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

Planning and Zoning Commission

February 8, 2024

7:30 PM

Chairman Jason Jarrett

Commissioners: Larry Calvert, Edward Hofstra, Kenneth Jackson, Louis LeMieux Eric Luedtke,
Michael Orlowski, Dominick Romano, Justin Shlensky

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. Comprehensive Plan Discussion November 9, 2023
 - b. General Minutes November 9, 2023
 - c. Minutes PZ-23-20 November 9, 2023
 - d. Discussion Minutes November 9, 2023
- 3. Public Hearing - New Business**
 - a. None
- 4. Discussion Items**
 - a. Comprehensive Plan / Existing Conditions
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

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IN RE THE MATTER OF:)
)
COMPREHENSIVE PLAN)

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 7:41 o'clock p.m., on Thursday, the
9th day of November, 2023.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. KENNETH JACKSON, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. PAT BOKSHA, Office Coordinator

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: The next item we
2 have is a discussion item on the comprehensive
3 plan and subarea boundaries.

4 MR. McLAUGHLIN: Yes, good evening.

5 This evening we have Representatives
6 from Houseal Lavigne, our planning consultants for
7 the comprehensive plan to go over the subarea
8 boundaries for inputs and discussion so we can get
9 those locked in before we move on to the
10 additional drafting of the document.

11 So I will turn it over to Josh from
12 Houseal Lavigne. He has a little bit of a
13 presentation.

14 MR. KOONCE: Thank you, Chair and
15 Commission, for having us here tonight.

16 Again, my name is Josh Koonce. I am
17 with Houseal Lavigne and we are the firm tasked
18 with working on the Village's new comprehensive
19 plan document.

20 It's been a little while since we were
21 out here to talk to all of you. It seemed like a
22 good time to check in.

23 We have been -- I will give you a little
24 preview on some other stuff we have been doing

1 besides this memo, get you up to speed and let you
2 know what the next steps are as well, in addition
3 to this memo.

4 So I basically want to give you an
5 update on the project, outreach status so far.

6 We haven't even really scratched the
7 surface with the things we want to do, but
8 outreach has been very good. Most of this will be
9 going through this preliminary subarea boundaries
10 memo that I think you all have probably seen.

11 And then the existing conditions
12 memorandum preview, we have our existing
13 conditions memorandum document almost complete, so
14 I will give you a sneak peek at what that will
15 look like and we will talk next steps. Should be
16 a pretty quick few minutes here.

17 So project status, again you all saw
18 this when we kicked off with the joint Planning
19 and Zoning Commission -- or the Planning and
20 Zoning Commission, Village Board meetings we did
21 to kick this off.

22 We are sitting kind of across a few
23 different steps.

24 Really Step 2, public engagement sort of

1 traverses the whole planning process. There's
2 going to be a variety of things as we go along.

3 But we have been mostly working in the
4 existing conditions phase of Step 1 and then also
5 starting to dip our toes into Step 4, the subarea
6 plans, which is what you have in front of you.

7 It really is ideal the way the Village
8 did it to identify these subareas upfront. So
9 even as we are looking at existing conditions and
10 our team is out doing field work and field
11 reconnaissance we are keeping an eye -- a little
12 bit more detailed eye, if you will, on these six
13 subareas in more detail than we typically would
14 for like a community-wide fieldwork. We will get
15 some stuff in that way.

16 So these are sort of the things that we
17 have been working on over the past several months.

18 Just to debrief quickly on community
19 outreach so far, Marc and Stephanie have probably
20 shared some of this input with you. But it's a
21 very impressive, online questionnaire
22 participation.

23 As of the latest time we checked it we
24 are at 685 participants online. So people are

1 tuning into the process.

2 We also had those kickoff meetings and
3 then map.social is getting some traction also.
4 That is an online mapping tool we have put
5 together for the process. And I will show you
6 what that's looking like in a minute.

7 But great participation, especially
8 considering we haven't had our community visioning
9 workshop yet, so the word is still getting out.

10 That map on the right is one of the maps
11 that will be in the existing conditions
12 memorandum.

13 There is an optional question in the
14 community questionnaire that asks people to
15 identify, if they so choose, where they live in
16 the community. And you can see that they have
17 tuned in and participated from all corners of the
18 Village.

19 So you don't have to answer that
20 question. We don't automatically collect that
21 information, if you take the survey, but if you
22 choose to drop a point on your home, it's just a
23 cool -- it's not a statistically valid survey or
24 anything like that, but it's a cool way to

1 assess -- one way to assess, one way to
2 participate so ...

3 Now, I want to get into the memorandum
4 that you all have in front of you.

5 And as just a reminder we are a little
6 bit ahead of the game on the subarea boundaries
7 partly because the Village identified them in the
8 RFP.

9 So our scope for the project, Scope Step
10 4B, describes what we will be doing within the
11 subareas, preliminary subarea plans.

12 So we are zooming in and we're getting a
13 little more detailed in these specific areas than
14 you would in a typical comprehensive plan.

15 We are looking at things like priority
16 development sites, access and mobility issues,
17 parking circulation, roadway cross-sections.

18 Really zooming in and taking a look at
19 what is it like from the pedestrian experience,
20 from the bicyclist experience, from the driving
21 experience, or what are the ways that buildings
22 could be situated along in these key areas.

23 That's what subarea planning does. It
24 zooms into a level that you really couldn't do

1 community-wide necessarily.

2 And when we get deeper into these, once
3 we get to Step 4, these will be a really
4 graphically compelling part of the planning
5 process or part of the plan document.

6 Ultimately we will also be doing some 3D
7 visualizations for some or all of these subareas
8 to sort of provide a sense of scale, orientation,
9 land use.

10 These typically aren't architectural
11 renderings. They are usually rendered in land use
12 colors. They are kind of blocky.

13 Just to give an idea like what could a
14 key redevelopment site look like, if there is that
15 vacant lot that's been there for 15 years and it's
16 on a major corridor and you just don't know why it
17 doesn't seem to ever develop, for example. That
18 would be a great example of what we would call a
19 catalyst site.

20 If we can just show what that
21 configuration might look like, that might help the
22 owner and maybe a potential developer to actually
23 move the needle on it, something that's been
24 sitting there for a long time.

1 So these subareas will also include --
2 Some of them will include 3D catalyst site
3 visualizations.

4 I want to walk through them really
5 quick. And again, these are preliminary
6 boundaries.

7 When we actually get into creating the
8 subarea plans it's possible that as we work with
9 Staff that we might find, you know, we really need
10 to include this block also, or this just doesn't
11 quite make sense, but for our first cut of the
12 subarea boundaries this is what we have.

13 And you all should have this map in
14 front of you.

15 But there are six subareas identified:

16 The North Avenue Corridor, the Metra
17 Station Corridor, the St. Charles Corridor, the
18 Villa Avenue or the Old Town Area and the Historic
19 Ardmore District and the Roosevelt Road Corridor.

20 So North Avenue Corridor -- I will be
21 telling you all a little bit of what you already
22 know -- but major east-west road and state route
23 in the northern portion of Villa Park, heavily
24 trafficked.

1 The IDOT classifies this area as a
2 strategic regional arterial, so it has regional
3 significance. Obviously you can take it all the
4 way to Chicago, if you chose to.

5 The corridor really emphasizes vehicular
6 movement and there's some regional commercial
7 encompassing on either side of this corridor.

8 I guess at this point I would like to
9 emphasize really this is -- at this stage in the
10 game these aren't necessarily recommendations,
11 just a high-level assessment at this point of
12 these boundaries in these areas. So we will be
13 doing a deeper dive when we get into the planning
14 for these study areas.

15 Metra Station Corridor really surrounds
16 the only Metra Station in Villa Park, on the Union
17 Pacific West Line. The boundaries are
18 approximately Vermont Street to the north,
19 Division Street to the south, Yale to the west and
20 Douglas to the east. There's a lot of opportunity
21 here for something like transit-oriented
22 developments.

23 And just to define that term, you know,
24 it's been connotated with some -- in some places,

1 in some communities with large-scale monolithic
2 buildings.

3 But at its core really what transit
4 oriented just means is developing near trains,
5 near the train station. So there is potential for
6 development that takes advantage of that Metra
7 Station, and that's a good thing.

8 The St. Charles Corridor, major
9 east-west route through Villa Park. The
10 boundaries here are Westmore Avenue to the west,
11 Salt Creek to the east. There is a variety of
12 retailers, restaurants, offices and businesses
13 along St. Charles, as you all know.

14 The Villa Avenue Corridor, the Old Town
15 Area Business District, just short of -- at St.
16 Charles Road to the north, Monterey Avenue to the
17 east, Myrtle Avenue to the west and Park Boulevard
18 to the south. A mix of residential, commercial,
19 mixed use, institutional. There is a lot going on
20 in the Villa Avenue area.

21 Then Historic Ardmore, pretty unique
22 area. The boundaries of this study area are
23 Princeton Avenue to the west, School Street to the
24 north, Cornell Street to the east, Highland Avenue

1 to the south. Again offices, shops, taverns.
2 There is also community events held within this
3 district.

4 Then the Roosevelt Road Corridor, major
5 regional corridor, major retail options. This is
6 where you find some of the more big box and
7 automotive deal-oriented commercial uses within
8 the Village.

9 So each one of these is distinct,
10 unique.

11 When we get into the planning for these
12 we will take a look at things like existing form
13 and function, what we call functional
14 improvements; so how do people sort of navigate
15 these, depending on how -- whether they are
16 driving, biking, walking. Can you get to them
17 from the nearest residential neighborhood.

18 We will take a look at all of that stuff
19 and provide -- prepare some really easy to
20 understand and navigate graphic components to the
21 comprehensive plan for each of these specific
22 areas.

23 I guess I will take any questions at
24 this point on the subarea boundaries.

1 COMISSIONER SHLENSKY: With regards
2 to Subarea 1, which is North Avenue, there is a
3 portion that if you go back to it almost the
4 eastmost area along Villa Park Avenue itself,
5 there is a portion that is highlighted in purple;
6 however that is currently Unincorporated DuPage
7 County property.

8 So is the assumption that we will be
9 looking into annexing those lands or is that a
10 possibility for the plan?

11 MR. KOONCE: It could be a
12 possibility. In Illinois State Statute you can
13 plan for areas outside of your jurisdiction. So
14 we will take a look and see if there is any
15 particular reason that the subarea may extend
16 outside.

17 COMISSIONER SHLENSKY: Okay.

18 MR. KOONCE: I don't know. I
19 couldn't say yet if that will be a recommendation
20 but we can see.

21 COMISSIONER SHLENSKY: I think it's
22 worth exploring to see the viability of such.

23 MR. KOONCE: Sure.

24 CHAIRMAN JARRETT: From my position

1 I could say that if we didn't explore it, it's
2 probably a missed opportunity.

3 MR. McLAUGHLIN: Yeah. When we
4 land on the recommendation to annex TBD. Should
5 it be part of the plan, yes.

6 CHAIRMAN JARRETT: I would agree
7 with that.

8 MR. KOONCE: There's not too many
9 places for Villa Park to grow outward, I mean at
10 this point.

11 MR. McLAUGHLIN: You will also note
12 on Roosevelt there is also unincorporated portions
13 that is in the corridor.

14 COMMISSIONER SHLENSKY: Fantastic.
15 Great.

16 MR. McLAUGHLIN: Yep.

17 CHAIRMAN JARRETT: Maybe more of a
18 comment than a question but I know these are
19 preliminary.

20 When I look at the station area, the TOD
21 No. 2, I feel if we are not looking at the
22 northeast and northwest corners of the Vermont and
23 Ardmore at least that could be kind of a missed
24 opportunity because that's -- there is low

1 apartments and a big service parking lot.

2 I mean, it's private property obviously,
3 but I think something worth considering as you
4 move into that because that's --

5 Assuming that a project like the Eco
6 Terra project goes ahead and you kind of have an
7 intersection there that wants to be a four-corner
8 intersection, if we are only addressing two of the
9 corners, if that makes sense.

10 MR. McLAUGHLIN: Yeah.

11 MR. KOONCE: Yeah, I guess
12 that's -- a side point there is that planning for
13 private property is also okay to do.

14 CHAIRMAN JARRETT: Yeah. No, I
15 understand.

16 I am just saying that's a -- Maybe it's
17 more than the corners. Maybe it's not. I leave
18 that up to you guys as you advance, on whether you
19 think it's worth exploring, but that's just one
20 that jumped out at me as an opportunity.

21 MR. McLAUGHLIN: Yeah, we had some
22 internal discussions; should we actually extend
23 that along Ardmore until you got to -- until we
24 reached the North Avenue Corridor.

1 CHAIRMAN JARRETT: Yeah.

2 MR. McLAUGHLIN: There's pros and
3 cons of actually abutting them but ...

4 CHAIRMAN JARRETT: Yeah, I am
5 trying to remember.

6 I know when we did the original TOD
7 study that predated the comprehensive plan that
8 was all kind of explored but I don't remember off
9 the top of my head, the comprehensive work, how
10 that shook out last time, but just a thought.

11 COMMISSIONER SHLENSKY: To your
12 comment, I think it is predicated on us obtaining
13 knowledge as to what Hawthorne Development's plan
14 is for the Eco Terra site.

15 MR. McLAUGHLIN: Yeah, even if it's
16 not them, it's going to be somebody.

17 CHAIRMAN JARRETT: Yeah, it feels
18 like an area where four corners is potentially
19 very important.

20 MR. McLAUGHLIN: Yeah. Good point.

21 CHAIRMAN JARRETT: Anybody else
22 have any questions or comments before we move on?

23 MR. KOONCE: No questions? All
24 right. Well, in that case I will move on.

1 And again, the next thing I want to do
2 very briefly, we have an existing conditions
3 memorandum almost fully prepared.

4 This is a report that will be -- you
5 know, it will include a variety of maps. I will
6 show you a preview of those.

7 It's usually presented in memorandum
8 format. Emphasis on the fact that this is sort of
9 the baseline of existing conditions, the book
10 report on Villa Park, if you will.

