER WHITEHURST: I have a couple
10 questions. So the existing building on the site,
11 has that been completely leased out now?

12 MR. GOLTZ: Yeah. So the former Lucky Motors
13 has been 100 percent leased. We completely, you
14 know, rebuilt that building. It is now Planet
15 Fitness and BioLife. So it's a two-tenant
16 structure. The parking was reconfigured. And
17 they're both operational, and both doing very well.

18 COMMISSIONER WHITEHURST: So it's a large
19 building. It's got a lot of square footage.
20 Patrick, did you do a parking calculation?

21 MR. GRILL: Yes. And they have far in excess
22 of what is required by Code for the uses that are in

1 the building.

2 COMMISSIONER WHITEHURST: So for retail use, I
3 think we kind of -- to me, we kind of need to think
4 generically like this is leased to these two tenants
5 now. They could be -- we don't know what it could
6 be in the future. I want to make sure there's
7 enough parking.

8 MR. GOLTZ: It's actually parked over, for uses
9 that are more intense than retail. Medical and
10 fitness both use more, and there will be -- you
11 know, the intention is it will be cross-parking and
12 cross-access. So somewhere down the line --

13 COMMISSIONER WHITEHURST: Lot two is not
14 included?

15 MR. GOLTZ: We have nothing that's there, but
16 it's not being used to satisfy any parking
17 requirements, so we would have cross-parking with
18 our property as it stands today between the proposed
19 subdivided lot and the building, so --

20 COMMISSIONER WHITEHURST: Okay. You're going
21 to have a cross-easement agreement.

22 MR. GOLTZ: Yeah. So whether I make the lot

1 bigger or smaller, I mean, it's going to operate the
2 same way with our building, and the parking that's
3 to the east is just there.

4 COMMISSIONER WHITEHURST: I think that should
5 be one of the things that we make sure happens is
6 that cross-easement.

7 MR. GOLTZ: Right. We would want that, because
8 we don't want to run into a situation where we have
9 a problem putting a building on this proposed
10 outlot, so --

11 COMMISSIONER WHITEHURST: Right. Okay.

12 MR. GRILL: The lot that is left for the
13 BioLife and Planet Fitness building currently would
14 have 229 spaces, and they're only required to have
15 159 spaces. So they're approximately, you know, 70
16 spaces to the good. And then when the outlot gets
17 developed, we'll ensure that there's the required
18 parking on site for a restaurant, so that --

19 MR. GOLTZ: Total. For the total property.

20 MR. GRILL: For the outlot specifically, yep.

21 COMMISSIONER WHITEHURST: Okay. Yeah. Because
22 the restaurant would need --

1 MR. GOLTZ: We're going to want to make sure
2 that this property in totality meets the parking
3 code, and we will be doing that through the
4 cross-parking and access. We will not be seeking a
5 variance for parking for the overall property that
6 we have, so --

7 COMMISSIONER HOFSTRA: So are you looking to
8 sell lot two, or are you looking to lease lot two?

9 MR. GOLTZ: We are in advanced negotiations
10 with an end user who would want to purchase the
11 outlot for a new restaurant with a through drive.
12 Something not in Villa Park already.

13 CHAIRMAN JARRETT: Any other questions?

14 Any closing comments before we close the
15 public hearing?

16 MR. GOLTZ: Just, you know, we're excited to --
17 you guys have been a great Village to work with, and
18 we're excited about the completion of this. This
19 would be the second phase of our project. To see it
20 come forward is very exciting.

21 CHAIRMAN JARRETT: Okay. Thank you. What
22 you've done over there so far looks good.

1 MR. GOLTZ: Thank you.

2 CHAIRMAN JARRETT: We'll close the public
3 hearing any move to discussion by Commission. Any
4 discussion?

5 COMMISSIONER ORLOWSKI: No. I think it's good.

6 CHAIRMAN JARRETT: Any comments?

7 Okay. I would entertain a motion.

8 COMMISSIONER HOFSTRA: I'll make a motion to
9 approve application PZ-19-0014 for the following.
10 One, re-subdivision of existing lot into two lots
11 for the property located at 225 West Roosevelt Road,
12 pin 06-21-207-075.

