

Meeting Minutes
January 10, 2019

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1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT

3 MR. MIKE ORLOWSKI

4 MR. KEN JACKSON

5 MS. LINDA J. BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

8 MR. LARRY CALVERT

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11 ALSO PRESENT:

12 MR. PATRICK GRILL, Director of Community
Development

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1 COMMISSIONER JARRETT: All right. I call this
2 regular meeting of the Villa Park Planning & Zoning
3 Commission to order. Roll call.

4 Jackson.

5 COMMISSIONER JACKSON: Present.

6 COMMISSIONER JARRETT: Orłowski.

7 COMMISSIONER ORŁOWSKI: Here.

8 COMMISSIONER JARRETT: Calvert.

9 COMMISSIONER CALVERT: Here.

10 COMMISSIONER JARRETT: Bellow.

11 COMMISSIONER BELLOW: Here.

12 COMMISSIONER JARRETT: Lanenga.

13 COMMISSIONER LANENGA: Yes.

14 COMMISSIONER JARRETT: Romano.

15 COMMISSIONER ROMANO: Here.

16 COMMISSIONER JARRETT: And I'm present.

17 Chairman Whitehurst is not here this evening, so I
18 would entertain a motion for a Chairman pro tem.

19 COMMISSIONER JACKSON: I'll make a motion. Why
20 don't we put Jason in charge.

21 COMMISSIONER ORŁOWSKI: I'll second.

22 COMMISSIONER JARRETT: Questions or comments on
23 that motion.

24 (Whereupon, there was no response

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1 from the Board.)

2 COMMISSIONER JARRETT: All in favor.

3 (Whereupon, there was a collective
4 aye response from the Board.)

5 COMMISSIONER JARRETT: Motion passes.

6 First item of business will be approval of
7 minutes from November 29th, 2018 and December 13th,
8 2018.

9 COMMISSIONER LANENGA: So moved.

10 COMMISSIONER ORLOWSKI: Second.

11 COMMISSIONER JARRETT: Questions or comments on
12 the motion.

13 (Whereupon, there was no response
14 from the Board.)

15 COMMISSIONER JARRETT: Roll call.

16 Jackson.

17 COMMISSIONER JACKSON: Yes.

18 COMMISSIONER JARRETT: Orłowski.

19 COMMISSIONER ORLOWSKI: Yes.

20 COMMISSIONER JARRETT: Calvert.

21 COMMISSIONER CALVERT: Yes.

22 COMMISSIONER JARRETT: Bellow.

23 COMMISSIONER BELLOW: Yes.

24 COMMISSIONER JARRETT: Lanenga.

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1 COMMISSIONER LANENGA: Yes.

2 COMMISSIONER JARRETT: Romano.

3 COMMISSIONER ROMANO: Yes.

4 COMMISSIONER JARRETT: And I too vote yes.

5 With that, the minutes are approved.

6 (Whereupon, the public hearing was
7 held.)

8 COMMISSIONER JARRETT: Upcoming public
9 hearings.

10 MR. GRILL: I just want to remind the
11 Commission that we continued the public hearing for
12 the Manor/Villa annexation and rezoning to February
13 14th also. So both the Bucky's and that annexation
14 request and rezoning will be on the February 14th
15 agenda.

16 COMMISSIONER JARRETT: Has there been any
17 communication with the applicant -- between the
18 applicant and Staff on that one?

19 MR. GRILL: Yes. In fact, I traded several
20 e-mails with Mr. Forest just today, and he is likely
21 going to submit a packet within the next week with
22 everything that we were looking for, so --

23 COMMISSIONER JARRETT: Okay. Good.

24 MR. GRILL: I am going to hand out certificates

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1 from the Citizen Planner Training Workshop that was
2 provided by APA and DePaul, so congratulations to
3 everybody.

4 I also wanted to go over a couple of
5 projects going on in the Village that you may be
6 interested in. The first one is the half completed
7 Kenilworth town homes. We are currently working
8 with the developer right now, and there's going to
9 be an inducement ordinance on the Board meeting
10 Monday night for assistance to finish that project
11 out. So with any luck, by the end of 2019, the
12 remainder of that site will be built and sold. So
13 we'll keep our fingers crossed on that one.

