

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Final Commercial Planned)
Unit Development, Lot) Petition PZ-17-0016
One, Munky Allen's)
Re-subdivision located)
at 5-55 East North)
Avenue.)

PUBLIC HEARING OF THE
PLANNING & ZONING COMMISSION
FEBRUARY 14, 2019
7:30 P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MS. LINDA J. BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

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10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

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1 COMMISSIONER JARRETT: Petition PZ-17-0016,
2 final Commercial Planned Unit Development plan, lot
3 one, Munky Allen's re-subdivision located at 5-55
4 East North Avenue. Petitioner, Richard J. McMahon.
5 I guess we'll start with presentation of the
6 petitioner or with the -- if you want to come up and
7 -- looks like Director Grill is going to come up.

8 MR. GRILL: The petitioner is here this evening
9 should there be any specific questions that need to
10 be addressed. At the meeting in January there were
11 a number of items that didn't coincide with the
12 final PUD plan that they had submitted. You
13 recommended that they go back and make all of their
14 supplemental documents match what the final PUD did.
15 They did resubmit.

16 Staff did notice a couple of comments
17 related to that re-submittal. One being the
18 addition of a sign over one of the canopies. The
19 petitioner since revised that. And, in fact, on the
20 dalias tonight was a revised elevation plan that
21 showed that those signs had been removed from the
22 side of the canopy.

1 Additionally, Staff did get a larger scale
2 copy of the photometric plan and did verify that
3 they did provide all the necessary information.
4 I'll hand this off, and you can pass it down and
5 look at it. Staff finds that the items submitted
6 are in substantial compliance to the approved
7 preliminary plan and would have no objections to the
8 approval of a final PUD plat for lot one, Munky
9 Allen's re-subdivision.

10 With that, I'll turn it back over to the
11 board for any questions.

12 COMMISSIONER JARRETT: All right. Any public
13 participation or questions from the public?

14 All right. Seeing none, we'll move into
15 questions from the Commission. Any questions from
16 the Commission at this time?

17 COMMISSIONER ORLOWSKI: I have none.

18 COMMISSIONER ROMANO: Regarding that plan, with
19 the -- when Midas is not in the picture anymore, is
20 that lot going to be sold separately? You know,
21 Midas was going to move to the inside. Now Midas is
22 not going. Is that just going to become parking?

1 MR. GRILL: No. That still will remain a
2 developable lot, and I believe that the petitioner
3 is actively seeking a user for that lot.

4 COMMISSIONER ROMANO: Okay. Thanks.

5 MR. GRILL: Am I speaking out of turn?

6 MR. MCMAHON: No. You're correct.

7 MR. GRILL: And then when they do finally get
8 somebody, they will have to come back before us for
9 a final plat for lot two of re-subdivision.

10 COMMISSIONER JARRETT: Any other questions?
11 All right. Seeing none, we will -- any closing
12 comments by the petitioner at this time? No? Okay.
13 Thank you. We will close the public hearing and
14 move to discussion by Commission members.

15 COMMISSIONER ORLOWSKI: I've looked at
16 everything they've turned in. I think he's got more
17 than what I asked for. Everything is all -- it's
18 all here. It's all on. That was my first question
19 when you turned in the last time is where is the
20 rest of it. So now everything is here. I like it.
21 Looks nice.

22 COMMISSIONER JARRETT: All right. If there are

1 no additional comments, and I hear none, then I
2 would entertain a motion.

3 COMMISSIONER LANENGA: What would the motion
4 be, Jason? To approve the final?

5 COMMISSIONER JARRETT: Yeah. It would be to
6 approve or recommend approval or --

7 MR. GRILL: Would you like Staff to give a
8 recommendation for what that motion might be?

9 COMMISSIONER LANENGA: I've been looking for
10 it.

11 MR. GRILL: It would be a motion to recommend
12 approval of PZ-17-0016, final PUD plat for lot one,
13 Munky Allen's re-subdivision for Bucky's, subject to
14 the final PUD plat prepared by Marchese & Sons, the
15 13-page signed plan prepared by Omaha Neon Sign
16 Company, as included in the Staff report, the
17 elevation plan prepared by Robert W. Engel &
18 Associates Architects listed as sheet A2.1 with a
19 revision date of February 7th, 2019, the photometric
20 plans prepared by LSI with a revision date January
21 23rd, 2019, and the landscape plan prepared by
22 McCall & Associates, sheet L1.0, with a revision

1 date of January 8th, 2019.

2 COMMISSIONER LANENGA: Since she's written
3 everything down, I could say so moved.

4 COMMISSIONER JARRETT: We have a motion. Is
5 there a second?

6 COMMISSIONER ORLOWSKI: I'll second that.

7 COMMISSIONER JARRETT: Any questions or
8 comments on the motion as read?

9 All right. Hearing none, roll call vote.
10 Calvert.

11 COMMISSIONER CALVERT: Yes.

12 COMMISSIONER JARRETT: Orłowski.

13 COMMISSIONER ORLOWSKI: Yes.

14 COMMISSIONER JARRETT: Bellow.

15 COMMISSIONER BELLOW: Yes.

16 COMMISSIONER JARRETT: Lanenga.

17 COMMISSIONER LANENGA: Yes.

18 COMMISSIONER JARRETT: Romano.

19 COMMISSIONER ROMANO: Yes.

20 COMMISSIONER JARRETT: And I too vote yes.

21 With that, the recommendation will pass to the
22 Village Board. They can accept, reject, or modify

1 the recommendation as they see fit. Thank you for
2 your time, and good luck.

3 MR. MCMAHON: Thank you very much.

4 (Whereupon, the public hearing was
5 concluded.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
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5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