13 CHAIRMAN JARRETT: We have a motion. Is there
14 a second?

15 COMMISSIONER ORLOWSKI: I'll second that.

16 CHAIRMAN JARRETT: Any questions or comments on
17 the motion?

18 All right. Roll call vote.

19 Hofstra.

20 COMMISSIONER HOFSTRA: Yes.

21 CHAIRMAN JARRETT: Jackson.

22 COMMISSIONER JACKSON: Yes.

1 CHAIRMAN JARRETT: Orlowski.

2 COMMISSIONER ORLOWSKI: Yes.

3 CHAIRMAN JARRETT: Whitehurst.

4 COMMISSIONER WHITEHURST: Yes.

5 CHAIRMAN JARRETT: Lanenga.

6 COMMISSIONER LANENGA: Yes.

7 CHAIRMAN JARRETT: Keskic.

8 COMMISSIONER KESKIC: Yes.

9 CHAIRMAN JARRETT: I too vote yes.

10 With that, our recommendation will pass to
11 the Village Board for their final determination, and
12 they can accept, reject, or modify as they see fit.

13 MR. GOLTZ: Thank you very much.

14 CHAIRMAN JARRETT: Thank you.

15 (Whereupon, the public hearing was
16 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.

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MARY FAILLO, CSR, RPR



Village of Villa Park Planning _ Zoning Commission,
January 9, 2020

16

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Village of Villa Park Planning _ Zoning Commission,
January 9, 2020

17

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IN RE THE MATTER OF:)
)
Variation to add a shed) Petition PZ-19-0015
for property located at)
121 East Highland)
Avenue.)

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., R.P.R., qualified in the
State of Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ROBIN WHITEHURST

4 MR. MIKE ORLOWSKI

5 MR. KEN JACKSON

6 MR. EDWARD HOFSTRA

7 MR. JACK LANENGA

8 MR. BENJAMIN KESKIC

9
10
11
12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14 MR. ALBERT BULTHUIS, Village President
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1 CHAIRMAN JARRETT: Next agenda item is Petition
2 PZ-19-0015, variance to add a shed for property
3 located at 121 East Highland Avenue. Petitioner,
4 Robert McGinn. If you can just state your name and
5 address for the record.

6 MR. MCGINN: Good evening. Robert McGinn, 121
7 East Highland Avenue, Villa Park, Illinois 60181.

8 CHAIRMAN JARRETT: Thank you. If you've got
9 any comments at this point.

10 MR. MCGINN: Just ask for your consideration to
11 approve a variance for a shed, because from the
12 documents submitted, the lot is very constraining.

13 CHAIRMAN JARRETT: Okay. Thank you. Patrick,
14 Staff input.

15 MR. GRILL: You have before you this evening a
16 request for a variation for 121 East Highland
17 Avenue. That's the southeast corner of Highland and
18 Illinois. Given the size of the lot and the
19 existing location of the house on that lot, it makes
20 the location of any type of shed impossible without
21 needing some type of variation.

22 Mr. McGinn has asked to be considered for

1 a variation so he can locate a shed of approximately
2 135 square feet on the east side of his property.
3 That would be approximately four feet off the fence
4 line and two and-a-half feet from the existing
5 structure.

6 This was properly noticed in the December
7 21st, 2019 edition of the Daily Herald. Again, like
8 I said, the configuration of the lot is such that
9 regardless of where he would want to put a shed on
10 this property would require a variation. So he
11 really has little options of, you know, where he can
12 place it on site. And he's put it -- you know, from
13 Staff's perspective he's behind the front of the
14 house, so it doesn't impact the streetscape. And if
15 you were so inclined, you could make a
16 recommendation to approve application PZ-19-0015 for
17 a variation pursuant to Section 6.10.1.F.2 and 3 to
18 locate an accessory structure 2.6 feet from the
19 principal structure and four feet from the lot line
20 for a property located at 121 East Highland Avenue,
21 pin number 06-10-302-001. With a finding of fact
22 that such variance meets the standards enumerated in

1 Article 11.5 of Appendix C of the Municipal Code,
2 Village of Villa Park Basic Zoning Ordinance. And
3 with that, I'll entertain any questions that the
4 Commission may have.

5 CHAIRMAN JARRETT: I have a quick question just
6 for point of verification. Generally speaking, we
7 do permit sheds in side yards, our Code.

8 MR. GRILL: Yes.

9 CHAIRMAN JARRETT: Okay. As long as they meet
10 the setback requirements and the separation between
11 the two structures.