14 Also, on Monday night is an agreement with
15 Demito's to sell the alley behind 204 South Villa
16 and turn that into sort of an outdoor eating area
17 like it is behind More Brewing Company right now.
18 This would just be on the south side of Kenilworth
19 from there.

20 You may have heard about the proposed
21 Thornton's down on Roosevelt Road. As far as the
22 Village is concerned at this point, nothing is
23 happening. Thornton's has to work out an agreement
24 with Oakbrook Terrace for de-annexation before the

1 Village can do anything with them, so -- and Staff
2 is not aware of any movement on behalf of the City
3 of Oakbrook Terrace to de-annex that property for
4 Thornton's benefit, so nothing is happening.

5 And then the TOD project with the train
6 station. The owner of the property has reduced the
7 price down to \$3.9 million from \$5 million, and
8 Staff has actually met with two separate developers
9 on that. One has already gotten back to us and said
10 that they're no longer interested. In fact, it's
11 the same group that's going to finish out the
12 Kenilworth town home project. The other developer
13 is still considering it and doing their due
14 diligence. So we may have somebody who is
15 interested in finishing that project out also.

16 And then the last thing I want to bring up
17 is Kiwanis is having their annual bowl-a-thon on
18 February 2nd. If anybody is interested in bowling,
19 I have sign-up sheets, or if you just wish to
20 sponsor me, I'd be happy to take your sponsorship
21 money. But it's at 1:00 at Stardust on Addison Road
22 in Addison. And if you haven't been, it's a lot of
23 fun, so -- we don't keep score, but we do have a lot
24 of fun. The machine keeps score, but we don't care.

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1 There's no prizes for first place or anything, so --
2 I bowl once a year, and it's at this bowl-a-thon.
3 So if anybody's interested, see me after the
4 meeting.

5 With that, Mr. Chairman, I don't have
6 anything else, but if anybody else has any
7 questions, I'll be happy to answer them.

8 COMMISSIONER JARRETT: Any Commissioner
9 comments?

10 (Whereupon, there was no response
11 from the Board.)

12 COMMISSIONER JARRETT: All right. Motion to
13 adjourn.

14 COMMISSIONER LANENGA: So moved.

15 COMMISSIONER ORLOWSKI: Second.

16 COMMISSIONER JARRETT: All in favor.

17 (Whereupon, there was a collective
18 aye response from the Board.)

19 COMMISSIONER JARRETT: Meeting adjourned.

20 (Whereupon, the meeting was
21 adjourned.)

