



Committee of the Whole

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

Village Board of Trustees - Committee of the Whole

October 9, 2023

6:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky

Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

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

- 1. Call to Order - Roll Call**
- 2. Pledge of Allegiance**
- 3. Discussion**
 - a. Zoning and the Entitlement Process
- 4. Adjournment**
- 5. Public Comments**

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



THE LEGEND OF ZONING... AND THE ENTITLEMENT PROCESS

**VILLAGE OF VILLA PARK
COMMITTEE OF THE WHOLE
OCTOBER 9, 2023**

ZONING OVERVIEW

WHAT IS ZONING???

RULES REGULATING WHAT A PROPERTY OWNER CAN AND CANNOT DO ON OR WITH THEIR PROPERTY

- ZONING DISTRICTS:
 - VILLA PARK HAS 16 DISTRICTS BROKEN INTO:
 - RESIDENTIAL (RS, RD, RM)
 - COMMERCIAL (C)
 - OFFICE (O-R)
 - INDUSTRIAL (M)
 - MIXED-USES (MX)
- USE CHART = "ALLOWED BY RIGHT" OR "SPECIAL USE" OR "-" (NOPE)
- BULK CHART = LOT SIZE, SETBACKS, HEIGHT, LOT COVERAGE, ETC

ZONING REQUESTS

- **ZONING MAP AMENDMENT (REZONING)**
 - CHANGE THE ZONING DISTRICT FROM ONE DISTRICT TO ANOTHER DISTRICT
 - EVERY PARCEL NEEDS AN UNDERLYING ZONING DISTRICT
- **VARIATION**
 - A CHANGE IN A BULK REQUIREMENT (BUILDING HEIGHT, SETBACKS, YARD RESTRICTIONS, ETC)
- **SPECIAL USE**
 - WHEN A PROPOSED USE IS A REQUIRED SPECIAL USE IN THE ZONING DISTRICT
 - I.E. FUELING STATION IS A SPECIAL USE IN THE C-3
- **PLANNED UNIT DEVELOPMENT (A SPECIAL SPECIAL USE)**
 - CANNOT FOLLOW A STRICT APPLICATION OF THE ZONING DISTRICT REQUIREMENTS
 - WHEN A PROJECT IS SO UNIQUE, MULTIPLE VARIATIONS WOULD BE REQUIRED
 - PROVIDES FOR A “GIVE AND TAKE” APPROACH IN SITE DESIGN, ARCHITECTURE, OR USES
 - I.E. BUILDING HEIGHT IS INCREASED SO THE LANDSCAPING PLAN IS MORE ROBUST THAN THE MINIMUM
 - I.E. DENSITY IS INCREASED SO PUBLIC PARKING IS PROVIDED ON SITE IN ADDITION TO PRIVATE

OTHER REQUESTS

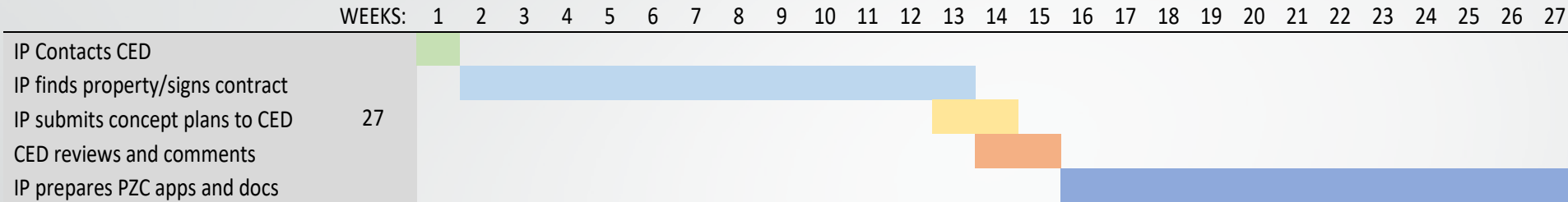
- ZONING TEXT AMENDMENT
 - CAN ONLY BE REQUESTED BY THE VILLAGE
- ADMINISTRATIVE ADJUSTMENTS
 - ONLY 7 ALLOWED REQUESTS
 - NO PUBLIC HEARING REQUIRED
- PLAT OF SUBDIVISION
 - NOT A TRUE ZONING PROCESS, BUT USUALLY REQUIRED AS PART OF THE ENTITLEMENTS
 - SUBDIVIDE, CONSOLIDATE, VACATE, DEDICATE
- ANNEXATION
 - PLAT REQUIRED
 - ANNEXATION AGREEMENT – ENCOURAGED, BUT NOT REQUIRED
- REDEVELOPMENT AGREEMENTS
 - REQUIRED FOR FINANCIAL INCENTIVE (TIF, BDT) OR IN LIEU OF ANNEXATION AGREEMENT