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19 Mary Faillo

MARY FAILLO, CSR, RPR



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<p style="text-align: center;">A</p> <p>A2.1 6:18 above-entitled 9:12 accept 7:22 actively 5:3 addition 3:18 additional 6:1 Additionally 4:1 addressed 3:10 Allen's 1:5 3:3 4:9 6:13 anymore 4:19 approval 4:8 6:6 6:12 approve 6:4,6 approved 4:6 Architects 6:18 Ardmore 1:18 asked 5:17 Associates 6:18 6:22 Avenue 1:6,18 3:4</p> <hr/> <p style="text-align: center;">B</p> <p>back 3:13 4:10 5:8 believe 5:2 Bellow 2:5 7:14 7:15 board 2:1 4:11 7:22 Bucky's 6:13</p> <hr/> <p style="text-align: center;">C</p> <p>C.S.R 1:20 9:5 call 7:9 Calvert 2:4 7:10 7:11 canopies 3:18 canopy 3:22 cause 9:12 certify 9:7</p>	<p>close 5:13 closing 5:11 coincide 3:11 come 3:6,7 5:8 comments 3:16 5:12 6:1 7:8 Commercial 1:4 3:2 Commission 1:1 1:9,16 4:15,16 5:14 9:9 COMMISSIO... 3:1 4:12,17,18 5:4,10,15,22 6:3,5,9 7:2,4,6 7:7,11,12,13 7:14,15,16,17 7:18,19,20 Community 2:11 Company 6:16 complete 9:14 compliance 4:6 concluded 8:5 conditions 9:10 copy 4:2 correct 5:6 9:13 County 9:2,6,10 couple 3:16 Court 9:10 CSR 9:19</p> <hr/> <p style="text-align: center;">D</p> <p>daias 3:20 date 6:19,20 7:1 developable 5:2 Development 1:4 2:11 3:2 Director 2:11 3:7 discussion 5:14 documents 3:14 DOMINICK 2:7 Du 9:2,7</p>	<p>duly 9:6</p> <hr/> <p style="text-align: center;">E</p> <p>E 1:20 East 1:6 3:4 elevation 3:20 6:17 Engel 6:17 entertain 6:2 entire 9:14 evening 3:8</p> <hr/> <p style="text-align: center;">F</p> <p>fact 3:19 FAILLO 1:20 9:5,19 February 1:9 6:19 final 1:4 3:2,12 3:14 4:8 5:9 6:4,12,14 finally 5:7 finds 4:5 first 5:18 fit 8:1 foregoing 9:13 forth 9:15</p> <hr/> <p style="text-align: center;">G</p> <p>give 6:7 go 3:13 going 3:7 4:20 4:21,22,22 good 8:2 Grill 2:11 3:7,8 5:1,5,7 6:7,11 guess 3:5</p> <hr/> <p style="text-align: center;">H</p> <p>Hall 1:16 hand 4:4 hear 6:1 hearing 1:8 5:13 7:9 8:4 9:12 hereinabove</p>	<p>9:15</p> <hr/> <p style="text-align: center;">I</p> <p>Illinois 1:18,22 9:1,6 included 6:16 information 4:3 inside 4:21 items 3:11 4:5</p> <hr/> <p style="text-align: center;">J</p> <p>J 2:5 3:4 JACK 2:6 January 3:10 6:20 7:1 JARRETT 2:2 3:1 4:12 5:10 5:22 6:5 7:4,7 7:12,14,16,18 7:20 Jason 2:2 6:4</p> <hr/> <p style="text-align: center;">K</p> <p>know 4:20</p> <hr/> <p style="text-align: center;">L</p> <p>L1.0 6:22 landscape 6:21 Lanenga 2:6 6:3 6:9 7:2,16,17 larger 4:1 LARRY 2:4 LINDA 2:5 listed 6:18 located 1:5 3:3 look 4:5 looked 5:15 looking 6:9 looks 3:7 5:21 lot 1:4 3:2 4:8,20 5:2,3,9 6:12 LSI 6:20 luck 8:2</p> <hr/> <p style="text-align: center;">M</p>	<p>Marchese 6:14 MARY 1:20 9:5 9:19 match 3:14 MATTER 1:3 McCall 6:22 McMahon 3:4 5:6 8:3 meeting 3:10 members 2:1 5:14 Midas 4:19,21 4:21 MIKE 2:3 modify 7:22 motion 6:2,3,8 6:11 7:4,8 move 4:14,21 5:14 moved 7:3 Munky 1:5 3:3 4:8 6:13</p> <hr/> <p style="text-align: center;">N</p> <p>necessary 4:3 need 3:9 Neon 6:15 nice 5:21 North 1:6 3:4 notice 3:16 number 3:11</p> <hr/> <p style="text-align: center;">O</p> <p>objections 4:7 Okay 5:4,12 Omaha 6:15 Orlowski 2:3 4:17 5:15 7:6 7:12,13</p> <hr/> <p style="text-align: center;">P</p> <p>P.M 1:10 Page 9:2,7 Park 1:1,14,16 1:18 9:8</p>
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<p>parking 4:22 participation 4:13 pass 4:4 7:21 PATRICK 2:11 Petition 1:4 3:1 petitioner 3:4,6 3:8,19 5:2,12 photometric 4:2 6:19 picture 4:19 place 9:15 plan 3:2,12,20 4:2,7,18 6:15 6:17,21 Planned 1:4 3:2 PLANNING 1:1 1:9,14 9:8 plans 6:20 plat 4:8 5:9 6:12 6:14 preliminary 4:7 prepared 6:14 6:15,17,20,21 PRESENT 2:1 2:10 presentation 3:5 proceedings 1:13 9:11 provide 4:3 public 1:8 4:12 4:13 5:13 8:4 9:12 PUD 3:12,14 4:8 6:12,14 PZ-17-0016 1:4 3:1 6:12</p> <hr/> <p style="text-align: center;">Q</p> <p>qualified 1:20 9:6 question 5:18 questions 3:9 4:11,13,15,15</p>	<p>5:10 7:7</p> <hr/> <p style="text-align: center;">R</p> <p>re-subdivision 1:5 3:3 4:9 5:9 6:13 re-submittal 3:17 read 7:8 recommend 6:6 6:11 recommendati... 6:8 7:21 8:1 recommended 3:13 Regarding 4:18 reject 7:22 related 3:17 remain 5:1 removed 3:21 report 6:16 9:14 reported 9:10 Reporters 9:10 request 9:7 rest 5:20 resubmit 3:15 revised 3:19,20 revision 6:19,20 6:22 Richard 3:4 right 4:12,14 5:11,22 7:9 Robert 6:17 roll 7:9 Romano 2:7 4:18 5:4 7:18 7:19 RPR 9:19</p> <hr/> <p style="text-align: center;">S</p> <p>scale 4:1 second 7:5,6 see 8:1 Seeing 4:14 5:11</p>	<p>seeking 5:3 separately 4:20 set 9:15 sheet 6:18,22 shorthand 9:11 showed 3:21 side 3:22 sign 3:18 6:15 signed 6:15 signs 3:21 sold 4:20 somebody 5:8 Sons 6:14 South 1:18 speaking 5:5 specific 3:9 SS 9:1 Staff 3:16 4:1,5 6:7,16 start 3:5 State 1:20 9:1,6 subject 6:13 9:9 submitted 3:12 4:5 substantial 4:6 supplemental 3:14</p> <hr/> <p style="text-align: center;">T</p> <p>taken 1:13,16 9:11,14 terms 9:9 testimony 1:13 9:11,14 Thank 5:13 8:1 8:3 Thanks 5:4 think 5:16 time 4:16 5:12 5:19 8:2 9:15 tonight 3:20 transcript 9:13 true 9:13 turn 4:10 5:5</p>	<p>turned 5:16,19 two 5:9</p> <hr/> <p style="text-align: center;">U</p> <p>Unit 1:4 3:2 user 5:3 usual 9:9</p> <hr/> <p style="text-align: center;">V</p> <p>verify 4:2 Villa 1:1,14,16 1:18 9:8 Village 1:1,14 1:16 7:22 9:8 vote 7:9,20</p> <hr/> <p style="text-align: center;">W</p> <p>W 6:17 want 3:6 we'll 3:5 4:14 written 7:2</p> <hr/> <p style="text-align: center;">X</p> <hr/> <p style="text-align: center;">Y</p> <p>Yeah 6:5</p> <hr/> <p style="text-align: center;">Z</p> <p>ZONING 1:1,9 1:14 9:8</p> <hr/> <p style="text-align: center;">0</p> <p>084-004565 9:5</p> <hr/> <p style="text-align: center;">1</p> <p>13-page 6:15 14 1:9</p> <hr/> <p style="text-align: center;">2</p> <p>20 1:16 2019 1:9 6:19,21 7:1 23rd 6:21</p> <hr/> <p style="text-align: center;">3</p>	<hr/> <p style="text-align: center;">4</p> <hr/> <p style="text-align: center;">5</p> <p>5-55 1:6 3:3</p> <hr/> <p style="text-align: center;">6</p> <hr/> <p style="text-align: center;">7</p> <p>7:30 1:10 7th 6:19</p> <hr/> <p style="text-align: center;">8</p> <p>8th 7:1</p>
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VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:)
)
Rezoning and Annexation) Petition PZ-18-0010
of property located at)
17W411 Manor Lane.)

PUBLIC HEARING OF THE
PLANNING & ZONING COMMISSION

FEBRUARY 14, 2019

7:30 P.M.

PROCEEDINGS HAD and testimony taken before
the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, taken at Villa Park Village Hall, 20
South Ardmore Avenue, Villa Park, Illinois, before
MARY E. FAILLO, C.S.R., qualified in the State of
Illinois.

1 BOARD MEMBERS PRESENT:

2 MR. JASON JARRETT

3 MR. MIKE ORLOWSKI

4 MR. LARRY CALVERT

5 MS. LINDA J. BELLOW

6 MR. JACK LANENGA

7 MR. DOMINICK ROMANO

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10 ALSO PRESENT:

11 MR. PATRICK GRILL, Director of Community
Development

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1 COMMISSIONER JARRETT: So we'll move on to the
2 next agenda item, which is continued petition
3 PZ-18-0010, rezoning and annexation of property
4 located at 17W411 Manor Lane. Petitioner, Manor
5 Lane, L.L.C.

6 First is presentation of petitioner. If
7 you want to come up and -- is there anything you
8 want to say at this time? If you want to start from
9 scratch, or if you want to just fill us in on what's
10 happened, it's up to you. It's your time.

11 Were you sworn in at the last meeting?

12 MR. BIANCO: I think so, but if I need to --

13 COMMISSIONER JARRETT: Okay.

14 (Whereupon, the petitioner was sworn
15 in under oath.)

16 MR. BIANCO: My name is Rich Bianco. I'm one
17 of the partners in Manor Lane, L.L.C. We were
18 before you at the December meeting to request
19 rezoning, and I think you were looking for more
20 information. Hopefully everybody has had a chance
21 to review the landscape design, the building
22 elevations, the lighting study, photometrics, and

1 the storm water detention calculations. I know --
2 well, I'm not sure if they're as complete as you
3 want them to be. We plan on complying with any of
4 the Village Ordinances through the building permit
5 process.

6 We'd like to build a prairie style
7 building using earth tones. A lot of natural light
8 is important to us as we spend more time in that
9 building than we do at home. Obviously,
10 landscaping. The property will have grass. We're
11 going to be occupying that building, and we want to
12 make a nicer building. And I guess I'm going to
13 stop there, because I'm going to keep it about
14 zoning. So thanks.

15 COMMISSIONER JARRETT: All right. Thank you.
16 All right. Staff input. Patrick, do you have
17 anything to add?

18 MR. GRILL: You know, Staff reviewed what the
19 petitioner submitted according to our adopted zoning
20 code, and I noticed those inconsistencies in my
21 Staff memo. You know, related to the landscape
22 plan, there is insufficient landscape along the west

1 boundary relative to ornamental trees, and then of
2 course with screening the parking lot from the
3 public rights-of-way were insufficient according to
4 what the code requires.