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A	bring 7:16 Bucky's 5:13 built 6:12 business 4:6	concerned 6:22 conditions 9:10 congratulations 6:2 considering 7:13 continued 5:11 correct 9:13 County 9:2,6,10 couple 6:4 Court 9:10 crossed 6:13 CSR 9:19 currently 6:7	FAILLO 1:22 9:5,19 far 6:21 favor 4:2 8:16 February 5:12 5:14 7:18 fingers 6:13 finish 6:10 7:11 finishing 7:15 first 4:6 6:6 8:1 foregoing 9:13 Forest 5:20 forth 9:15 fun 7:23,24	inducement 6:9 interested 6:6 7:10,15,18 8:3 item 4:6
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back 7:9 behalf 7:2 Bellow 2:5 3:10 3:11 4:22,23 benefit 7:4 Board 2:1 4:1,4 4:14 6:9 8:11 8:18 bowl 8:2 bowl-a-thon 7:17 8:2 bowling 7:18 Brewing 6:17	C.S.R 1:22 9:5 call 3:1,3 4:15 Calvert 2:8 3:8 3:9 4:20,21 care 7:24 cause 9:12 certificates 5:24 certify 9:7 Chairman 3:17 3:18 8:5 charge 3:20 Citizen 6:1 City 7:2 collective 4:3 8:17 comments 3:22 4:11 8:9 Commission 1:1 1:7,18 3:3 5:11 9:9 Commissioner 3:1,5,6,7,8,9 3:10,11,12,13 3:14,15,16,19 3:21,22 4:2,5,9 4:10,11,15,17 4:18,19,20,21 4:22,23,24 5:1 5:2,3,4,8,16,23 8:8,8,12,14,15 8:16,19 communication 5:17 Community 2:12 Company 6:17 complete 9:14 completed 6:6	de-annex 7:3 de-annexation 6:24 December 4:7 Demito's 6:15 DePaul 6:2 developer 6:8 7:12 developers 7:8 Development 2:12 diligence 7:14 Director 2:12 doing 7:13 DOMINICK 2:7 Du 9:2,7 due 7:13 duly 9:6	go 6:4 going 5:21,24 6:5,8 7:11 Good 5:23 gotten 7:9 GRILL 2:12 5:10,19,24 group 7:11	J 2:5 JACK 2:6 Jackson 2:4 3:4 3:5,19 4:16,17 JANUARY 1:8 JARRETT 2:2 3:1,6,8,10,12 3:14,16,22 4:2 4:5,11,15,18 4:20,22,24 5:2 5:4,8,16,23 8:8 8:12,16,19 Jason 2:2 3:20
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fact 5:19 7:10	E 1:22 e-mails 5:20 eating 6:16 entertain 3:18 entire 9:14 evening 3:17 everybody 6:3	half 6:6 Hall 1:18 hand 5:24 happening 6:23 7:4 happy 7:20 8:7 heard 6:20 hearing 5:6,11 9:12 hearings 5:9 held 5:7 hereinabove 9:15 home 7:12 homes 6:7	keep 6:13 7:23 keeps 7:24 KEN 2:4 Kenilworth 6:7 6:18 7:12 Kiwanis 7:17	Lanenga 2:6 3:12,13 4:9,24 5:1 8:14 LARRY 2:8 LINDA 2:5 longer 7:10 looking 5:22 lot 7:22,23 luck 6:11
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		Illinois 1:20,24 9:1,6	machine 7:24 Manor/Villa 5:12 MARY 1:22 9:5 9:19	

MATTER 1:3 meeting 1:4,6 3:2 6:9 8:4,19 8:20 MEMBERS 2:1 met 7:8 MIKE 2:3 million 7:7,7 minutes 1:4 4:7 5:5 Monday 6:10,14 money 7:21 motion 3:18,19 3:23 4:5,12 8:12 moved 4:9 8:14 movement 7:2	Planning 1:1,7 1:16 3:2 9:8 point 6:22 present 2:1,11 3:5,16 price 7:7 prizes 8:1 pro 3:18 proceedings 1:14 9:11 project 6:10 7:5 7:12,15 projects 6:5 property 7:3,6 proposed 6:20 provided 6:2 public 5:6,8,11 9:12 put 3:20	Roosevelt 6:21 RPR 9:19	time 9:15 TOD 7:5 today 5:20 town 6:7 7:12 traded 5:19 train 7:5 Training 6:1 transcript 9:13 true 9:13 turn 6:16 two 7:8	0 084-004565 9:5
N night 6:10,14 November 4:7	Q qualified 1:22 9:6 questions 3:22 4:11 8:7	S score 7:23,24 second 3:21 4:10 8:15 see 8:3 sell 6:15 separate 7:8 set 9:15 sheets 7:19 shorthand 9:11 side 6:18 sign-up 7:19 site 6:12 sold 6:12 somebody 7:14 sort 6:16 south 1:20 6:15 6:18 sponsor 7:20 sponsorship 7:20 SS 9:1 Staff 5:18 7:1,8 Stardust 7:21 State 1:22 9:1,6 station 7:6 subject 9:9 submit 5:21	U Upcoming 5:8 usual 9:9	1 1:00 7:21 10 1:8 13th 4:7 14th 5:13,14
O Oakbrook 6:24 7:3 Okay 5:23 once 8:2 order 3:3 ordinance 6:9 Orlowski 2:3 3:6 3:7,21 4:10,18 4:19 8:15 outdoor 6:16 owner 7:6	R reduced 7:6 regular 1:4,6 3:2 remainder 6:12 remind 5:10 report 9:14 reported 9:10 Reporters 9:10 request 5:14 9:7 response 3:24 4:4,13 8:10,18 rezoning 5:12,14 right 3:1 6:8,17 8:12 Road 6:21 7:21 Roll 3:3 4:15 Romano 2:7 3:14,15 5:2,3	T take 7:20 taken 1:14,18 9:11,14 tem 3:18 terms 9:9 Terrace 6:24 7:3 testimony 1:14 9:11,14 thing 7:16 Thornton's 6:21 6:23 7:4	V Villa 1:1,16,18 1:20 3:2 6:15 9:8 Village 1:1,16 1:18 6:5,22 7:1 9:8 vote 5:4	2 20 1:18 2018 4:7,8 2019 1:8 6:11 204 6:15 29th 4:7 2nd 7:18
P P.M 1:9 packet 5:21 Page 9:2,7 Park 1:1,16,18 1:20 3:2 9:8 passes 4:5 PATRICK 2:12 place 8:1 9:15 Planner 6:1			W want 5:10 7:16 wanted 6:4 we'll 6:13 week 5:21 Whitehurst 3:17 wish 7:19 work 6:23 working 6:7 Workshop 6:1	3 3.9 7:7
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			Z	5 7:7
			Zoning 1:1,7,16 3:2 9:8	6
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11 ALSO PRESENT:

