



**CITY OF VILLA PARK
COMMUNITY DEVELOPMENT COMMITTEE MINUTES**

January 10, 2008 – City Council Chamber
3:30 PM

ORDER OF BUSINESS

CALL TO ORDER

Meeting called to order at 3:35 p.m. by Councilmember Ulmer

ROLL CALL

Council Member Ulmer, Chair – Present
Mayor Pro Tem Rhies - Present

FLAG SALUTE

Lead by Councilmember Ulmer

ORAL COMMUNICATIONS

No Oral Communications were received.

DISCUSSION AGENDA

1. **18171 James Road Development Review; Applicant: Gerard Mier**

Associate Planner Carson introduced plans for a remodel and addition to the above described property. The applicant had submitted plans for the property in June of 2007 that required Conditional Use Permit (CUP) approval for an increased Floor Area Ratio (FAR). That CUP was denied by Council because its size was considered disproportionate and its architectural style was out of character with the surrounding neighborhood. The revised plans do not require any special use permits but did require CDC review to ensure that they had addressed Council's findings.

Applicant Gerard Mier presented a color rendering along with a computer generated 3-D visual of the project and explained to the committee members how the revised plans reflected Council's findings. After reviewing the information committee members felt that the reduction in FAR and the architectural changes combined to make a design that would compliment the neighborhood and were pleased that the applicant had incorporated neighbor and council comments into the revised design.

Action:

Committee members directed applicants to move forward with the appropriate Building/Planning/Engineering review and permitting process.

2. **Review of Proposed MonoPine Design for AT&T Cellular Tower in Towne Centre**

City Manager Domer gave a brief history of the cell tower and stated that when additional antennae were installed AT&T was required to stealth the tower. The City Manager also stated that a delay in stealthing the tower has resulted from the need to resolve structural concerns with how the tower is anchored.

Please Note: In compliance with the Americans With Disabilities Act, the City of Villa Park will make every reasonable attempt to accommodate attendees or participants at this meeting who need special assistance beyond what is normally provided. Please contact the City Clerk's office at (714) 998-1500 at least 48 hours prior to this meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at the time you call if special assistance is required to attend or participate in meetings on a regular basis.

Representatives from AT&T submitted plans and photos to committee members which detailed the proposed MonoPine design. They briefly explained what restrictions the tower has and stated that the design incorporates the maximum amount of architectural MonoPine features that can safely be supported by the tower.

After reviewing the plans and photos and evaluating the tower from the parking lot in front of City Hall committee members stated that they felt that the improvements were adequate to stealth the cell tower.

Action:

Committee members approved of the proposed MonoPine design and directed applicants to move forward with the appropriate Building/Planning/Engineering review and permitting process.

3. Review of Draft Revised Public Nuisance Ordinance

Associate Planner Carson presented committee members with a first draft of codes, dealing with property maintenance, being considered for inclusion within the Villa Park Municipal Code. Committee members and staff reviewed the proposed codes and committee members provided staff with comments and suggestions.

Action:

Committee members provided comments and suggestions to staff regarding further revisions to be incorporated. A second draft will be reviewed at the February CDC meeting.

COMMITTEE MEMBER ITEMS

No committee member items were discussed.

STAFF MEMBER ITEMS

No staff items were discussed.

ADJOURNMENT

Meeting Adjourned at 4:50 p.m.