11 Make sure that Houseal Lavigne knows
12 what we need to know about the community before we
13 get going.

14 It will be pretty concise and
15 straightforward because we want to sort of save
16 the bells and whistles for the plan document but I
17 wanted to give you a little idea of what you will
18 be seeing as we run this through Staff for review
19 and then ultimately back here to present it to all
20 of you down the line.

21 But really we are sort of asking where
22 is the Village of Villa Park today?

23 What's that baseline of existing
24 conditions and what -- how do we set the stage for

1 the things that the comprehensive plan can
2 accomplish?

3 We will also include outreach key
4 takeaways from the online outreach that's been
5 conducted in the summaries of the kickoff and
6 those activities that we already did.

7 These are the sections that will be
8 included in this memorandum, regional settings, an
9 overview of the past plans and studies that the
10 Village has already completed.

11 Demographic snapshot, sort of, you know,
12 the population and other key demographic points
13 that any comprehensive plan has to be built on.

14 Existing land use and development.

15 Overview of your current zoning and
16 development regulations.

17 Current state of transportation and
18 mobility.

19 And community services, facilities and
20 parks.

21 So I pulled out a few maps and graphics.
22 They are going to be a little tough to see but
23 again to view the flavor of what's in this memo.

24 So existing land use, Oscar and Nihar,

1 from our team were in the Village several weeks
2 ago doing a block by block land use fieldwork
3 reconnaissance, taking photos and notes and
4 synthesizing this with the existing land use layer
5 that the Village already uses.

6 So when I say existing land use, we are
7 talking about what is the parcel actually being
8 used for now.

9 Is it a residential land use? Is it a
10 commercial land use? Industrial?

11 So this is built on your current
12 existing land use data, as well as our team's
13 field observations.

14 Transportation assessment, as you know
15 we are not alone on this project. We are working
16 with KLOA, and they have taken a high-level
17 overview assessment of transportation.

18 So your existing roadway
19 classifications, you can see here a map of the
20 railroad and truck routes, key intersections and
21 things like that, bike and pedestrian systems.

22 So there will be several transportation
23 maps included in this memorandum. Each one of
24 these will be accompanied with explanatory text

1 when you see the memorandum.

2 Community facilities.

3 Here even in this presentation we have
4 paired it with some of the takeaways from that
5 outreach survey that has gotten such good results
6 so far.

7 So this is, you know, the baseline of
8 information for public safety, government
9 administration, education, other possible
10 facilities, the library, things like that, where
11 are they in the Village.

12 And again, just a factual baseline of
13 existing conditions paired with issues and
14 opportunities and key takeaways from the outreach
15 so far.

16 Parks and open space assessment.

17 And there will be several other maps
18 included in that memorandum. Again, we have it --
19 it's basically complete in internal review. So it
20 will be going to Marc and Stephanie for their
21 review soon and then coming back to you all for
22 review.

23 Next steps for this project, we are
24 going to continue public engagement. In fact we

1 will be working with Marc and Stephanie to
2 schedule probably a day or so key stakeholder
3 interviews and focus groups.

4 The business community workshop and
5 community wide visioning workshop, as we wrap up
6 the existing conditions report it's the right time
7 to do this sort of public in-person kickoff.

8 Online engagement will continue. So
9 there is more opportunity, if people haven't done
10 so already, to take the community survey,
11 participate in map.social. Those are still open
12 for participation.

13 And I will show you what map.social
14 looks like in just a second.

15 And then as we wrap up community
16 visioning and we get sort of thumbs up from staff
17 on the existing conditions report, we will move
18 into Step 3 of this process, which is plan
19 visioning and key recommendations.

20 So what's that longterm aspirational
21 vision for the Village? Where we want to be in
22 the next couple of decades? What does Villa Park
23 look like in 2045? And what are the key
24 recommendations?

1 Another way to think of that is like
2 what are the ten things that we need to talk about
3 for housing? What are the ten things that the
4 plan needs to address for the ten sections of the
5 economic development chapter of the plan?

6 So by the time we get out of key
7 stakeholder interviews, business community
8 workshop and community visioning workshop we
9 should have a pretty good handle on those things
10 facing Villa Park.

11 Again, if you haven't visited it yet,
12 the project website is live. I believe it's
13 linked on the Village's home page as well. So
14 obviously people are finding it. It's right here
15 700 participants.

16 So that's also the hub for those online
17 tools I mentioned. The community questionnaire
18 and map.social.

19 And then here is what map.social is
20 looking like as of the last time we checked it.
21 This is public. Anybody can go there and take a
22 look at the comments and issues and opportunities
23 that your neighbors are dropping.

24 So I would encourage, if you haven't had

1 a chance to do this or you can share this with a
2 friend or family member who lives in Villa Park,
3 please ask them to do so.

4 That's what I have for you. If there is
5 any final questions or anything, I am available.

6 CHAIRMAN JARRETT: Anybody have any
7 questions or comments?

8 COMMISSIONER LUEDTKE: So with that
9 participation of the online outreach, I mean,
10 what's the number we want to see?

11 That seems like a nice number but I
12 don't know if that's -- obviously we don't want to
13 rest on that number; right?

14 MR. KOONCE: Yeah, we get that
15 question. We get it a lot.

16 Often it's when it's much lower. And
17 they say, What number should we be shooting for.

18 I don't think there is any right number.
19 And like I mentioned, this is not a statistically
20 valid survey. So it's not like we have to hit
21 10 percent of the Village population or anything
22 like that.

23 It's just one of the tools in the
24 arsenal of getting the word out about the

1 comprehensive plan.

2 So maybe there is somebody who wants to
3 do everything; you want to do the questionnaire,
4 map.social, you are also a key stakeholder
5 interview participant, and you want to come out
6 for both workshops, community and business
7 workshop, there's people that do that.

8 But there is some duplication in the
9 types of questions that we are asking and the
10 feedback we are seeking, so we can sort of get
11 some consistency and by the time we wrap it all
12 up.

13 That said, you know, near 6 or 700
14 before we have even announced a community
15 visioning workshop, that's pretty impressive.

16 And we have worked in bigger places that
17 have had less turnout for sure. So I don't want
18 to sidestep the question but I think --

19 COMMISSIONER LUEDTKE: No, I think
20 that's a fair answer.

21 MR. McLAUGHLIN: I will get it a
22 little more direct.

23 We are shooting for 1,000 is what I have
24 been telling the Village Board. That's the right

1 answer. Mine is the competitive answer.

2 COMMISSIONER LUEDTKE: We are at
3 two-thirds of 1,000 and we haven't even -- we are
4 really early, so to speak, in the outreach.

5 MR. KOONCE: Very much on track for
6 that, I would guess.

7 COMMISSIONER LUEDTKE: That's
8 encouraging.

9 MR. KOONCE: I mean, just a point
10 of reference, we worked in Fort Wayne, Indiana,
11 and there's 265,000 people there, and I think we
12 had 2,000 survey takers. So more people but a far
13 smaller percentage of the community.

14 COMMISSIONER LUEDTKE: Right.

15 MR. KOONCE: Then we are working --
16 I won't say the town's name but we're working in a
17 town of about 40,000 and they have only had about
18 100. And they have a pretty engaged, plugged-in
19 staff doing a good job publicizing it. We have a
20 good turnout in person but just not online.

21 So some communities, certain parts of it
22 take off and others don't.

23 COMMISSIONER LUEDTKE: That map was
24 encouraging too. It was one thing if it was just

1 concentrating in a pocket like, Whoa, what's
2 happening here, but that was pretty much an even
3 distribution across the footprint of the
4 community.

5 MR. KOONCE: Yeah. And this rarely
6 happens. I mean, it's a comprehensive plan.
7 People aren't that interested in skewing the
8 results or anything.

9 But we can also audit the results and
10 see if there is a clump of people in one area or
11 like somebody consistently puts the same answer.
12 And we haven't really seen that here.

13 CHAIRMAN JARRETT: Sorry, I tried
14 once but...

15 COMMISSIONER LUEDTKE: No bots.

16 MR. KOONCE: Yeah, we can see the
17 back end and see if that happens.

18 CHAIRMAN JARRETT: Any more
19 questions or comments on this from up here or does
20 anybody in the public have any questions or
21 comments on this before they wrap up?

22 (No response.)

23 CHAIRMAN JARRETT: Thanks for your
24 time.

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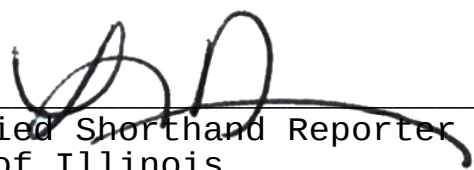
MR. McLAUGHLIN: Thank you.

MR. KOONCE: Thank you all so much.

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 8th day of December, 2023.

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IN RE THE MATTER OF:)
)
REGULAR MEETING MINUTES)

7:30 P.M.

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

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1 CHAIRMAN JARRETT: I call this
2 regular meeting of the Village of Villa Park
3 Planning and Zoning Commission to order.

4 Roll call:

5 Calvert?

6 (No response.)

7 CHAIRMAN JARRETT: Hofstra?

8 (No response.)

9 CHAIRMAN JARRETT: Jackson?

10 COMMISSIONER JACKSON: Here.

11 CHAIRMAN JARRETT: LeMieux?

12 COMMISSIONER LEMIEUX: Here

13 CHAIRMAN JARRETT: Luedtke?

14 COMMISSIONER LUEDTKE: Here.

15 CHAIRMAN JARRETT: Orłowski?

16 COMMISSIONER ORŁOWSKI: Here.

17 CHAIRMAN JARRETT: Romano?

18 (No response.)

19 CHAIRMAN JARRETT: Shlensky?

20 COMMISSIONER SHLENSKY: Here.

21 CHAIRMAN JARRETT: I too am
22 present. With that we have a quorum.

23 First item here is approval of minutes
24 for October 12, 2023.

1 Does anyone have any amendments to the
2 minutes?

3 (No response.)

4 CHAIRMAN JARRETT: Is there a
5 motion to approve the minutes?

6 COMMISSIONER ORLOWSKI: Make that
7 motion.

8 CHAIRMAN JARRETT: Is there a
9 second?

10 COMMISSIONER LUEDTKE: Second.

11 CHAIRMAN JARRETT: Motion seconded.
12 Any questions or comments on the motion?

13 (No response.)

14 CHAIRMAN JARRETT: All in favor?

15 ALL PRESENT: Aye.

16 CHAIRMAN JARRETT: Any opposed?

17 (No response.)

18 CHAIRMAN JARRETT: Okay. The
19 minutes are approved.

20 (Proceedings concluded at
21 7:33 p.m.)

22 ///

23 ///

24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 8th day of December, 2023.

16
17
18
19 
20 Certified Shorthand Reporter
21 State of Illinois
22 CSR License No. 084-003037
23
24

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
JONATHAN BERNSTEIN & AMANDA CICCONE) PZ-23-20
702 South Summit)

PUBLIC HEARING
NOVEMBER 9, 2023
7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 7:34 o'clock p.m. on Thursday, the
9th day of November, 2023.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. KENNETH JACKSON, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. STEPHANIE BARAJAS, Planner

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: So we have one
2 item of business this evening -- or one public
3 hearing.

4 If you are going to speak on the item
5 this evening I would ask that you stand now. We
6 will get everybody sworn in at once, if you think
7 you are going to comment.

8 Standing up doesn't mean you have to but
9 it will save having to do it separately later.

10 (Whereupon said witnesses were
11 duly sworn).

12 CHAIRMAN JARRETT: Thank you.

13 Okay. So the way the process will work,
14 we will start with Staff presentation and then
15 presentation of the Petitioner, if they have one.

16 Any public comment or questions will be
17 at that point. You can come up here, speak. Try
18 to keep it to about three minutes.

19 Then we will move to questions from the
20 Commission, if there are any, discussion up here,
21 and hopefully a motion this evening on the matter.

22 Does that make sense to everyone?

23 Okay. When you are ready?

24 MR. McLAUGHLIN: It's going to be

1 Stephanie.

2 MS. BARAJAS: So tonight we are
3 going over 702 South Summit for a variation from
4 Table 2-3 of Article 2, Section 2.3, Lot and
5 Building Regulations of the Zoning Ordinance to
6 reduce the required minimum side yard setback from
7 6 feet to 5 feet.

8 The reason for this request is because
9 the Petitioner, who is present today, wishes to
10 build a second story addition on their existing
11 one-story dwelling.

12 As part of our Staff review we noted
13 that variations are -- sorry -- that variations
14 are allowed in order to grant relief from strict
15 compliance of the zoning ordinance.

16 And in this case because the house was
17 originally built encroaching into the setback we
18 believe that this is an especially fitting request
19 for the addition.

20 And then so the zoning ordinance does
21 not allow nonconforming structures to encroach
22 horizontally or vertically into the setback.

23 So this one is not encroaching
24 horizontally, only vertically, it's being built

1 up.

2 And yes, that is all for my review.

3 CHAIRMAN JARRETT: Okay. Does the
4 Petitioner have anything they want to say at this
5 point or presentation or anything? You don't have
6 to.

7 MS. CICCONE: Sure.

8 CHAIRMAN JARRETT: Can you just
9 state your name and address for the record real
10 quick?

11 MS. CICCONE: Sure. Amanda
12 Ciccone, C-I-C-C-O-N-E. We are at 702 South
13 Summit, Villa Park.

14 We submitted an application stating that
15 the home was built 73 years ago in 1950.

16 It is 11 inches too close to the north
17 property line.

18 Our next door neighbor Mike is here. We
19 are not going out, expanding anything like
20 Stephanie had mentioned horizontally. We are
21 literally just going up.

22 It's a two bedroom house. We have two
23 little kids. One is nine months and living in the
24 living room.

1 As you can see the housing market -- Our
2 realtor is here too. For two years we tried to
3 find a four-bedroom home in Villa Park, but it
4 just is not there, the inventory is not there. So
5 this is our option.

6 We have had the home for 16 years and
7 the equity is there.

8 So in order to further the progress of
9 Villa Park we would like to get approval to build
10 a second-story addition and increase the curb
11 appeal and the value of the home.

