

Public participation is invited on each agenda item prior to the Commission's deliberation. **When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.**

VILLAGE OF VILLA PARK
Village Hall, Board Room Chambers
20 S. Ardmore Avenue
Villa Park, IL 60181

Planning and Zoning Commission

September 14, 2023

7:30 PM

Chairman Jason Jarrett

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

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. Minutes from August 10, 2023
- 3. Public Hearing**
 - a. PZ-23-09 - 350 S Ardmore Ave - Zoning Map Amendment, Variation, and Final Plat of Subdivision
- 4. Public Comment**
- 5. Adjournment**

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IN RE THE MATTER OF:)
)
JOHN CATALANO) PZ-23-07
11 EAST VAN BUREN)

7:30 P.M.

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

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1 COMMISSIONER JARRETT: We have two
2 items on the agenda this evening in new business.
3 I will run through real quick how the process will
4 work for each item.

5 We will start with staff input, then
6 move to the presentation of the Petitioner, if
7 they have one, then public participation and
8 questions. That's where anybody from the public
9 who wishes to speak will be able to come up.

10 We would ask that you come up here,
11 whenever you are speaking come up to a mic because
12 we are being recorded, and you will want to give
13 your name and address for the record.

14 And then we will move on to closing
15 comments from the Petitioner -- excuse me --
16 questions from the Commissioner, closing comments
17 from the Petitioner, and then discussion and
18 motion up here after that.

19 So I would ask that anybody who is going
20 to speak this evening or thinks they might speak,
21 please rise now and raise your hand. We will get
22 you sworn in.

23 Even if you think you might have a
24 question or a small role. This doesn't mean you

1 have to speak.

2 (Whereupon said witnesses were
3 duly sworn).

4 COMMISSIONER JARRETT: Thank you.

5 All right. The first item of business
6 is Petition PZ-23-07 for 11 East VanBuren Street.
7 Variation request to reduce rear yard setback,
8 Petitioner John Catalano.

9 Marc, whenever you are ready.

10 MR. McLAUGHLIN: I am going to give
11 it to Stephanie for this one.

12 MS. BARAJAS: All right. So for
13 our first request today we have got 11 East
14 VanBuren. They are proposing to build a sunroom
15 addition on the east side of the structure.

16 The existing structure currently has a
17 nonconforming rear yard setback of 36.4 which --
18 and the minimum required -- sorry -- is a 40-foot
19 rear yard setback.

20 The proposed sunroom will increase the
21 encroachment into the rear yard setback and reduce
22 the rear yard setback to 23 feet, 8 inches. So
23 that would be the request tonight.

24 As we know, the zoning ordinance allows

1 variation petitions to grant relief to property
2 owners. The addition is also allowed by building
3 code and zoning ordinance.

4 We worked with the Petitioner to find an
5 alternative location on the lot but it proved to
6 be difficult with the existing conditions of the
7 property.

8 The front yard setback is 40.1 feet,
9 where only a 30-foot is required.

10 And then additionally there was a public
11 alley to the east of the house that was -- that
12 has been vacated. And it just makes it so that
13 the house is on a weird, unique location on the
14 actual lot.

15 Originally the Petitioner submitted the
16 application to build the addition on the interior
17 side yard where they have a deck, but there is
18 only 9.44 feet from the structure to the side
19 yard, which was completely not allowed for this
20 specific addition.

21 So we propose a new, less obstructive
22 location, and even though there is still a
23 variation required it reduces the encroachment.

24 COMMISSIONER JARRETT: Is that all

1 from Staff?

2 MS. BARAJAS: That was all.

3 COMMISSIONER JARRETT: All right.

4 So the Petitioner, please come up and state your
5 name and spell your last name for the record.

6 MR. CATALANO: John Catalano,
7 C-A-T-A-L-A-N-O, 11 East VanBuren in Villa Park.

8 Board members, this is my first time
9 public speaking, so bare with me. I wrote it
10 down.

11 I have lived in Villa Park since
12 approximately 1986. The current location we lived
13 since 1991.

14 Enjoy living in this house. We really
15 like it. That's why we live there so long.

16 We always had a desire to have a sunroom
17 but the way the house is built and the lot has no
18 privacy, no privacy at all.

19 And also, the fact my wife has a fear of
20 bugs so we cannot be outside. It's a big issue.
21 And in 2024 it's going to be worse.

22 Now, in this season of our life, we are
23 retired. The sunroom will enhance our quality of
24 life by bringing the outside inside so we can

1 enjoy it.

2 I ask the Board to please approve the
3 variance. We would be very grateful. Thank you,
4 we really appreciate it.

5 COMMISSIONER JARRETT: Okay. Thank
6 you.

7 All right. Anyone from the public
8 wishing to speak on this agenda item?

9 (No response.)

10 COMMISSIONER JARRETT: Seeing no
11 one, we will move to questions from the
12 Commission.

13 Anyone have any questions for the
14 Applicant or for Staff?

15 COMMISSIONER JARRETT: I do have
16 one question that's more of a curiosity but it
17 does kind of maybe also speak to the uniqueness of
18 the lot.

19 Is this lot actually platted in such a
20 way that it has the curves at the corner, as it's
21 shown on the map?

22 MS. BARAJAS: It is platted that
23 way.

24 COMMISSIONER JARRETT: I ask

1 because I have seen those in a handful of places
2 in the Village, and that's, as you guys know, not
3 normal at all.

4 MR. McLAUGHLIN: Correct.

5 COMMISSIONER JARRETT: And then
6 it's also only 125 feet deep which is very short
7 for the Village.

8 MR. McLAUGHLIN: At the time of the
9 construction of the home it was three-sided, so
10 that's why it's configured the way it is.

11 COMMISSIONER HOFSTRA: I am just
12 looking.

13 It says the original proposal is for the
14 interior side yard. Where was it going to be?

15 I get confused here because I thought
16 the front of the house was the narrower side of
17 the lot, but the front of this house is VanBuren,
18 not Ardmore.

19 So what's the interior side yard?

20 MS. BARAJAS: So technically the
21 front of the lot is facing Ardmore, so we are
22 measuring the shortest side, street side.

23 COMMISSIONER HOFSTRA: Okay.

24 MS. BARAJAS: So the interior side

1 would be south of the lot or of the house and that
2 is where there is like no room.

3 COMMISSIONER HOFSTRA: Okay.

4 COMMISSIONER JARRETT: So is the
5 thought for it to be at the southeast corner of
6 the house, kind of?

7 MS. BARAJAS: I'm sorry?

8 COMMISSIONER JARRETT: The
9 southeast corner, was that kind of the original
10 idea?

11 MS. BARAJAS: It was the southwest
12 corner.

13 COMMISSIONER JARRETT: Southwest
14 corner.

15 MS. BARAJAS: Yeah.

16 COMMISSIONER JARRETT: So closer to
17 Ardmore; okay.

18 COMMISSIONER SHLENSKY: I have a
19 question.

20 You reference in the memo the existing
21 nonconformity already when it comes to the rear
22 which should be east of the property.

23 Just based upon the site diagram on
24 Page 4 of the memo, with regards to the bold line

1 of the structure, the residence itself, is that
2 encroaching over the building line?

3 MS. BARAJAS: For the rear?

4 COMMISSIONER SHLENSKY: No, for
5 what would be the front --

6 MS. BARAJAS: No.

7 COMMISSIONER SHLENSKY: -- so the
8 west end?

9 Because there is just the line on the
10 diagram so it stood out to me as, is it past the
11 building line.

12 MS. BARAJAS: So the building is
13 set back at 40 feet.

14 COMMISSIONER SHLENSKY: From the
15 rear?

16 MS. BARAJAS: From in the front.

17 COMMISSIONER SHLENSKY: From the
18 front as well.

19 MS. BARAJAS: Uh huh.

20 So the front should only be 30 feet. So
21 they are losing like 10 feet of space from the
22 rear.

23 COMMISSIONER SHLENSKY: So the line
24 that is in the diagram is not actually the

1 building line; correct?

2 MR. McLAUGHLIN: The line you see
3 actually happens to be the western edge of the
4 existing drive and the western edge of the deck.
5 They just happen to line up.

6 COMMISSIONER SHLENSKY: Okay.
7 Thank you for the clarity. I appreciate that.

8 MR. McLAUGHLIN: Yes.

9 COMMISSIONER JARRETT: All right.
10 Any other questions? None?

11 (No response.)

12 COMMISSIONER JARRETT: Any closing
13 comments from the Petitioner before we -- Okay.
14 Thank you.

15 Okay. Discussion by Commission Members?

16 COMMISSIONER LeMIEUX: I just have
17 a comment, esthetically, you know, I am for the
18 ordinance variation, especially because the
19 existing garages of the neighbors extend much
20 further than the proposed sunroom.

21 Just a couple things I would like the
22 resident to be aware of and just, you know, when
23 our -- you know, our code review, when they review
24 these drawings, just pay particular attention.

1 They are using sips panels and those
2 have OSB sheathing and just be careful. There is
3 connection details. I would like your architect
4 to pay particular attention to the connection
5 details that are shared on the house. They need
6 to do that.

7 Typically you use -- Typically you use
8 some tension ties to tie in that member and
9 then -- or you use strong drive structural wood
10 screws where you share those.

11 The other thing is house wrap is very
12 critical.

13 And then take very -- take care with
14 your flashing. The flashing, kick-out flashing,
15 is extremely important, especially with the OSB
16 sheathing.

17 So I would ask that the architect pay
18 particular attention to those. I would like to
19 see that sunroom used for a long, long time.
20 Thank you.

21 COMMISSIONER JARRETT: Any other
22 comments?

23 Really the only comment I would make,
24 this is a pretty small lot, I'd say substandard.

1 I mean, there's quite a few of them on this
2 particular lot, but a pretty unique situation,
3 given the siting of the house and it could build
4 10 more feet of house on the front without a
5 variation but potentially having this in the back
6 makes more sense.

7 All right. If there is no other
8 discussion I would entertain a motion, from
9 whoever wants to make it.

10 COMMISSIONER SHLENSKY: Yeah, all
11 right.

12 I will make a motion to recommend
13 approval of PZ-23-07 for a Variation in the
14 Minimum Rear Yard Setback of 23 feet, 8 inches
15 from Table 2-3 of Article 2, Section 2.3, Lot and
16 Building Zone Regulations -- sorry -- Lot and
17 Building Zone Regulations of the Zoning Ordinance.

18 COMMISSIONER ORLOWSKI: I will
19 second that.

20 COMMISSIONER JARRETT: Motion and
21 second.

22 Any questions or comments on the motion?

23 (No response.)

24 COMMISSIONER JARRETT: All in favor

1 of approval of the motion?

2 Let's do a roll call for approval:
3 Calvert?

4 COMMISSIONER CALVERT: Yes.

5 COMMISSIONER JARRETT: Hofstra?

6 COMMISSIONER HOFSTRA: Yes.

7 COMMISSIONER JARRETT: LeMieux?

8 COMMISSIONER LeMIEUX: Yes.

9 COMMISSIONER JARRETT: Luedtke?

10 COMMISSIONER LUEDTKE: Yes.

11 COMMISSIONER JARRETT: Orłowski?

12 COMMISSIONER ORŁOWSKI: Yes.

13 COMMISSIONER JARRETT: Romano?

14 COMMISSIONER ROMANO: Yes.

15 COMMISSIONER JARRETT: Shlensky?

16 COMMISSIONER SHLENSKY: Yes.

17 COMMISSIONER JARRETT: I too vote
18 yes.

19 With that our recommendation will pass
20 to the Village Board, and they can accept, reject
21 or modify as they see fit.

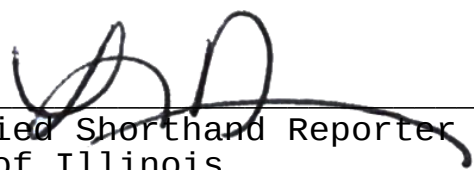
22 Thank you and good luck.

23 (Proceedings concluded at
24 7:46 p.m.)

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 5th day of September, 2023.

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IN RE THE MATTER OF:)
)
GREG GOLA) PZ-23-10
320 EAST WILDWOOD)

7:30 P.M.

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

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1 COMMISSIONER JARRETT: The next
2 item of business will be Petition PZ-23-10 for 320
3 East Wildwood Avenue, Special Uses, Variations and
4 Final Plat of Subdivision, Petitioner Greg Gola on
5 behalf of the Village of Villa Park.

6 Whenever you are ready, Marc.

7 MR. McLAUGHLIN: All right. Thank
8 you.

9 This is a petition that encompasses
10 quite a few requests and it's all for the future
11 Lions Rec Center.

12 So we have Williams Architects and V3
13 Engineers here, as well as Greg Gola at the end,
14 who is the Director of Parks and Rec.

15 So we are asking for a plat of
16 subdivision. You may not know but there is a
17 platted right-of-way right through the old
18 building that was never vacated. They just put a
19 building on it back in the day, so we are cleaning
20 up all the things.

21 There's also 26 platted lots throughout
22 the whole thing. So we are doing one plat of
23 subdivision to vacate, consolidate, get everything
24 the way it's supposed to be.

1 Additionally, we are asking for a
2 special use for three different things but all in
3 one request; community center, parks and
4 recreation and government facility.

5 Right now it's operating as a
6 nonconforming use. So we are going to get the
7 special use on the books and make sure everything
8 is on the up and up.