5 Additionally, there was additional
6 screening that would need to be provided for the
7 storage area on the west side of the building also.
8 And then with relation to the photometric plan,
9 there weren't any information on the heights of
10 poles that the lights were going to be placed upon.
11 And, additionally, the light measurement
12 calculations were only for the parking lot, and our
13 code requires that those light measurements be over
14 the entire property, and, in fact, go five feet
15 beyond the property, if able.

16 Additionally, the elevation plans were
17 submitted, but they weren't a cut of rendering, so
18 you don't know exactly what color the building is
19 going to be. Although, the petitioner did just
20 mention that they're going to be earth tone colors,
21 and I believe that would be a good color scheme, you
22 know, for that building at that location. And then

1 the engineering that the petitioner talked about,
2 Staff did look at that, and depth of that detention
3 pond is going to be about four feet.

4 So, with that, I'll open it up to the
5 Commission for any questions.

6 COMMISSIONER JARRETT: All right. Thank you.
7 All right. Any public participation or questions?
8 Anyone at all? This would be your opportunity.

9 MS. SCHMIDT: Although, we're not supposed to
10 repeat anything; correct?

11 COMMISSIONER JARRETT: If you've got anything
12 new to add, please do. If you've spoken already,
13 then, you know, I think -- take the time, if you
14 need it.

15 MS. SCHMIDT: All right. I've been sworn in.
16 My only concern is the congestion.

17 COMMISSIONER JARRETT: State your name for the
18 record.

19 MS. SCHMIDT: Tammy Schmidt, 17W445 Manor.

20 COMMISSIONER JARRETT: Thank you.

21 MS. SCHMIDT: Villa Park, Illinois. My only
22 concern is we already have five companies in between

1 the tracks, not counting the probably 40 buses, and
2 then we have their company, four companies being run
3 out of 600 Villa Avenue, which is probably 40 dump
4 trucks, at least, and a few semis. The congestion
5 already there is horrible. We've got the buses, the
6 dump trucks, the four other businesses at his site,
7 and the four other businesses in between the tracks.
8 I've never seen so much congestion in the 25 years
9 I've lived off of Villa Avenue. Thank you.

10 COMMISSIONER JARRETT: Thank you. Anyone else
11 from the public wishing to speak at this time?
12 Please, go ahead. I know you were sworn in before.
13 Just state your name so she has it, please, and your
14 address.

15 MR. OSING: Jon Osing, 644 North Villa Avenue,
16 Villa Park. One thing that I believe was mentioned
17 in the new updated plan is the lighting situation,
18 and I just want to call attention to our concern on
19 the north side of Manor that the lighting is
20 currently disruptive in our house, and we're very
21 concerned that that gets the attention that it
22 needs. We don't believe that it is currently to

1 code, from what I understand, and they're interested
2 in making sure that any new additions are within
3 code, and ideally some sort of check is put in place
4 that will allow for either some type of screening or
5 some type of bringing the light level down so that
6 it's not brought closer to our house.

7 COMMISSIONER JARRETT: All right. Thank you.
8 All right. Anyone else from the public wishing to
9 speak?

10 All right. So seeing no one, we'll move
11 to questions from the Commission.

12 COMMISSIONER LANENGA: Sir, when you talk about
13 light infiltration, is that from the property now?

14 MR. OSING: Yes.

15 COMMISSIONER LANENGA: This has nothing to do
16 with what we're talking about today.

17 MR. OSING: I would say that if it's the same
18 -- I can't differentiate who's doing what, and I
19 have to believe that it's not accidental, that --
20 like if you're responsible for that property, you're
21 responsible for it, and if there's a plan to move
22 lights closer to my house, I would very much like to

1 make sure that those don't just increase the light
2 pollution already there.

3 COMMISSIONER JARRETT: I would say that it's my
4 guess that whatever light's there was probably put
5 up before we had a lighting ordinance at all, which
6 is fairly recent. It came about in my time here, so
7 less than 10 years. Any new development, there's a
8 lighting ordinance that they have to meet. And is
9 it zero at the property line? What is -- what are
10 we allowed at the property line, Patrick?

11 MR. GRILL: When it's adjacent to residential,
12 it's zero. Zero foot candles at the property line.

13 COMMISSIONER JARRETT: Right. Now, does that
14 go with the property to the north and west, or
15 unincorporated is the same --

16 MR. GRILL: It's still residential.

17 COMMISSIONER JARRETT: That's the way we look
18 at it.

19 MR. GRILL: Yes.

20 COMMISSIONER JARRETT: So then technically, by
21 code, their design can't allow light to spill off of
22 their property at all to the north or the west.

1 COMMISSIONER ORLOWSKI: Correct.

2 MS. SCHMIDT: That's for all of them? All
3 buildings?

4 COMMISSIONER JARRETT: New buildings. Because
5 old development is grandfathered. We don't go back.
6 Just like we don't go to somebody's house and say,
7 you've got a bathroom that was put in your basement
8 in the 1940s, and it's not to code, so it's got to
9 be pulled out. We don't do it with commercial
10 developments or --

11 MS. SCHMIDT: All right. My only issue was in
12 prior years there was a shield over the lights. Now
13 there's not, and the lights are a lot brighter, and
14 my back door and my yard is lit up.

15 COMMISSIONER JARRETT: Okay. Now that could be
16 a maintenance issue then that you might want to
17 bring to Staff's attention. We up here, there's
18 nothing we can do. That's enforcement.

19 MS. SCHMIDT: Okay. I'm asking.

20 MR. GRILL: I have already brought that issue
21 to the petitioner. I'm giving him some time to
22 address it. If he doesn't address it, he will get a

1 ticket.

2 COMMISSIONER JARRETT: Okay. Thank you.

3 MS. SCHMIDT: Thank you.

4 COMMISSIONER JARRETT: That's what we like to
5 hear.

6 COMMISSIONER LANENGA: Could you refresh my
7 memory on the anticipated usage of the two 14-foot
8 doors off of Manor?

9 MR. BIANCO: You're talking about the overhead
10 doors?

11 COMMISSIONER LANENGA: Yes.

12 MR. BIANCO: They would be for small
13 deliveries, a pickup truck. Yeah.

14 COMMISSIONER LANENGA: You don't anticipate
15 large shipments of lumber coming in off of semis and
16 backing down off of Manor Lane or anything like
17 that?

18 MR. BIANCO: Not lumber, but occasionally we do
19 get a semi truck for whatever, a half hour to
20 unload, depending on how things are shipped. It
21 wouldn't be pulled into the building. The overhead
22 doors are just, again, pull a pickup truck in.

1 MS. SCHMIDT: So will this semi truck be
2 blocking the street?

3 MR. BIANCO: No. It would be in our driveway.

4 COMMISSIONER CALVERT: How would it get there?

5 COMMISSIONER JARRETT: I was about to ask the
6 same question, because semis aren't allowed on Manor
7 Lane, right?

8 MR. GRILL: No.

9 COMMISSIONER JARRETT: I mean, I wouldn't want
10 to be the driver that had to negotiate that parking
11 lot. They can do it though.

12 MR. BIANCO: Well, right now we do get semi
13 truck deliveries. Again, not very frequently, but
14 -- it depends on how things are sent, and obviously
15 they could have a smaller truck. If it's not going
16 to work, it's not going to work, so --

17 COMMISSIONER ORLOWSKI: Patrick, can we
18 recommend on the west exit, that would be the north
19 exit onto Manor Lane, no truck exit signs at that
20 exit seeing that trucks are not allowed to be on
21 Manor Lane, and you have an exit from the parking
22 lot there? That way trucks don't get caught going

1 down Manor Lane.

2 MR. GRILL: Without benefit of a traffic study
3 I am somewhat loathe to say, oh, yeah, we can do
4 that, but I don't think that that would be an
5 inappropriate recommendation to make.

6 COMMISSIONER ORLOWSKI: Okay. I mean, because
7 I already know we've got no truck traffic posted
8 down there already.

9 MR. GRILL: The part that is controlled by the
10 Village, yes.

11 COMMISSIONER ORLOWSKI: Right.

12 COMMISSIONER LANENGA: And it's right by the
13 entrance. It's like 25, 35 feet from Villa, so --

14 COMMISSIONER JARRETT: Your house is
15 immediately adjacent to the west, right, or is there
16 space between the property and your house? I can't
17 remember.

18 MS. SCHMIDT: No. My house butts up to the old
19 Hines Lumber yard, and we butt up to this new
20 property, new building, which we didn't even know
21 the layout of until now. Because you're saying the
22 main entrance is going to be off of Manor instead of

1 Villa.

2 COMMISSIONER JARRETT: There's two entrances.

3 COMMISSIONER ORLOWSKI: There's two. I just
4 want to make sure that we're covered on the Manor
5 Lane seeing that that's a concern of -- I mean, it's
6 been a concern of residents for the last five
7 meetings.

8 COMMISSIONER JARRETT: Yeah. It's not
9 something you necessarily want to make worse. Is
10 there a reason that you're choosing not to do
11 perimeter landscaping around the perimeter of this
12 building?