THE ENTITLEMENT PROCESS

- MULTI PHASE PROCESS
- DOES NOT NEED TO BE ALL PHASES
- COULD INCLUDE MULTIPLE REQUESTS AT THE SAME TIME
- VARYING DEGREES OF LENGTH TO OBTAIN ENTITLEMENTS
- EVERY PROJECT HAS POTENTIAL TO BE UNIQUE
- BROKEN DOWN TO 4 PHASES
 - CONCEPT
 - PETITION
 - PERMITS
 - CONSTRUCTION

THE ENTITLEMENT PROCESS

CONCEPT



- THE FIRST TIME DEVELOPERS, PROPERTY OWNERS, BUILDERS, ETC DISCUSS IDEAS WITH STAFF
- STARTS OFF WITH "I'M THINKING ABOUT DOING...."
- THE LEAST CLEAR STEP
- GREATEST DEGREE OF TIME UNCERTAINTY
- MOST VARIABLES AND HIGH FAIL RATE
- WHERE ALL THE RUMORS COME FROM
 - "I HEARD WE ARE GETTING A"

		WEEKS: 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47																				
PZC submittal	12																					
Staff formal review																						
IP resubmittal																						
Staff re-review																						
Legal notifications																						
PZC Hearing																						
Village Board Vote																						

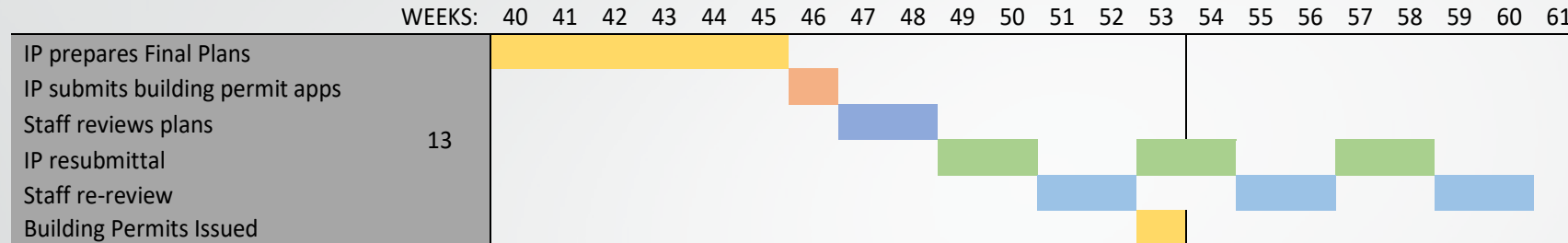
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Village of Villa Park - Planning and Zoning Commission Submittal Calendar

Application Submittal Due by Noon	Staff Review Letter Due By	Resubmittal Due by Noon	Staff Review/Approval Due By	Notification to Newspaper and Sign	Staff Report Due	PZC Meeting	Village Board
October 6, 2023	October 20, 2023	November 3, 2023	November 17, 2023	November 24, 2023	December 8, 2023	December 14, 2023	January 8, 2024 January 22, 2024
November 3, 2023	November 17, 2023	December 1, 2023	December 15, 2023	December 22, 2023	January 5, 2024	January 11, 2024	February 12, 2024 February 26, 2024
December 1, 2023	December 15, 2023	December 29, 2023	January 12, 2024	January 19, 2024	February 2, 2024	February 8, 2024	March 11, 2024 March 25, 2024
January 5, 2024	January 19, 2024	February 2, 2024	February 16, 2024	February 23, 2024	March 8, 2024	March 14, 2024	April 8, 2024 April 22, 2024
February 2, 2024	February 16, 2024	March 1, 2024	March 15, 2024	March 22, 2024	April 5, 2024	April 11, 2024	May 13, 2024 May 27, 2023
March 1, 2024	March 15, 2024	March 29, 2024	April 12, 2024	April 19, 2024	May 3, 2024	May 9, 2024	June 10, 2024 June 24, 2024
April 5, 2024	April 19, 2024	May 3, 2024	May 17, 2024	May 24, 2024	June 7, 2024	June 13, 2024	July 8, 2024 July 22, 2024
May 3, 2024	May 17, 2024	May 31, 2024	June 14, 2024	June 21, 2024	July 5, 2024	July 11, 2024	August 12, 2024 August 26, 2024
May 31, 2024	June 14, 2024	June 28, 2024	July 12, 2024	July 19, 2024	August 2, 2024	August 8, 2024	September 9, 2024 September 23, 2024
July 5, 2024	July 19, 2024	August 2, 2024	August 16, 2024	August 23, 2024	September 6, 2024	September 12, 2024	October 14, 2024 October 28, 2024
August 2, 2024	August 16, 2024	August 30, 2024	September 13, 2024	September 20, 2024	October 4, 2024	October 10, 2024	November 11, 2024 November 25, 2024
September 6, 2024	September 20, 2024	October 4, 2024	October 18, 2024	October 25, 2024	November 8, 2024	November 14, 2024	December 9, 2024 December 16, 2024
October 4, 2024	October 18, 2024	November 1, 2024	November 15, 2024	November 22, 2024	December 6, 2024	December 12, 2024	January 13, 2025 January 27, 2025
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THE ENTITLEMENT PROCESS