9 And then the last ones are the variation
10 requests which are specific to the design of the
11 new building. Everything else is a cleanup.
12 These are the four things that through Williams
13 and Engineering the placement of the building made
14 sense.

15 So we have four variation requests which
16 start with increasing the building height. As you
17 know there is a gym going in and gyms need to be
18 taller than a regular building in a residential
19 district.

20 We also have the front yard setback
21 requirements. Once they get into the design it's
22 really because there is a 90-degree road which
23 comes into the lot, Wildwood.

24 The closest point that the building is

1 measured at is 20.6, where a traditional front
2 yard in a residential district would be 30 feet.

3 Reducing the lot landscaping buffer from
4 4 feet to 7 -- sorry -- from 7 feet to 4 feet,
5 they will show you on the site plan specifically
6 where these particular locations are.

7 And the final one is to allow parking in
8 the street yard. So in any district we don't
9 allow parking in the street yard. So in this
10 because the primary parking lot, the first one
11 that's going to be built is upfront, it's a
12 variation request to allow that.

13 I am going to turn it over to the team
14 now.

15 MR. CAPUTO: Thanks very much,
16 Marc.

17 Good evening, everyone. I am Andrew
18 Caputo, Architect, Associate Principal with
19 Williams Architects.

20 And with me is Andreas Symeonides with
21 Williams Architects, Architect.

22 And with us this evening is Randy
23 Anderson with V3 Companies.

24 We have prepared a brief presentation

1 for you this evening that explains this special
2 use in a little bit further detail. We have some
3 drawings that were part of the submittal that we
4 included in this presentation.

5 We abbreviated it from the submittal of
6 course just to be able to get through the items at
7 the end of our presentation, though we do have all
8 of the drawings actually loaded up, in case there
9 are specific questions, we can refer to anything
10 on the -- anything that the Commission might have
11 questions on.

12 Project synopsis, this is just a list of
13 the exhibits that we included as part of the
14 submittal and we are going to take a look at those
15 again here as we flip through our slides.

16 One of things I want to mention as we
17 start off, the plat of survey, I want to speak
18 briefly about the existing conditions on the site.

19 One of the things that Marc had
20 mentioned was that you are all familiar with is
21 the existing park building that was located
22 onsite. That building, as you may already all be
23 aware, has been demolished to make way for this
24 development of the park and the new rec center.

1 And of course on this site as well are
2 some other community elements that will also be
3 renovated as part of the new project and some of
4 those elements that will be removed and replaced
5 are the playground, exterior basketball courts and
6 green space, and then there is the existing ball
7 field, and the ball field is in the northwest
8 corner of the site.

9 On this drawing you can see the
10 north-south right-of-way that Marc mentioned and
11 you can see how the individual lots were plotted,
12 you know, suggesting that of course the intention
13 at one time to basically connect Myrtle running
14 all the way north-south.

15 All right. The proposed site plan for
16 the new recreation center, you can see on the
17 drawing what we have tried do with the building.

18 The new recreation center is actually
19 38,500 square feet. It's two stories. The
20 building is primarily constructed of a steel frame
21 and also a precast envelope.

22 The community center side, which is the
23 west, is a steel frame. The east side of the
24 building, which is the gym, is a precast envelope.

1 Andreas is going to speak to the
2 architecture in a little bit here in the
3 presentation.

4 The building is located to the south, so
5 that we can preserve as much green space to the
6 north for the use of the park.

7 Lions Park is a wonderful community
8 amenity but it is a very tight site and in order
9 to develop it we wanted to create enough space to
10 let the ball field remain in its original location
11 at the northwest corner, also to have some room
12 for a new playground, a new basketball court,
13 future parking that might occur to the north in a
14 band that extends its way along the east lot line.

15 Also we have a small little patio area
16 between the playground and the basketball court.
17 A little bit hard to see on this graphic, but all
18 of you may be able to see that better on your
19 laptops, if you look at the drawings.

20 And yes, we do have a senior plaza as
21 well to the west.

22 You can see we have also tried to pull
23 the building in such a way so that it's moved more
24 to the right on the site, so we have more green

1 space to the west, where the residential section
2 is.

3 Of course the commercial is on the east
4 side of the property.

5 We have separated the parking. The
6 parking requirement fortunately is reduced because
7 of the aspect of sharing some parking with the
8 future development across the street. So a lot of
9 the development is limited here, which is a good
10 thing for green space.

11 One of the things that Randy could speak
12 to, if there are questions, but the parking lots
13 will have permeable pavers. So there are some
14 sustainable features to the exterior design. That
15 will also make for a more of an upscale feel in a
16 residential neighborhood to have the parking lot
17 constructed with permeable pavers.

18 And then we have basically the south
19 lot's driveway is aligning with Wildwood, so you
20 can see basically the accessible parking is to the
21 north, where it's closest to the main entrance to
22 the building.

23 And it just made sense from a planning
24 standpoint to just align that east-west

1 right-of-way right with the entrance to our
2 parking lot. So there will be a curb cut there
3 that will take you into the south lot.

4 And to the west the little appendage on
5 the site will remain as green space, as it is
6 currently.

7 All right. Landscape plans and
8 photometrics, I won't spend too much time on
9 these, only to just mention there is a fully
10 developed landscape plan here.

11 If there are any questions specifically
12 on the landscape plan, please feel free to ask.
13 Our landscape architect is Upland Design and they
14 have prepared this plan, again trying to be most
15 mindful of the residences to the west and to
16 screen the building and the parking lot as much as
17 possible to provide that nice barrier there.

18 Other than that the building, as you
19 would typically expect, has some landscaping and
20 ground plantings around the perimeter of the
21 building and with the parking lots and the
22 islands.

23 This is just another enlarged landscape
24 plan of the plantings.

1 The site lighting and photometrics, I
2 will just only mention that our electrical
3 engineer has analyzed the light fixtures, with the
4 proposed lighting manufacturer, to make sure that
5 the light spill to the adjacent property lines is
6 complying with the applicable ordinances to try to
7 minimize light spill to adjacent properties.

8 All right. And we are going to
9 transition to talk a little about the exterior
10 design of the building and I will have Andreas do
11 that.

12 MR. SYMEONIDES: Thank you, Andrew.

13 So briefly Andrew did mention in his
14 discussion that the west part of the facility is
15 the community center, which is on the left side of
16 your screen.

17 And then the right side or the east side
18 is the gymnasium. So there's two different
19 components materiality-wise to the facility, as he
20 mentioned.

21 On that east side, the gym side, it's a
22 precast structure with glazing of course but a
23 limited amount in there. That's typical for a
24 gymnasium, so that lighting doesn't affect people

1 who are using the space.

2 And then on the left side you have
3 materiality that includes brick, metal panels and
4 glazing. That allows views both in and out of the
5 space, so you get ample light into the spaces that
6 need it, as well as views out for the community
7 members who will be using the space.

8 As mentioned, the materiality goes along
9 very closely with what you would expect to be a
10 community center. So there is some more
11 traditional materials in the brick work but also
12 some more modern materials as well too.

13 The building has a modern feel to it but
14 it appropriately aligns itself with what a
15 community center would look like, especially for
16 this type of usage.

17 We have some exterior renderings as well
18 too, just to kind of more understand the building
19 a little bit better in three dimensionality.

20 So this is the front of the facility as
21 you are driving essentially on Wildwood going
22 north on what is considered Myrtle but it's really
23 Wildwood. So this would be the front of facility
24 looking north.

1 Again, the west side is the community
2 center. This is the south elevation; however on
3 the left side of the facility is the community
4 center and on the right side, the east side, is
5 the gymnasium.

6 And then the front, the very front of
7 the facility, the entrance is just right down that
8 sidewalk there underneath an encased space.

9 Just another view showing the community
10 side. So this is the southwest corner of the
11 facility.

12 You can see the entrance just underneath
13 that patio space there.

14 Turning the corner, going towards the
15 west side of the facility. So again, the
16 materiality; brick on the lower aspect of the
17 building, you have the glazing which is curtain
18 wall and storefront up above.

19 And then in various different areas in
20 accents are metal panels.

21 Continuing, going clockwise around the
22 building, this would be the northwest -- I am
23 sorry. This is actually going counterclockwise.

24 This is the precast side, so this is the

1 southeast side of the building. So this is the
2 gymnasium. And you can see in the foreground the
3 parking lot that we have associated with it.

4 Turning towards the north side of the
5 building. So this is looking southwest. This is
6 the northeast corner of the facility.

7 The gym in the background and some of
8 the amenities that will be considered for the
9 site; that includes an outdoor basketball court,
10 it includes the playground area in the background
11 and a little patio space as well too.

12 What you don't see here is the ball
13 field. That's over to the right a little bit.
14 And then further beyond the building is the senior
15 plaza.

16 COMMISSIONER SHLENSKY: Sorry, can
17 you go back real quick?

18 The parking that is currently on the
19 rendering is nonexistent or not in current use.

20 The diagram on Page 8 though, that would
21 be the future parking lot?

22 MR. SYMEONIDES: That would be the
23 future parking lot; correct.

24 Just another view of the north side of

1 the facility, looking in the foreground, the
2 playground area and ball field.

3 And then looking up at the building, the
4 community center side, with the roof terrace area
5 as well too.

6 MR. CAPUTO: I just want to go back
7 one slide, Andreas.

8 One thing I wanted to mention, the
9 different materials on the building are very
10 intentional with the context.

11 I mentioned earlier the west side of the
12 building being the residential neighborhood, the
13 east side being the commercial neighborhood.

14 So you will see in this design the
15 smaller scale building materials that are more
16 human scale like brick and panels and windows,
17 those are located on the west side of the
18 building.

19 And then the larger scale materials that
20 are of course also appropriate for a gym, the
21 large precast panels, those are on the east side,
22 which would be the commercial side of the
23 facility.

24 And even though those are two different

1 structural systems and even though they are two
2 different types of architecture, we have tried to
3 overlap them and integrate them in this design.

4 One of the other things I wanted to
5 mention briefly about this view, the building is
6 designed to expand. So as part of the funding
7 that is currently available, this section of the
8 building will have the second floor omitted, so
9 that this area, save some cost.

10 For the future though there could be a
11 roof terrace built out on the roof. The building
12 will have some exterior doors, and in the
13 future -- if the Village decides -- the floor is
14 designed to build an exterior roof terrace which
15 could be used for programs.

16 And also the structure of the floor is
17 designed actually to expand the entire second
18 floor and the roof, so that program rooms some day
19 could actually be added above on this facility.
20 So thinking ahead for future growth.

21 We mentioned the plat of subdivision
22 previously, when we were looking at the existing
23 conditions plan.

24 Variance requests, staff summarized

1 those pretty well. Thank you for that, Marc.

2 Again, Andreas, I don't know if you just
3 want to summarize those again?

4 MR. SYMEONIDES: Sure.

5 So there are four total variance
6 requests here, including the reduction of the
7 front yard setback at Wildwood Avenue from 30 feet
8 to 20.5.

9 The setback benefits the facility
10 because of the irregular frontage of the facility
11 has a zigzag form due to Myrtle.

12 So bringing the facility further south,
13 further to the front of the park, essentially
14 allows for the necessary exterior amenities that
15 will be existing on the site. That includes the
16 ball field, which we are trying not to change, and
17 some of the other amenities that will benefit this
18 site, with a newer, larger facility.

19 There is an increase in the allowable
20 building height for the facility. This is
21 necessary due to the nature of the building. A
22 gymnasium requires a certain amount of height and
23 that is necessary.

24 There is a reduction of the parking lot

1 perimeter landscape buffer that is occurring.
2 Again, this is related to just the regular site
3 and how the site is -- the limited nature of it
4 and its irregular shape. So that benefits us to
5 allow the facility to have the necessary amenities
6 needed with the larger community center that's
7 presented.

8 Last but not least, in a very similar
9 manner to the other two site-related variances is
10 for the allowance of public parking in the street
11 yard, which Marc and Stephanie also mentioned as
12 well.

13 MR. McLAUGHLIN: One point of
14 clarification on this:

15 The request here is listed as from
16 7 feet to 6.3 feet. That's measured to the curb.

17 But there is an additional 2 foot
18 overhang on those vehicles which is why we have it
19 published and listed at 4 feet.

20 MR. CAPUTO: With that, that will
21 wrap up our PowerPoint presentation. Thank you
22 for giving us the opportunity to present the new
23 Lions Community Center project and this special
24 use.

1 As I mentioned at the beginning of the
2 presentation, we do have the civil drawings that
3 Randy's team from V3 prepared. It is also loaded
4 into the PowerPoint, in case there are any civil
5 engineering related questions.

6 COMMISSIONER JARRETT: All right.
7 Thank you.

8 Anyone from the public wishing to ask
9 questions or comment on this, please come up here,
10 and if you could state your name and address and
11 spell your name.

12 MS. FRY: Hello, my name is Kathy
13 Fry, F-R-Y. I am at 53 South Euclid Avenue. So I
14 am a very core lot that will have the privilege of
15 being right next to this project.

16 Unfortunately because of my work
17 schedule this is the first time I have been able
18 to attend anything. I have a few questions.

19 But I do believe in this. I think it's
20 going to be great for the community. I just want
21 to say that upfront.

22 The issue I have is right now over the
23 last two decades I have been talking to the
24 Village. I have come to a board meeting. I have

1 talked to the engineer, to two different people in
2 the park district that are in charge of that.