12 MR. GRILL: Correct.

13 CHAIRMAN JARRETT: Okay. Any other questions?
14 Anybody from the public wishing to speak on the
15 item? Okay. Seeing no one, then we'll go to
16 questions. Any other questions? Go ahead.

17 COMMISSIONER LANENGA: In looking at Google
18 Earth, you've got a van parked right where the shed,
19 I think, is expected to go. Does that sound right?

20 MR. MCGINN: Yes. Is that a red or --

21 COMMISSIONER LANENGA: I printed it in black
22 and white, but I think it's blue.

1 MR. MCGINN: Blue, okay. That's been gone for
2 a year.

3 COMMISSIONER LANENGA: Okay. And you don't
4 have any expectations that that will be put back in?

5 MR. MCGINN: No. After I sold the van, the
6 expectation was that if we found the means, we would
7 put up a shed of some type. So I have a two-car
8 garage and two cars. It would be my intention to
9 hopefully put two cars in a two-car garage someday.

10 COMMISSIONER LANENGA: Okay. I understand
11 that.

12 CHAIRMAN JARRETT: That's an honorable wish.

13 MR. MCGINN: Thank you.

14 COMMISSIONER LANENGA: Your children must be
15 gone.

16 COMMISSIONER HOFSTRA: The dimension of the
17 shed you're looking to put up, what's driving the
18 eight and-a-half foot width?

19 MR. MCGINN: Because it comes out as close to
20 the 140 square foot limit with a 16 foot length at
21 eight feet, six inches wide.

22 COMMISSIONER HOFSTRA: So you maximized the

1 square footage.

2 MR. MCGINN: Maximized the square footage.

3 COMMISSIONER HOFSTRA: Because, I'll be honest,
4 my heartburn of the whole thing is violating the
5 five foot over lot, and I question why we can't make
6 this a little narrower, and then you're still within
7 that five foot off the lot line variance or setback,
8 but everything else is five foot.

9 MR. MCGINN: Well, I just added it. That's one
10 option that I would consider. The other would be if
11 you would approve it and instead of two feet six, I
12 could make it two feet. I have the same available
13 space to me, and I've made the five foot setback.

14 COMMISSIONER HOFSTRA: You'd have to go under
15 two feet. You'd have to go to one and-a-half feet,
16 because you're only four foot off your lot line
17 allotment.

18 MR. MCGINN: And the limit is five.

19 COMMISSIONER HOFSTRA: Five.

20 MR. MCGINN: Okay. All right. I suppose if it
21 would settle it, I could -- the reason we wanted it
22 eight foot six is because we wanted to put in a

1 rollup door, and the minimum size for a rollup door
2 is 62 inches.

3 If I make the structure any smaller, we're
4 essentially running into objects inside of it, along
5 both sides. You have less than a foot clearance on
6 each side for tracks.

7 COMMISSIONER HOFSTRA: Well, you would have 6
8 to 12 inches on either side.

9 MR. MCGINN: Uh-huh.

10 COMMISSIONER WHITEHURST: It's only four foot
11 at the back corner though. It's an angle, right?

12 CHAIRMAN JARRETT: It's four foot at the back
13 corner and five foot at the front corner, according
14 to the --

15 COMMISSIONER HOFSTRA: No. It's five foot to
16 the fence, and that fence is the neighbor's fence.

17 CHAIRMAN JARRETT: Oh, you know, you're right.

18 COMMISSIONER HOFSTRA: It's five foot to the
19 fence, which is a foot on his side of the lot.

20 CHAIRMAN JARRETT: Oh, it's five foot to the
21 fence. Four foot to the line. I see what's going
22 on here. I see you've got three foot of yard.

1 COMMISSIONER WHITEHURST: Patrick, with the
2 proximity of shed to the house, is it going to cause
3 a Building Code issue with the wall of that shed
4 needing to be fire rated or to go back in the garage
5 and --

6 MR. GRILL: One or the other would have to be
7 fire rated, yep.

8 COMMISSIONER HOFSTRA: Well, I think that wall
9 is brick on that side.

10 MR. MCGINN: Yes. Common brick exterior and
11 eight-inch block on the interior.

12 COMMISSIONER HOFSTRA: When you're putting that
13 at two and-a-half feet, it's a little bit of an
14 overhang, I assume, over your walls. What's your
15 plan for drainage off the roof of the --

16 MR. MCGINN: I was only planning on a six-inch
17 overhang. Hang gutters on it, if necessary, but I
18 have to see how it drains and drips after the first
19 season.

