

REGULAR MEETING MINUTES OF THE
PLANNING AND ZONING COMMISSION MEETING
HELD AT THE ROBERT J. HOMOLA
MUNICIPAL BUILDING, DUPAGE COUNTY
201 SOUTH BLOOMINGDALE, ILLINOIS 60108 ON
TUESDAY, FEBRUARY 17, 2026 AT 6:00 P.M.

1. CALL TO ORDER

The Planning and Zoning Commission meeting was called to order by Chairman Jaster at 6:00 p.m.

2. ROLL CALL

Upon roll call by the recording secretary, the following Commissioners were:

Present: Chairman Jaster, Commissioners Degen, Shah, Levato, Poplonski, and Coleman

Absent: Commissioner Brambert

Quorum Present

Also Present: Mr. S. Gascoigne – Village Director of Community & Economic Development
Ms. E. Tollefsrud – Village Assistant Planner
Mr. M. Castaldo III – Village Attorney
Mr. S. Marquez – Village Engineer

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES – JANUARY 6, 2026

Moved by Commissioner Coleman, seconded by Commissioner Levato to approve the January 6, 2026 Planning and Zoning Commission meeting minutes.

Ayes: All Commissioners present

Nays: None

Absent: Commissioner Brambert

Motion Carried

5. POLARIS SUBDIVISION, 166-178 LAKE STREET – REQUESTING PRELIMINARY APPROVALS FOR A PLANNED DEVELOPMENT AND MAP AMENDMENT MODIFYING ZONING FROM B-3 TO R-2B CONSISTING OF 11 SINGLE-FAMILY HOMES. (FIRST HEARING) – 2026-103

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated January 16, 2026

Exhibit # 2 - Notice of Public Hearing, dated January 27, 2026 – Daily Herald

Exhibit # 3 - Affidavit of Legal Notification – January 29, 2026

Exhibit # 4 - Certification Agreement, dated January 5, 2026

Exhibit # 5 - Affidavit of Disclosure – date January 15, 2026

Exhibit # 6 - Notice to Surrounding Property Owners
(29) Notices Received, (8) Notices Not Received

The following people were sworn in for the record.

Phillip Luetkehans – Polaris Homes – 2700 International Drive Suite 305, West Chicago, IL

Mary Jo Morley – 181 Royal Court Bloomingdale, IL

Stephen Morley – 181 Royal Court Bloomingdale, IL

Steve Gregory – Erickson Engineering

Mr. Luertkehans explained that the applicant is Polaris Homes Owner LLC. This is their first single-family home development. They have been building hotels and multi-family projects for over the past ten years. Polaris is proposing a small single-family development on a 4.33 acre vacant parcel on Lake Street. It was previously approved for use of an assisted living facility. The proposed residences would be one-story, single-family residences ranging in size from about 2,300-2,800 square feet plus a 600 foot garage. Expected prices range from \$900,000 to \$1,200,000. They will also improve the intersection at Lake and Rosedale. It currently only has three signalized sides and it would provide a fourth signalized access to Alden. They will also provide a public road inside the development. Landscaping, fencing, a recreation area, sidewalks, and public utilities will be provided to enhance the subdivision.

Ms. Tollefsrud presented and explained that they are proposing two different models for the homes. The largest one is going to be 3,469 square feet and the smaller version

will be 2,859 square feet. The homes will be run through a homeowner's association. There are various requests with most exceptions due to the unique geometry to the property. There will be two emergency exits, to the north and western sides. There are various colors for the homes that are being proposed, with them being all brick. Each home buyer can choose between color pallets and customize any siding, trim and roofing. Each home will have an unfinished basement as well. They will be removing 44 current trees and it would require a replacement rate of 132 trees.

Mr. Marquez explained that the development is meeting all the requirements. He clarified that it would be a dedicated village street that the village will maintain. The HOA would be responsible for the retention basin.

Chairman Jaster asked where they were at in the process of getting IDOT approvals.

Mr. Luertkehans answered that this is all preliminary and that IDOT is a long process, about close to a year. He said that they wanted to make sure that the concept worked for the village before they spend additional funds regarding that.

Moved by Commissioner Poplonski, seconded by Commissioner Shah to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

Ms. Morley approached and stated that her concern is regarding the south end of the development. She said that the developer hosted an event on February 11 and there was discussion of a fence being put near some trees. She said there are currently no trees over there and wants to know where the fence will be installed.

Mr. Morley approached and said at the preliminary meeting with the developer, it was mentioned that access into the subdivision was going to be a signal on Lake Street. He would like to know why this proposal does need a turn lane on Lake Street as he thinks it would be safer for everybody if there was one.

Mr. Gascoigne said that the proposal is going to include a signalized turn lane as far as they know so far.

Moved by Commissioner Coleman, seconded by Commissioner Levato to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

Mr. Luertkehans explained that he probably messed up at the last meeting regarding the left turn lane.

Mr. Gregory explained that in their proposed development, the fence would be put one foot off their property line and on their property. It would be away from any existing trees that would remain out there.