3 We have a serious flooding problem.
4 It's been getting worse over time.

5 Where you are placing the building is
6 right over the main drainage line where the two
7 side drains behind my property or on the east side
8 of my property and then alongside our property on
9 the south side of our property. That drainage
10 system has never worked.

11 And my yard and respectfully, because I
12 am the lowest point, all our neighbors up to
13 five-plus lots, our yards are being used as a
14 retention pond. If I won the lottery I would
15 donate my property and demand they use it as a
16 retention pond.

17 The function of the drainage system
18 right now doesn't work. I was told when the
19 Village was awarded some funds to help fix water
20 issues in the Village that we were on the list,
21 Don't worry about it, we will take care of it.

22 I have been quiet for a long time, maybe
23 too long. But now is the opportunity.

24 I would like to know what is going to

1 happen. What are you doing to fix that and how
2 are you going to stop my property?

3 Because as you use up more land that
4 means less grass, less ground for the water to
5 absorb into. Parking lot, building right next to
6 our properties that's an issue. So that's my
7 question.

8 COMMISSIONER JARRETT: Okay. Do
9 you have any other questions or comments?

10 I would rather just take down whatever
11 questions you have for them and let them speak.

12 MS. FRY: That's my main question.

13 COMMISSIONER JARRETT: That's your
14 main concern?

15 MS. FRY: That's my main question.

16 We have had issues with what's going on
17 in the park district. I am glad this is changing.

18 I think the Village needs to be aware
19 that basketball court behind our house, we have
20 seen major problems behind our house and someone
21 has to monitor that.

22 We are the only village from the city
23 all the way into Villa Park that hasn't gotten rid
24 of open basketball courts like that, where the

1 inner city kids don't come and play. You can see
2 the tags on the cars. And there's gambling and
3 issues.

4 It's calmed down a little. But for the
5 first 10 years of us living there we worked with
6 the police and tried to clean it up and it's been
7 a little better.

8 But someone has to be aware that
9 building is going to be subject to possible
10 property damage and other things that we see go
11 on. So I just want to make sure it's public
12 record that we are going to have to monitor that.

13 COMMISSIONER JARRETT: Okay. I
14 appreciate that.

15 I will let them speak to the flooding.

16 Just real quick, you talk about the open
17 basketball court and issues around there, the fact
18 that this is going to be a much more active center
19 than what the current center at Lions doesn't do,
20 there is not a whole lot of activity there after
21 -- you know, in the evenings occasionally, but
22 this will be a more constant presence.

23 MS. FRY: You would be surprised.
24 You would be surprised.

1 COMMISSIONER JARRETT: This would
2 be a more constant presence.

3 MS. FRY: Yeah. Well, maybe some
4 cameras. In today's technology that would be
5 beneficial to invest in. You would be surprised.

6 COMMISSIONER JARRETT: I would be
7 surprised if that's not a part of the Village
8 plan. That's above my paygrade but I'm sure...

9 MS. FRY: I haven't dug into it. I
10 haven't had time. But there is a serious water
11 issue. It's been ongoing.

12 And I have filmed it. I have looked at
13 the surveys. I talked to the engineers. I have
14 walked when it was flooding with an engineer all
15 along my property line, down our neighbors. It's
16 dysfunctional.

17 COMMISSIONER JARRETT: Okay. Thank
18 you.

19 Anybody else have a question or
20 comments?

21 Is that it?

22 (No response.)

23 COMMISSIONER JARRETT: Okay. Do
24 you guys want to speak to the flooding issue?

1 I know it's not directly related to the
2 requests here but that might help the resident.

3 MR. CAPUTO: I have asked Randy to
4 come up and join us. We have just queued up the
5 site utility plan and we also have the grading
6 plan. And I will let Randy respond to the storm
7 water design here.

8 MR. ANDERSEN: Randy Andersen, V3
9 Companies, Civil Engineers.

10 This is actually going to be an older
11 utility plan. We did have a comment. We received
12 comments from public works, which we're in process
13 of addressing, and this comment did come up along
14 the west side that there were some drainage
15 issues.

16 Now, a little history on this site is
17 when this whole site was built years ago, there
18 really was not much of any storm water ordinance,
19 so there was not any required detention at all.
20 There's pretty much just storm sewer and that was
21 about it. And it was designed under a lot of
22 older standards.

23 This site first is governed by DuPage
24 County and then Villa Park actually has a little

1 more stringent for the storm water.

2 We are actually reducing impervious
3 area, which is the hard surface, which is what
4 keeps the water above. Where impervious is where
5 it's allowed to soak into the ground.

6 So even though we have reduced
7 impervious area in this phase of the project,
8 under DuPage County we would not have to have any
9 detention.

10 But under Villa Park we would have to --
11 it requires detention under what they call the two
12 year storm.

13 And it's hard to explain. It's kind of
14 a probability of something happening. It's not
15 like a storm that happens every two years, if that
16 makes sense.

17 So anyways, they had mentioned about
18 having the permeable pavers in the parking lots.
19 What that allows is the storm water to infiltrate
20 through those pavers into stone underneath and the
21 voids in the stone act as the detention.

22 And the building goes to that, as well
23 as the parking areas. And we have some storm
24 sewer around some of the site that will pick up

1 some of the storm water.

2 So now you have detention that was not
3 there before. So that should partially help
4 alleviate some of the problems, since it actually
5 has a place to go to now.

6 And once it goes through the stone there
7 is a restricter that allows the storm water stored
8 in stone to go back out to the storm sewer and it
9 all complies with the Storm Water Ordinance for
10 Villa Park.

11 Now, specifically your storm pipe -- and
12 it doesn't show it here but it will be in the next
13 set of plans.

14 The pipe there is about 6 to 8 inches
15 along your property line. We are upsizing that to
16 12 inches.

17 And the reason why we are not going any
18 larger is because downstream where it connects to
19 the street that's also limited to 12 inches, so a
20 bigger pipe isn't going to help you. So we put as
21 large a pipe as we could to help alleviate along
22 that property line.

23 So the combination of the detention in
24 the stone underneath the parking areas and this

1 larger pipe should help with that situation.

2 Now, the amount of impervious area kind
3 of sets when it goes from the 2 year to the 100
4 year. Eventually when the site is built out then
5 the requirements have to go with 100 year storm
6 and there will be -- then we will put more storage
7 underneath the proposed parking lot.

8 Now at this time, the amount of storage,
9 we are putting more storage in the stone than what
10 is required because we are also planning for the
11 future. So that should all help alleviate some of
12 these problems.

13 Does that make sense, what I am trying
14 to --

15 MS. FRY: It makes a lot of sense.
16 I understand it.

17 We have talked to a civil engineer so we
18 would understand better and he works with villages
19 to do various projects.

20 But right now that pipe not only is too
21 small but where it was heading, it feeds into the
22 back lot, which the back piping needs to be
23 repaired, because that, even some of the storm
24 drains behind this gentleman's house, it's inches

1 above the ground, so it has to flood up to like
2 three or four inches before the water actually
3 goes into the drainage line.

4 Plus then you add little things like the
5 Village lays down mulch. Mulch rolls with the
6 water. It goes into the drainage line.

7 This is such a dysfunctional system and
8 when the Village paid -- I'm sorry, I can't
9 remember the name of the company, maybe it was
10 about, I want to say eight to ten years ago --
11 someone surveyed these lines to see how functional
12 they are.

13 Found that where the building is going
14 to be these lines fed in that way and then kind of
15 went diagonal across where the Village puts the
16 ice rink to Wildwood. And that was disconnected.
17 So this has been dysfunctional on such a huge
18 level for so long.

19 That bigger piping and some, you know,
20 more modern technology and parking lot systems and
21 stuff, that's great, but when the grading was
22 changed, we bought the house, the Village came
23 like five years later, regraded the whole lot next
24 to our house, it was a tot lot there, got rid of

1 it, it made our problem so big.

2 This is not a 100 year or 10 year. This
3 happens to our yard two to five times a year. I
4 am standing in water by my deck between my house
5 and my garage and it's up to my knees or beyond.

6 We had to raise our air -- and I have
7 films of this and video of this.

8 We had to raise our air conditioner.
9 It's on two slabs plus on rock so just the water
10 will lap at it. It's been an inch away from our
11 foundation wall once.

12 We have pictures of seeing the water
13 level in our glass block windows in our basement.
14 We had to have that; otherwise the water will be
15 pouring in a window.

16 It may not be ordinance to have a
17 retention pond but our yard is the retention pond.

18 And it's not just our yard. We tease in
19 the neighborhood, we could plant rice during some
20 seasons because it's that full of water.

21 And it takes weeks for our property to
22 dry out. It's become hard to maintain with weeds
23 and it's a huge problem.

24 And I have been quiet since the last

1 time when the Village was going to fix this and
2 they focused more on the south side of Villa Park,
3 people who owned property on like Jackson Field, I
4 think they were saying.

5 This is an issue and if you are doing
6 this, this is the time to fix it.

7 COMMISSIONER JARRETT: Yeah, so
8 what I can say from our perspective is that type
9 of engineering is not something we are up here to
10 deal with. We have to trust them, the public
11 works, and wherever community development falls in
12 between all of that.

13 So as somebody who has a backyard that
14 floods two or three times a year, I really do
15 understand where you are coming from.

16 There was a period of time when the
17 Village was developed where grading wasn't a
18 thing, flood water wasn't a thing, the big rains
19 that we get now weren't a thing.

20 And I guess we have to hope that this
21 project fixes it or at least makes it -- makes it
22 less impactful.

23 MS. FRY: It's already elevated
24 three or four feet, so everything slopes to our

1 yards to begin with; okay?

2 And now you add the problem where it's
3 coming and actually water actually runs off
4 Wildwood into the park into our yard. Like, I
5 filmed it.

6 And the first time you are hearing this
7 maybe. It's not the first time the Village has
8 heard my name. So I just -- Yeah.

9 COMMISSIONER JARRETT: I appreciate
10 that. And I hope they get it right for you. But
11 from our perspective that's not something we are
12 reviewing.

13 MS. FRY: Okay.

14 COMMISSIONER JARRETT: But I do --
15 I really do understand and I would expect that
16 probably at least half of us here have a yard that
17 floods. I am just guessing because I do.

18 MS. FRY: Well, we are in a flood
19 zone.

20 COMMISSIONER JARRETT: Yeah.

21 MS. FRY: But this is a chance to
22 help fix it.

23 COMMISSIONER JARRETT: Yeah.

24 Hopefully they will continue to work

1 with you and hopefully public works, and I don't
2 know what community development would have to do
3 with that, but hopefully that will be responsive
4 and get that worked out.

5 MS. FRY: I can go back to public
6 works again.

7 MR. McLAUGHLIN: I can add, we have
8 already done internal staff review on this to get
9 to this point and it has been noted in the report
10 that additional storm water improvements need to
11 be made along the west property line because of
12 the historic knowledge of what's going on there.

13 So this project will remediate that but
14 as Randy pointed out they are still in design
15 phase.

16 COMMISSIONER JARRETT: And I know
17 with a project like this and existing properties
18 to the west there is only so much that can be done
19 with grading and so on, but this might be an
20 opportunity to -- it is an opportunity to at least
21 lessen some of the impact or grading, some of
22 which was probably done by us 10 or 15 years ago,
23 without much insight from anybody.

24 MR. McLAUGHLIN: Yeah. So it has

1 been noted and they have been tasked with
2 redesign.

3 COMMISSIONER JARRETT: Thank you.

4 MR. McLAUGHLIN: You are welcome.

5 MS. FRY: Thank you.

6 COMMISSIONER JARRETT: Anyone else
7 from the public wishing to speak before we move
8 on?

9 (No response.)

10 COMMISSIONER JARRETT: Okay.

11 Questions from the Commission?

12 I have a quick one. I just want to
13 clarify this. You already sort of clarified it.

14 So we noticed it has a variation for
15 4 feet.

16 MR. McLAUGHLIN: That's correct.

17 COMMISSIONER JARRETT: And that
18 includes the overhang, as you mentioned.

19 MR. McLAUGHLIN: Correct.

20 COMMISSIONER JARRETT: But no
21 physical part of the parking lot is closer than
22 the 6.3 feet they referenced in there?

23 MR. McLAUGHLIN: That is correct.
24 The curb is at 6.3. But you can't put

1 landscaping where the overhang of the vehicle
2 goes.

3 COMMISSIONER JARRETT: Right.

4 MR. McLAUGHLIN: So the buffer is
5 actually 4 feet.

6 COMMISSIONER JARRETT: I was
7 looking at the site plan trying to find the
8 4 feet. That's how I spent my afternoon.

9 MR. McLAUGHLIN: Time well spent.

10 COMMISSIONER JARRETT: Any other
11 questions from the Commission?

12 Go ahead.

13 COMMISSIONER ROMANO: I have a
14 question.

15 Instead of splitting the parking lot to
16 two locations and then looking for a variance on
17 the cutout parking lot, why wouldn't you do the
18 first phase along the parking lot on the east side
19 of the property and then plan if you need more
20 parking to do that on the second phase?