20 COMMISSIONER WHITEHURST: You're going to place
21 it on an existing slab.

22 MR. MCGINN: On an existing slab.

1 CHAIRMAN JARRETT: Any other questions?

2 Seeing no other questions, any closing
3 comments?

4 MR. MCGINN: No.

5 CHAIRMAN JARRETT: We'll close the public
6 hearing and move to discussion by Commission
7 members.

8 COMMISSIONER WHITEHURST: I'm in favor of
9 storing stuff inside of buildings that are -- inside
10 of sheds instead of stuff sitting in yards, so I'm
11 in favor of this, because it tends to create a
12 neater street appearance when people store stuff
13 away instead of sitting out in yards, and I think
14 it's a reasonable size shed. And, yeah, it's close
15 to the fence, but there's not a whole heck of a lot
16 of choice here.

17 COMMISSIONER ORLOWSKI: And I understand the
18 size of the door and the issues -- the limits that
19 you have once you start going smaller as far as the
20 doors. They're very limited.

21 COMMISSIONER HOFSTRA: I think there's terms
22 that can be done to be within the five feet. We can

1 do something other than an overhead rolling door to
2 enter the place. I mean, there's lots of sheds out
3 there that have four-foot-wide doors, and there's
4 lots of sheds out there that have -- I don't know if
5 you call them Dutch doors, double door hinged.

6 COMMISSIONER ORLOWSKI: If you look at the
7 house and you look at the garage doors and then the
8 shed next to it with the rollup door, it's going to
9 flow right with the building instead of -- as far as
10 the way that it will look.

11 COMMISSIONER JACKSON: Why do you need a two
12 and-a-half foot gap between the house and the shed?

13 MR. MCGINN: I was imagining that the Village
14 would have a requirement. There had to be some
15 method of egress around the building.

16 CHAIRMAN JARRETT: We require five feet.

17 COMMISSIONER HOFSTRA: Well, we require right
18 now ten, so the next one --

19 COMMISSIONER WHITEHURST: This is just a shed.
20 There's no foundation that it's sitting on. It's a
21 shed, so it can come down.

22 Think of it like it's a piece of

1 furniture. It's not a building. If it were tied to
2 a building, that would be an additional garage.

3 MR. MCGINN: That becomes a pricing issue for
4 me. We originally petitioned the Village to build a
5 shed attached to the garage basically floating on
6 the slab, and that was turned down because there was
7 no footing at 42 inches. So when you go into the
8 money that's involved, what is starting out as a
9 \$2,000 shed is now a \$15,000 shed. Might as well
10 put on an addition.

11 COMMISSIONER ORLOWSKI: I'm in favor of the
12 shed.

13 COMMISSIONER LANENGA: I have no problem with
14 the shed.

15 COMMISSIONER WHITEHURST: The thing about the
16 shed is that because it is just sitting on a slab
17 it's a reversible situation. I think the next owner
18 can come along and take the shed out. So it's not
19 -- I'd feel differently if it was a permanent --

20 COMMISSIONER HOFSTRA: We have no input from
21 the neighbors?

22 MR. GRILL: None.

1 CHAIRMAN JARRETT: But they are noticed.

2 COMMISSIONER HOFSTRA: I saw the notice was up
3 front, so --

4 CHAIRMAN JARRETT: They get a --

5 COMMISSIONER ORLOWSKI: Letter in the mail.

6 CHAIRMAN JARRETT: -- certified letter.

7 MR. GRILL: Just a letter.

8 CHAIRMAN JARRETT: Just a letter.

9 MR. GRILL: Yes.

10 CHAIRMAN JARRETT: Okay. They are notified by
11 letter as well.

12 I mean, the reality is that he also could
13 have bought a plastic shed and put it up and no one
14 would have been the wiser, but he's here.

15 Okay. Any other comments? All right.
16 Then I would entertain a motion.

17 COMMISSIONER LANENGA: Move to approve
18 application PZ-19-0015 for the following. A
19 variation pursuant to Section 6.10.1.F.2 and 3 to
20 locate an accessory structure, a shed, 2.6 inches
21 from a principal structure and four feet from the
22 lot line for a property located at 121 East Highland

1 Avenue, pin 06-10-302-001. With a finding of fact
2 that such variance meets the standards enumerated in
3 Article 11.5 of Appendix C of the Municipal Code,
4 Village of Villa Park Basic Zoning Ordinance.