13 MR. BIANCO: This is preliminary -- I mean,
14 that's very negotiable. We didn't go that far into
15 the landscape design. If we needed perimeter
16 landscaping, we could do it.

17 COMMISSIONER JARRETT: So the issue with a
18 planned development is what we approve up here -- go
19 ahead.

20 MR. GRILL: This is not a planned development.

21 COMMISSIONER JARRETT: It's not a planned
22 development. It's a rezoning. Correct.

1 MR. GRILL: Correct. But you're still subject
2 to landscape requirements and photometrics.

3 COMMISSIONER JARRETT: I had forgotten that.
4 So I'm just going to say, we can't approve this
5 without those things meeting code or them requesting
6 variations; correct? Or am I wrong?

7 MR. GRILL: Well, I've not heard that the
8 developer is requesting any variations, and it would
9 be Staff's opinion that they be held to the strict
10 requirements of the code. Now, that doesn't
11 necessarily require that they have to come back to
12 you. They'd have to meet code, and we should be
13 satisfied that the zoning code has the requirements
14 in there that we're all satisfied with.

15 COMMISSIONER JARRETT: Okay.

16 COMMISSIONER BELLOW: So we can make this
17 approval subject to them meeting the items that
18 we've shown as deficiencies.

19 MR. GRILL: Right. I mean, in my opinion the
20 only real need to do anything else was if you were
21 willing to grant them some sort of leniency in terms
22 of what the code would require that they must meet

1 to get a building permit.

2 COMMISSIONER JARRETT: Right. And I apologize
3 for that. We've had so many PUDs recently that I
4 was thinking of this as one. So that means the
5 items on here that Patrick has addressed aside --
6 for example, one issue just on the photometric that
7 I'm looking at, on the west edge of the parking lot,
8 which is as far west as they go, they're showing
9 basically three foot candles.

10 MR. GRILL: I don't believe that they would
11 have --

12 COMMISSIONER JARRETT: 30 feet from her house.

13 MR. GRILL: -- any problem meeting the
14 requirements of the photometrics. It's just that
15 the code requires that you submit a photometric plan
16 that has the foot candle measurement throughout the
17 property and five feet onto the adjacent properties,
18 and this one doesn't. That's all.

19 COMMISSIONER JARRETT: Right. No. I
20 understand that, but that was what I was looking as
21 a planned development where we would decide today.

22 MR. GRILL: Right.

1 COMMISSIONER JARRETT: I guess my point is
2 there were issues that you've raised that I'm
3 thinking we have to remedy tonight, but the code
4 will remedy those.

5 MR. GRILL: Correct. That would be Staff's
6 opinion.

7 COMMISSIONER JARRETT: Yeah. That helps.

8 COMMISSIONER CALVERT: A couple of months ago I
9 think you mentioned that the master plan is going to
10 be revised. Would this area be included in that
11 master plan revision?

12 MR. GRILL: What I indicated was that Staff had
13 submitted a grant to have the comprehensive plan
14 redone. We're still waiting to hear back from CMAP
15 as to whether or not they're going to fund our grant
16 request, but every property in the Village of Villa
17 Park and any property that the Village deems could
18 be in the Village -- in Villa Park at some point in
19 the future, usually within the next 10 years, would
20 also be shown on that comprehensive plan.

21 COMMISSIONER JARRETT: This area, including the
22 unincorporated area --

1 MR. GRILL: It was in the 2009 plan, yeah.

2 COMMISSIONER CALVERT: Why is it necessary that
3 there's this area to the west of the building that's
4 surrounded by a fence and a rolling gate? Why is
5 that necessary?

6 MR. GRILL: I think that would be a good
7 question for the petitioner.

8 MR. BIANCO: It's an outside lot surrounded by
9 the fence so that it's not unsightly. We don't -- I
10 mean, there's going to be cars parked back there,
11 work trucks.

12 MR. FOREST: Our employees who work in the shop
13 park in that area from time to time to work in the
14 shop and then go.

15 COMMISSIONER LANENGA: And you plan on changing
16 that chain link fence to something solid?

17 MR. BIANCO: No. I thought that the chain link
18 fence was required. In the past we started with a
19 chain link fence and were told it had to be a wood
20 fence. We've remodeled the fence multiple times to
21 try to comply with the codes. We'll do -- I'm
22 sorry. Again, I thought this was more of a zoning

1 meeting. We will -- it's our intention to satisfy
2 your codes, and your Staff seems to -- well, yeah.

3 MR. FOREST: The west side is supposed to be a
4 wood fence. A six foot wood fence per code. So the
5 west side is going to have a wood fence. The north
6 side, which faces Manor that goes along that, is
7 going to have a wood fence, because it's residential
8 across the street. Then when it returns it will
9 have a wood fence all the way up to the sliding
10 gate.

11 COMMISSIONER LANENGA: At the risk of beating a
12 dead horse, 14 foot door. You must see some other
13 use besides pickup trucks and fork lifts.

14 MR. FOREST: You could get a box truck in
15 there. You want to be able to get something back
16 into the thing to unload or pick up. It's just --
17 it makes common sense. If you're going to put a
18 door in, you might as well put a door in that can
19 accept anything that may happen.

20 MR. BIANCO: It's a 19 foot tall building. I
21 mean -- yeah.

22 COMMISSIONER LANENGA: I'm just concerned about

1 the evolution around Manor Lane. You've got a 14
2 foot door that does open. That's all.

3 MR. BIANCO: Honestly, we have more garbage
4 trucks picking up our garbage in our yard than we do
5 any other kind of trucks in our parking lot right
6 now. Obviously our business could change, but, you
7 know, we take deliveries of fire extinguishers and
8 marker boards. It's nothing that -- for the most
9 part, nothing --

10 COMMISSIONER LANENGA: We're not going to have
11 trucks on Manor Lane at 5:00 in the morning waiting
12 for the shop to open kind of stuff.

13 MR. BIANCO: No. That hasn't happened in the
14 last 15 years, so --

15 COMMISSIONER LANENGA: Thank you.

16 COMMISSIONER ORLOWSKI: I'm going to bring this
17 up, just because somebody brought up the gate.
18 You're possibly going to have trucks and stuff
19 parked back there. Now, I know our first meeting
20 that we had you said you weren't going to have any
21 vehicles parked outside whatsoever.

22 MR. BIANCO: I'm sorry. During the day while

1 people are working, I don't know --

2 MR. FOREST: A superintendent comes in, a
3 foreman comes in. They're going to park the truck
4 in the back to get stuff out of the shop and go on
5 his way.

6 COMMISSIONER CALVERT: Yeah. But you've got a
7 lot of parking right here in front, and you've got
8 two dock doors right here by the side. So you have
9 a total of three dock doors.

10 Well, I don't think we're beating a dead
11 horse at all with this Manor Lane thing, because
12 there are no trucks allowed on Manor Lane, and no
13 matter what your intended use is right now, this is
14 forever once it's built. So you vacate the
15 building. This all stays just the way it is.

16 I've made three site trips over there, and
17 every time I've been over there I've come face to
18 face with a large truck on Manor. And calling the
19 authorities is --

20 MS. SCHMIDT: -- is a joke.

21 COMMISSIONER CALVERT: Exactly.

22 MR. BIANCO: Oh, we don't own any large trucks.

1 We have a pickup truck and two vans, so I'm not
2 sure, you know -- we don't intend to be -- well,
3 that's what we own. They're somebody else's trucks
4 if you're running into trucks on Manor Lane.

5 MR. OSING: Apologies. Isn't that a little bit
6 of wilful ignorance though? Because we all know
7 that there are many trucks in the area, and if
8 there's plans that brings gates and access points,
9 that can only mean extra trucks, and while the
10 trucks that you share the property with may not
11 belong to you, you are entirely aware that they're
12 there, and you're also aware that the plan invites
13 more truck traffic in, and those parts are in
14 dispute, and to say that while you don't own those
15 trucks, you are very clear where they're coming
16 from, and to invite more traffic in really is kind
17 of the heart of the entire concern as far as -- like
18 for me as a property owner, you know, obviously the
19 traffic in the area is really tough, and inviting
20 more in when you have the opportunity to manage it
21 does not seem like the best course of action. It
22 seems like to say we're not going to bring more

1 trucks in but we're preparing in case more trucks
2 want to come in is kind of what it sounds like.

3 COMMISSIONER JARRETT: All right. Any other
4 questions?

5 COMMISSIONER ORLOWSKI: Can we look to have the
6 entrance and exit on Manor Lane taken out? I mean,
7 that's a business exiting into a residential area.
8 Most of the parking that you've supplied for -- if
9 you want to say -- I don't know what type of
10 business you got, so I'm -- I mean, customer parking
11 or whatever is all coming off right there at Manor
12 Lane, so all the screening that I see and landscaped
13 area is actually to the adjacent property on the --
14 let's see. That would be the south side. And to
15 me, I think that should be flipped to where the
16 screening and everything would be on the Manor Lane
17 side, and all your parking and everything else away.
18 You'd want to take that away from the residential
19 area. I mean, that way you can have them come off
20 Villa Avenue and go right into the parking areas
21 instead of going down Manor Lane, if they miss the
22 Villa Avenue.