12 CHAIRMAN JARRETT: Okay. Thank
13 you.

14 Okay. Is there anyone from the public
15 wishing to speak on this item?

16 If so, come up, state your name and
17 address and try to keep your comments or question
18 to about three minutes.

19 MR. SIWINSKI: Mike Siwinski,
20 S-I-W-I-N-S-K-I. I live at 650 South Summit.

21 I have no objections to them going up.
22 We would love to have them. It's kind of actually
23 a Godsend, if we can keep them here.

24 We have two little ones -- hopefully two

1 little ones soon. But we want to keep them around
2 as long as possible.

3 CHAIRMAN JARRETT: Okay. Thank
4 you.

5 Anyone else?

6 (No response.)

7 CHAIRMAN JARRETT: Okay. Questions
8 from -- Sorry. Go ahead.

9 MR. BRUNTON: 706 South Summit,
10 Glen Brunton, their next door neighbor. We are on
11 the other side also with two kids -- three kids.

12 CHAIRMAN JARRETT: It's on the
13 record.

14 MR. BRUNTON: Yeah, I apologize to
15 Dorothy Brunton.

16 CHAIRMAN JARRETT: We will send a
17 copy of the record to her.

18 MR. BRUNTON: Yes, keeping them in
19 the neighborhood and in their home, going up would
20 not encroach on us at all either and we be more
21 than happy -- we would love for them to stay.
22 Thank you.

23 CHAIRMAN JARRETT: Thank you.

24 Anyone else?

1 (No response.)

2 CHAIRMAN JARRETT: Okay. Questions
3 from the Commission?

4 COMMISSIONER LUEDTKE: For
5 Petitioner?

6 CHAIRMAN JARRETT: For anyone.

7 COMMISSIONER LUEDTKE: No, I don't
8 have any.

9 CHAIRMAN JARRETT: Okay. I don't
10 have any questions either.

11 One thing I do want to point out just
12 for the record is that, Stephanie, I think the
13 Petitioner in the memo is listed incorrectly.

14 Should the Petitioner be the same as the
15 owner?

16 MS. BARAJAS: Yes.

17 CHAIRMAN JARRETT: I just want to
18 state that -- It doesn't matter, as long as it
19 goes forward for the ordinance, just for the sake
20 of the memo I want to make that clear.

21 MR. McLAUGHLIN: It was our tenth
22 petition.

23 CHAIRMAN JARRETT: Just for the
24 sake of the memo, it should have the Owner -- the

1 Petitioner should be listed as the same as the
2 Owner.

3 All right. If there are no questions,
4 then discussion?

5 COMMISSIONER LUEDTKE: No, if I
6 recall this was a very similar petition to one we
7 just recently had a few months back.

8 Does that seem right from everybody on
9 the Commission here?

10 COMMISSIONER SHLENSKY: Yes.

11 COMMISSIONER ORLOWSKI: I am glad
12 you are wanting to stay.

13 MS. CICCONE: Thank you.

14 COMMISSIONER SHLENSKY: It's already
15 nonconforming. I think this absolutely hits the
16 requirements to show a hardship.

17 CHAIRMAN JARRETT: I agree about
18 all that.

19 Is there any other discussion?

20 (No response.)

21 CHAIRMAN JARRETT: If not, then we
22 would need a motion.

23 COMMISSIONER SHLENSKY: I will make
24 a motion to recommend approval of PZ-23-20 for a

1 variation from Table 2-3 of Article 2, Section
2 2.3, Lot and Building Regulations of the Zoning
3 Ordinance to reduce the required minimum side yard
4 setback requirement to 5 feet.

5 COMMISSIONER ORLOWSKI: I will
6 second that.

7 CHAIRMAN JARRETT: We have a motion
8 and a second.

9 Any questions or comments on the motion?

10 (No response.)

11 CHAIRMAN JARRETT: Okay. Roll call
12 vote in favor of the motion to approve -- or to
13 recommend approval.

14 Jackson?

15 COMMISSIONER JACKSON: Yes.

16 CHAIRMAN JARRETT: LeMieux?

17 COMMISSIONER LEMIEUX: Yes.

18 CHAIRMAN JARRETT: Luedtke?

19 COMMISSIONER LUEDTKE: Yes.

20 CHAIRMAN JARRETT: Orłowski?

21 COMMISSIONER ORLOWSKI: Yes.

22 CHAIRMAN JARRETT: Shlensky?

23 COMMISSIONER SHLENSKY: Yes.

24 CHAIRMAN JARRETT: I too vote yes.

1 And with that our recommendation passes
2 to the Village Board and they have the final say
3 in this matter. So good luck.

4 MS. CICCONE: Thank you.

5 CHAIRMAN JARRETT: That will be the
6 close of that public hearing.

7 (Proceedings concluded at
8 7:41 p.m.)

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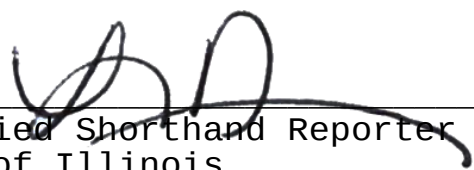
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24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 8th day of December, 2023.

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Certified Shorthand Reporter
State of Illinois
CSR License No. 084-003037

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IN RE THE MATTER OF:)
)
COMMISSION DISCUSSION)

7:30 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois,
commencing at 8:09 o'clock p.m., on Thursday, the
9th day of November, 2023.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. KENNETH JACKSON, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. PAT BOKSHA, Office Coordinator

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: All right. Any
2 public comments on non-agenda items, comments from
3 the Board liaison or comments from staff?

4 MR. McLAUGHLIN: We don't have
5 anything this evening.

6 CHAIRMAN JARRETT: Okay. Any
7 comments from the Commission? All right.

8 COMMISSIONER LUEDTKE: Yes, I have
9 a -- We are on Item 5; right? Is that where we
10 are at?

11 CHAIRMAN JARRETT: Yeah.

12 COMMISSIONER LUEDTKE: So I was
13 thinking about -- I have a current project that --
14 an issue that has come up and I think it's an
15 issue that's -- that has sort of been a situation
16 that we might want to sort of look at more
17 closely.

18 It ties into the Steuerle petition, one
19 of the items that was sort of brought up in
20 discussion relative to Steuerle, which was things
21 hanging over the public sidewalk.

22 In that presentation, in that model that
23 they had, there was some sort of a canopy at the
24 sidewalk at Park.

1 And in that discussion we discovered
2 that the zoning language speaks to not having
3 anything projecting over the public right-of-way.

4 But as we were sort of looking at these
5 various MX District locations --

6 And if we are pushing buildings up to
7 sidewalks, then a lot of items, such as awnings
8 and canopies and signs and lighting, where does
9 that sort of fall into or it seems like all of
10 that stuff would be precluded and obviously
11 prohibited. So I don't know how we would want to
12 talk about that and bring that up.

13 Because I look at the Union project as
14 well too or renderings that were provided for that
15 which is right around the corner and they have
16 signs and canopies and such that were hanging over
17 the sidewalk.

18 And so as we are getting into these MX
19 Districts, I think some of those things are coming
20 to light more so now.

21 CHAIRMAN JARRETT: Yeah, I don't
22 remember specifically with the zoning ordinance
23 update.

24 I do remember when we were working on

1 the TOD overlay that in the design standards for
2 that, I know that like over windows and things
3 were something we weren't -- that was a design
4 aesthetic that we were okay with in those
5 conversations.

6 I can't recall specifically from the
7 zoning ordinance update. I know there's -- I
8 think there is a contradictory passage between the
9 design guidelines and the actual MX District
10 ordinance itself that it can be complicated -- it
11 doesn't make it complicated, just from an
12 interpretational standpoint.

13 MR. McLAUGHLIN: One is guidelines.

14 CHAIRMAN JARRETT: One is
15 guidelines. One is code. And if they were both
16 code the more stringent code would govern --

17 MR. McLAUGHLIN: Right.

18 CHAIRMAN JARRETT: -- by the way
19 our ordinance is worded.

20 So I think that's something that's worth
21 staff review and discussion.

22 COMMISSIONER LUEDTKE: Have you
23 guys been noticing any submissions relative to
24 signs and -- you know, with the awnings or

1 canopies or anything that might sort of touch upon
2 the code language?

3 MR. McLAUGHLIN: We have had a few
4 sign applications of late but they were for
5 swapping out a panel, as opposed to a new sign.
6 So existing nonconforming, they are allowed to do
7 that, no big deal.

8 And with the review of new structures,
9 like fairly recent design, you have to move that
10 back, that's part of the permit review, not so
11 much the variation review.

12 COMMISSIONER LUEDTKE: Right.

13 MR. McLAUGHLIN: But the reality is
14 that we are allowed a new building that doesn't
15 need variations or anything to build at zero.
16 Great.

17 But then when you come in secondarily
18 and ask for signage, lighting, all the things,
19 awnings, the code specifically says, Shall not
20 extend into the right-of-way.

21 CHAIRMAN JARRETT: Yeah --

22 MR. McLAUGHLIN: But they have by
23 right to a zero. It's as if you are setting them
24 up for failure.

1 CHAIRMAN JARRETT: My opinion on
2 that is that I am not opposed to that. I think
3 especially in the TOD area and Villa and Ardmore,
4 I mean, it's an existing aesthetic.

5 And it's just a matter of how we codify
6 it in a way that it doesn't get too busy but that,
7 you know, it remains -- it allows that character
8 to be continued into new buildings but in a way
9 that's controlled or controllable. There is a
10 number of ways to do that obviously but...

11 MR. McLAUGHLIN: Yeah, the
12 encroachment provision allows up to 3 feet in
13 front of it but not past the right-of-way.

14 CHAIRMAN JARRETT: Correct.

15 MR. McLAUGHLIN: So instead of
16 allowing up to zero maybe it should be a 3 foot
17 minimum front yard setback and just put the -- I
18 don't know -- make it simpler so people don't come
19 into this issue when they have already constructed
20 the building and, We didn't know you were putting
21 an awning up.

22 You know, do you know what I mean?

23 CHAIRMAN JARRETT: Yeah.

24 MR. McLAUGHLIN: It could be that

1 simple of a revision. I don't know.

2 It could be, You know what, guys, zero
3 is actually not a good idea. You have a 3 foot
4 separation, well, guess what, you can actually now
5 do foundation plantings and use that as part of
6 your outdoor dining, if you are going to do it,
7 depending on what the use is. Like it actually
8 gives a little flexibility.

9 They already said 3 feet I am okay with
10 extending. But you can also have a zero lot line.

11 CHAIRMAN JARRETT: Okay. Any
12 questions on that at all?

13 COMMISSIONER ORLOWSKI: Be worth a
14 discussion, looking into.

15 MR. McLAUGHLIN: Yeah.

16 CHAIRMAN JARRETT: All right.
17 Anything else before we adjourn?

18 MR. McLAUGHLIN: So as noted, we
19 will dive into this whole thing, but because of
20 this, this is now on our initial review, we are
21 going to make additional comment:

22 If you are planning on ever doing
23 anything in the future, make sure that you know
24 zero means zero, with no street. So maybe you

1 want to design it a little bit back.

2 Even though it's not code; right? Now,
3 this is part of the conversation we have with the
4 engineers and architects on the front end, because
5 it is coming like right now, as new developments
6 in the MX Districts are coming up, this is now on
7 our radar.

8 CHAIRMAN JARRETT: Okay. All
9 right. If nobody has anything else, is there a
10 motion to adjourn?

11 COMMISSIONER ORLOWSKI: Make that
12 motion to adjourn.

13 CHAIRMAN JARRETT: Second?

14 COMMISSIONER SHLENSKY: Second.

15 CHAIRMAN JARRETT: Motion and
16 seconded.

17 All in favor?

18 ALL PRESENT: Aye.

19 CHAIRMAN JARRETT: We are
20 adjourned.

21 (Proceedings adjourned at
22 8:17 p.m.)

23 ///

24 ///

1 I, LYN DOERING, Certified Shorthand
2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the testimony
7 given and the proceedings had;

8 That I am not a relative or employee or
9 attorney or counsel, nor a relative or employee of
10 such attorney or counsel for any of the parties
11 hereto, nor interested directly or indirectly in
12 the outcome of this action.

13 IN WITNESS WHEREOF, I do hereunto set my
14 verified digital signature at Chicago, Illinois,
15 this 8th day of December, 2023.

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Village of Villa Park

Community & Economic Development, 11 W. Home Avenue, Villa Park, IL 60181



TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: February 8, 2024
RE: **Comprehensive Plan/ Existing Conditions Memorandum**

Consultant: Houseal Lavigne

Deliverable Summary:

The Consultant has prepared an Existing Conditions Memorandum for the Village of Villa Park to identify existing conditions, issues, and opportunities that will guide the development of the Villa Park Comprehensive Plan. This document is only a preliminary step into the planning process and does not contain actual plan recommendations.

The Existing Conditions Memo includes the following:

- A demographic and economic trends snapshot, providing an overview of influencing factors, trends, and potentials that will inform the plan.
- A review of community engagement completed to date and the key outcomes from the engagement.
- An examination of Villa Park's recent plans, studies and reports acknowledging that these contain relevant recommendations and policies that may be carried forward.
- An overview of existing land uses and current zoning in the Village.
- An overview of the transportation network and mobility options in the Village.
- An overview of community facilities and infrastructure in the Village, including government buildings, emergency services, infrastructure and utility services, and an overview of Villa Park's parks and open space.

The discussion will be staff-led and the Consultant will not be present at the meeting. All comments and feedback will be given to the Consultant.