5 COMMISSIONER ORLOWSKI: I'll second that
6 motion.

7 CHAIRMAN JARRETT: Any questions or comments on
8 the motion? Roll call.

9 Hofstra.

10 COMMISSIONER HOFSTRA: Yes.

11 CHAIRMAN JARRETT: Jackson.

12 COMMISSIONER JACKSON: Yes.

13 CHAIRMAN JARRETT: Orłowski.

14 COMMISSIONER ORLOWSKI: Yes.

15 CHAIRMAN JARRETT: Whitehurst.

16 COMMISSIONER WHITEHURST: Yes.

17 CHAIRMAN JARRETT: Lanenga.

18 COMMISSIONER LANENGA: Yes.

19 CHAIRMAN JARRETT: Keskic.

20 COMMISSIONER KESKIC: Yes.

21 CHAIRMAN JARRETT: I too vote yes. With that,
22 the recommendation passes to Village Board. They

1 can accept, reject, or modify the motion as they see
2 fit. Thank you.

3 MR. MCGINN: Thank you.

4 (Whereupon, the public hearing was
5 concluded.)
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2 | COUNTY OF DU PAGE)



MARY FAILLO, CSR, RPR

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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Text Amendment reducing)
the distance between a) Petition PZ-19-0016
principal building and a)
detached garage from ten)
feet to five feet.)

PUBLIC HEARING BEFORE THE
PLANNING & ZONING COMMISSION
JANUARY 9, 2020
7:30 P.M.

PROCEEDINGS HAD and testimony taken before

the VILLAGE OF VILLA PARK PLANNING & ZONING

COMMISSION, taken at Villa Park Village Hall, 20

South Ardmore Avenue, Villa Park, Illinois, before

MARY E. FAILLO, C.S.R., R.P.R., qualified in the

State of Illinois.

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT, Chairman

3 MR. ROBIN WHITEHURST

4 MR. MIKE ORLOWSKI

5 MR. KEN JACKSON

6 MR. EDWARD HOFSTRA

7 MR. JACK LANENGA

8 MR. BENJAMIN KESKIC

9
10
11
12 ALSO PRESENT:

13 MR. PATRICK GRILL, Director of Community
Development

14 MR. ALBERT BULTHUIS, Village President
15
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1 CHAIRMAN JARRETT: The last public hearing of
2 the evening is Petition PZ-19-0016, Text Amendment
3 reducing the distance between a principal building
4 and a detached garage from ten feet to five feet.
5 Petitioner, Village of Villa Park.

6 Patrick, when you're ready, as the
7 Petitioner and Staff.

8 MR. GRILL: Yes. Tonight we're having a public
9 hearing on a Text Amendment to the Village Code as
10 it relates to separation between principal
11 structures and detached garages. Specifically under
12 6.10.4 of the Zoning Ordinance as it relates to
13 garages and carports specifically says that no
14 detached garage may be located within 10 feet of any
15 principal building.

16 In the last year, we've had a couple of
17 people that have wanted to do additions onto their
18 house that would be less than 10 feet between the
19 principal structure and the garage, and we've had to
20 tell them, no, we require 10 feet, and they said,
21 well, can I go get a variance, and we tell them you
22 need a hardship, and just because you want to be

1 closer to the detached garage in and of itself is
2 not a hardship. And as Staff looked into it, we
3 found out that there's not a Fire Code issue between
4 the separation between a detached garage and a
5 principal structure. It's only when you get to less
6 than five feet between the two structures does
7 additional fire separation kick in.

8 So given the number of small lots in town
9 and the desire to have people improve their lots,
10 and you'd still have to meet all of the lot coverage
11 requirements, fire separation if need be, as long as
12 you weren't five feet or greater, you wouldn't have
13 to have any additional fire separation. Staff
14 thought this would be a good Text Amendment to put
15 into place.