21 Why not just do one parking lot out of
22 the gate?

23 MR. CAPUTO: I can respond to that
24 or you can add to any comment.

1 I would say that's an interesting
2 suggestion.

3 In the design -- In the early designing
4 planning phases we did consider lots of different
5 options like that and the pros and cons of how to
6 phase the site and the significance of the Great
7 Western Trail and the access that is coming from
8 the south along with the Wildwood zigzag suggested
9 that the main entrance to the facility should be
10 located on the south of the building.

11 And if the parking lot in Phase 1 only
12 is along the east side of the building, then the
13 distance for disabled and seniors is farther to
14 get to the main entrance.

15 We do expect pedestrian traffic, as well
16 as bike traffic, besides vehicular coming from the
17 south, and splitting the parking lot seemed to
18 make sense or seemed to make the most sense of the
19 various options that we considered, like the one
20 that you are suggesting in the early planning
21 phases of the project.

22 Marc, do you have anything to add?

23 MR. McLAUGHLIN: No. It's good.

24 COMMISSIONER SHLENSKY: I would

1 like to piggyback off of that because in my review
2 I did note the three handicap spaces on the
3 southwest parking lot in comparison to the
4 current -- let's call it -- the southern -- or the
5 southern of the eastern lot.

6 So I don't mind that split, as long as
7 we can accommodate those that are in need of
8 handicap spots. But as I said, I would like to
9 piggyback off of that thought.

10 If the eastern lot is expanded to the
11 north, how many more handicap spots will we need
12 to designate to be compliant with code?

13 MR. CAPUTO: It depends how the
14 parking lot is phased.

15 The ADA and the Illinois Accessibility
16 Code have minimum quantity per the number of
17 spaces based on 50 spaces, 100 spaces, 200 spaces.

18 And we would certainly suggest at least
19 providing the minimum in each section of lot.
20 There's two phases.

21 COMMISSIONER SHLENSKY: I would not
22 be in favor of anything less than the minimum.

23 MR. CAPUTO: That certainly could
24 easily be increased and provide more

1 accessibility.

2 We did have discussions with Greg's team
3 very early on, again in planning this expansion in
4 two phases. Basically could you see the parking
5 lot as basically one third, two-thirds and
6 three-thirds, the whole, and we discussed the fact
7 that accessibility was an important aspect to
8 sharing in these exterior amenities.

9 So the notion that all the accessible
10 parking would just be the south parking lot is
11 definitely something that we discussed and were
12 mindful of in the future.

13 COMMISSIONER SHLENSKY: Okay. So I
14 understand. I am not going to hold you to
15 specific numbers based upon ratios we need to hit
16 pursuant to the ADA and our own code.

17 MR. CAPUTO: Right.

18 COMMISSIONER SHLENSKY: But
19 speaking to what you just mentioned, if and when
20 expansion does occur, you just indicated that the
21 intent would be to then increase the number of
22 handicap spots --

23 MR. CAPUTO: Absolutely.

24 COMMISSIONER SHLENSKY: -- in that

1 southern lot for the accessibility for the
2 community center side of the project; is that
3 correct?

4 MR. CAPUTO: Right.

5 And the reason why I am not noting
6 specifically the number is because I think that in
7 the spirit of the future that quantity could be
8 variable; that could be something again that's
9 discussed as part of a future permit application;
10 right, the quantity of parking spaces is
11 determined at that time, along with the
12 requirements for landscaping and parking lot
13 islands and that type of thing.

14 COMMISSIONER SHLENSKY: Okay.
15 Thank you.

16 MR. McLAUGHLIN: Under today's ADA
17 code, which is bare minimum, you have to meet that
18 three additional handicap stalls would be required
19 for that expansion.

20 COMMISSIONER SHLENSKY: The full
21 expansion.

22 MR. McLAUGHLIN: The full
23 expansion. Three more.

24 You have three on the two parking lots

1 now. That's code. The expansion would require an
2 additional three. The math is roughly 1 per 25.

3 COMMISSIONER SHLENSKY: As we said,
4 bare minimum that seems even low to me.

5 MR. McLAUGHLIN: Yes.

6 If Greg starts programming it with
7 certain senior activities, and we can put in more,
8 no problem. That's just the minimum that we will
9 have.

10 COMMISSIONER SHLENSKY: Thank you.

11 MR. McLAUGHLIN: Yep.

12 COMMISSIONER LUEDTKE: Marc, point
13 of clarification, we have 100 parking spots as
14 part of the Union. How much of that is tied to
15 the -- tied to this project requirement?

16 MR. McLAUGHLIN: So the requirement
17 is none.

18 This is meeting the required --

19 COMMISSIONER LUEDTKE: This meets
20 their --

21 MR. McLAUGHLIN: Onsite. It's
22 bonus, overflow. It's also the whole --

23 COMMISSIONER LUEDTKE: Yeah, I
24 understand.

1 He alluded to parking available but I
2 didn't know if that was --

3 MR. McLAUGHLIN: It's not a strict
4 requirement because this site meets the code
5 requirements parked with those two --

6 COMMISSIONER LUEDTKE: Yeah.

7 MR. McLAUGHLIN: So even the
8 additional two are even more in bonus because the
9 two meet the size requirements now.

10 COMMISSIONER LUEDTKE: Right.

11 MR. McLAUGHLIN: Otherwise they
12 would have to put it in Phase I.

13 COMMISSIONER LUEDTKE: Of course,
14 yeah, I understand.

15 I do have a question, given this issue
16 with the storm water and detention and flooding,
17 as the lady has mentioned, the adjacent residents,
18 and it's on everybody's radar; right? I mean,
19 this is not news to you guys clearly.

20 Was there any consideration to just, for
21 shortening that parking lot that's on the south
22 side by a dozen spots, to give a little bit more
23 relief between the lot and those adjacent lots,
24 and then pick up the other dozen spots adjacent to

1 the expanded -- the potential future basketball
2 court, just to give ourselves that relief; right?

3 We are at 13 feet and that's adjacent.
4 We are talking about -- We understand detention,
5 rock and permeable pavers and all that, but there
6 is also something about visual compression.

7 MR. McLAUGHLIN: It's not an open
8 swale design, so everything is underground, so the
9 13 feet would not give additional --

10 COMMISSIONER LUEDTKE: I understand
11 but it looks -- not only that, it looks like that
12 grading is that much higher. We haven't changed
13 the grades and it's still 3-plus feet above the
14 backyards.

15 MR. McLAUGHLIN: That's why --

16 COMMISSIONER LUEDTKE: I
17 understand. I am not talking to you, Marc. This
18 is to the team, you know, and so I am just...

19 But this is the design, this is the
20 design, this is what it's going to be; that's the
21 response I am sort of hearing.

22 Is that accurate?

23 MR. CAPUTO: I would say that the
24 design here is the design that has been discussed

1 and reviewed with Staff and decided as a team to
2 be most the appropriate design; however obviously
3 we are here before you tonight to respect and be
4 interested in your comments.

5 MR. McLAUGHLIN: Just be cautious.
6 This is not a plan development. The variations
7 are the variations. The special uses are for the
8 uses. I am just throwing it out there.

9 COMMISSIONER ORLOWSKI: I will make
10 some comments onto the flooding.

11 I have spent a lot of time over there on
12 both sides on the path. Both sides of the path
13 have flooding.

14 I think it has a little more to do with
15 after it leaves that area. I don't know if
16 there's any restricters somewhere or something but
17 the water is accumulating all the way from the
18 west down to the east, whether it be on the street
19 or anything else.

20 So I don't think -- What we are looking
21 at tonight won't alleviate or I don't think it
22 will correct any of the main issues, as far as the
23 flooding that's in both areas, but hopefully we
24 can get with some of the underground and I think

1 that will take care of that.

2 But I think there is a bigger part of it
3 that they need to look at for the future of when
4 Union starts doing something.

5 MS. FRY: Can I ask a quick
6 question?

7 With regards to the parking, the closer
8 you put parking towards the residential homes,
9 it's been our experience that they use our street
10 to get to the closest point; right.

11 So if you put the door on the south side
12 of the building, the closer it is to Euclid
13 Avenue, that's like the easiest path.

14 Even if there is parking farther on the
15 east side is there anything that can be done to
16 alleviate some of that and/or maybe to shorten the
17 parking to have a little bit more land versus the
18 parking lot closer to the residences?

19 MR. CAPUTO: I would just respond
20 to say that if it's the desire of the Village and
21 community development, of course representing the
22 Village as our client, as the Village's architect,
23 we could reduce the size of the south lot and
24 increase the size of the east lot, upon given that

1 direction to do so.

2 COMMISSIONER JARRETT: Though
3 that's at the cost of ultimately reducing the
4 future parking, if it is necessary.

5 That's the downside to reducing that;
6 right?

7 COMMISSIONER LUEDTKE: But we have
8 established that this is parked. It's not
9 under-parked or over-parked currently.

10 MR. McLAUGHLIN: Correct.

11 COMMISSIONER LUEDTKE: Any
12 expansion that we are talking about with the
13 future parking, obviously the type of building, we
14 are not talking about expanding this building
15 ridiculously to sort of have another -- require
16 another 60 cars.

17 MR. McLAUGHLIN: Correct. It will
18 help accommodate for all of the outdoor activities
19 that will be onsite. That's the additional part.

20 COMMISSIONER LUEDTKE: I
21 understand.

22 MR. McLAUGHLIN: Baseball
23 tournaments, basketball, pickup, that kind of
24 thing. Pickle ball is also in the conversation.

1 COMMISSIONER LUEDTKE: Right. We
2 are trying to thread the needle here a little bit.

3 MR. McLAUGHLIN: That's fair.

4 COMMISSIONER LUEDTKE: Literally,
5 figuratively, in more ways than one.

6 COMMISSIONER JARRETT: I guess it's
7 more comment than question, but I know the site
8 plan is itself, amenities, there is a lot of
9 future this, future that. I understand that's all
10 evolving and I know that pickle ball is in the mix
11 maybe and I know all that's changing.

12 But one thing, just looking at the site
13 plan, that I wonder, some additional thought might
14 go into this as it evolves, if it hasn't already,
15 is that there will be a fair amount of young
16 people coming from the west to this property to
17 play basketball or pickle ball or to go to
18 baseball fields and they are not going to follow
19 this sidewalk along Wildwood and go up and go
20 around and come back.

21 They are going to come from Euclid and
22 Wildwood. They are going to walk on this little
23 future path here that doesn't go anywhere, except
24 for back to the sidewalk or through the parking

1 lot.

2 So to the degree that you can look at
3 some sort of solution for that, that might be -- I
4 don't know if there is a solution.

5 There's 13 feet there. The landscape
6 plan, you have trees in there.

7 But the reality is you will have kids on
8 bikes coming through here, jumping into the
9 parking lot, jump the curb back up the other way,
10 probably. Maybe they will ride all the way around
11 the parking lot, but I wouldn't have when I was
12 that age. They certainly won't walk all the way
13 there.

14 Other questions?

15 COMMISSIONER LUEDTKE: So Marc, to
16 the conversation about the potential of sort of
17 for shortening the south parking lot, is that ball
18 in your court? Is that conversation done?

19 I am just saying, because it sounds like
20 from the architects, he is working with the
21 Village and staff and all that.

22 MR. McLAUGHLIN: Yeah, it is not
23 out of the line to make a recommendation on the
24 special use to modify the parking, even though the

1 parking is a variation request, because the site
2 plan is part of the special use. Just don't
3 condition the variation. Either allow the
4 parking --

5 COMMISSIONER LUEDTKE: Of course --

6 MR. McLAUGHLIN: -- or not.

7 COMMISSIONER LUEDTKE: Exactly
8 right, yes.

9 MR. McLAUGHLIN: If the special use
10 requires parking you can condition special use.

11 Keep in mind though, if you are making a
12 recommendation to say reduce the parking by one
13 stall, which happens to be about 9 feet, it will
14 actually be eliminating four stalls total.

15 COMMISSIONER LUEDTKE: Well,
16 actually it's more than that. I am saying you
17 would probably lose eight to ten in that area, if
18 you are talking about it, because you are talking
19 about the middle island as well.

20 MR. McLAUGHLIN: Everything shifts
21 as a whole.

22 COMMISSIONER LUEDTKE: I completely
23 understand; right.

24 MR. McLAUGHLIN: The idea on the

1 design with the team was to provide as much
2 parking as possible, while still providing a
3 landscape buffer on the front lot because of its
4 proximity to the downtown, because you walk over
5 --

6 COMMISSIONER LUEDTKE: I
7 understand.

8 COMMISSIONER JARRETT: How
9 over-parked -- I use the term over-parked
10 loosely -- but how over-parked is this currently
11 per code?

12 MR. McLAUGHLIN: Hold please.

13 Based on square footage we are pretty
14 confident 72 is required.

15 COMMISSIONER JARRETT: So we are
16 over-parked by one currently.

17 MR. McLAUGHLIN: Not including the
18 street parking that is also provided.

19 COMMISSIONER JARRETT: Okay.

20 MR. McLAUGHLIN: That's onsite.

21 COMMISSIONER JARRETT: Yeah.

22 MR. McLAUGHLIN: And then
23 everything else on top of that, the two to the
24 north, is all bonus.

1 COMMISSIONER ORLOWSKI: I wouldn't
2 be a fan of reducing any parking that's -- If you
3 build it, they will come.

4 COMMISSIONER SHLENSKY: I would
5 like to compliment the team, because I think as we
6 are calling it the south parking lot, I think it's
7 very considerate for more senior citizens or for
8 more elderly citizens and it is the best spot for
9 the handicap parking spaces. I think you have
10 been quite considerate in that design.