1 MR. BIANCO: Are we supposed to respond or --

2 COMMISSIONER ORLOWSKI: No. You can respond.

3 COMMISSIONER JARRETT: That's a question. Go
4 ahead.

5 MR. BIANCO: I mean, when everything was
6 designed with the water drainage, it seemed logical
7 the way that we laid it out, but we could look at
8 that. But, I mean, again, go down Manor Lane. At
9 the end of the houses you've got a self storage
10 area, you've got a concrete contractor, you've got
11 multiple businesses, you know, 200 yards away. I
12 understand what you're saying, and we don't intend
13 to be driving trucks on Manor Lane. It's not
14 allowed.

15 If we can't have entrances off of Manor
16 Lane, I suppose we could consider that, but when we
17 laid things out, that was part of the design, part
18 of the flow.

19 COMMISSIONER ORLOWSKI: Okay. I'll put this
20 out here. You were at the last meeting that we had;
21 correct?

22 MR. BIANCO: Yes.

1 COMMISSIONER ORLOWSKI: And did you hear any of
2 the residents' concerns when you were here?

3 MR. BIANCO: I did. And, again, I thought we
4 were talking -- I didn't want to -- this is a zoning
5 meeting talking about the new piece of property on
6 Manor Lane, and I didn't really want to get dragged
7 into the dirt about some of the tenants we may have
8 had in the past.

9 COMMISSIONER ORLOWSKI: Well, no. I'm not
10 talking about that.

11 MR. BIANCO: We are business people. We are
12 rule followers. We've had a few tenants that are
13 bad apples. We've tried to get rid of them, but
14 obviously you can't kick somebody out after, you
15 know, they've signed a lease.

16 COMMISSIONER ORLOWSKI: No. My concern is the
17 screening towards the west side and screening
18 towards the north side. I mean, with all the
19 questions and concerns that have been brought up by
20 the residents that live in that area, I mean, those
21 -- to me, if I was in your shoes, those would be the
22 things that I would be addressing.

1 MR. BIANCO: If you're talking about
2 landscaping and more trees and -- you know, we have
3 no problem adding those. I just didn't think that
4 this was the appropriate -- I thought we were
5 talking about whether we wanted this piece -- this
6 piece of property could go into Villa Park and be an
7 industrial/light industrial piece of property. If
8 we're talking much more in depth about landscaping,
9 I guess we could get input from Village Staff as to
10 how we need to rearrange the landscaping. You know,
11 you asked for a basic landscaping design, or maybe
12 you didn't. Maybe I just misinterpreted what you
13 needed. I didn't think we were at that point yet.

14 When we were applying for a permit I
15 thought that -- you know, we want to build a nice
16 building. We want landscaping. Like I said, we
17 spend a lot of time there. This isn't going to be
18 the same usage as our existing building. We're
19 trying to upgrade. We're trying to build something
20 nicer.

21 COMMISSIONER ORLOWSKI: No. I understanding
22 that, and to me, yes, this would be the meeting that

1 you would bring everything to us, and show what you
2 want to do with it, and make it look nice, and take
3 it to where we're going to please the residents or
4 try to make them as happy as we can.

5 We're bringing change, so with the change
6 we've got it make sure that whenever we do that,
7 everybody can still reside in the same area and be
8 peaceful.

9 MR. BIANCO: And I'm breaking my rules. I did
10 a lot of work here, but 20 something years ago we
11 tried to do this same thing with a piece of property
12 a block away, and we spent a lot of money trying to
13 get everything approved, much nicer presentation
14 than we have right now, and everybody was on our
15 side, and then it failed at the last minute. So if
16 we need to give you a better landscape design right
17 now, we will. I just didn't think we were at that
18 stage yet, and I didn't want to spend money going
19 down that road if it wasn't -- if this wasn't the
20 appropriate forum for it.

21 COMMISSIONER ORLOWSKI: Okay. I mean, me
22 personally, I'm looking at everything, trying to

1 make sure -- because I'm on the Planning & Zoning
2 Commission board, and I've got to make sure that the
3 residents that have spoke up, what their issues are
4 is that we come as close together as a group to try
5 to calm the waters and make things presentable to
6 where it will take care of everybody. I mean, does
7 that make sense?

8 MR. BIANCO: Yes.

9 COMMISSIONER ORLOWSKI: Okay.

10 COMMISSIONER ROMANO: To jump in again though,
11 I mean, we're charged with the annexation part of
12 this, and per what Staff has said, even if things
13 don't hit requirements today, they still have to
14 before anything it built; correct?

15 MR. GRILL: Correct.

16 COMMISSIONER ROMANO: So this is not
17 necessarily a dotting of the Is on landscape design.
18 This is do we want this business, this land to be
19 incorporated into Villa Park. And the one thing I
20 would ask, is there anything against code with the
21 business having a driveway emptying out into a
22 residential street like this?

1 MR. GRILL: No.

2 COMMISSIONER ROMANO: Okay.

3 MR. GRILL: What I will say is as an
4 annexation, that does grant you some latitude in
5 terms of how this business is going to operate, and
6 certainly if you have concerns, now is the time to
7 bring those concerns up to see if there is a way to
8 mitigate those concerns now as opposed to just
9 saying, well, so long as you just, you know, conform
10 to, you know, the code, you know, that's all we can
11 do, but where there are issues or perceived issues,
12 I think you have an obligation as a Planning &
13 Zoning Commission to do everything that you can do
14 to try to mitigate those concerns.

15 COMMISSIONER JARRETT: Right. To Patrick's
16 point, there are two things to play here. We have
17 an annexation, and we have a request to rezoning to
18 -- an in-zoning to something that was zoned
19 residential in the County that's abutting property
20 that's residence in the County, and it's property
21 that's immediately adjacent, abutting, and could
22 someday be annexed. So we have to even -- or even

1 if it's not, we still want to be cordial with our
2 neighbors on the other side of this border that's
3 not really a border, because there is no line
4 between her house and this property.

5 So with potential for an annexation
6 agreement, there's a potential for us to put things
7 into play that may not normally be allowed -- I
8 don't want to say not allowed, but you wouldn't see
9 in as of right development.

10 MR. GRILL: Correct.

11 COMMISSIONER JARRETT: We could tell them that
12 to be annexed they have to paint their building
13 pink. We wouldn't, I hope, but -- this is out
14 there, but we could dictate terms that otherwise
15 might not be in an as of right development. It's
16 not quite a planned development, but we have some
17 opportunities to do things. Of course, they would
18 have to agree to it, otherwise there's no annexation
19 agreement, and the annexation rezoning would fall
20 through.

21 COMMISSIONER BELLOW: I think the thing that
22 bothers me the most is the entry drive on Manor

1 Lane, which is going directly into these two
2 overhead doors. I just think that screams out truck
3 traffic.

4 COMMISSIONER ROMANO: Where do box trucks fall?
5 Is there truck traffic, or is that not -- where is
6 the line to what exactly --

7 MR. GRILL: No. I mean, that would be -- the
8 classification typically go by weight, and the box
9 truck doesn't exceed the limits for industry in the
10 Village.

11 MR. FOREST: If the Manor Lane entrance is
12 disturbing, would the Zoning Board allow two
13 entrances onto Villa?

14 COMMISSIONER LANENGA: Or one bigger one?

15 COMMISSIONER BELLOW: Are you thinking one
16 further north that would go directly down the drive?

17 MR. FOREST: Sure. That eliminates your truck
18 traffic, if that's a solution.

19 COMMISSIONER JARRETT: Per code, is there a
20 reason that they couldn't have two?

21 MR. GRILL: No. There's nothing that would
22 prohibit them from having two so long as the

1 geometrics were in terms of distances between
2 entrances, and with your proximity to Manor Lane
3 there is a particular distance that is required
4 between Manor Lane and another curb cut. Whether or
5 not they could still fit two on there, I don't know
6 the answer to that question tonight. I could find
7 out.

8 COMMISSIONER LANENGA: But there wouldn't be a
9 limit on making the 25-foot entrance off of Villa a
10 45-foot entrance, which I think they have room for.
11 That wouldn't be a problem, right?