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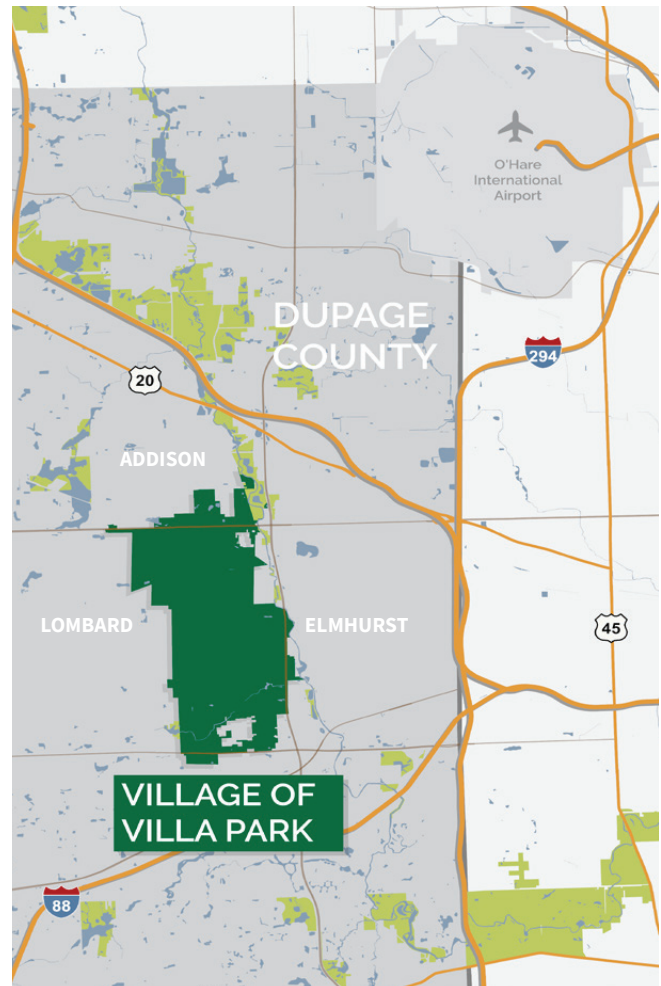
INTRODUCTION AND PLANNING CONTEXT

Regional Setting

The Village of Villa Park is located about 20 miles west of Downtown Chicago in DuPage County and is home to a population of 22,755 residents. The neighboring communities include Addison to the north, Elmhurst to the east, Oakbrook Terrace to the south, and Lombard to the west. It is conveniently located just 10 miles from O'Hare Airport and 20 miles from Midway Airport. Often referred to as the Garden Village, Villa Park boasts a proud history dating back to the early 1800s, when German immigrants purchased farming land, and settled in the area. Many of Villa Park's original farmsteads, built in the pre-Civil War era, remain within the community. It's rich history along with its strategic location, which is convenient to major highways and transportation networks, makes it an excellent residential community in the western suburbs.

Planning Area

The Village of Villa Park's planning area boundary will serve as the focus area for the Villa Park Comprehensive Plan. Building off the past planning efforts, the current Plan will look at issues and opportunities within the boundary and provide recommendations specific to this area. Though it is important to understand the regional context of Villa Park's position within northwest Illinois, as well as the land surrounding it, the Villa Park Comprehensive Plan will focus on planning policies and recommendation that relate to areas within the Village's incorporated boundaries.

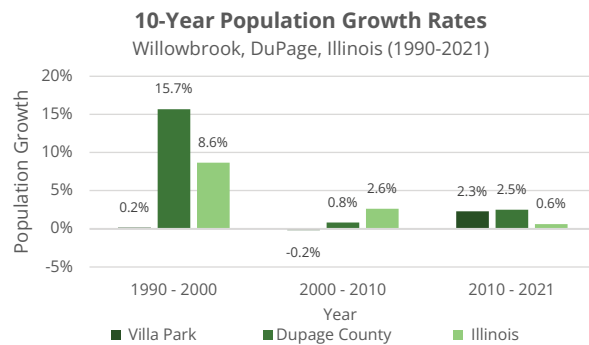
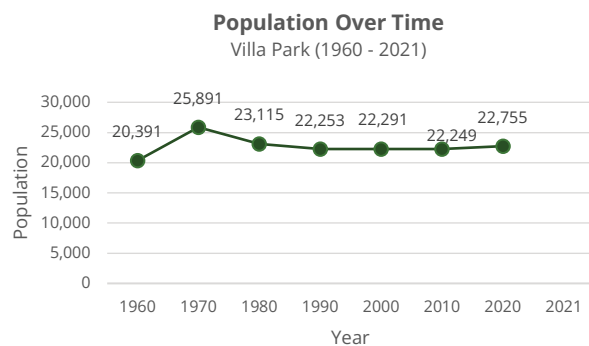


DEMOGRAPHIC SNAPSHOT

Population

Over the past three decades, the population of Villa Park has remained generally stable, with a slight increase in the last decade.

According to the American Community Survey's 5-year estimates for 2021, Villa Park's population was 22,755. Over the past decade, the population of the Village has grown by 2.27% while the county has seen 2.48% increase, and the state saw a 0.6% growth.

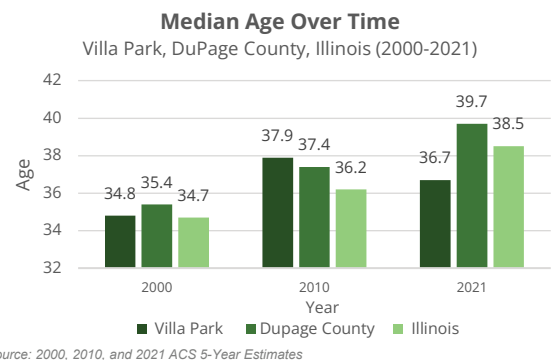
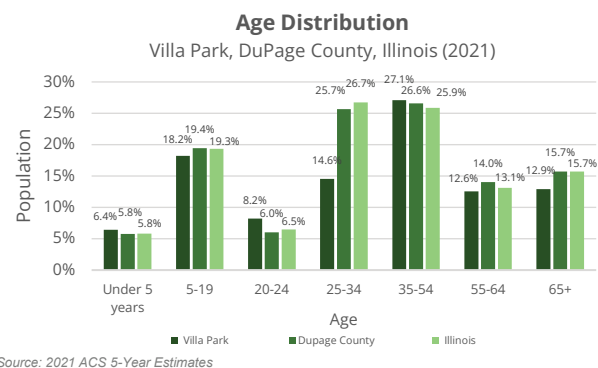


Age

The median age in Villa Park has decreased when compared to the last decade. However, the Village has seen a decrease in the age group of 20-34 and a growth in the aging population above 55 compared to the last decade.

Villa Park has a relatively young population in comparison to the county and state, with the median age in 2021 being 36.7. The median age in DuPage County is 39.7 and 38.5 in Illinois.

Of the 22,755 people in Villa Park, the highest share of the population, 27.1%, is represented by the age group of 35-54. Additionally, 18.2% of the population in the age group of 5-19, indicating a significant presence of more established families. The county and state follow a similar pattern regarding population group ranking; however, both county and state have diverse age ranges. For example, the age group of 25-34 in Villa Park is 14.6% of the population compared to 25.7% in the county and 26.7% in the state. Over the last decade, the Village has seen a decrease of 11.2% in the age group of 20-34 and a growth in the aging population above 55 when compared to the last decade.



Racial and Ethnic Composition

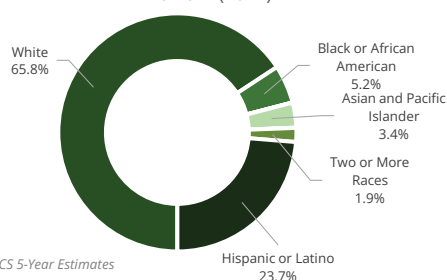
In general, Villa Park follows regional trends with the predominant racial group being white.

In Villa Park, about 65.8% of residents are white, followed by Hispanic or Latino at 23.7%. The third largest racial group constitutes the black and African American population at 5.2%. Similar trends can be observed throughout the state and county, with whites constituting most residents.

Hispanic or Latin American ethnic Village includes individuals of all races as defined by the US Census. In 2021, 23.7% of Villa Park's population identified as Hispanic or Latino. This is greater than the percentage identifying as Hispanic or Latino in DuPage County, 14.5%, and the state 17.5%.

Racial and Ethnic Composition

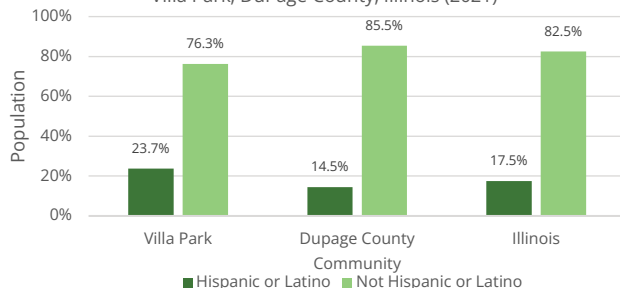
Villa Park (2021)



Source: 2021 ACS 5-Year Estimates

Ethnicity Makeup

Villa Park, DuPage County, Illinois (2021)



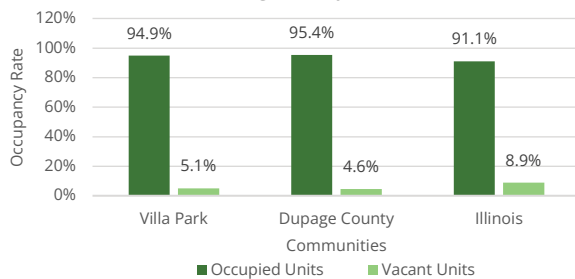
Source: 2021 ACS 5-Year Estimates

Households

Villa Park's housing stock predominantly consists of owner-occupied single-family homes, similar to DuPage County and Illinois.

In Villa Park, 94.9% of housing units are occupied, in line with the county's and slightly above the state's rates. Among these occupied units, 70.9% are owned by residents, while 29.1% are rented, mirroring the county's average. 71% of Villa Park's housing comprises single-family detached homes, surpassing county, and state averages by 10%. The Village has a lower percentage of attached single-family homes than county and state averages. Furthermore, Villa Park's proportion of residents in multifamily buildings (two or more units) stands at 25%, slightly below the county's 29% and the state's 33%.

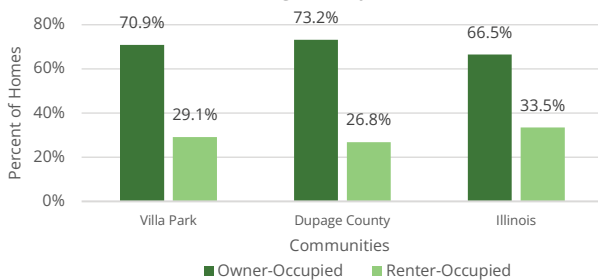
Occupied and Vacant Housing Units
Villa Park, DuPage County, Illinois (2021)



Source: 2021 ACS 5-Year Estimates

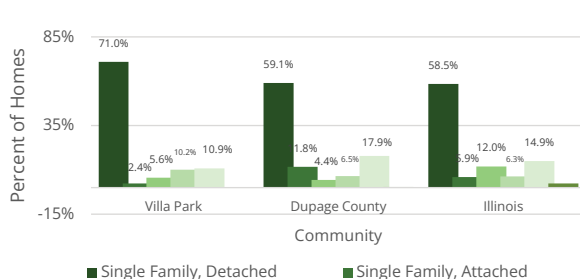
Housing Tenure

Villa Park, DuPage County, Illinois (2021)



Source: 2021 ACS 5-Year Estimates

Percent of Household Type
Villa Park 2021



Source: 2021 ACS 5-Year Estimates

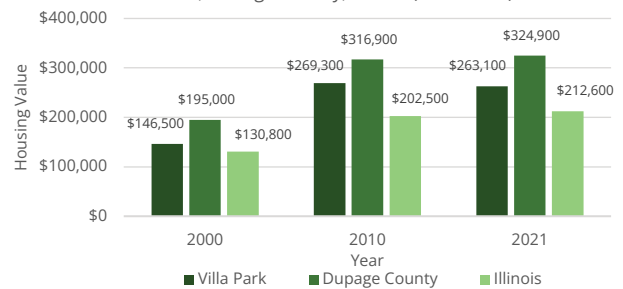
Housing Value

Villa Park housing values have decreased slightly since 2010, contrary to the county and state which have seen an increase in values.

In Villa Park, home values have declined from \$269,300 in 2010 to \$263,100 in 2021. In contrast, the county and state have experienced an increase in home values, reaching \$324,900 and \$212,600 in 2021, respectively.

Paying more in housing may lead to difficulty affording other necessities including food, clothing, transportation, and healthcare. Among the 8,329 occupied units in Villa Park, approximately 2,301 households are considered cost-burdened, with 59.1% being homeowners and 40.9% renters. This percentage aligns with the county average but diverges from the state average.

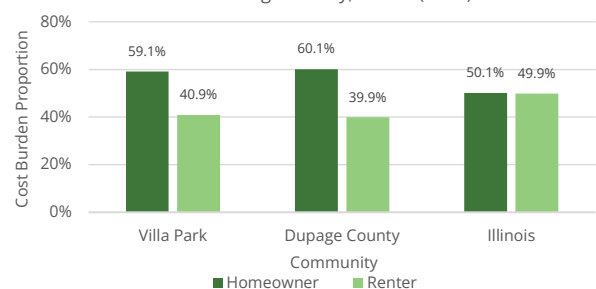
Median Housing Values (Owner-Occupied)
Villa Park, DuPage County, Illinois (2000-2021)



Source: 2000, 2010, and 2021 ACS 5-Year Estimates

Household Cost Burden

Villa Park DuPage County, Illinois (2021)

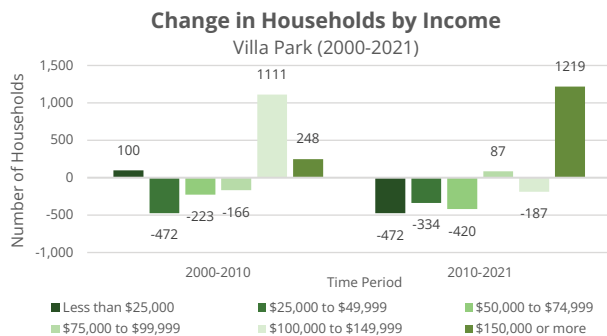
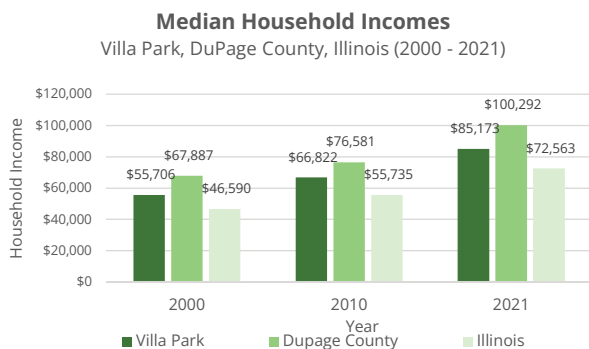


Source: 2021 ACS 5-Year Estimates

Income

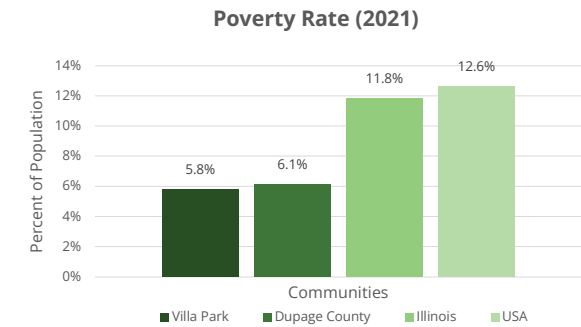
The median household income in Villa Park has grown significantly in recent years but remains below the county. Fewer individuals in the Village face poverty compared to the County and State.