Ms. Tollefsrud explained that this is a motion to recommend preliminary approvals, and such other necessary considerations required, for the construction of a new, 11-unit, single-family housing development at the subject property, 166 and 178 W. Lake Street, for a petition submitted by Polaris Homes Owner, LLC, as set forth in the staff report from the Assistant Planner, dated February 12, 2026 and testimony and deliberation provided by the Planning and Zoning Commission at the public hearing on February 17, 2026. Subject to the following approvals and exceptions:

1. Repeal Ordinance No. 1976-85 and Ordinance No. 1976-88, which rezoned the Subject Property from 'R-1 Single Family Residence District' to 'B-3 General Service Business District;
2. Repeal Ordinance No. 2017-18, which granted preliminary subdivision and site plan approval for Grandbrier Senior Living;
3. Repeal Ordinance No. 2018-11, which granted final subdivision and site plan approval for Grandbrier Senior Living;
4. Amendment to the 2010 Comprehensive Land Use Plan;
5. Rezoning from B-3, General Business District to R-2B, Single-Family Residence District;
6. A special use to allow for Preliminary Planned Development approval;
7. Exceptions from the Zoning Ordinance which are further outlined in detail, in the staff report from the Assistant Planner, and dated February 12, 2026, including:
 - a. Minimum building setbacks;
 - b. Total lot coverage;
 - c. Permitted Encroachments;

- d. Minimum lot width;
- e. Minimum lot area;
- f. Maximum Floor Area Ratio;
- 8. Deviations from the Engineering Standards include:
 - a. Minimum right of way width;
- 9. Preliminary subdivision/engineering approval and;
- 10. Preliminary site plan approval

Moved by Commissioner Levato, seconded by Commissioner Shah, to approve as stated above.

Ayes: None

Nays: All Commissioners Present

Absent: Commissioner Brambert

Motion Carried

6. PAZZI DI PIZZA, 109 THIRD STREET – SPECIAL USE FOR A PLANNED DEVELOPMENT OF A SMALL ADDITION AND MINOR INTERIOR MODIFICATION TO AN EXISTING BUILDING. (FIRST HEARING) – 2026-104

The following people were sworn in for the record.

Ralph Lappo – 109 S. Third Street, Bloomingdale, IL
Mauro Marino – 109 S. Third Street, Bloomingdale, IL

The following exhibits were entered into the record.

Exhibit # 1 - Application for Hearing, dated January 21, 2026

Exhibit # 2 - Notice of Public Hearing, dated January 27, 2026 – Daily Herald

Exhibit # 3 - Affidavit of Legal Notification, dated January 29, 2026

Exhibit # 4 - Certification Agreement, dated January 21, 2026

Exhibit # 5 - Affidavit of Disclosure, dated January 21, 2026

Exhibit # 6 - Notice to Surrounding Property Owners
(4) Notices Received, (6) Notices Not Received

Ms. Lappo presented. He explained that they currently have two other restaurants located in Elmhurst and Park Ridge. They have friends that have always wanted them to open a restaurant in Bloomingdale. The opportunity came when they found out about the building being for sale. He explained that they have pick-up and delivery service and they also cater. They need the kitchen to be bigger than what it currently is. They are in the process of asking for an addition to the back of the building and side to make the kitchen operable to what they are trying to do. Nothing will change in the front bar and dining area.

Ms. Tollefsrud explained that the project is very straight-forward as they are primarily asking for a building addition to supplement their kitchen. They are making no exterior modifications that faces Third Street, as well as the patio area.

Moved by Commissioner Coleman, seconded by Commissioner Shah to open up the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

Ms. Morley came forward to tell the commission that this would be an enhancement for Bloomingdale and it would be great to make this happen for the village.

Moved by Commissioner Coleman, seconded by Commissioner Degen to close the floor to the public.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

Ms. Tollefsrud explained that this is a motion to recommend approval to allow for a Special Use for a Planned Development, as well as final site plan approval for the construction and additions to the building located at 109 Third Street for the operation of a restaurant (Pazzi Di Pizza), petition submitted by Ralph Lappo, as set forth in the staff report from the Assistant Planner, dated February 11, 2026 and

testimony and deliberation provided by the Planning and Zoning Commission at the public hearing on February 17, 2026. Subject to the following approvals and exceptions:

1. A special use permit for a Planned Development and other approvals required to allow for the operation of a restaurant (Pazzi Di Pizza), on the Subject Property;
2. Approval of the following exceptions from the Zoning Ordinance which are further outlined in detail, in the staff report from the Assistant Planner, and dated February 11, 2026, including:
 - a. Rear Yard Setback of no less than 6"
 - b. Side Yard Setback (North) of no less than 6"
 - c. Floor Area Ratio of 0.77
3. Final site plan approval, including additional square footage to the existing structure

Moved by Commissioner Coleman, seconded by Commissioner Levato, to approve as stated above.

Motion: Passed (6-0)

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

7. OLD BUSINESS – (combined with new business)
8. NEW BUSINESS – Mr. Gascoigne stated that Bloomingdale Yard is getting started soon and it will be the first development in The Grove. He said that a lot of restaurants have shown interest in coming to be around the waterfront. The first 7Brew location should be open in a week or two. The second location is already in for permits on Lake Street. Andy's is also moving along with their project too. Cilantro on Lake Street is changing their name to Del Torro Tacos and it will be the same owners and same menu.
9. CITIZENS TO BE HEARD - None

10. ADJOURNMENT

Moved by Commissioner Shah, seconded by Commissioner Poplonski to adjourn the February 17, 2026 Planning and Zoning Commission meeting at 7:00 p.m.

Ayes: All Commissioners Present

Nays: None

Absent: Commissioner Brambert

Motion Carried

Respectfully Submitted,

Melissa Gruber, Recording Secretary
of the Planning and Zoning Commission