12 MR. GRILL: No.

13 COMMISSIONER ORLOWSKI: I think that would be
14 easier for them to make that one bigger.

15 COMMISSIONER BELLOW: It doesn't look like
16 there's a whole lot of room here to make a second
17 one if they've got setbacks from --

18 COMMISSIONER LANENGA: If we could get that
19 entrance off of Manor Lane, I would have no problem
20 with this.

21 COMMISSIONER JARRETT: Yeah. I'm not sure
22 where I stand at the moment.

1 Any other questions.

2 COMMISSIONER CALVERT: Well, I still -- I know
3 I'm beating a dead horse with this area to the west
4 of the building. When I think of an office building
5 that's a small warehouse, I think of something --
6 especially new construction, I think of something
7 attractive like what you would see in a neighborhood
8 in Lisle. And I realize this is Villa Park, but I
9 think we should have something just as nice, and in
10 those areas -- and I work at an office park in
11 Lisle. There wasn't things stored outdoors. There
12 wasn't rolling gates and things like that. This to
13 me is just a problem. It shouldn't be necessary
14 really. And earlier we were told there wasn't going
15 to be, you know, on-site storage and materials and
16 supplies and equipment, and this is just right for
17 that. And the problem with it is it comes right up
18 to a residential area, to someone's house, and a six
19 foot fence doesn't block anything really. I still
20 don't know why this area with the rolling gate is
21 necessary if you're not going to have material and
22 supplies outdoors or equipment.

1 MR. FOREST: The six foot fence is the city's
2 rules. It's their ordinances.

3 COMMISSIONER CALVERT: I understand.

4 MR. FOREST: Well, we can debate that, I guess,
5 but I don't think this is the right place for that.
6 And as far as an eight foot fence, that's something
7 that --

8 COMMISSIONER CALVERT: Well, if you put a big
9 truck back there you're going to see it from the
10 house next door.

11 MS. FOREST: We don't own a big truck.

12 COMMISSIONER JARRETT: I'm sorry. Have you
13 been --

14 MS. FOREST: I'm sorry.

15 COMMISSIONER JARRETT: I understand. We're
16 starting to -- I probably let a little more go
17 really than I should have. This is the time when
18 we're asking questions. Were you sworn in last
19 time?

20 MS. FOREST: I was not.

21 COMMISSIONER JARRETT: Could you please be
22 sworn in, and give the court reporter your name.

1 (Whereupon, the witness was sworn in
2 under oath.)

3 COMMISSIONER JARRETT: Thank you. If you want
4 to answer a question going forward, please feel
5 free, but now it's just questions and answers,
6 because I don't want people to get hostile going
7 back and forth. Thank you.

8 MR. FOREST: We don't need a rolling gate.

9 MR. BIANCO: We could eliminate the rolling
10 gate. I mean, I thought that that was nicer, but if
11 it's not what you're looking for, it's not a big
12 deal.

13 MR. FOREST: It's a money saver.

14 COMMISSIONER JARRETT: So, Patrick, per code,
15 they're going to need to do a wooden fence on --

16 MR. GRILL: -- on the west side of the
17 property.

18 If the back area -- if there's going to be
19 absolutely no outdoor storage back there, then they
20 wouldn't need a screening to the north.

21 COMMISSIONER JARRETT: Okay. Right now they've
22 got the six foot chain link fence.

1 MR. GRILL: Which if it were an outdoor storage
2 area, it wouldn't meet code, is what you need to
3 decipher.

4 COMMISSIONER JARRETT: These are the kind of
5 issues that I'm trying to think ahead on, because
6 even if we have their word that there's no outside
7 storage, and you put it into annexation agreement
8 that there's no outdoor storage, it becomes a
9 nightmare down the road somewhere for enforcement.

10 MR. GRILL: It's an enforcement issue, and code
11 enforcement would have to issue citations for
12 violating the annexation agreement.

13 COMMISSIONER ORLOWSKI: So either way we've got
14 to work on what the fencing is along Manor Lane,
15 because he's got it as a chain link fence. Is that
16 what you're saying?

17 MR. GRILL: I'm saying if there is an outdoor
18 storage area, there has to be a site approved fence
19 because of the residential to the north.

20 COMMISSIONER ORLOWSKI: Okay. And the same
21 thing on the west side.

22 MR. GRILL: No. The west side is different.

1 Where you have a immediate property line between
2 manufacturing and residential you have to have a six
3 foot site approved fence. That's required under the
4 landscape code.

5 COMMISSIONER ORLOWSKI: Okay.

6 COMMISSIONER JARRETT: Any other questions?

7 COMMISSIONER ORLOWSKI: I'm good.

8 COMMISSIONER JARRETT: All right. Any closing
9 comments from the petitioner or you guys?

10 MR. BIANCO: We're okay.

11 COMMISSIONER JARRETT: All right. So we're
12 going to close the public hearing.

13 I said this last time. I don't have a
14 problem with the use. I welcome the annexation. I
15 really just think we have to be very sensitive with
16 the screening between this and the adjacent
17 residential, and I don't know what is the best way
18 for us to get there as a board, but I agree a six
19 foot fence there probably isn't enough for her.

20 MS. SCHMIDT: Can I ask one quick question? Is
21 there no easement?

22 COMMISSIONER JARRETT: No. I'm sorry. Not

1 right now. I'm just trying to keep the procedure.

2 MS. SCHMIDT: Okay.

3 COMMISSIONER JARRETT: And while you guys don't
4 have a lot of truck traffic, there is a way to keep
5 all of the traffic or most of the traffic off of
6 Manor, because there are residential lots across the
7 street, and you are going to generate more traffic
8 than three houses. Even if you don't generate truck
9 traffic, you're going to generate more traffic.
10 You're going to have pickups coming and going.
11 You're going to have your vans coming and going.
12 You're going to have your employees coming and going
13 in the morning, in the evening, at lunch.
14 Residential doesn't have that at the same level, so
15 -- I'm not sure what the solution is though.

16 COMMISSIONER ORLOWSKI: I have a
17 recommendation.

18 COMMISSIONER JARRETT: Go ahead.

19 COMMISSIONER ORLOWSKI: What I would -- and if
20 everybody wants to take notes, you can take notes.
21 I would like to see the entrance on Villa Avenue
22 widened. I would like to see the entrance on Manor

1 Lane to go away. I would like to see the petitioner
2 work with the Village Staff on the screening and the
3 fence on the north side, and the screening and fence
4 on the west side to make sure we're good there.
5 That's basically both residential sides seeing that
6 that seems to be where all of our concerns have been
7 raised and have come from with anything in this
8 area. I would like to see something like this done,
9 but like everybody's -- you have to do it tastefully
10 so that everybody's happy. But that's if you can
11 make some changes. And we can continue this. We
12 can put a continuance on this if they want to work
13 and come up with a drawing to where the entrance on
14 Villa is wider, the one on Manor Lane is gone, and
15 then the outside storage we somehow got to come to a
16 solution to where Staff feels comfortable. What do
17 you think of that? Oh, and they still have to come
18 up with the zero lighting.

19 COMMISSIONER JARRETT: Yeah. They would have
20 to do that per code. There's a few other issues on
21 there that I was semi concerned about. Like I know
22 people say it's an industrial building. Why do you

1 need perimeter landscaping? But if you ever go out
2 to Des Plaines, by O'Hare, where all those buildings
3 were built in the '60s and '70s, and it's a sea of
4 pavement, you understand why. Even if it's just
5 green, even if it's not putting out annuals or
6 perennials, even if it's just putting out bushes, it
7 softens the impact of the building, and these guys
8 are going to be driving by it every day. They're
9 going to be living across the street. His kids will
10 be playing in the front yard across the street from
11 it. So screening at the perimeter of the parking
12 lot, I know we probably require some, but even going
13 this extra mile and saying -- we're asking for a
14 little bit more. We're asking for something that's
15 give a little more. You understand what I'm saying?
16 And it might cost you a little bit more, but that's
17 the way it goes sometimes with development when
18 you're asking -- when you've got a big ask,
19 sometimes you've got to give a big give, you know.

20 Okay. Any other comments?

21 COMMISSIONER BELLOW: No. Pretty much agree
22 with what Mike said.

1 MR. GRILL: I do have a question based on what
2 Mike did mention and relative to landscaping and the
3 fencing. You know, our code right now just requires
4 a six foot fence, and if we're saying that's
5 insufficient in this particular instance, we may
6 want to consider amending the code --

7 COMMISSIONER JARRETT: Correct.

8 MR. GRILL: -- going forward so it applies to
9 everybody. But, you know, I thought, you know, when
10 we redid the zoning code that we did a pretty good
11 job of looking at that, and I don't know whether or
12 not a taller fence is the issue here. That just
13 makes a greater barrier between the two.

14 COMMISSIONER ORLOWSKI: Right. I think -- I
15 personally think screening would be the solution,
16 because the screening is going to absorb any of the
17 noise, any of the light. The noise I would say is
18 the most important, but your low dense plants,
19 trees, whatever it may be, they're going to absorb a
20 lot of that noise and stuff that the adjacent
21 properties are going to hear or are going to see.

22 My thing is I just want to make sure that

1 moving forward -- because we didn't think about a
2 higher fence because we didn't probably think about
3 any annexation with what we have, but the same time
4 we've got to make sure that seeing that we are going
5 to do an annexation that we're not going to create a
6 problem for ourselves moving forward.