The median household income in Villa Park was \$85,173 in 2021, up from \$55,735 in 2010. According to the current inflation rate, this represents an increase of 27.47%, while DuPage County and Illinois experienced increases of 30.96% and 30.18%, respectively. A 1,219 increase in households earning more than \$150,000 resulted in a local increase in the median income. The other households saw a decline except households earning in the income bin of \$75,000 to \$99,999.



Poverty

The U.S. Census Bureau defines households in poverty as those earning less than the cost of living threshold. Every year, the threshold is adjusted to consider changes in the cost of necessities such as housing and food. There are 1,320 occupants of Villa Park living in poverty, which accounts for 5.8% of the population, lower than in DuPage County (6.1%) and Illinois (11.2%).



Employment

Villa Park has experienced a modest increase in employment, with Professional, Scientific, and Technical Services experiencing the highest growth, although the healthcare sector is the most robust.

The North American Industry Classification System (NAICS) is the standard for classifying business establishments in the U.S. Within Villa Park, Health and Social Assistance is the largest sector, comprising 11% of all jobs.

However, it only employs some Villa Park residents. Retail trade employs 18.4% of Villa Park's residents, indicating that non-residents hold many Health and Social Assistance jobs in Villa Park. This pattern holds for other sectors like manufacturing, Professional, Scientific, Technical Services, Educational Services, administration and Support, Waste Management, and Remediation.

Where Residents Work						
	2020		2010		Change in Jobs	Percent Change
	Share	Percent	Share	Percent		
Health Care and Social Assistance	1238	11.0%	1262	11.2%	-24	-1.9%
Retail Trade	1094	9.8%	1316	11.7%	-222	-16.9%
Manufacturing	1093	9.7%	1026	9.1%	67	6.5%
Professional, Scientific, and Technical Services	990	8.8%	766	6.8%	224	29.2%
Educational Services	959	8.6%	999	8.9%	-40	-4.0%
Administration & Support, Waste Management and Remediation	827	7.4%	814	7.2%	13	1.6%
Wholesale Trade	822	7.3%	789	7.0%	33	4.2%
Accommodation and Food Services	706	6.3%	831	7.4%	-125	-15.0%
Finance and Insurance	616	5.5%	650	5.8%	-34	-5.2%
Transportation and Warehousing	604	5.4%	548	4.9%	56	10.2%

Where Workers Work						
	2020		2010		Change in Jobs	Percent Change
	Share	Percent	Share	Percent		
Agriculture, Forestry, Fishing and Hunting	11	0.1%	14	0.1%	-3	-21.4%
Mining, Quarrying, and Oil and Gas Extraction	0	0.0%	0	0.0%	0	0
Utilities	0	0.0%	15	0.1%	-15	-100.0%
Construction	762	7.6%	1176	10.9%	-414	-35.2%
Manufacturing	876	8.7%	643	6.0%	233	36.2%
Wholesale Trade	540	5.4%	484	4.5%	56	11.6%
Retail Trade	1841	18.4%	2421	22.5%	-580	-24.0%
Transportation and Warehousing	523	5.2%	665	6.2%	-142	-21.4%
Information	277	2.8%	99	0.9%	178	179.8%
Finance and Insurance	407	4.1%	530	4.9%	-123	-23.2%

Inflow/Outflow

Most employees who work in Villa Park live outside the community.

Of all jobs connected to Villa Park, 8,771 people live outside the community but work in it, while 10,002 people live in the community but work outside it, and only 537 people live and work in the Village. Unlike many traditional suburbs, Villa Park can be characterized as a small employment center because the Village experiences an increased daytime population as more people commute into the Village to work than commute out.

Inflow/Outflow Job Counts
Villa Park, 2020

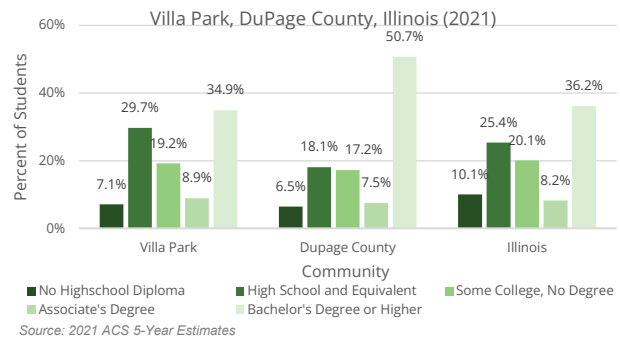


Education

Villa Park has education attainment levels aligned with the state average but behind the county average.

In 2021, Villa Park showed education attainment levels roughly aligned with state averages. The Village has a high school graduation rate of 29.7%, and residents without a high school diploma (12.1%) are higher than the state's associate degree rate (8.9%). However, Villa Park's percentage of residents with bachelor's degrees or higher (34.9%) was slightly lower than the county (50.7%) but still exceeded the state average (36.2%).

Level of Education



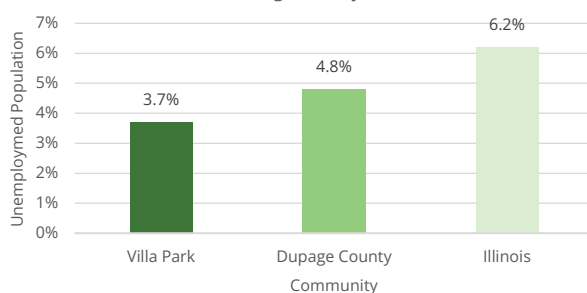
Unemployment

Villa Park has a lower unemployment rate than the county and the state.

In Villa Park, the unemployment rate was 3.7%, lower than the county rate of 4.8% and the state rate of 6.2%. According to the American Community Survey, 56.7% of Villa Parks residents are employed, higher than the county average (55.3%) and the state average (52.3%).

Unemployment Rate

Villa Park, DuPage County, Illinois (2021)

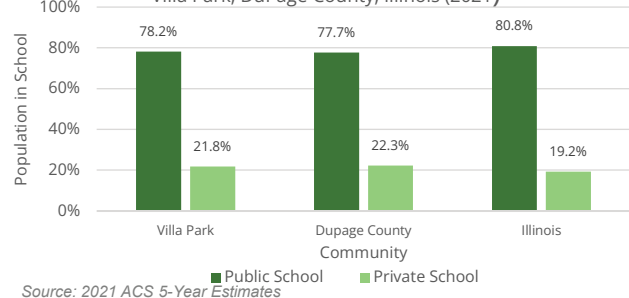


School Enrollment

Most of the students in Villa Park are enrolled in the Village's public school system. School enrollment from preschool to twelfth grade is 4,309 students. Public schools accounted for 78.2% of all students enrolled, which closely aligns with county and state numbers.

School Enrollment by Type

Villa Park, DuPage County, Illinois (2021)



COMMUNITY OUTREACH

As part of the initial phase of the planning process, community outreach was conducted to gain input from residents, the local businesses, the development community, Village staff, and key stakeholders on issues, challenges, and opportunities facing Villa Park.

To date, the planning process has included over 685 points of engagement through a combination of in-person and online community outreach tools and exercises. Completed and ongoing outreach efforts include:

- Village Department Heads Workshop
- Planning and Zoning Commission Workshop
- Key Stakeholder Interviews
- Business Community Workshop
- Online Questionnaire
- map.social
- Visioning Workshop

In Person Outreach

The project team conducted two initial workshops with various groups to identify issues, opportunities, strengths, and assets of the Village as part of the kick-off outreach for the creation of the Villa Park Comprehensive Plan.

Each workshop was structured around four prompts. First, participants were asked to individually identify the issues and concerns facing the community, listing them on the worksheet that was provided. Participants then shared issues and concerns from their list with the group to create a cumulative list. The second prompt asked participants to rank the three most important issues discussed from the cumulative list. In response to the list of issues, participants were then asked to name specific projects or actions that would provide solutions to those issues identified in the first part of the exercise. For the final part of the exercise, participants were asked to list the strengths and advantages of Villa Park that should be preserved.

Each of the workshops are briefly summarized with some of the key takeaways highlighted.

Village Department Heads Workshop

June 22nd, 2023

Village Hall, 20 Ardmore Avenue

6 Participants

This workshop was conducted to dive into some of the issues and opportunities facing Villa Park as identified by the Village Department Heads from departments including Public Works, Parks and Recreation, Finance, Fire, and the Village Manager's office.

The top issues identified during the meeting were a lack of community support for the future of the Village, a perceived lack of clear Village goals, a perceived disconnect between the Village Board and development opportunities, an obsolete building stock and lot constraints, budget constraints, and the landlocked nature of the Village. Furthermore, the Department Heads expressed that the Village should modernize all government buildings, annex unincorporated areas, develop a centralized downtown, and construct additional housing while focusing on redevelopment. The Department Heads proposed other specific actions, including encouraging transit-oriented design near the Metra station, redeveloping St. Charles Road, moving forward with the Union project in the Old Town area, and adding a community pool. Department Head members agreed that Villa Park has a great trail system, is strategically located, prides itself on being affordable, is efficient to travel within and through, and employs quality Village staff.

Joint Committee Workshop

June 22nd, 2023

Village Hall, 20 Ardmore Avenue

12 Participants

The Joint Committee workshop included members from the Planning and Zoning Commission, the Village President, and a few other community members. The top issues and concerns identified during the Joint Committee workshop were a need for coordinated development, specifically related to developing the area around the Metra station and along Prairie Path, maintaining/improving infrastructure, expanding senior housing choices, implementing a road diet on St. Charles Road, actively pursuing annexation, finding grants for infrastructure projects, attracting tax revenue-generating positive businesses, and updating the zoning and building codes. The Joint Committee also noted how a perceived lack of Village direction, divide between the north and south, and tension between historic preservation and modernization are affecting the future of the Village. The Committee felt that other specific future improvements should center the sewer, the community center, north/south pedestrian and bike infrastructure, annexation and redevelopment at Manor and Hill/Villa, and the creation of an entertainment district. The Committee agreed that the Village's strengths included its diversity, ripeness for development, strong community, trail system, successful schools, Old Town feel, accessible library, affordable housing, historic character, proximity to the highway, and regional Metra access.

Online Outreach

Project Website

A dedicated interactive project website was created to support the planning process and inform the public. The website contains information, updates, workshop details, meeting notices, and will offer project documents such as public review drafts and memorandums. The website also hosts outreach tools, including the online questionnaire and map.social. The website will remain active until the completion of the Comprehensive Plan. The website is available at <https://hla.fyi/VillaParkCompPlan>.

Community Survey

Participants to date: 655

An online questionnaire was provided on the project website that enabled residents and stakeholders to answer key questions about Villa Park's current and future state. The questionnaire featured multiple-choice questions in nine sections with questions about housing and residential areas, commercial and industrial land uses, community facilities and services, transportation, parks and recreation, image and identity, and top strengths and weaknesses. Optional business community questions, directed specifically toward the community's merchants and entrepreneurs, were completed by 34 of the 655 respondents.