12 MR. PATRICK GRILL, Director of Community
Development

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1 COMMISSIONER JARRETT: Our first public hearing
2 this evening is petition PZ-17-0016, consideration
3 for final commercial Planned Unit Development plan
4 at 5-55 East North Avenue. Petitioner, Richard J.
5 McMahon.

6 We'll start with presentation of
7 petitioner, if there is one this evening. Didn't
8 think so.

9 Staff input.

10 MR. GRILL: Good evening, Commission. The
11 petitioner did submit a final PUD plat for this
12 development. You had previously approved a
13 preliminary.

14 They have diligently been working at the
15 site cleaning it up. There was a lot more product
16 on site than what they had anticipated, and many,
17 many truckloads of debris were removed. But that
18 kind of delayed the process a little bit while they
19 did that, but they did finally submit their final
20 PUD plat.

21 There were some minor modifications made
22 on it. However, the landscape plan, photometric
23 plan, the elevations they submitted do not match
24 that. I know the petitioner is currently working on

1 the revised plans. A landscape plan was just
2 submitted yesterday, but we're still awaiting the
3 photometrics and the elevations that match the final
4 PUD plat that was submitted.

5 So this evening you have one of three
6 choices to make. You can just deny the project,
7 send it on to the Village Board, you could approve
8 the project to submittal of backup documentation
9 that matches the approved or that matches the final
10 PUD plat, or you can continue this and wait for the
11 submittal of the landscape plan, photometrics, and
12 elevations that match the PUD plat that you do have
13 before you this evening.

14 So if the Commission has any questions,
15 I'd be happy to answer them. We do have Richard
16 McMahon from Bucky's who is also here that could
17 answer questions should you have them.

18 COMMISSIONER JARRETT: All right. Thank you.
19 Anyone from the public wishing to speak? I don't
20 see anyone.

21 Let's move on to questions from the
22 Commission. Any questions from the Commission at
23 this time?

24 COMMISSIONER ORLOWSKI: I got one. When do you

1 think you'll have the final plan put together all in
2 one package?

3 MR. MCMAHON: Probably about two weeks.

4 COMMISSIONER ORLOWSKI: Two weeks, okay.

5 That's all I have.

6 COMMISSIONER LANENGA: Question for Patrick.

7 MR. GRILL: Yes.

8 COMMISSIONER LANENGA: Are you comfortable if
9 we approve this that you have the final say so in
10 whether they meet the approved preliminary plan?