16 With that, I'll open it up to any
17 questions from the Commission.

18 CHAIRMAN JARRETT: Any questions?

19 COMMISSIONER WHITEHURST: Do you have, by
20 chance, any kind of examples of what was being
21 requested and what it kind of was going to look
22 like? I'm trying to envision --

1 MR. GRILL: Well, most of these are going to be
2 on the rear side of the house, into the rear yard
3 where you've got plenty of setback from the rear
4 property line. Typically you're not going any
5 closer to the side lot lines, but you are getting
6 closer to your detached garage. And in both
7 instances, one wanted to go to nine feet and the
8 other one was eight and-a-half, so --

9 CHAIRMAN JARRETT: My house actually would
10 probably be an example. I've got a corner lot with
11 a side-loaded detached garage that's about 10, maybe
12 15 feet off the back of the existing bungalow. So
13 to do an addition off the back bedroom wouldn't be
14 even possible. Even though you could theoretically
15 add five feet, maybe ten feet to the back of the
16 house without tearing down the garage.

17 COMMISSIONER WHITEHURST: When you start taking
18 the five feet between the garage and the house, it
19 just feels like why didn't you just connect it.

20 CHAIRMAN JARRETT: I would agree with you on
21 that.

22 MR. GRILL: But the problem with that is we do

1 have a lot of detached garages that are less than
2 five feet to the lot line. So we would say you
3 can't attach the two, because if you're going to,
4 you know, improve your structure, you have to meet
5 Code, and in most instances there would be
6 absolutely no way to meet Code and attach the two.

7 CHAIRMAN JARRETT: Because the garage then
8 becomes part of the house.

9 MR. GRILL: Right. And now your principal
10 structure is less than --

11 COMMISSIONER WHITEHURST: Your principal
12 structure needs a variation for a side yard setback
13 or whatever.

14 MR. GRILL: Yes.

15 COMMISSIONER WHITEHURST: 25 feet is awful
16 close. You know, eight or nine feet is different
17 than that.

18 COMMISSIONER LANENGA: What do our neighboring
19 communities do? Five feet? Ten feet?

20 MR. GRILL: Staff contacted a couple of them.
21 Most of them are 10 feet. And when I asked why,
22 they said because of the Fire Code. And I said, no,

1 that's not a thing. So it's because -- if you
2 realize when -- there never used to be attached
3 garages. They were always detached. And so the
4 thinking was, well, what's an acceptable distance
5 for a detached garage, and 10 feet seemed to be
6 reasonable, and it just kind of stuck. But when you
7 started having attached garages, well then, you
8 know, you overcame the Fire Code issue, but you now
9 have people who are left with lots that they'd like
10 to do an improvement maybe, but they can't because
11 it would be less than 10 feet.

12 Now, I will say in the instances that
13 we've run across, like I say, the one was nine feet,
14 and one was eight and-a-half. If we wanted to go
15 six feet, I mean, you know, there's really no -- the
16 reason Staff chose five is because five feet is the
17 point at which the fire separation does -- less than
18 five feet is when it kicks in.

19 CHAIRMAN JARRETT: I also forgot to ask. Is
20 there any public participation on this agenda item?
21 Seeing none, we'll move back to questions and
22 comments from the Commission.

1 COMMISSIONER WHITEHURST: Nobody wants to talk
2 about five feet. The pressing issue of the day.
3 Five feet just -- in my head I'm seeing all those
4 crazy additions where this little, tiny space and --

5 COMMISSIONER ORLOWSKI: You're closing off that
6 back access to get anything -- I mean --

7 COMMISSIONER WHITEHURST: -- in and out of the
8 house.

9 COMMISSIONER ORLOWSKI: Well, in and out of the
10 back yard.

11 COMMISSIONER WHITEHURST: We're talking about a
12 five feet difference. It's not like you're getting
13 some kind of formula of proportion if the wall was
14 so long and --

15 CHAIRMAN JARRETT: I mean, five feet is wide
16 enough that maintenance shouldn't be an issue. It
17 could be, but if it's an issue at five feet, it
18 probably is at 10 feet too. But when you get down
19 to two or three feet --

20 COMMISSIONER WHITEHURST: I guess if you had it
21 at five feet, would the people that came in want it
22 eight or nine feet? You know what I'm saying?

1 MR. GRILL: Well, yes. There's always that
2 potential.

3 COMMISSIONER WHITEHURST: I'm just going to
4 make this as big as I possibly can.

5 MR. GRILL: Well, you still have to meet all of
6 your lot coverage calculations.

7 COMMISSIONER WHITEHURST: And setbacks and
8 everything else, because you can't attach the garage
9 if it means that your garage then becomes part of
10 the principal structure and it now needs a
11 variation.