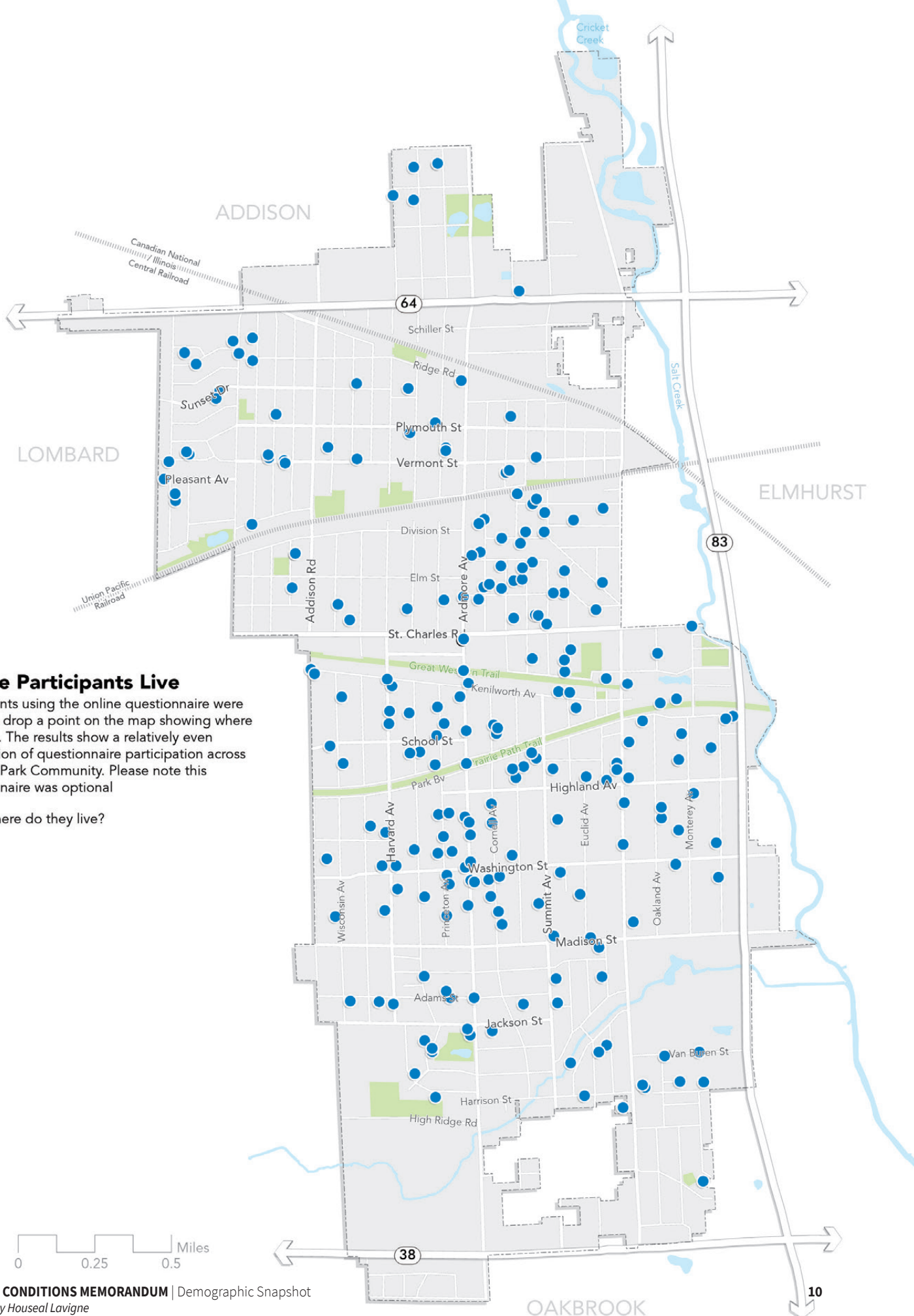
Largely, participants felt that the image and identity of Villa Park is strong, especially as it pertains to the diversity of population, but hoped to strengthen community image and reputation and arts and cultural amenities. Nearly 85 percent of residents expressed being satisfied or somewhat satisfied with the overall quality of life in Villa Park, with only less than two percent of participants expressing being dissatisfied. Compared to the quality of life in the Village ten years ago, most participants said that the quality of life in Villa Park is about the same or somewhat better.

The members of the Villa Park business community that chose to participate in the survey largely live in the community and own and/or operate small, long-term businesses. These business owners noted the character of the community and parking availability as strengths for doing business in the Village, while visibility, access to customers, municipal permitting and approval, and incentives and funding mechanisms available to businesses were cited as the most significant weaknesses. Most participants noted that they would not move their business out of Villa Park if given the opportunity, and, rather, would encourage a friend to start, move, or expand a business in Villa Park.

Map.social

Participants to date: 88 data points

map.social is an online mapping tool that allows participants to pinpoint issues and opportunities in Villa Park on their own personalized map. Points can be used to identify the Village's assets and opportunities, such as public services, priority development sites, new bike routes, and paths, and desired uses and developments. Site users can also place points on the map to identify issues such as problematic intersections, poor building appearance, and public safety concerns. The map on the next page utilizes the actual data from map.social participants.



Outreach to be Done

Key Stakeholder Interviews & Focus Groups

Interviews will be conducted with a variety of key stakeholders to discuss existing conditions and potential opportunities as part of the Community Engagement Phase of the Villa Park Comprehensive Plan. Key stakeholder interviews and focus group discussions allow the Village to gain insight into the community that may not otherwise be obtained. Confidential interviews/focus group discussions will be conducted to obtain additional information regarding local issues and opportunities. The Project Team will work with Village staff and elected officials to identify a broad sampling of individuals or groups to be interviewed.

Business Community Workshop – Ensuring a “Business Friendly” Community

The Business Community Workshop will specifically target business owners and managers, developers, and Villa Park’s corporate citizens as an important stakeholder group. The purpose of the workshop is to establish a dialogue and obtain feedback from those members of the business community that have a unique insight and perspective and whose assistance and involvement are crucial to the Plan’s ultimate success.

Community Visioning Workshop – Consensus Building & Goal Setting

Villa Park staff and the Project Team will host a Community Visioning Workshop to facilitate community input related to the Villa Park Comprehensive Plan. The workshop will enable residents and stakeholders to discuss ideas and provide visioning input before the plan and recommendations are crafted. Input from this and other outreach activities will help guide the planning process and inform the goals, recommendations, and policies for the Comprehensive Plan.

Community Outreach Key Considerations

The following section summarized several key takeaways that represent top priorities or concerns across all input received from the community. These takeaways represent issues that are areas of focus for the Villa Park Comprehensive Plan as well as for future initiatives across the community. As the Comprehensive Plan framework is developed, these key takeaways help to inform the overall vision for the community and provide the foundation for the goals and recommendations outlined in the Comprehensive Plan.

Notes: The following thematic summaries reflect the thoughts, comments, and opinions received during the outreach phase of the planning process. The items identified in this summary are not recommendations or observations of the consultant, but rather represent feedback and comments received from those who participated in the workshop.

Expand Entertainment Options

Outreach participants stated that one of Villa Park’s disadvantages is the lack of diversity in shops, particularly entertainment options. Participants expressed a strong desire to see new retail stores and services development, citing a poor mix and availability of shopping options and an excess of industrial areas. Participants felt there could be creative ways to expand commercial opportunities within Villa Park by redeveloping and consolidating parking lots, creating mixed-use developments, and creating incentives for business owners. Additionally, Villa Park officials worried about the Village’s ability to attract tax revenue-generating businesses.

Need for a Clear Direction

Regardless of the form of outreach, the lack of a clear vision for the future of the Village was a worry for residents. Moving forward, there will be a need for a cohesive vision, along with clear communication on what that vision, so that residents can feel at ease about the future of the Village.

Improve Flow and Connectivity

Outreach participants found traffic flow and congestion to be an issue within the community. There was a collective worry that a lack of additional transportation options (supplementary to vehicles) would only further exacerbate traffic issues. It was noted that connectivity needs to be improved in order to help the north-south and east-west flow of traffic. Due to the Metra and a lack of north-south connectivity, traffic congestion is even worse during peak hours. Additionally, there was also a worry about the lack of sidewalks around the Village.

Prepare for Growth

According to outreach participants, Villa Park has been slow to adapt to growth within the community. There has been more of a strain on infrastructure, housing, and transportation with the increase in population, leaving the community concerned with the Village’s ability to keep up.

Need for Diverse Housing Options

Outreach participants stated that diverse housing options should be considered in the Comprehensive Plan. For example, participants stated that senior housing is needed for retirees with little to no income. The idea is to create assisted living facilities that can follow seniors through various levels of care. Additionally, single-family attached houses, two-flats, three-flats, townhomes, and condos are needed and desired according to online survey participants. As the Village plans for growth, participants also stated that Villa Park should maintain focus on quality, not just quantity.

PAST PLANS, STUDIES, AND REPORTS

This section of the Existing Conditions Memorandum reviews and summarizes past plans and studies that have been adopted by the Village of Villa Park. As the planning process continues, these plans will be reviewed for inconsistencies, the relevance of previously collected data, and gaps in data that must be corrected as part of this planning process.

Park Comprehensive Plan Update (2009)

Villa Park updated its comprehensive plan in 2009 to guide growth and development in the Village over the next two decades. The goal of Villa Park was to transform commercial areas, sustain neighborhoods, and address demographic changes by addressing competition, limited land, and aging infrastructure. Surveys, interviews, forums, and advisory committees were used to engage the community, resulting in a refined vision. There are four main elements to the Village-Wide Plan:

Future Land Use & Transportation:

- Create a vibrant, attractive living environment by identifying new land uses.
- Integrate efficient transportation with sustainable land use.
- Community Facilities & Utilities:
- Infrastructure, public facilities, and spatial disparities enhancement strategies.
- Ensure that parks, municipal facilities, and infrastructure are accessible.

Economic development:

- Providing appropriate retail, office, and mixed-use projects to meet market demand.

Housing & Historic Preservation:

- Integrated approach to housing aligned with land use, transportation, and economics.
- Increase density, seniors housing, transit-oriented development, and quality design in neighborhoods.

Relevance to the New Comprehensive Plan

The upcoming Comprehensive Plan will use the 2009 update as a guide to shape its recommendations and observations. It will consider both the suggestions made in 2009 and the results of the current planning process to create a clear vision for the Village.

Villa Park Bicycle and Pedestrian Master Plan (2018)

In 2018, Villa Park provided a holistic set of plan recommendations to improve its trail, sidewalk, and street systems with intersections promoting safe circulation for both pedestrians and cyclists. The master plan focuses on infrastructure improvements while providing program and policy initiatives as recommendations that can be implemented at a local level. The three main goals are listed below.

- Improve user experience and connect the Illinois Prairie Path, Great Western Trail, and Salt Creek Greenway to regional and local destinations.
- Enhance walkability by improving the conditions of sidewalks and crossings.
- Create a village-wide bicycle network that improves access to local and regional destinations.

Relevance to the New Comprehensive Plan

The Villa Park Bicycle and Pedestrian Master Plan should provide guidance for strategies related to bike and pedestrian transportation in the Village.

Villa Park Complete Streets Policy (2020)

Villa Park adopted its Complete Streets Policy in 2020 to facilitate a comprehensive and accommodating multi-modal transportation system driven by philosophy focused efforts to incorporate equity. The Village aimed to provide safety, access, and connection for all modes of transportation to maximize wellness for all users.

Relevance to the New Comprehensive Plan

The Villa Park Complete Streets Policy should provide guidance for strategies related to potential street improvements within Villa Park's road network.

Villa Park Capital Improvement Plan (2021)

The Comprehensive Investment Plan (CIP) addresses capital projects exceeding \$25,000 and spanning twenty years. It spans the current budget and the following five years, aiming to optimize public benefits by coordinating funding and timing. The capital budget is incorporated into the operational budget to allocate funds for specific improvements. The proposed budget for 2022 to 2026 allocates \$26,822,280 for engineering and construction, funded by bonds, sales taxes, grants, and transfers. In CY 2021, investments reached \$4.8 million through local funds and federal/state grants and loans. Additionally, voters authorized a half percent sales tax increase to support infrastructure enhancements. The following are some of the key projects included in the CIP:

- Jackson Pond Improvement Project (Design / Construction) * \$5,822,800
- Monterey Avenue Improvement Project (Washington to Park) *\$4,510,000
- Wisconsin Avenue Improvement Project (Madison to Washington) * \$1,442,000
- Wisconsin Avenue Improvement Project (Washington to Kenilworth) * \$3,250,000
- Yale Avenue Improvement Project (Jackson to Madison) * \$1,608,000

Relevance to the New Comprehensive Plan

The Villa Park Capital Improvement Plan will help outline the financing, location, and timing for capital improvement projects over several years.

EXISTING LAND USE AND DEVELOPMENT

This section examines Villa Park's existing land use composition and development patterns. The information presented in this section sets the stage for future land use planning in the Comprehensive Plan that will help guide the Village's built form and character moving forward. The existing land use inventory is based on field reconnaissance conducted on October 9th, 2023, digital aerial review, and the Chicago Metropolitan Agency for Planning's Land Use Inventory.

Existing Land Use Designations

All parcels within the Village of Villa Park and its planning area are categorized into one of the following land uses.

Single-Family Detached

Single-family detached consists of single-family homes occupying individual lots in a range of sizes. Single-family detached is the predominant residential type within the Village. Single-family detached includes both planned subdivisions and older established neighborhoods with traditional neighborhood patterns.

Single-Family Attached

Single-family attached includes structures where dwelling units share an exterior wall with at least one adjacent unit while still maintaining a separate dedicated entrance for each unit. This land use includes townhomes and duplexes. Single-family attached uses can also be seen integrated into a large single-family residential development to provide a mix of housing types. While single-family detached housing is scattered sparsely throughout the Village, it can be seen within residential developments around South Villa Avenue along East Kenilworth Avenue.

Multifamily

Multifamily includes residential structures with multiple dwelling units stacked vertically with shared entrances and corridors. Multifamily uses can include assisted living facilities, apartments, and condos which can be found at a range of prices with varying quality. Multifamily uses can include a development complex with multiple buildings as well as a single building on an individual lot. While single-family detached housing is the predominant residential type, multifamily can be seen scattered thoroughly throughout the Village.

Mixed-Use

Mixed-use includes various uses within one building or development area. Uses are typically stacked vertically with commercial on the ground floor with residential or offices on the upper floors. In Villa Park, it is used in areas where a mix of uses may present an improved opportunity for unique future development. However, the availability of mixed-use options remains quite limited.

Regional Commercial

These commercial areas are regional draws that bring people to Villa Park. The Target, Vasa Fitness, and the surrounding commercial areas that include big box retailers, chain restaurants, and franchise businesses are categorized as regional commercial. They are primarily located along North Avenue.

Commercial

Commercial uses include businesses located in Villa Park with the purpose of buying, selling, or trading of merchandise or services. They include clothing, furniture, and drug stores but also include more specialty stores such as bike shops, bookshops, and record stores. In Villa Park, commercial land uses are concentrated along major roadways such as Roosevelt Road and St. Charles Road but can also be seen within neighborhoods.

Office

Office land uses include large-scale office developments or planned office parks used for professional services or medical offices. Office uses also include small individual office buildings.

Light Industrial

This category includes facilities involved in the manufacturing, storage, and distribution of goods and materials. Light industrial uses typically have minimal impact on surrounding areas and are generally clustered together within industrial parks. Light Industrial can be found near arterial routes like North Avenue.

Heavy Industrial

This category includes uses that are larger in scale and that typically involve resource production, processing, and/or extraction. These uses typically have environmental, noise, and visual impacts on adjacent areas. This, much like light industrial, is primarily located near arterial routes.