11 MR. GRILL: Well, the final PUD plat they
12 submitted would be considered in substantial
13 conformance, but typically Staff wants to have the
14 supporting documents. Mainly the landscape plan,
15 the photometrics, and the elevations that match that
16 plan, and until we have them I certainly am not
17 comfortable moving it forward.

18 COMMISSIONER BELLOW: You mean, subject to
19 this.

20 COMMISSIONER LANENGA: I mean, subject to. Are
21 you willing to approve the final if we say subject
22 to Patrick's approval?

23 MR. GRILL: In this particular instance,
24 because there is some minor changes that were made

1 between the preliminary and final, I would certainly
2 like your input on that, and certainly I would not
3 object to a continuance of this so that they could
4 provide it and you could see it. If it were exactly
5 the same, I wouldn't have a problem, but it's not
6 exactly the same, so --

7 COMMISSIONER JARRETT: Any other questions?
8 Seeing none, I will move on to discussion by
9 Commission members.

10 COMMISSIONER ORLOWSKI: My recommendation would
11 be to continue this until February 14th.

12 COMMISSIONER JACKSON: That's where I'm going
13 too. I agree.

14 COMMISSIONER ORLOWSKI: He said he could have
15 everything put together in the final plan that we
16 can look at in two weeks. That would be good. And
17 that way we look at the whole thing all in one.
18 That would give him proper time to get everything.

19 COMMISSIONER JARRETT: Yeah. In the case of
20 PUDs, the approval is -- those documents are what
21 makes the PUD a PUD, so I think seeing those is
22 important.

23 So could you have documents to Patrick in
24 time for the 14th? Do we want to go with the 14th,

1 and then if we need to continue it again, we can?

2 What's best?

3 MR. MCMAHON: We don't have any problem with
4 the 14th. The changes were minor, just things that
5 communicated to the people on that that do the
6 lighting plan and whatever, so it's just drafting.

7 COMMISSIONER JARRETT: Okay. Thank you.

8 MR. GRILL: I believe they have sufficient time
9 to submit to Staff for review in order to make a
10 recommendation due on the 14th, but always you have
11 the opportunity to continue it further if you aren't
12 comfortable with what's been submitted.

13 COMMISSIONER JARRETT: Or if for some reason
14 the applicant -- I believe that he's ready, but if
15 he's not, a date certain is better.

16 MR. GRILL: Correct.

17 COMMISSIONER JARRETT: All right. Any other
18 comments?

19 (Whereupon, there was no response
20 from the Board.)

21 COMMISSIONER JARRETT: Entertain a motion.

22 COMMISSIONER LANENGA: What's the date?
23 February 17th?

24 MR. GRILL: 14th.

1 COMMISSIONER JARRETT: The 14th.

2 COMMISSIONER JACKSON: I'll make a motion to
3 continue petition PZ-17-0016 to a date of February
4 14th.

5 COMMISSIONER LANENGA: Support.

6 COMMISSIONER ORLOWSKI: I'll second that.

7 COMMISSIONER JARRETT: We have a motion and a
8 second. Any questions or comments on the motion as
9 read?

10 (Whereupon, there was no response
11 from the Board.)

12 COMMISSIONER JARRETT: All right. Roll call.
13 Jackson.

14 COMMISSIONER JACKSON: Yes.

15 COMMISSIONER JARRETT: Orłowski.

16 COMMISSIONER ORLOWSKI: Yes.

17 COMMISSIONER JARRETT: Calvert.

18 COMMISSIONER CALVERT: Yes.

19 COMMISSIONER JARRETT: Bellow.

20 COMMISSIONER BELLOW: Yes.

21 COMMISSIONER JARRETT: Lanenga.

22 COMMISSIONER LANENGA: Yes.

23 COMMISSIONER JARRETT: Romano.

24 COMMISSIONER ROMANO: Yes.

1 COMMISSIONER JARRETT: I too vote yes. With
2 that, the hearing is continued to next month, and
3 we'll see you then.

4 MR. MCMAHON: Thank you.

5 COMMISSIONER JARRETT: Thank you.

6 (Whereupon, the public hearing was
7 concluded.)

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