11 COMMISSIONER ORLOWSKI: I think
12 it's split up nicely for the two uses, for your
13 east side lot for the outdoor use and the southern
14 parking for the actual building use.

15 MR. McLAUGHLIN: Uh huh.

16 COMMISSIONER ORLOWSKI: But I have
17 followed the whole plan.

18 COMMISSIONER JARRETT: Any other
19 questions?

20 COMMISSIONER LUEDTKE: No, I don't
21 have any other questions.

22 COMMISSIONER SHLENSKY: I have one
23 more.

24 So I don't necessarily wish to open the

1 conversation up to a lot of speculation. That
2 being said, the future basketball court on the
3 east end and the future parking, how much buffer
4 and safety measures can -- are proposed or already
5 thought out?

6 Because balls are going to roll, kids
7 are going to be kids. When we are having a
8 parking lot and a basketball court that close in
9 vicinity, safety concerns and risk will always
10 arise.

11 What buffers, what measures have been
12 proposed to alleviate those risks?

13 MR. CAPUTO: We would suggest a
14 fencing around the court.

15 COMMISSIONER SHLENSKY: Full fence
16 around the court?

17 MR. CAPUTO: Full fence around the
18 court because of that adjacency.

19 When that basketball court is built out
20 it makes a lot of sense to do that. Also as well,
21 not just from the parking lot, but you might have
22 some other uses going on at the same time, so I
23 think a fencing perimeter around that court makes
24 a lot of sense.

1 COMMISSIONER SHLENSKY: Thank you.

2 COMMISSIONER JARRETT: I know with
3 the discussion of potential pickle ball courts
4 that there was also talk about protected netting
5 potentially to allow baseball games and pickle
6 ball to go on at the same time, so people aren't
7 playing pickle ball with line drives whizzing at
8 the back of their head.

9 But I know a lot of that is the future
10 and most of that is not directly relevant to the
11 special uses or the variations.

12 COMMISSIONER SHLENSKY: Well,
13 without netting it becomes more of an adventure
14 element of line drives to your head.

15 COMMISSIONER JARRETT: Yeah.

16 Any other questions?

17 MR. McLAUGHLIN: I have a question.

18 Are we moving on? I will wait for
19 discussion.

20 COMMISSIONER JARRETT: Yeah.

21 All right. Any closing comments from
22 the Petitioner?

23 I can't promise there won't be more
24 questions, sometimes there are.

1 MR. CAPUTO: No additional comments
2 from the architect.

3 COMMISSIONER JARRETT: All right.
4 Thank you.

5 All right. Discussion by Commission
6 Members?

7 COMMISSIONER ROMANO: Is this a one
8 and all vote or are we breaking this up? Because
9 we have run into this issue before.

10 COMMISSIONER ORLOWSKI: Let's see
11 what the comments are.

12 MR. McLAUGHLIN: It was designed to
13 be one because the site is designed as an entity.

14 COMMISSIONER JARRETT: So --

15 COMMISSIONER SHLENSKY: The current
16 action or current recommended action, as you see,
17 is in the -- is combined.

18 COMMISSIONER JARRETT: Yeah.

19 So I actually don't have any issues with
20 any of the variations that are being requested for
21 this project.

22 Even if there are aspects of the
23 project, this project has been evolving -- not
24 over as long a period of time as these projects

1 often evolve because we are under a time crunch
2 with the grants and all that. So I understand
3 that.

4 And I appreciate everything that the
5 architects and the engineers have and landscape
6 architects and everybody else has done to get this
7 where it is.

8 And even if there were nits that I would
9 pick in Commission Luedtke's comment about whether
10 that parking lot could be a little smaller, none
11 of those are directly related to the variations of
12 the special uses that are here.

13 COMMISSIONER LUEDTKE: No, that
14 wouldn't eliminate any one of them or not,
15 exactly.

16 COMMISSIONER JARRETT: Particularly
17 the variations. I would just remind you to keep
18 that in mind.

19 So if there is any discussion up here?

20 COMMISSIONER ORLOWSKI: I would say
21 the only comments that I will make -- and I made
22 the same comments with the Union project -- that I
23 hope the Village in a whole can alleviate the
24 flooding that goes on, on both sides of the Great

1 Western Trail in this area.

2 The same comments came up for the Union
3 project that did come up for this project.

4 I am in favor of the project. I have
5 followed this from the beginning. Other than that
6 I have no other issues.

7 COMMISSIONER JARRETT: Any other
8 discussion? Anybody strongly opposed to any of
9 the variations? Is there a need to break them up?

10 COMMISSIONER ROMANO: No.

11 COMMISSIONER SHLENSKY: No.

12 I second Commissioner Orlowski's
13 sentiment, with regards to alleviating retention.

14 As I said, I think this is a pretty
15 considerate plan, unlike other petitions that have
16 been before us for new builds.

17 A request to provide a variance for
18 parking requirements is not before us, a request
19 for a reduction in the amount of permeable use is
20 not before us -- or permeable materials is not
21 before us.

22 So I think the Village and the team
23 have -- as I mentioned/used the term a few times
24 already -- I think they have been quite

1 considerate in their requests that are before us
2 today.

3 COMMISSIONER JARRETT: Yeah. And a
4 couple comments that I have, continue to think
5 about as this moves forward with the landscape
6 plan especially -- and you have done a lot -- how
7 this ties in with the Great Western Trail, the
8 Prairie Path, the proposed tri-trail.

9 We find a lot of places where things are
10 engineered for cars or they are engineered for
11 pedestrians. Cyclists are frequently left out.
12 That's a huge component of the Great Western
13 Trail.

14 Also, if we have 10 foot that comes down
15 to a sidewalk or 90-degree angles, I know you
16 can't get rid of all that kind of stuff, and some
17 of that is on the Village to think about that,
18 like how do we go around the Union with the
19 tri-trail, if that's where the tri-trail
20 ultimately ends up. You know, are we creating
21 blind spots and danger zones for young people and
22 others.

23 The other thing that the resident next
24 door said, if she had money, she would gladly give

1 the property over for detention. I am not asking
2 you to give your property over for detention and I
3 am not asking the Village to go after her
4 property.

5 MS. FRY: When it floods you can
6 have it.

7 COMMISSIONER JARRETT: But these
8 houses to the west are the breathing room that
9 this needs to be more. If a property comes for
10 sale, it may not be the worst thing to look at.

11 We did the same thing along Monterey,
12 where we have not acquired as much of that
13 property as we wanted but we have; we have been
14 able to expand that park, alleviate some of the
15 flooding issue for some of the residents there,
16 giving that parking lot some breathing space, as
17 people sell their house and move on in life. It
18 might be something to consider.

19 Maybe it's not. Maybe it's not
20 something that the administration or directors
21 think is the right move, but personally I think
22 it's something to consider long term, because if
23 we had started doing that 20 years ago, we
24 wouldn't have this.

1 So we don't have a lot of open space in
2 the Village, and where there are places to add it,
3 even if it's, you know, a third of an acre at a
4 time, it's not a bad thing to pursue.

5 So that's all the comments that I have.

6 COMMISSIONER ROMANO: Well said.

7 COMMISSIONER HOFSTRA: Well said.

8 Thank you.

9 COMMISSIONER JARRETT: If there's
10 no other comments or discussion I would entertain
11 a motion.

12 COMMISSIONER SHLENSKY: I will make
13 a motion to recommend approval of PZ-23-10 for
14 Special Uses for Community Center, Government
15 Facility and Parks and Recreation, Variations from
16 Table 2-3 of Article 2, Section 2.3, Lot and
17 Building Regulations of the Zoning Ordinance to
18 increase the allowed maximum building height from
19 28 feet to 36 1/2 feet, to reduce the minimum
20 front yard setback requirements from 30 feet to
21 20.6 feet, to reduce the required parking lot
22 landscape buffer area from 7 feet to 4 feet and
23 from Section 7.7 Parking in R Districts, to allow
24 parking in the street yard in the final plat of

1 subdivision.

2 COMMISSIONER ORLOWSKI: I will
3 second that.

4 COMMISSIONER JARRETT: All right.
5 We have a motion and a second.

6 Are there any questions or comments on
7 the motion?

8 (No response.)

9 COMMISSIONER JARRETT: Roll call:
10 Calvert?

11 COMMISSIONER CALVERT: Yes.

12 COMMISSIONER JARRETT: Hofstra?

13 COMMISSIONER HOFSTRA: Yes.

14 COMMISSIONER JARRETT: LeMieux?

15 COMMISSIONER LeMIEUX: Yes.

16 COMMISSIONER JARRETT: Luedtke?

17 COMMISSIONER LUEDTKE: Yes.

18 COMMISSIONER JARRETT: Orłowski?

19 COMMISSIONER ORLOWSKI: Yes.

20 COMMISSIONER JARRETT: Romano?

21 COMMISSIONER ROMANO: Yes.

22 COMMISSIONER JARRETT: Shlensky?

23 COMMISSIONER SHLENSKY: Yes.

24 COMMISSIONER JARRETT: I too vote

1 yes.

2 With that our recommendation passes to
3 the Village Board.

4 I am really looking forward to this
5 project.

6 So I know you are in the final days. I
7 hope it continues to get refined and it is truly
8 the great project that I think this Village
9 deserves.

10 MR. CAPUTO: Thank you.

11 COMMISSIONER JARRETT: Thank you.

12 MS. FRY: Thank you.

13 COMMISSIONER JARRETT: Thank you
14 very much.

15 We are going to close the public
16 hearing.

17 (Proceedings concluded at
18 8:50 p.m.)

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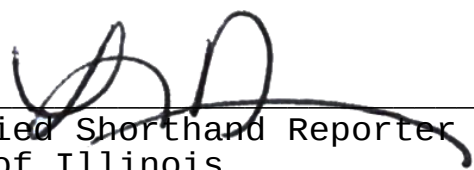
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8 That I am not a relative or employee or
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10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 6th day of September, 2023.

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IN RE THE MATTER OF:)
)
COMMISSION DISCUSSION)

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 8:50 o'clock p.m., on Thursday, the
10th day of August, 2023.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

REPORTED BY LYN DOERING, CSR.

1 COMMISSIONER JARRETT: We will move
2 to other business.

3 Any public comments on non-agenda items?

4 (No response.)

5 COMMISSIONER JARRETT: I am not
6 seeing anyone from the public.

7 Marc, do you have anything this evening?

8 MR. McLAUGHLIN: I do not.

9 COMMISSIONER JARRETT: All right.
10 Any comments from the Commission on anything?

11 COMMISSIONER SHLENSKY: I have one.

12 Marc, can you just confirm that the --
13 the request that we had recommended and the Board
14 had previously approved for what would have been
15 like a drive-through cafe, just to the east of the
16 Walgreen's on St. Charles, those allowances have
17 been -- is it Walgreen's or CVS?

18 COMMISSIONER ORLOWSKI: Walgreen's.

19 COMMISSIONER SHLENSKY: -- that's
20 been revoked; correct?

21 COMMISSIONER JARRETT: No.

22 COMMISSIONER SHLENSKY: Because
23 it's for sale.

24 I was of the understanding that those

1 had been revoked and that the current owner is no
2 longer seeking to move forward with that.

3 COMMISSIONER JARRETT: That hasn't
4 been revoked by the --

5 COMMISSIONER SHLENSKY: That has
6 not been revoked by the Board?

7 COMMISSIONER JARRETT: No, there is
8 no vote by the Village Board to revoke that.

9 I don't know where it's at, in terms of
10 possibly having expired, but there has been no
11 revocation of that.

12 MR. McLAUGHLIN: So it's a special
13 use, which has a three year -- a two year
14 timeline.

15 COMMISSIONER SHLENSKY: Okay.

16 MR. McLAUGHLIN: This is one of
17 those that, as Stephanie and I go through what
18 happened before we got here, of cleaning up all
19 the things that are on the books that we need a
20 formal Board action.

21 We have been taking a couple as we have
22 been finding them, but next year the plan is to
23 get rid of all the ones that are not in use.

24 COMMISSIONER SHLENSKY: If no

1 formal action is required and has not yet been
2 taken, my understanding is that the owner, the
3 then Petitioner, is no longer looking to undergo
4 the original plan.

5 MR. McLAUGHLIN: Yeah,
6 traditionally if it's gone this long, the original
7 plan is toast. That idea came and went. So it
8 would have to be someone else's new idea to even
9 move forward.

10 COMMISSIONER LUEDTKE: Marc, when
11 was that?

12 MR. McLAUGHLIN: April of 2022.

13 So there is language in our code that if
14 the use has not been adopted or a building permit
15 hasn't been issued to create that it falls off.

16 COMMISSIONER LUEDTKE: In a
17 two-year window?

18 MR. McLAUGHLIN: For special use.

19 Variation is one year.

20 Plan development is three years.

21 I like to actually go back and solidify
22 and void out the actual ordinance so there isn't
23 -- I don't know, did you start it by this date?

24 I like the formality of it. If you

1 notice we have taken a couple of them to the
2 Village Board already to remove them.