7 MR. GRILL: Okay. Just so long as a taller
8 fence isn't the only option here.

9 COMMISSIONER ORLOWSKI: No.

10 MR. GRILL: Okay.

11 COMMISSIONER CALVERT: I think for me the issue
12 really is the outdoor storage, and maybe even an
13 eight foot fence wouldn't screen that. I think
14 that's what I'm stuck on, because my concern would
15 be that there would be trucks stored there that
16 would be unsightly, and a six foot or even an eight
17 foot fence would not obscure the view from that, and
18 someone shouldn't have to live next door to that.

19 COMMISSIONER BELLOW: I think if we make them
20 remove the rolling gate, that's a deterrent for
21 outside storage. A rolling gate to me is like
22 encouraging outside storage of vehicles or

1 materials.

2 COMMISSIONER CALVERT: Yes. And if the
3 vehicles are just pickups, they could easily go in
4 the building at night.

5 COMMISSIONER JARRETT: Well, there would be
6 nothing to keep us from the annexation if they were
7 having no outdoor storage and no vehicle storage.
8 We could theoretically say on site, but you could
9 say on the western side of the building overnight
10 or, you know, outside vehicle storage is a lot of
11 the newer like light industrial, the kind of
12 incubator place. A lot of people use them now.
13 People buy them. They store their cars there.
14 People with money. But you also have small
15 companies with a lot of vans, and a lot of those
16 places do not allow storing overnight. A lot of
17 times it's a planned development or it's, you know,
18 in the contract, it's in the lease, but those are
19 things we could certainly consider that might -- if
20 it becomes an enforcement issue, that's the only
21 thing. But even if the code didn't permit it, it
22 doesn't stop somebody from doing it. We know that.

1 So some things are always going to fall on
2 enforcement.

3 COMMISSIONER CALVERT: Well, obviously we have
4 an opportunity to create something in this
5 particular area that's attractive and is a positive
6 improvement for Villa Park, and I know when you go
7 down the Great Western Trail I know there are
8 businesses like that where there's storage in the
9 back, and there's chain link fencing, and there's
10 wire over the chain link, and I don't think --
11 moving forward, I don't think that's a good look for
12 Villa Park, and I think we can do better than that.
13 I think we should.

14 COMMISSIONER JARRETT: Okay. One of my issues
15 is that we continued it, and I kind of thought we
16 might see some evolution of the site plan a little
17 bit, but -- I mean, I know this isn't the final plan
18 and -- but the annexation is to a certain degree
19 tied to this development; correct?

20 MR. GRILL: Correct.

21 COMMISSIONER JARRETT: So that's why you think
22 you're coming to an annexation and rezoning meeting,

1 but those things are directly tied to this plan,
2 because if we sit up here and you can't give us a
3 good reason to do it, we might not. I mean, I'm not
4 speaking for anybody other than myself, but -- and
5 trust me, I've wanted this property annexed for a
6 while. It's a good opportunity.

7 COMMISSIONER LANENGA: It's a nice building.

8 COMMISSIONER JARRETT: Are there any other
9 comments on things that you would like to see or
10 just general comments about what we're looking at
11 beyond what -- it's a little left heavy tonight.

12 COMMISSIONER LANENGA: Just to be clear, it's
13 30 feet from the property line to where there would
14 possibly be storage. There's a grassy area there --
15 there is 30 feet that's there, so it's not like they
16 would be storing their trucks on the property line.
17 It's 30 feet away. That's above what they're
18 expected to have.

19 COMMISSIONER JARRETT: You look like you have a
20 comment. Do you have a comment down there?

21 COMMISSIONER ROMANO: I just want to make sure
22 that before we walk away we're clear to the

1 petitioner what we're looking for. I feel like
2 we're not right now.

3 COMMISSIONER JARRETT: Right. No. I agree.

4 COMMISSIONER ROMANO: We would like to
5 eliminate all the business traffic from Manor Lane.
6 We want to recommend taking out that entrance so
7 there's no business traffic or additional traffic
8 coming through Manor Lane, and kind of put it back
9 to the -- if that's the case, if that's what we're
10 looking for, then -- you know, we don't need to
11 alter their plans, but they need to figure out
12 another way to make that work off Villa.

13 COMMISSIONER JARRETT: Right. At a minimum, I
14 would like to explore the option of removing that or
15 -- I don't want to say moving it east, because that
16 just makes it easier, but it doesn't really
17 eliminate the truck traffic on Manor.

18 COMMISSIONER ROMANO: That seems to be the
19 major hiccup is the storage, which may or may not
20 even be an issue, so we can't put a foot down on
21 something we don't know what it's going to be. But
22 we know an entrance does bring traffic through. And

1 the bay doors. We know that's where the box trucks
2 or pickups are going to go. I mean, we know that
3 much. And it seems to be that that's what needs to
4 be addressed before we seem to be happy. And the
5 lighting and everything else. I mean, that's
6 something that Staff will take care of. And the
7 fence sign is already at code, so that's really not
8 a current problem to deal with.

9 COMMISSIONER JARRETT: Yeah.

10 COMMISSIONER BELLOW: Can I ask the petitioner
11 a question?

12 COMMISSIONER JARRETT: Yeah. Sure.

13 COMMISSIONER BELLOW: Why do you also have the
14 drive in door on the west side when you've got the
15 two on the north side?

16 MR. FOREST: It allows two ways to get into the
17 shop.

18 COMMISSIONER BELLOW: Okay. It just seems like
19 it's difficult access.

20 MR. FOREST: It allows more flexibility of the
21 use of the space.

22 COMMISSIONER JARRETT: So, I guess, is there --

1 first of all, is there a consensus that we would
2 want to continue this to see some revisions? And,
3 if so, then we should give them an idea of
4 specifically what we would like to see revised,
5 or -- because then the other two options are voting
6 to recommend approval or not.

7 COMMISSIONER BELLOW: I'm not willing to
8 approve yet. I'm not comfortable with some of the
9 stuff.

10 COMMISSIONER ORLOWSKI: Well, let's ask the
11 petitioner. Do you think you could make any of
12 these changes and work with Staff and make it work
13 for you?

14 MR. BIANCO: I don't think anything that you've
15 requested tonight is -- you know, again, I wasn't
16 expecting to go into that much detail as far as
17 landscaping goes. We hired a landscape designer to
18 give us a design. I didn't really look at where he
19 positioned the trees. I don't really -- we can move
20 the trees to make everybody happy. The entrance off
21 of Manor maybe we would have to talk about, but I
22 don't think anything here is a deal breaker. A

1 rolling gate. I don't even need a rolling gate. We
2 thought that it would be more sightly and desirable.
3 If we don't need it, no. So the simple answer to
4 your question, yes, we would like to comply with
5 what you're requesting.

6 COMMISSIONER JARRETT: I guess the follow-up
7 question is do you have an issue with a continuance?
8 I mean --

9 MR. FOREST: No. We've done this before. I
10 mean, we've done this like six, seven times on the
11 last time when it finally got denied, so --

12 MR. BIANCO: We were at the fire station,
13 because there were so many people here.

14 MR. FOREST: Now, do you want the development?
15 You know, we're putting in a water main. We're
16 putting in a storm sewer. We're trying to -- I
17 mean, that was a big give, right? You said, give a
18 little, get a little. That was a big give right off
19 the bat, you know.

20 The water is on Villa. The sanitary is on
21 Villa. The sewer is on Villa. We talked about
22 extending it down Manor Lane, because in the future

1 you're hopefully going to get more property annexed
2 into the M-1, which is what the big plan is. So
3 we're trying to help you do what you need to do, so
4 we want to help comply. It's nothing -- right now I
5 don't think either one of us heard anything that we
6 can't work with.

7 COMMISSIONER JARRETT: Okay. That's what I
8 want to hear, because that's good.

9 MR. FOREST: But next meeting are we going to
10 come up with another idea that somebody doesn't
11 like, and we're going to go and do it again? I
12 mean, give us a list that you want, and let us make
13 the list happen, and then we can go on from there.

14 COMMISSIONER JARRETT: All right. Thank you.
15 All right. So we have a list of things that Mike
16 mentioned that he would like to see.

17 Generally speaking, do we have consensus
18 here that we'd like to see them attempt to widen or
19 otherwise reconfigure the Villa Avenue entrance and
20 move the entrance -- remove the entrance on Manor?
21 Do we have consensus for that?

22 COMMISSIONER CALVERT: I'm in agreement with

1 that.

2 COMMISSIONER JARRETT: And obviously I think
3 we've got consensus that we'd like to see some
4 improved screening. And one thing I would say about
5 the landscaping. You hired a landscaper to make you
6 landscaping plans, but they didn't meet the code,
7 so --

8 MR. FOREST: You asked for a preliminary
9 landscaping plan. We gave it to you.

10 COMMISSIONER JARRETT: I understand.

11 COMMISSIONER BELLOW: But it should be to code.

12 MR. FOREST: We're trying to comply with
13 everything you ask.

14 COMMISSIONER JARRETT: I understand.

15 COMMISSIONER LANENGA: You're going to approve
16 it if --

17 MR. GRILL: Well, the only issue with that is I
18 can only approve what meets code. We may be able to
19 come up with a better landscape plan that does a
20 better job of screening that may not necessarily
21 meet the strict interpretation of the code.