Public/Semi-Public

The Public and Semi-Public land use category encompasses those lands owned and operated by federal, state, or local governments as well as public and private educational facilities, cemeteries, churches, hospitals, nursing homes, or other non-profit facilities. Public and Semi-Public uses are distributed throughout the Village and are integrated into both residential and commercial areas.

Parks and Open Space

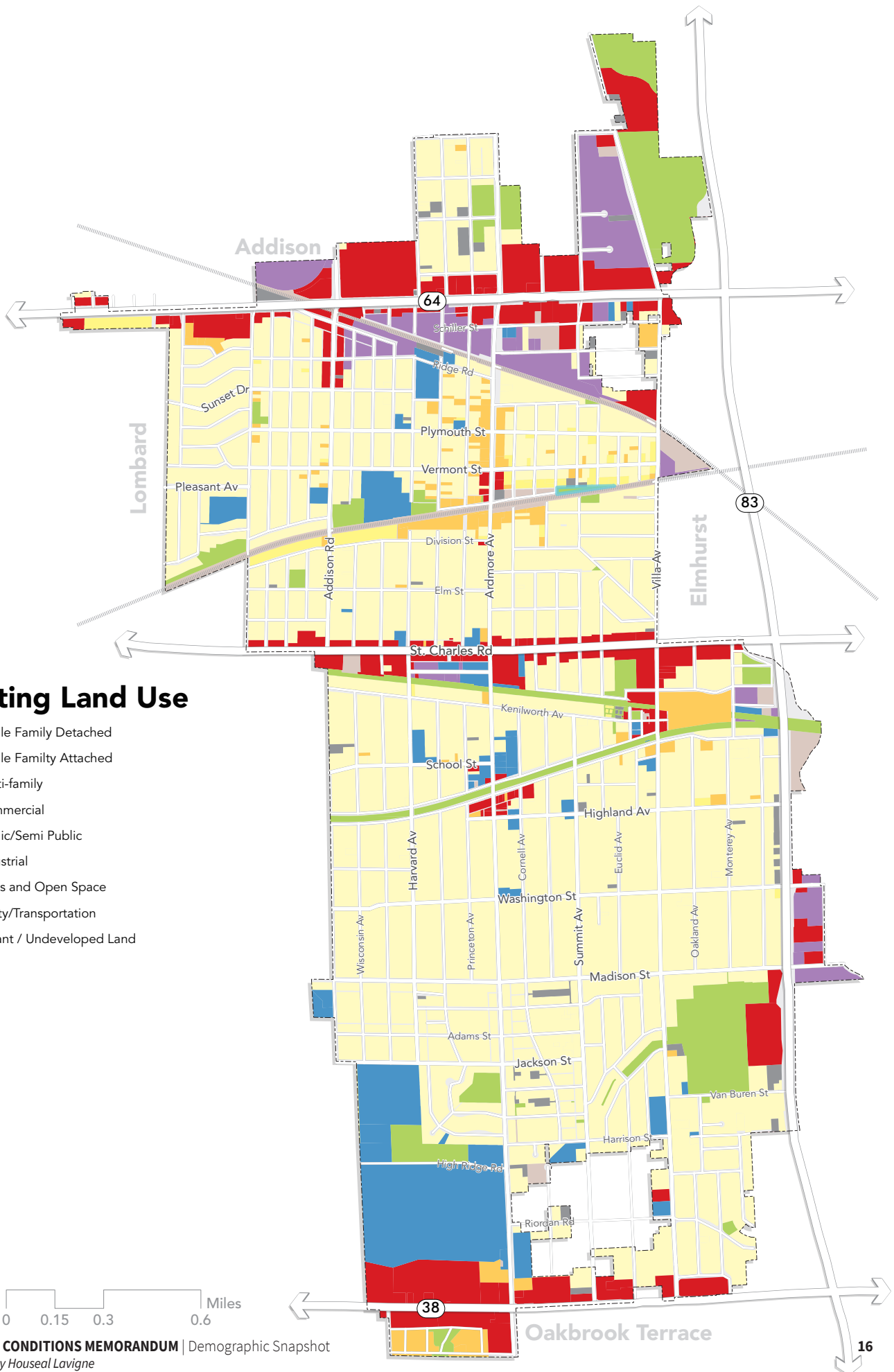
This land use includes parks that provide both active and passive recreation options and open space areas. Parks consist of public parks owned and maintained by the Village and private parks. In Villa Park, the Park District maintains more than 15 amenity-filled parks. A few notable parks include Willowbrook Park, Prairie Path, Franklin Park and private open spaces included in the subdivisions.

Utilities and Transportation

Utilities and transportation use support local infrastructure and provide rights-of-way or easements for the transmission of gas, electric, water, and sewer. This includes both facilities and infrastructure as well as related rights-of-way.

Vacant

Vacant land includes natural areas such as fields, former farmland or wooded areas that have not been prepared for development but have not been set aside for conservation. Some areas include vacant sites within planned subdivisions, property adjacent to large businesses, as well as space set aside for future development but with no active site work occurring. Properties that currently have a vacant structure such as a closed businesses or an abandoned home are not included in this category.



Land Use Key Considerations

The Villa Park Comprehensive Plan will include recommendations to improve the Village's land use and development. These recommendations can be implemented by the Village's local government and other stakeholders such as local businesses and developers. The following analysis of Villa Park's issues and opportunities related to land use and development will assist in the next steps of the planning process. Key issues and opportunities that should be addressed in the Villa Park Comprehensive Plan are identified below.

Need for Housing Diversity

Through outreach, it was identified that the Village needs to diversify housing. The community identified a lack of options for seniors, young adults, or young families. To support all current and future residents of Villa Park, the development of a wider variety of housing types at varied price points should be encouraged.

Reposition Commercial Options

While there are tons of regional commercial options along major streets like North Avenue, more local commercial options for residents to spend time in and around are still lacking. Opportunities to develop more shopping and dining options should be pursued. Planning for more commercial uses can help create a livelier environment, increase Villa Park's sales tax base, and ease traffic. Additionally, survey respondents identified that infrastructure improvements and upgrades would have the most meaningful impact when it came to running a business in Villa Park.

Redevelopment of Vacant Parcels and Stagnant or Deteriorating Buildings

Workshop participants named redevelopment of vacant lots as a top issue in the Village. Within Villa Park there is an opportunity for new residential infill in existing neighborhoods and revitalization of vacant or underutilized commercial and industrial spaces. While survey respondents did not report any issues of decay or blight, there should be an effort to discuss strategies to prevent the long-term obsolescence of vacant or underutilized properties in the Village.

Zoning

Zoning and development controls are critical to shaping the community and implementing land use and development goals. They establish what specific land uses are permitted; the density, intensity, scale, and orientation of those uses; requirements for parking, signs; and other standards. Understanding regulations within Villa Park's Zoning Ordinance will assist in directing growth in a visually attractive and suitable manner and are some of the primary tools for implementing the Villa Park Comprehensive Plan.

Residential Districts

Residential zoning districts provide diverse housing options for individual households and maintain the desired character of both existing and developing neighborhoods. Although these districts are primarily residential, certain nonresidential uses are also permitted. There are several R districts, which differ primarily in their building types, as well as in their lot and building regulations. RS-10 and RS-7.5 are predominantly designated as single-family dwellings, which require a minimum area requirement of 10,000 square feet and 7,500 square feet, respectively.

RS-10 Residential Single-Dwelling District: The RS-10 Residential Single-Dwelling District designed for single-family dwellings with a minimum area of 10,000 square feet.

RS-7.5 Residential Single-Dwelling District: The RS-7.5 Residential Single-Dwelling District is designed for single-family dwellings with a minimum area of 7,500 square feet.

RD-7.5 Residential Duplex District: The RS-7.5 Residential Duplex District is designed to accommodate duplex houses for lots with a minimum area of 7,500 square feet

RM-9 Residential Multi-Unit District: RM-9 Residential Multi-Unit District is primarily intended for multi-unit buildings on lots measuring a minimum of 9,000 square feet.

Office, Commercial and Industrial Districts

The purpose of office, commercial, and industrial zoning districts is to provide space for various commercial activities that cater to the needs of neighborhoods, communities, and the region, including industrial and employment-related uses.

O-R Office Research District: The O-R Office Research district is primarily intended to accommodate office, service and other types of low-impact, non-retail commercial uses.

C-1 Convenience Business District : The C-1 Convenience Business district is primarily intended to accommodate daily convenience retail and service uses in small-scale buildings.

C-2 Neighborhood Business District: The C-2 Neighborhood Business district is primarily intended to accommodate neighborhood-serving retail and service uses.

C-3 Service Business District: The C-3 Service Business district is primarily intended to accommodate automobile-oriented retail and service uses.

M-1 Light Industrial: The M-1 Light Industrial district is primarily intended to accommodate small-scale, low-impact industrial and service commercial uses.

M-2 General Industrial: The M-2 General Industrial district is primarily intended to accommodate industrial and high-impact commercial uses, generally on larger sites and in locations that will not cause adverse impacts on residential uses.

Mixed-Use Districts

Mixed-use zoning districts are primarily intended to create, maintain, and promote a variety of vertically and horizontally mixed-use places, and to maintain and promote the desired physical character of existing and developing mixed-use places. The various MX districts are differentiated based on allowed building types and a mix of allowable uses in each building.

MX-1 Mixed-Use TOD District: Designed for the train station area, allowing low-scale mixed-use buildings. The focus is on pedestrian-friendly retail and services on the ground floor, with parking inside or behind buildings.

MX-2 Mixed-Use Main Street District: Meant for neighborhood mixed-use nodes, encouraging lower-scale mixed-use buildings. Similar to MX-1, it promotes retail, office, and service uses on the ground floor along with parking solutions.

MX-3 Mixed-Use Corridor District: Intended for commercial corridors, accommodating low- to mid-scale mixed-use buildings. The design emphasizes street-facing storefronts and diverse commercial uses on the ground floor, while parking can be internal or at the back of the lot.

MX-T Mixed Transitional (Office-Residential) District: Transitioning between mixed-use shopping and residential zones, this district suits low- to mid-scale office and/or residential buildings. Buildings are designed to face primary corridors, with parking solutions integrated.

MX-R1 Mixed Residential District 1: MX-R1 Mixed Residential District 1 is a mid-scale district and suitable for station areas.

MX-R2 Mixed Residential District 2: MX-R2 Mixed Residential District 2 is lower in scale and acts as a transition to single-family neighborhoods.

The allowable building types in MX-R1 and MX-R2, include apartment buildings and townhouses, define compact buildings with entrances, windows, and interior uses facing the primary corridor and small landscape yards in front. Parking is intended to be internal to the building or located in the rear of the lot, screened from the primary street with the building.

Public/Institutional Districts

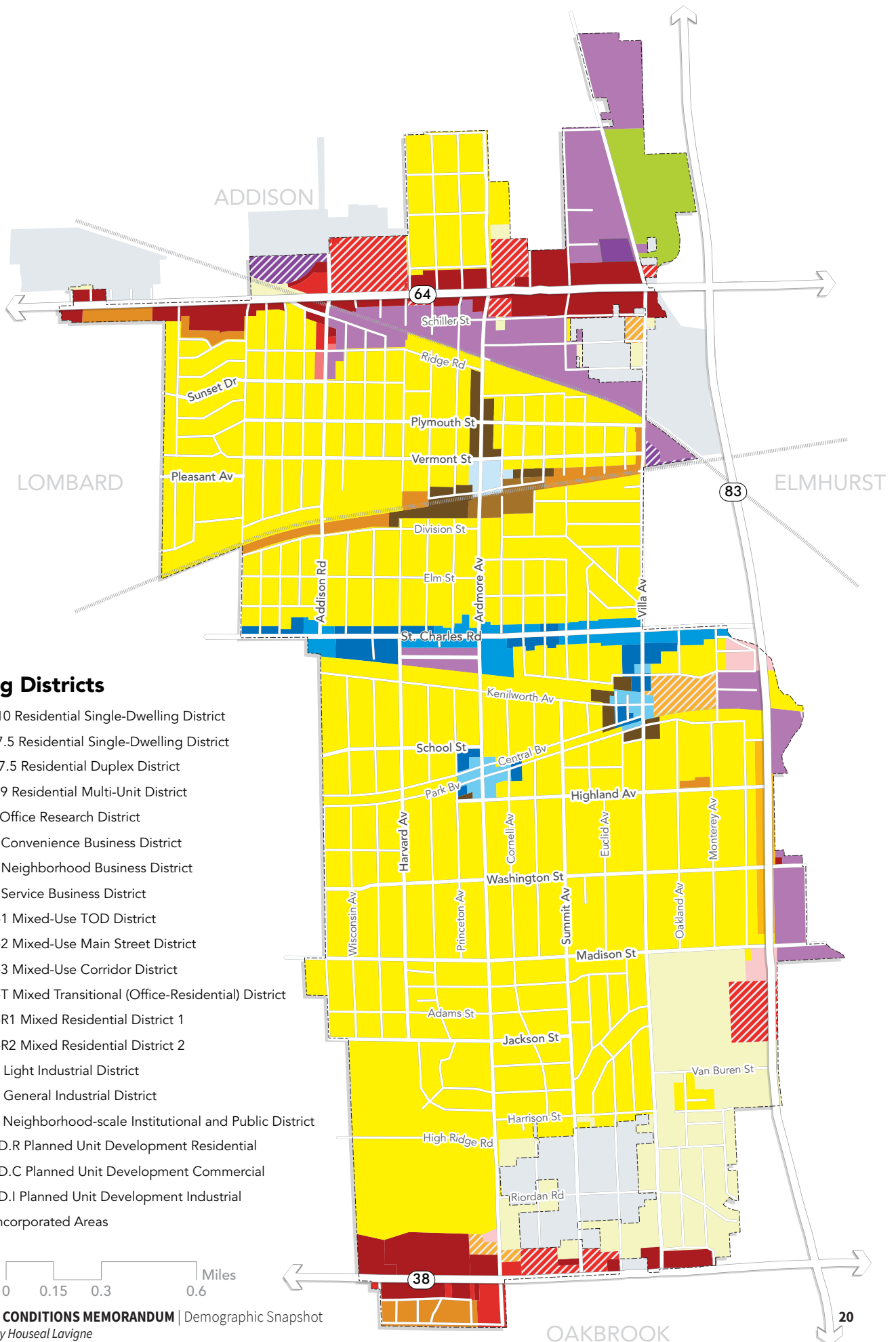
The PI, Public and Institutional zoning district designations may be applied regardless of ownership of the land on which the use is located. PI zoning is intended to identify the public or institutional use of the subject property, not necessarily the ownership or control of the property.