12 MR. GRILL: I cannot think of one instance in
13 the Village where you would be able to attach a
14 detached garage to the principal structure and still
15 meet all of your setbacks. You might meet your side
16 yard, but you'll never meet your rear yard setback.

17 COMMISSIONER JACKSON: Where is the rear yard
18 setback right now again?

19 MR. GRILL: Between 30 and 40 feet.

20 COMMISSIONER HOFSTRA: That's not true. I just
21 told you one last time. They just did it at
22 Riordan.

1 MR. GRILL: No. They got a permit for that.

2 COMMISSIONER HOFSTRA: Yeah. I understand.

3 But they took a detached garage, and they moved it
4 over and attached it to the house, so they still
5 meet all the setbacks.

6 CHAIRMAN JARRETT: What's the side setback
7 requirement?

8 MR. GRILL: Six feet.

9 CHAIRMAN JARRETT: I could probably attach
10 mine. I probably could. We're a side-loading
11 corner garage.

12 MR. GRILL: They were both interior lots. They
13 weren't on corners.

14 CHAIRMAN JARRETT: Yeah. Because my garage is
15 actually between the back of my house and the
16 backyard. My garage is more in the middle of my lot
17 than my house is.

18 COMMISSIONER HOFSTRA: But that's where if you
19 put an addition on there with five feet, you would
20 have a hard time getting into your second slot of
21 your garage.

22 CHAIRMAN JARRETT: No. Because it's directly

1 behind the house.

2 COMMISSIONER HOFSTRA: But if you put an
3 addition on your house so that you were now within
4 five feet of the garage, you'd have a hard time --

5 CHAIRMAN JARRETT: No. Because I'm a corner.

6 COMMISSIONER HOFSTRA: Oh, you're a corner.
7 Okay. I'm envisioning it wrong.

8 CHAIRMAN JARRETT: Yeah.

9 COMMISSIONER WHITEHURST: It's different for a
10 corner.

11 MR. GRILL: So more than likely you wouldn't be
12 able to, because you couldn't meet the front yard
13 setback or for the corner side yard.

14 COMMISSIONER WHITEHURST: I guess it's --

15 MR. GRILL: How close is your garage to the
16 street?

17 CHAIRMAN JARRETT: 20 feet.

18 MR. GRILL: You might make it.

19 COMMISSIONER WHITEHURST: Just don't come ask
20 us for one.

21 CHAIRMAN JARRETT: Car and-a-half.

22 COMMISSIONER WHITEHURST: You know, I think

1 it's probably reasonable to go to five feet.

2 CHAIRMAN JARRETT: All right. Any other
3 comments?

4 All right. Seeing none, close the public
5 hearing and entertain a motion.

6 COMMISSIONER JACKSON: I'll make a motion to
7 approve application PZ-19-0016 for a Text Amendment
8 to revise Section 6-10-A.5 in Article 6 of Appendix
9 C of the Villa Park Zoning Ordinance to reduce the
10 distance between a principal structure and detached
11 garage from ten feet to five feet.

12 CHAIRMAN JARRETT: Motion. Is there a second?

13 COMMISSIONER LANENGA: Support.

14 CHAIRMAN JARRETT: Questions or comments on the
15 motion? Roll call.

16 Hofstra.

17 COMMISSIONER HOFSTRA: Yes.

18 CHAIRMAN JARRETT: Jackson.

19 COMMISSIONER JACKSON: Yes.

20 CHAIRMAN JARRETT: Orłowski.

21 COMMISSIONER ORŁOWSKI: Yes.

22 CHAIRMAN JARRETT: Whitehurst.

1 COMMISSIONER WHITEHURST: Yes.

2 CHAIRMAN JARRETT: Lanenga.

3 COMMISSIONER LANENGA: Yes.

4 CHAIRMAN JARRETT: Keskic.

5 COMMISSIONER KESKIC: Yes.

6 CHAIRMAN JARRETT: I too vote yes.

7 The petition will advance to the Village

8 Board.

9 (Whereupon, the public hearing was

10 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.

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22

MARY FAILLO, CSR, RPR



Village of Villa Park Planning _ Zoning Commission,
January 9, 2020

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