3 COMMISSIONER LUEDTKE: Justin, you
4 had said that property is for sale?

5 MR. McLAUGHLIN: Yep.

6 COMMISSIONER SHLENSKY: That's why,
7 yes.

8 COMMISSIONER LUEDTKE: So a sale
9 would not negate --

10 MR. McLAUGHLIN: A sale would not
11 negate or lock it in, no.

12 Building permit, establishing the use or
13 if the use was already established because they
14 are nonconforming.

15 COMMISSIONER LUEDTKE: You are
16 saying the variances of the special use that was
17 received -- variances?

18 MR. McLAUGHLIN: And special use,
19 yeah.

20 COMMISSIONER JARRETT: Yeah,
21 special use for the drive-through and then I think
22 there were one other two variations.

23 COMMISSIONER SHLENSKY: I think
24 there was a parking variation on it, yeah.

1 COMMISSIONER LUEDTKE: You are
2 saying that could carry over with a sale, if it
3 was like six months after that happened?

4 MR. McLAUGHLIN: That is correct.
5 Zoning goes with the land, so it's there until
6 it's not.

7 COMMISSIONER ORLOWSKI: I have --
8 305 North Avenue, that was --

9 MR. McLAUGHLIN: Yeah.

10 COMMISSIONER ORLOWSKI: --
11 actually, I see they are working over there.

12 MR. McLAUGHLIN: Uh huh.

13 COMMISSIONER ORLOWSKI: Are they
14 proceeding with what they came to the Village or
15 to us with?

16 MR. McLAUGHLIN: That's what they
17 submitted the building permits for.

18 COMMISSIONER ORLOWSKI: Okay. So
19 the canvas, that place is going to take place
20 there?

21 MR. McLAUGHLIN: That is our
22 understanding?

23 COMMISSIONER SHLENSKY: I have seen
24 construction starting on that.

1 MR. McLAUGHLIN: Permits have been
2 issued.

3 COMMISSIONER ORLOWSKI: Then can
4 you speak about anything going on with the Union
5 project, where that is?

6 MR. McLAUGHLIN: We extended the
7 Letter of Intent to February. So we are in
8 additional conversations regarding proforma and
9 TIF and development.

10 COMMISSIONER ORLOWSKI: Okay.
11 That's all I have.

12 COMMISSIONER JARRETT: Anybody
13 else?

14 (No response.)

15 COMMISSIONER JARRETT: Motion to
16 adjourn.

17 Is there a second?

18 COMMISSIONER ORLOWSKI: Second.

19 COMMISSIONER JARRETT: I have a
20 second.

21 All in favor?

22 ALL PRESENT: Aye.

23 COMMISSIONER JARRETT: We are
24 adjourned.

1 MR. McLAUGHLIN: Thank you.
2 (Proceedings adjourned at
3 8:56 p.m.)
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1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 5th day of September, 2023.

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Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

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1 COMMISSIONER JARRETT: I call this
2 regular meeting of the Village of Villa Park
3 Planning and Zoning Commission to order.

4 Roll call:

5 Calvert?

6 COMMISSIONER CALVERT: Here.

7 COMMISSIONER JARRETT: Hofstra?

8 COMMISSIONER HOFSTRA: Here.

9 COMMISSIONER JARRETT: Jackson?

10 (No response.)

11 COMMISSIONER JARRETT: LeMieux?

12 COMMISSIONER LeMIEUX: Here.

13 COMMISSIONER JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 COMMISSIONER JARRETT: Orłowski?

16 COMMISSIONER ORŁOWSKI: Here.

17 COMMISSIONER JARRETT: Romano?

18 COMMISSIONER ROMANO: Here.

19 COMMISSIONER JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

21 COMMISSIONER JARRETT: I too am
22 present. With that we have a quorum.

23 The first item on the agenda will be
24 approval of minutes.

1 Anybody have any questions, comments,
2 amendments to the minutes of 7-13-23?

3 (No response.)

4 COMMISSIONER JARRETT: Okay. Then
5 I would --

6 COMMISSIONER ORLOWSKI: Make a
7 motion to approve.

8 COMMISSIONER JARRETT: I have a
9 motion to approve the minutes.

10 Is there a second?

11 COMMISSIONER HOFSTRA: Second.

12 COMMISSIONER JARRETT: Motion
13 seconded.

14 Questions or comments on the motion?

15 (No response.)

16 COMMISSIONER JARRETT: All in
17 favor?

18 ALL PRESENT: Aye.

19 COMMISSIONER JARRETT: Motion
20 passes.

21 (Proceedings concluded at
22 7:32 p.m.)

23 ///

24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 5th day of September, 2023.

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Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

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Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: September 14, 2023
RE: **Petition PZ-23-09 / 350 S Ardmore Ave / Zoning Map Amendment, Variation, and Final Plat of Subdivision**

Petitioner: David TeBrake
3335 W St. Germain St
St. Cloud, MN 56302

Owner: Robert Van Staalduin
R & E Ardmore Avenue Holdings
350 S Ardmore Ave
Villa Park, IL 60181

Request Summary:

The Petitioner is proposing to demolish the building “Steuerle Funeral Home” located at 350 S Ardmore Ave and construct a new building located at 17 W Park Blvd. The Petitioner is requesting a Public Hearing to consider the approval of a Zoning Map Amendment for the rezoning of Lot 6 in Parcel 2 from MX-R2 to MX-2 and is requesting a Variation from Section 7.6.1. to allow parking in the street yard. The Petitioner is also requesting a Plat of Subdivision to vacate a 15’ public alley and consolidate seven lots, including the alley.

Site Information

Present Zoning: Mixed-Use Main Street District (MX-2) & Mixed Residential District 2 (MX-R2)
Present Land Use: Commercial
Property Size: 26,020 sq. ft./ 0.60 acres
PIN: 06-09-220-03, 06-09-220-04, 06-09-220-010, 06-09-220-012, & 06-09-220-013

Surrounding Zoning

North: Mixed-Use Main Street District (MX-2)
West: Mixed Residential District 2 (MX-R2)
East: Mixed-Use Main Street District (MX-2)
South: Residential Single-Dwelling District-7,500 sq. ft. (RS-7.5)

Surrounding Land Use

Commercial
Commercial
Commercial
Single Family Residential

Comprehensive Plan Designation – Business District Mixed-Use

This land use category is intended for a mixture of multi-family residential, business district commercial and institutional uses in a relatively compact, pedestrian-oriented activity node. This classification encompasses the Village’s business districts.

Plat Request

The Petitioner’s request is to vacate the existing 15’ platted ROW going north to south and consolidate all 7 platted lots and vacated ROW, into a 2 Lot Subdivision.

Zoning Request

The Subject Property has two different zoning districts, Mixed-Use Main Street District (MX-2) and Mixed Residential District 2 (MX-R2). The Petitioner is requesting a Zoning Map Amendment to rezone the lot that is currently MX-R2 to MX-2. The Petitioner is also requesting for a Variation from Section 7.6.1. to allow parking in the street yard. Exhibit A shows that their proposed parking is adjacent to both Ardmore Avenue and Highland Avenue.

Internal Staff Review

The Zoning Ordinance specifically allows for the owner of the Subject Property, or their authorized agent, the right to request a zoning map amendment.

The Zoning Ordinance also specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The proposed redevelopment of the funeral home has brought up some issues with the existing conditions of the Subject Property. Regardless of whether the project continues or not, the Plat of Subdivision and Zoning Map Amendment are necessary to clean up the property. The Variation would also be recommended because the current parking is nonconforming. Overall, the three zoning requests are reasonable and needed.

Notification:

Legal Notice was published in the Daily Herald on August 25, 2023 in advance of the Public Hearing.

Variation Findings:

Variation Request: To allow parking in street yard.

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**

Petitioner's Response: *By not allowing parking in a street yard, specifically off of Ardmore or Highland, it would not allow any parking on the site. The building is located in the front of the property, and the parking is proposed to be in the back, where it belongs. It just so happens that this parking area happens to be along both and Highland.*

- B. A reasonable return or use of your property is not possible under the existing regulations because:**

Petitioner's Response: *A reasonable return or use of the property is not possible if no parking would be allowed anywhere on the property. There is ample land to provide the parking, it just happens to be in a street yard, but these street yards are on the rear of the property where parking is typically preferred.*

- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**

Petitioner's Response: *The situation is unique because the site is multiple lots and these lots are bordering 3 roads. If the village ordinance is strictly adhered to, then no parking lot would be allowed on the property, even though the parking being proposed is at the rear of the proposed building.*

- D. The Variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the**

neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

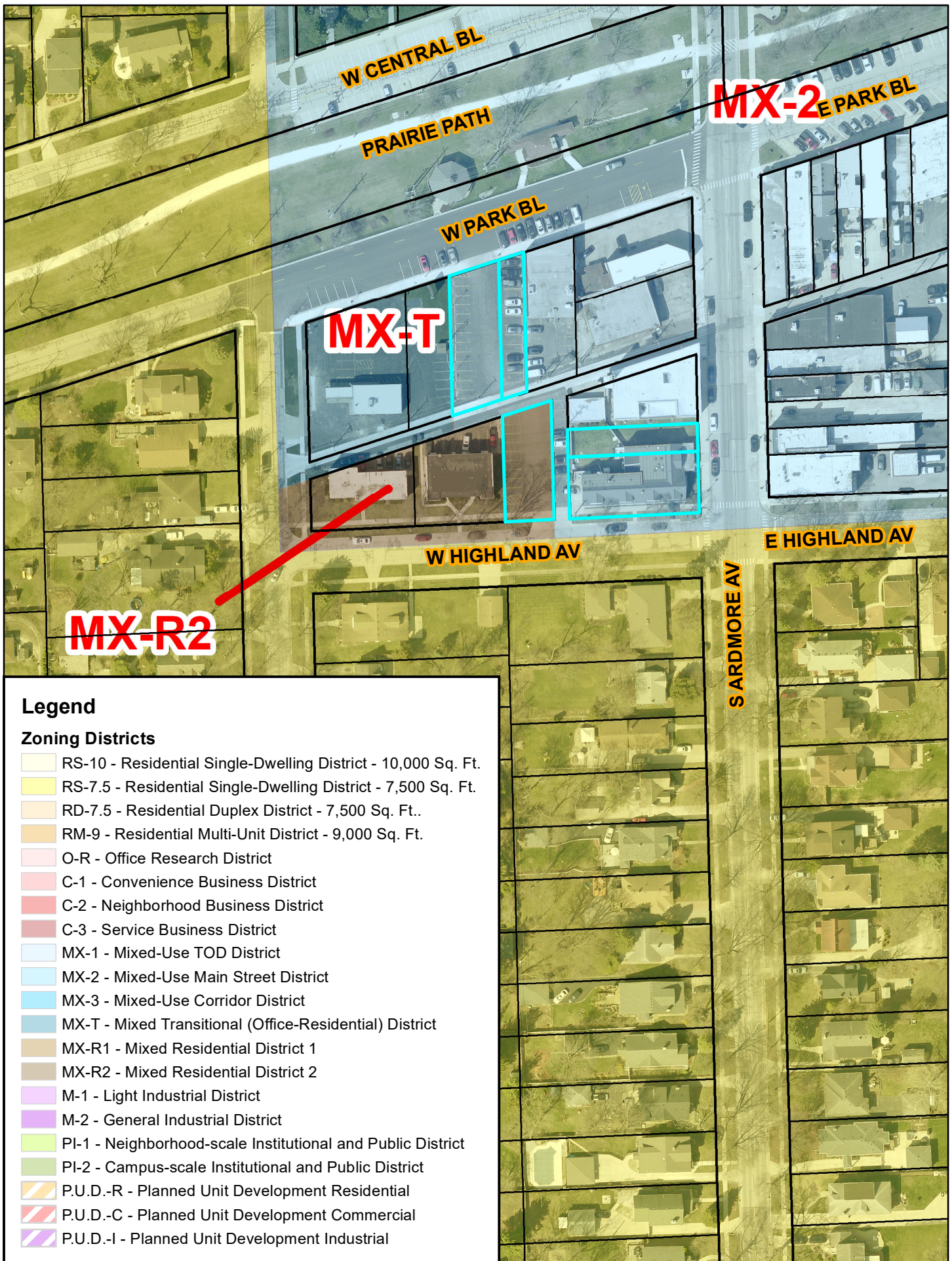
Petitioner's Response: *Allowing the variance will not alter the character of the locality per any of the items listed. The condition exists now, with parking being provided for the existing funeral home on two roads. The new building will just flip the configuration than what is currently.*