PERMITS

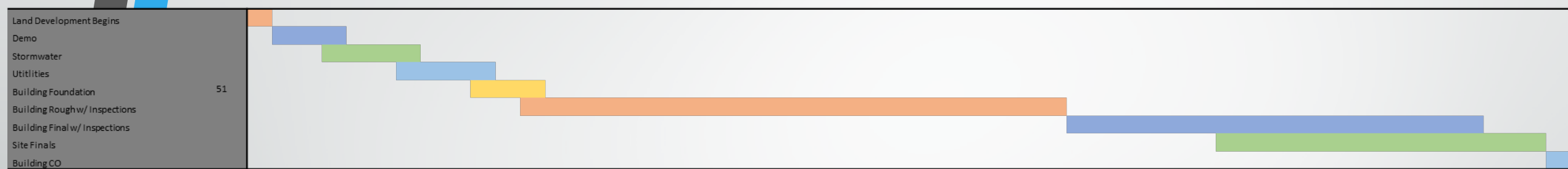


- THE SECOND MOST REGIMENTED STEP
- CLEAR AND CONCISE PROCESS
- DEGREE ON TIME UNCERTAINTY RESTS ON DESIGN PROS
- THE RIGHTS TO BUILD ARE GRANTED AT THE END OF PHASE
- VILLA PARK ISSUES 2200 PERMITS ANNUALLY

THE ENTITLEMENT PROCESS

CONSTRUCTION

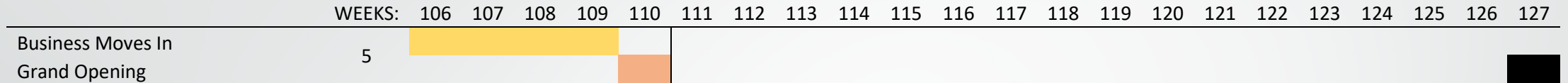
WEEKS: 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105



- START OF THIS PHASE IS HALF WAY TO COMPLETION
- VILLAGE DOES NOT CONTROL PROCESS IN THIS PHASE
- DEGREE ON TIME UNCERTAINTY RESTS ON TRADES
- LONGEST PHASE (YEAR PLUS DEPENDING ON PROJECT)
- CERTIFICATE OF OCCUPANCY IS ISSUED AT END OF PHASE

THE ENTITLEMENT PROCESS

BONUS PHASE - PROJECT OPENING



- “WHEN ARE THEY OPENING???”
- VILLAGE DOES NOT CONTROL PROCESS IN THIS PHASE
- DEGREE ON TIME UNCERTAINTY RESTS ON BUSINESS OWNER
- SHORTEST PHASE
- WEEK 127 IS IF 4 MONTHS OF DELAYS THROUGH ROUNDS OF REVIEW

ENTITLEMENT SUMMARY

- WHEN STAFF REPORTS:

“STAFF MET WITH A BUSINESS INTERESTED IN VILLA PARK”

IT WILL BE 110-130+ WEEKS (2-2.5+ YEARS) BEFORE THAT PROJECT IS GRAND OPENING

- THE “+” CAN BE AN ADDITIONAL YEAR(S) FOR ANY OF THE FOLLOWING:

- FINANCING
- MARKET CONDITIONS
- CHANGE IN SCOPE
- LAND CONTRACT ISSUES
- LEGAL COMPLICATIONS
- ANY EXTERNAL FORCE

ENTITLEMENT SUMMARY

- THE UNICORN:
 - NO ZONING REQUESTS ARE REQUIRED
 - BUILDING REQUIRES NO CHANGES (PERMITS)
 - SIMPLE CERTIFICATE OF OCCUPANCY INSPECTION
 - "MOVE IN READY"
 - 4-6 WEEKS FROM INITIAL CONVERSATION TO GRAND OPENING



ADDITIONAL QUESTIONS?

MARC McLAUGHLIN, AICP, GISP
DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
MMCLAUGHLIN@INVILLAPARK.COM