22 COMMISSIONER LANENGA: It might be above code.

1 COMMISSIONER JARRETT: Right. And that's one
2 thing that when I suggested that there may be
3 opportunities to do landscaping say between your
4 parking stalls and the residential across the
5 street. You may be able to -- here's an example.
6 I'm not saying this is exactly what I want to see,
7 but you may be able to do more landscaping on Manor
8 that screens or on the west and have us say because
9 you're doing this and you're going above and beyond
10 here you don't need quite as many trees here. It's
11 not our job to plan your development, but there are
12 things that we're asking for. So in this instance,
13 we kind of are.

14 MR. FOREST: You are. You're going to building
15 codes.

16 COMMISSIONER JARRETT: Patrick looks like he
17 has some ideas though.

18 MR. GRILL: There's a number of ideas that have
19 come into my head as we've sat here and talked about
20 this. I mean, it looks like there's going to be a
21 significant amount of grading that would need to be
22 done on the property, and the question is what do

1 you do with that dirt. And maybe it can go to a
2 landscape berm on the west side of the property.

3 MR. FOREST: You can't do that because of the
4 detention. You've got to be careful with the water
5 detention. You can't divert the water.

6 MR. GRILL: True. But I think that's the
7 highest -- the west side is the highest area on the
8 site. Not out of the question. At least not in the
9 realm of possibility yet. I mean, if the
10 engineering approves that it can't be done, well,
11 obviously it can't be done. I'd rather be able to
12 -- rather than say an ornamental or a shade tree
13 every 50 feet or every 40 feet, I would rather
14 cluster them so that they actually block overhead
15 doors rather than portions of building.

16 COMMISSIONER JARRETT: Right.

17 MR. GRILL: So -- and I don't necessarily
18 disagree with trying to work a revised site plan
19 that eliminates the access to Manor Lane. And
20 certainly if you want to continue it a month, I'll
21 do everything I can to work with the developer to
22 come back with a plan hopefully that meets

1 everything that we talked about tonight.

2 COMMISSIONER JARRETT: Are there any other
3 comments or --

4 COMMISSIONER BELLOW: My only other one is the
5 rolling gate.

6 COMMISSIONER CALVERT: I'm in agreement with
7 the rolling gate.

8 MR. GRILL: And try to eliminate the rolling
9 gate.

10 COMMISSIONER CALVERT: And, Patrick, is the
11 elimination of outdoor storage and supplies and
12 equipment, is that a code that needs to be
13 implemented? How is that handled?

14 MR. GRILL: You would want to make that a part
15 of the annexation agreement that the property would
16 be prohibited from having any outdoor storage,
17 because right now M-1 properties are allowed to have
18 outdoor storage if it's properly screened.

19 COMMISSIONER JARRETT: It sounds like we're in
20 a situation where they either have to decide if they
21 want outdoor storage, and if you do, then you have
22 to make sure that it's properly screened.

1 MR. FOREST: Well, let's work on that one,
2 because if we sell the building in 50 years or 40
3 years, somebody may want to have that. If you
4 eliminate that, it only eliminates the person down
5 the future that may not be able to use the building,
6 and I think that that's not -- I think that would be
7 one thing we would have to work on. I would rather
8 put more screening and more fencing up.

9 COMMISSIONER CALVERT: I think that's something
10 we should consider though moving forward with this
11 entire area. What do we want it to look like? How
12 do we want this down the road to look?

13 COMMISSIONER JARRETT: Right.

14 COMMISSIONER CALVERT: Not like other areas
15 that have things stored outdoors.

16 MR. GRILL: And certainly if we get that grant
17 from CMAP to redo the comprehensive plan, that would
18 be the perfect opportunity to address that.

19 COMMISSIONER JARRETT: Right. And this may
20 raise some issues that we need to look at in the
21 zoning ordinance too when you have these types of
22 situations where maybe -- I'm not going to go down

1 that road, but there's opportunities to look at the
2 zoning ordinance too.

3 Okay. All right. I'm going to ask you
4 guys this. Are there questions you have from us
5 about what we're looking for?

6 MR. FOREST: You want us to eliminate the Manor
7 Lane entranceway.

8 COMMISSIONER JARRETT: Yes.

9 MR. FOREST: I think we can do that easily. We
10 can make a bigger entranceway though onto Villa.

11 COMMISSIONER JARRETT: If that's the best
12 solution for you, then --

13 MR. FOREST: I think that's the best solution
14 for two-way traffic to get in and out. You want us
15 to increase landscaping on west side, which is fine,
16 and the landscaping on the north side, which is
17 fine.

18 COMMISSIONER JARRETT: Yeah.

19 MR. FOREST: And you want to have some kind of
20 trees blocking the overhead doors that face the
21 north.

22 COMMISSIONER JARRETT: Yeah. And the west. I

1 think what Staff is saying is -- and you can talk to
2 Staff on Staff's time. This is Staff's time too, I
3 suppose. But look for opportunities to maybe break
4 the landscape code a little bit to get better
5 results, because this is a unique situation and --

6 MR. FOREST: Granted.

7 COMMISSIONER JARRETT: And, like I said,
8 whether that means a little bit more landscaping
9 here or clustering, like Patrick said, in ways that
10 if you required trees every so many feet, then maybe
11 it makes more sense to cluster five here or cluster
12 three here. And you don't have five every ten feet.
13 You have two or three or whatever. And I would say
14 whoever you've got doing your landscape plans, are
15 they aware of the context and the situation?
16 Because if you say, here is my site, please
17 landscape it, they will, but if you've got a good
18 landscaper and you say, these are the problems we're
19 trying to solve, these are the things we want to
20 screen, these are our neighbors, they can come up
21 with solutions. A good one will come up with
22 solutions that are outside the box a little bit, and

1 things that might not be perfectly to code but would
2 work better.

3 All right. Any other comments?

4 COMMISSIONER ORLOWSKI: I have my closing
5 comment. You made a comment earlier tonight that
6 you as a company, you want to upgrade sort of;
7 correct?

8 MR. BIANCO: Yes.

9 COMMISSIONER ORLOWSKI: And, me personally, I
10 want to make sure that you upgrade and that we don't
11 repeat what we have at your other piece of property,
12 because that's everyone's concern is that we don't
13 repeat that. I mean, does that make sense?

14 MR. BIANCO: Totally.

15 COMMISSIONER ORLOWSKI: So those are my
16 concerns, and that's what we're supposed to think
17 about is our neighbors. Do you think a month would
18 be adequate time?

19 MR. BIANCO: Sure.

20 MR. FOREST: I'll call tomorrow.

21 COMMISSIONER ORLOWSKI: So then that would be
22 March 14th.

1 COMMISSIONER JARRETT: March 14th. So any
2 other comments or questions at this time? Then I
3 would entertain a motion.

4 COMMISSIONER ORLOWSKI: I'd like to make a
5 motion to continue this hearing to a date certain of
6 March 14th, 2019.

7 COMMISSIONER JARRETT: I have a motion. Is
8 there a second?

9 COMMISSIONER BELLOW: Second.

10 COMMISSIONER JARRETT: Questions or comments on
11 the motion. Roll call.

12 Calvert.

13 COMMISSIONER CALVERT: Yes.

14 COMMISSIONER JARRETT: Orłowski.

15 COMMISSIONER ORLOWSKI: Yes.

16 COMMISSIONER JARRETT: Bellow.

17 COMMISSIONER BELLOW: Yes.

18 COMMISSIONER JARRETT: Lanenga.

19 COMMISSIONER LANENGA: Yes.

20 COMMISSIONER JARRETT: And Romano.

21 COMMISSIONER ROMANO: Yes.

22 COMMISSIONER JARRETT: And I too vote yes.

1 With that, we're continued to next month. And I
2 appreciate you taking the time. I really do. We
3 want to get this right.

4 That is all for the public hearing.

5 (Whereupon, the public hearing was
6 adjourned.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
3
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5 I, MARY FAILLO, C.S.R. No. 084-004565,
6 duly qualified by the State of Illinois, County of
7 Du Page, do hereby certify that at the request of
8 the VILLAGE OF VILLA PARK PLANNING & ZONING
9 COMMISSION, subject to the usual terms and
10 conditions of County Court Reporters, Inc., reported
11 in shorthand the proceedings had and testimony taken
12 at the public hearing of the above-entitled cause,
13 and that the foregoing transcript is a true, correct
14 and complete report of the entire testimony so taken
15 at the time and place hereinabove set forth.

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17
18
19 Mary Faillo

MARY FAILLO, CSR, RPR



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