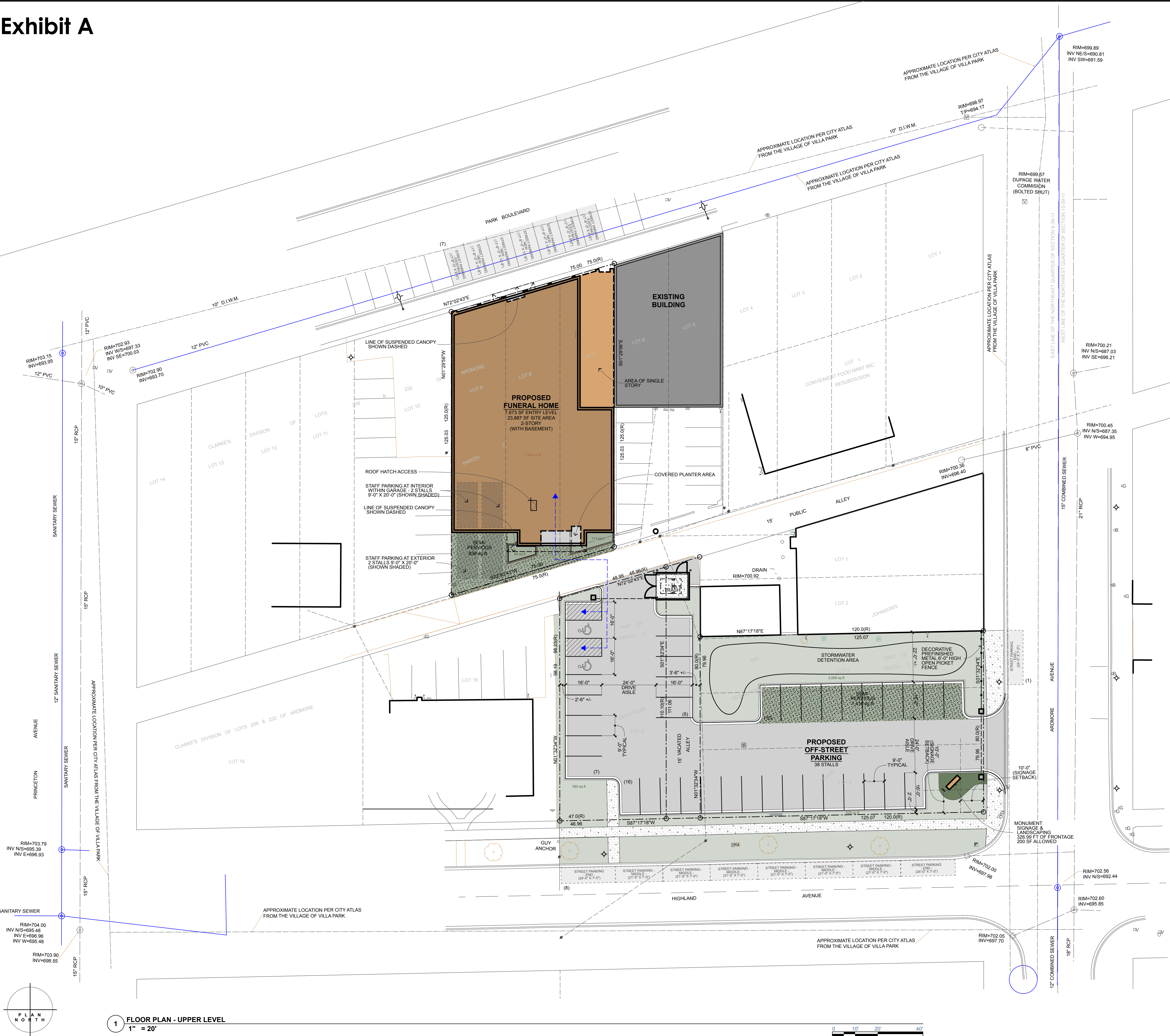
Staff Recommendation:

Village staff has reviewed the petition and is supportive of all the requests.

Recommended Action:

To recommend approval of PZ-23-09 for a zoning map amendment from Mixed Residential District 2 (MX-R2) to Mixed-Use Main Street District (MX-2), a Variation from Section 7.6.1. – Location to allow parking in the street yard, and a Final Plat of Subdivision.





PARKING - 58 SPACES	
38 STALLS OFF STREET (PARKING LOT)	
16 ON-STREET PARKING SPACES	
4 STAFF PARKING (2 INTERIOR, 2 EXTERIOR)	
58 STALLS TOTAL PROVIDED	
[223 SEATS X 25 SPACES/SEAT = 558 SPACES @ F.H.]	
2 REQUIRED FOR LIVE-ABOVE UNIT, TOTALING 58 STALLS]	
SITE INFORMATION:	
BUILDING AREA	7,673 SF
HARD SURFACE/PAVING	10,783 SF
PROPOSED IMPERVIOUS AREA:	18,436 SF / 72.0%
GREEN SPACE:	4,908 SF / 19.2%
SEMI-IMPERVIOUS PAVING (SHOWN HATCHED)	2,256 SF / 8.8%
EXISTING IMPERVIOUS AREA:	20,762 SF / 81.1%
NET IMPERVIOUS AREA (EXISTING TO PROPOSED)	- 2,326 SF (REDUCTION)
TOTAL AREA:	25,600 SF

Not For Construction
(Site Plan Review Submittal)

Miller
ARCHITECTURE, INC.

320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of ILLINOIS.

Signature : Christopher J. Hogan

Reg. No. : 001.021549 Date : -

KNOLLCREST - VILLA PARK
PROPOSED FUNERAL HOME
PROJECT STREET ADDRESS
VILLA PARK, ILLINOIS 60181

REVISIONS		
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date

SHEET TITLE SITE PLAN		
DRAWN BY:	DATE:	PROJ. NO.
C.J.H.	6/12/23	33209

SHEET NO.
A-101

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of ILLINOIS.

Signature : Christopher J. Hogan

Reg. No. : 001.021549 Date : -

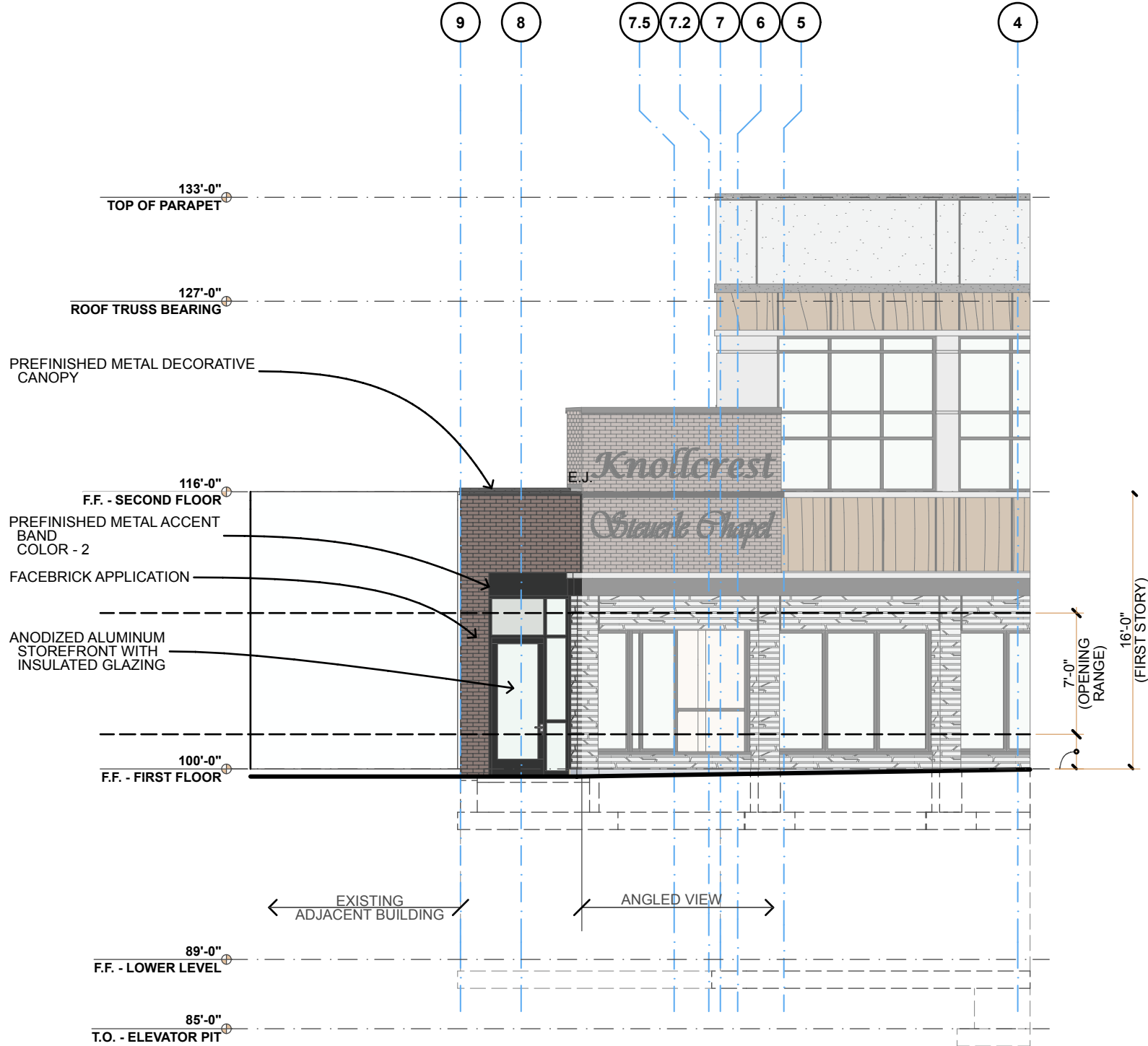
KNOLLCREST - VILLA PARK
PROPOSED FUNERAL HOME
PROJECT STREET ADDRESS
VILLA PARK, ILLINOIS 60181

REVISIONS		
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date

SHEET TITLE BUILDING ELEVATIONS		
DRAWN BY:	DATE:	PROJ. NO.
C.J.H.	6/12/23	33209

SHEET NO.
A-601

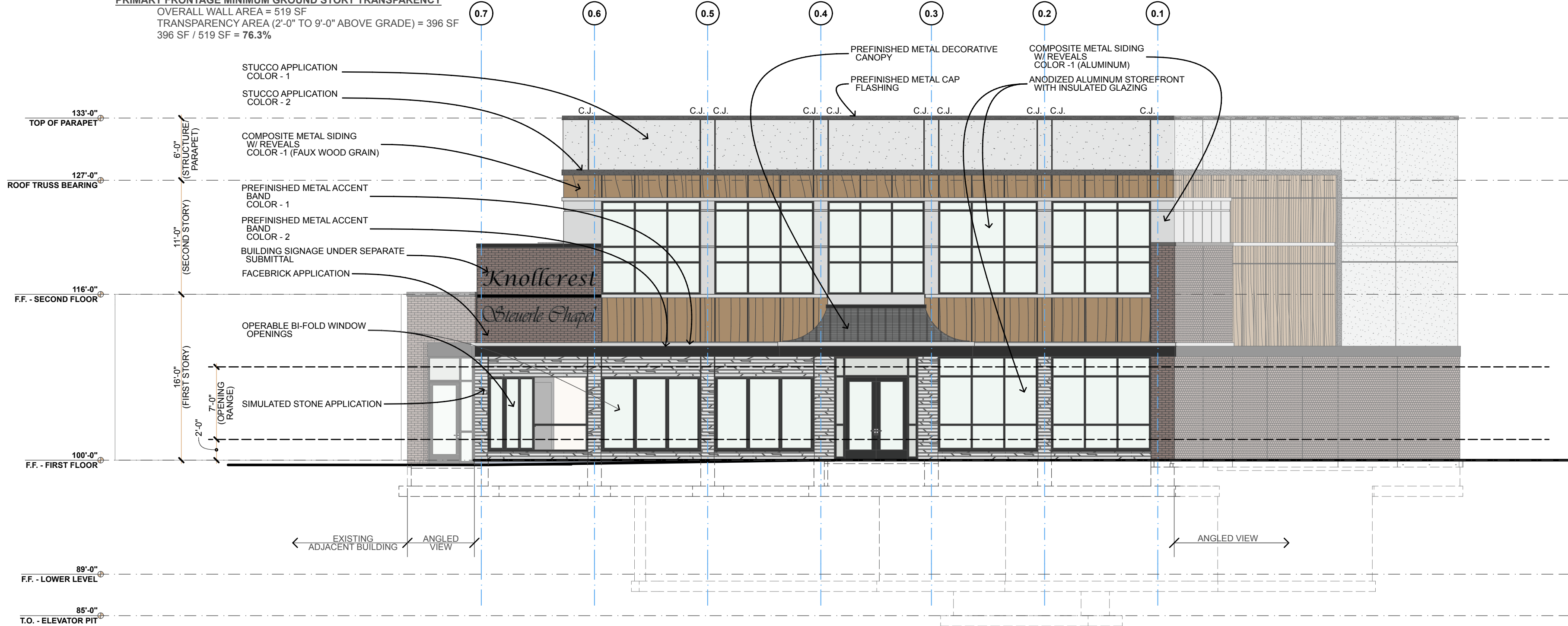
PRIMARY FRONTAGE MINIMUM GROUND STORY TRANSPARENCY
OVERALL WALL AREA = 519 SF
TRANSPARENCY AREA (2'-0" TO 9'-0" ABOVE GRADE) = 396 SF
396 SF / 519 SF = 76.3%



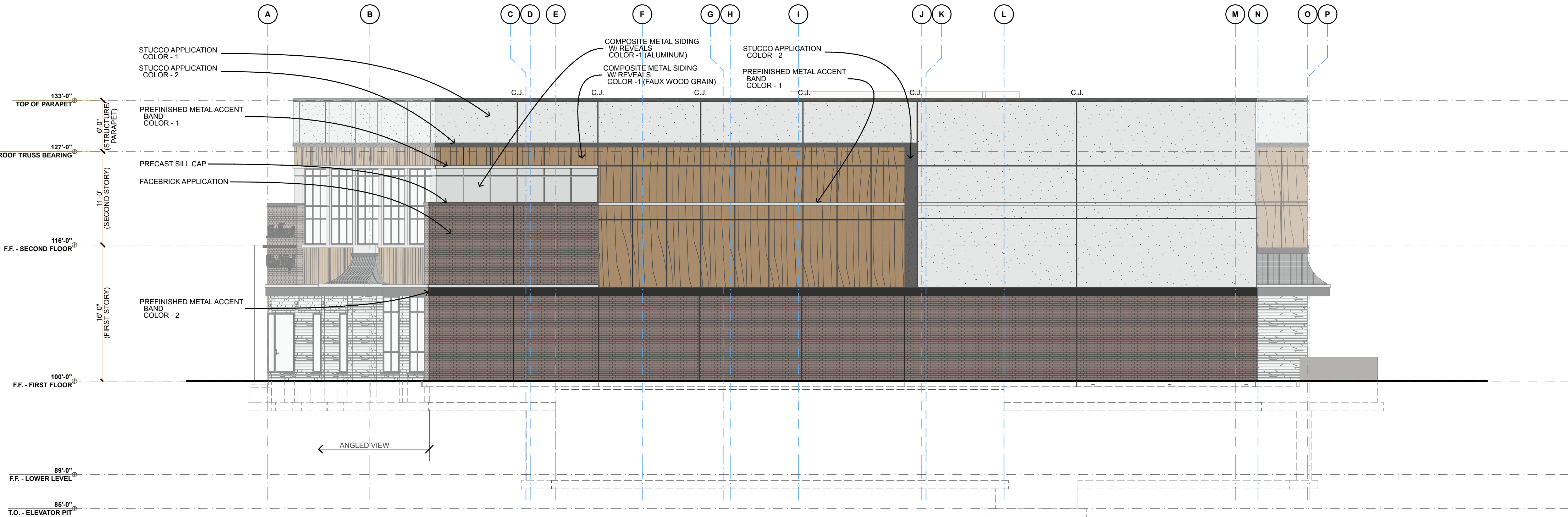
2 NORTH ENTRY EXTERIOR
1/8" = 1'-0"



PRIMARY FRONTAGE MINIMUM GROUND STORY TRANSPARENCY
OVERALL WALL AREA = 519 SF
TRANSPARENCY AREA (2'-0" TO 9'-0" ABOVE GRADE) = 396 SF
396 SF / 519 SF = 76.3%



1 NORTH EXTERIOR
1/8" = 1'-0"



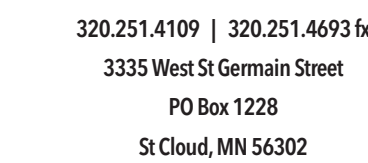
3 WEST EXTERIOR
1/8" = 1'-0"

EXTERIOR FINISH KEY

STUCCO COLOR - 1
STUCCO COLOR - 2
ANODIZED ALUMINUM - CLEAR
ANODIZED ALUMINUM - DARK BRONZE
COMPOSITE METAL SIDING WALNUT
SIMULATED STONE VENEER
FACEBRICK



Not For Construction
(Site Plan Review Submittal)



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of ILLINOIS.

Signature : Christopher J. Hoga

Reg. No. : 001.021549

Date :

**KNOLLCREST - VILLA PARK
PROPOSED FUNERAL HOME**

**PROJECT STREET ADDRESS
VILLA PARK, ILLINOIS 60181**

Transmit	Transmittal Set	Transmittal Set Date
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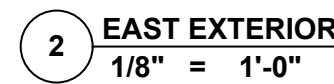
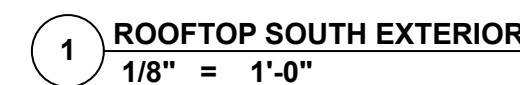
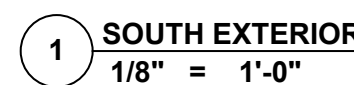
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date

DRAWN BY:	DATE:	PROJ. NO
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DRAWN BY:	DATE:	PROJ. NO
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SHEET NO.

A-602



**Not For Construction
(Site Plan Review Submittal)**



NORTH ENTRY PERSPECTIVE - WEST PARK BOULEVARD



SOUTHEAST ENTRY PERSPECTIVE - ALLEY



Miller
ARCHITECTURE, INC.

320.251.4109 | 320.251.4693 fx
3335 West St Germain Street
PO Box 1228
St Cloud, MN 56302

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of ILLINOIS.

Signature : Christopher J. Hogan

Reg. No. : 001.021549 Date : -

KNOLLCREST - VILLA PARK
PROPOSED FUNERAL HOME
PROJECT STREET ADDRESS
VILLA PARK, ILLINOIS 60181

REVISIONS		
Transmittal Set ID	Transmittal Set Name	Transmittal Set Date

SHEET TITLE
BUILDING RENDERINGS

DRAWN BY: C.JH

DATE: 6/12/23

PROJ. NO. 33209

SHEET NO.

A-603

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Page 114 of 115

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR

RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, AFORESAID,

ON THE _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK ____M.

OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

THIS IS TO CERTIFY THAT _____ AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

OWNER SCHOOL DISTRICT STATEMENT

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN SUBDIVIDED LIES WITHIN:

GRADE SCHOOL DISTRICT 45
HIGH SCHOOL DISTRICT 88

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____

TITLE: _____

ATTEST: _____

TITLE: _____

STATE OF ILLINOIS)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR

SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT _____, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

VILLA PARK VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT VILLA PARK, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D. 20____.

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

THIS IS TO CERTIFY THAT THE VILLAGE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT VILLA PARK, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, A.D. 20____.

BY: _____
CHAIRMAN

ATTEST: _____
VILLAGE CLERK

PERMISSION TO RECORD

PERMISSION IS HEREBY GIVEN TO THE VILLAGE OF VILLA PARK OR ITS DESIGNATED REPRESENTATIVE TO RECORD THIS PLAT OF RESUBDIVISION OF LAND IN THE VILLAGE OF VILLA PARK, ILLINOIS.

JOEL C. VIETTI - PLS 035-003561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
WEBSTER McGRATH AND AHLBERG, LTD.
2100 MANCHESTER ROAD, BUILDING A, SUITE 203
WHEATON, IL 60187

VILLA PARK VILLAGE TREASURER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

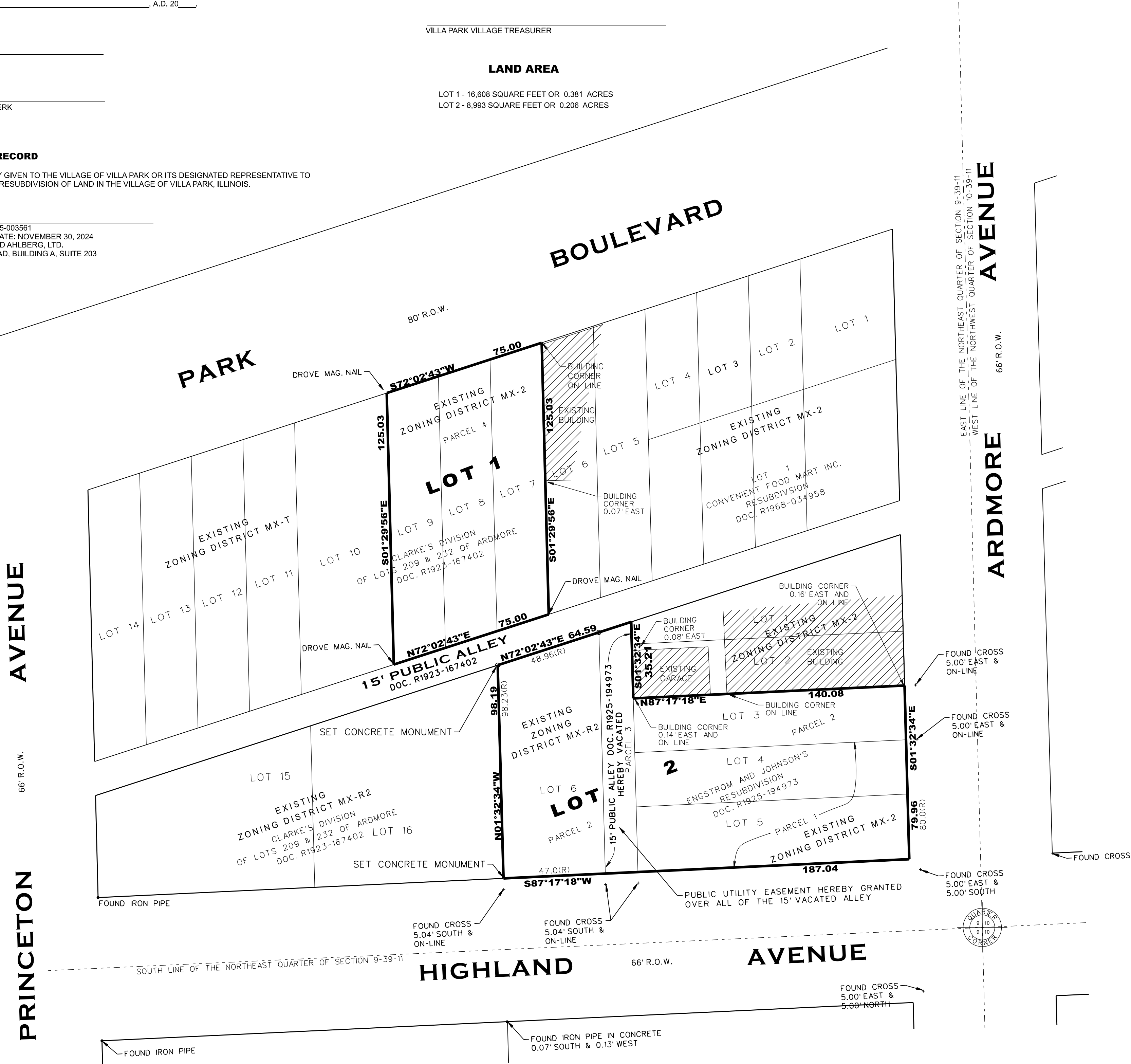
I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE VILLAGE TREASURER AT _____
ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

VILLA PARK VILLAGE TREASURER

LAND AREA

LOT 1 - 16,608 SQUARE FEET OR 0.381 ACRES
LOT 2 - 8,993 SQUARE FEET OR 0.206 ACRES



DuPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, NO DELINQUENT OR UNPAID SPECIAL ASSESSMENTS AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT _____

ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

COUNTY CLERK

VILLA PARK VILLAGE ENGINEER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF VILLA PARK ILLINOIS,

HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE PLAT, AND PLANS AND SPECIFICATIONS THERETO, MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT VILLA PARK, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

VILLAGE ENGINEER

KNOLLCREST
PLAT OF RESUBDIVISION

IN THE NORTHEAST QUARTER OF SECTIONS 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLA PARK, DUPAGE COUNTY, ILLINOIS.

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

PARCEL 1:
LOTS 4 AND 5 IN ENGSTROM AND JOHNSON'S RESUBDIVISION OF LOTS 17, 18 AND 19 OF CLARKE'S DIVISION OF LOTS 209 AND 232 OF ARDMORE, A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE, 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF ENGSTROM AND JOHNSON'S RESUBDIVISION RECORDED JUNE 20, 1925 AS DOCUMENT NO. 194973, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 3 AND 6 IN ENGSTROM AND JOHNSON'S RESUBDIVISION OF LOTS 17, 18 AND 19 OF CLARKE'S DIVISION OF LOTS 209 AND 232 OF ARDMORE, A SUBDIVISION OF SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLA PARK, DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
ALL OF THE 15 FOOT NORTH AND SOUTH PUBLIC ALLEY LYING WEST OF LOTS 1, 2, 3, 4 AND 5 IN ENGSTROM AND JOHNSON'S RESUBDIVISION, OF LOTS 17, 18 AND 19 OF CLARKE'S DIVISION OF LOTS 209 AND 232 OF ARDMORE, BEING A SUBDIVISION IN NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JUNE 20, 1925 AS DOCUMENT NO. 194973, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
LOTS 7, 8 AND 9 IN CLARKE'S DIVISION, BEING A RESUBDIVISION OF LOTS 209 AND 232 OF ARDMORE BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CLARKE'S DIVISION RECORDED JULY 9, 1923 AS DOCUMENT 157402, IN DUPAGE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF VILLA PARK WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN ZONE "UNSHADED" X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR VILLAGE OF VILLA PARK, ILLINOIS, MAP NUMBER 17043C0086 J, WITH AN EFFECTIVE DATE OF AUGUST 1, 2019. (PANEL NOT PRINTED)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND CORPORATE SEAL AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____

IL. PROF. LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
(630) 668-7603

AFTER RECORDING SUBMIT TAX BILL TO:

PLAT SUBMITTED BY AND RETURN TO:

Rev	Date	Description	By	PLAT OF RESUBDIVISION			
1	6-7-2023	REVISED PER VILLAGE REVIEW	JCV	LOCATION: 350 S. ARDMORE AVE. VILLA PARK, ILLINOIS			
				PREPARED FOR: MILLER ARCHITECTS AND BUILDERS P.O. BOX 1225 ST. CLOUD, MN 56302 PHONE: 320.267.7562			
				JOB #:	DATE:	SCALE:	1"=30'
				SURV:	BC	DRAWN: JCV	DESIGN: XXX
				FILE #:	D-32472 RESUBDIVISION	SHEET #:	1 of 1

S DATES

S TIMES

S FILES