Neighborhood-scale Institutional and Public district (PI-1): The PI-1, Neighborhood-scale Institutional and Public district is intended to accommodate small scale, low-intensity public, civic, and institutional uses that are commonly found in or near residential neighborhoods.

Campus-scale Institutional and Public District (PI-2): The PI-2, Campus-scale Institutional and Public district is intended to accommodate development and expansion of large public, civic, and institutional uses, while minimizing the potential for adverse impacts on surrounding areas.

Planned Unit Development

Planned unit developments (PUDs) differ substantially from conventional subdivisions and are therefore considered “special uses.” There are a variety of land uses and design elements in planned unit developments, so more specific procedures, standards and exceptions are needed to guide the recommendations of the planning and zoning commission and the village board in their decisions.



Zoning Key Considerations

The Villa Park Comprehensive Plan will address changes that need to be made within the Village's current zoning ordinance and development regulations to foster a better quality of life, sustainable standards, and a healthy mix of residential and commercial districts. The issues and opportunities presented below are based on feedback received during stakeholder workshops and responses from the community survey. Issues and opportunities for Villa Park's zoning ordinance and development regulations are presented below.

Provide Diverse Residential Formats

Throughout outreach opportunities, Villa Park residents found that there is a low amount of diverse housing available, particularly affordable housing available for low-income residents, senior citizens, and young professionals. Allowing diverse housing formats beyond single-family detached housing such as duplexes, townhomes, and multifamily development can help bring in more housing units and options that are attainable for the demographics previously listed. Clearly and permissively allowing in the Village zoning code for accessory-dwelling units, upper floor residential (above ground-floor commercial), and multifamily uses at all scales will help alleviate housing shortages.

Encourage Shopping and Dining Options

Many community survey respondents found that the mix and availability of shopping and restaurant options is a weakness. Options to address these issues could be strengthening the standards that exist within the C-2 district. Another option could include determining the right types of commercial uses to allow and the appropriate permit process, encouraging more entertainment, retail and restaurants while restricting service uses to periphery areas.

Enforce Active Transportation Standards

When designing new residential neighborhoods, Villa Park residents expressed the need for complete sidewalks and bike lanes to be incorporated so that residents have the option to walk or bike to their destinations. Repairing and adding sidewalks and bike lanes in residential areas can promote a healthy lifestyle for residents, giving them the option to walk or bike rather than driving to their destinations. Additionally, neighborhoods would be deemed safer and more inclusive as children, the elderly, and individuals with physical or cognitive disabilities would be utilizing alternative transportation options and vehicle speeds would be slower as they share the road with pedestrians and cyclists. Requiring bicycle parking regardless of the number of parking spaces may encourage individuals to bike to retail and dining.

TRANSPORTATION AND MOBILITY

A balanced, efficient, and well-connected transportation system provides access to goods, services, community resources, and supports land use development through a variety of modes. The transportation system in Villa Park consists of an integrated network of roadways, regional public transit services, pedestrian facilities, and an emerging bicycle system. The Comprehensive Plan will focus on strategic improvements to Villa Park's transportation system that capitalize on reducing congestion in the Village's commercial corridors, enhancing its public transit assets to increase ridership, extending the bicycle network to reach all of the Village's important community facilities, and improving pedestrian safety at major roadway crossings.

Roadway Network

Jurisdiction

A greater part of the major travel arteries serving Villa Park are controlled by the IDOT, including North Avenue (IL Route 64), Kingery Highway (IL Route 83), and Roosevelt Road (IL Route 38). Villa Avenue (north of North Avenue) and Midwest Road (south of Roosevelt Road) are under the jurisdiction of DuDOT. The Village will need to maintain close coordination with IDOT and DuDOT in order to accomplish the goals and objectives laid out in the Comprehensive. The Village controls the remaining roadways except for portions of Riordan Road, Cornell Avenue, Summit Avenue, Euclid Avenue, Manor Lane, Hill Street, and Villa Avenue which are under the jurisdiction of York Township.

Functional Classification

For planning and design purposes, roadways are classified in a hierarchical structure by function to define their role in the transportation system and their eligibility for certain types of federal transportation funds. Four general functional classifications are typically used, including freeways, arterials, collectors, and local roads. Arterials and collectors are commonly subdivided into major and minor designations based on location, service function and design features (i.e., right-of-way, road capacity, continuity within system, speed limits, parking controls, traffic signal spacing, etc.). Each roadway classification serves as a collecting/distributing facility for the next higher classification in the system. The following summarizes the roadway functional classification system serving Villa Park and describes these thoroughfares based on their context and design features. Table 1 provides a listing of the freeways, arterials, and collector roads along with the jurisdictional ownership and annual average daily traffic volume (AADT).

Freeways

Freeways provide the highest degree of mobility, with access limited to grade-separated interchanges to preserve capacity for high volumes of traffic and high travel speeds.

Major Arterials

Major arterials provide a high degree of mobility and function as the primary travel routes through urban areas. These roadways are continuous and serve the broader region, connecting the freeway system with the local system of minor arterials and collector roads, as well as the major activity centers within a community. Major arterials are higher capacity facilities that carry high volumes of traffic and require more stringent access controls and traffic signal spacing.

In the Chicago metropolitan area, IDOT has established a 1,500-mile network of the most important major arterials into the Strategic Regional Arterial (SRA) system. This system is intended to supplement the freeway system by accommodating a significant portion of the long-distance, high-volume automobile and commercial vehicle traffic in the region. In Villa Park there are three major arterials that are part of the SRA system, North Avenue (IL Route 64), Kingery Highway (IL Route 83), and Roosevelt Road (IL Route 38).

All three roadways have six-lane cross-sections which run along the north side, east side, and south sides of the Village, respectively. North Avenue carries an annual average daily traffic (AADT) volume of 44,400 vehicles, Kingery Highway between North Avenue and Roosevelt Road carries an AADT volume between 49,200 and 62,900 vehicles, and Roosevelt Road carries an AADT volumes between 36,900 and 43,800 vehicles.

The 2009 Villa Park Comprehensive Plan designates St. Charles Road as a major arterial roadway. St. Charles Road provides two travel lanes in each direction and carries an AADT volume of 16,400 vehicles.

Minor Arterials

Minor arterials augment the major arterials by accommodating somewhat shorter trips to and from residential neighborhoods, commercial areas, employment centers and recreational facilities at the community level. As such, operating speeds and road capacity may be less than that of the major arterials, with less stringent controls on property access. Minor arterials in Villa Park include Addison Road, which has a four-lane cross section, Villa Avenue and Ardmore Avenue which have two-lane cross sections. These roadways carry traffic volumes ranging from 4,000 to 15,700 vehicles per day.

Collectors

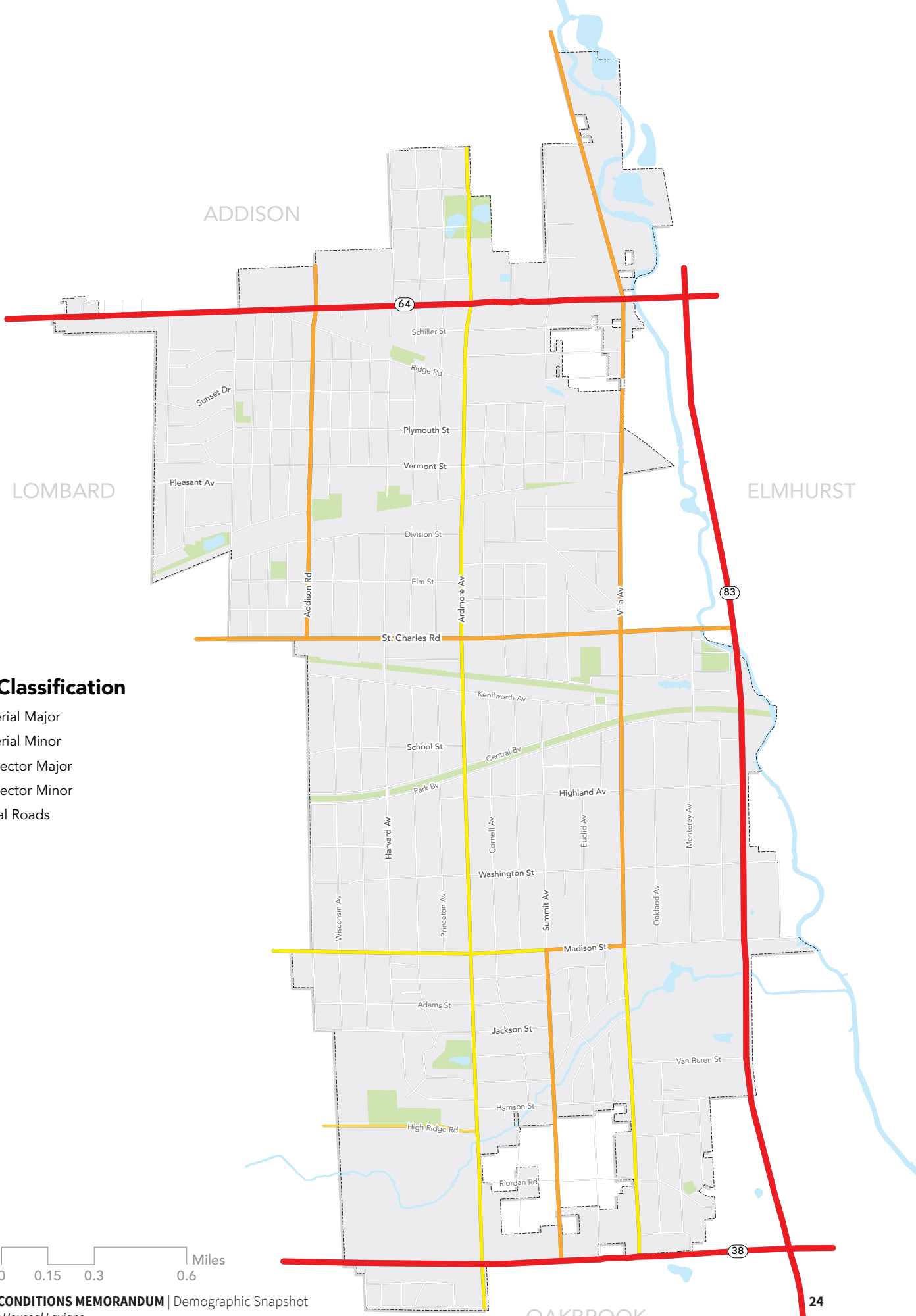
The collector system is designed to support the arterial network. Collector roads consist of medium-capacity, medium volume roads that have limited continuity and serve to distribute traffic between the higher-level arterials and the lower-level local roads. Collectors typically operate at lower speeds than arterials and provide some direct land access. Collectors in Villa Park are two-lane roadways and include Madison Street, Summit Avenue, Vermont Street, Harvard Avenue, and Washington Boulevard. These roadways carry traffic volumes ranging from 2,100 to 12,400 vehicles per day.

Local Roads

Local roads provide direct access to private property and connect with the arterial and collector roads. Trip lengths on local roads are typically short with volumes and speeds being low. All remaining roadways in the Village not mentioned above are classified as local roads and are generally two-lane roadways with parking permitted on one or both sides.

Functional Classification	Roadway	Jurisdiction	Annual Average Daily Traffic
Major Arterials	North Avenue (IL Route 64)	IDOT	40,000 - 44,400
	Kingery Highway (IL Route 83)	IDOT	49,200 - 62,100
	Roosevelt Road (IL Route 38)	IDOT	36,900 - 43,800
	St. Charles Road	Village	16,400
Minor Arterials	Villa Avenue	DuDOT/Village	4,000 - 5,800
	Ardmore Avenue	Village	7,000 - 7,550
	Addison Road	Village	7,300 - 15,700
Collectors	Madison Street	Village	2,100
	Summit Avenue	Village	12,400
	Vermont Street	Village	n/a
	Harvard Avenue	Village	n/a
	Washington Boulevard	Village	n/a
Local Roads	Highridge Road	Village	1,450
	Oak Street	Village	125

Source: Illinois Department of Transportation



0 0.15 0.3 0.6 Miles

Roadway Network Capacity

The Village's arterial and collector roads convey the highest volumes of traffic through the community and provide connections to the commercial and industrial areas of the Village along IL Route 64, IL Route 83 and IL Route 38 and the local commercial areas along St. Charles Road, Ardmore Avenue, and Villa Avenue. The spacing between the north-south arterial and collector roads is one-half mile apart and spacing between the primarily east-west arterial and collector roads are one mile apart. Given the higher capacity cross-sections, excellent spacing, and the fact that the major commercial and industrial areas located along IL Route 64, IL Route 83, and IL Route 38, these roadways appear to provide adequate capacity.

However, congestion along the Village's major arterial roadway primarily occurs outside of the Village at the intersections of IL Route 64 with IL Route 83 and IL Route 83 with St. Charles Road in Elmhurst, and IL Route 38 with Westmore-Meyer Road in Lombard. The congestion at these intersections results in traffic utilizing Villa Avenue to access IL Route 64 and IL Route 38 and adjacent neighborhoods resulting in congestion at both ends of the Villa Avenue corridor.

Due to the terminus of Villa Avenue at IL Route 38, the intersection of IL Route 38 with Summit Avenue also experiences peak period congestion as Summit Avenue connects to IL Route 56, 22nd Street, and I-88 eastbound ramps to the south.

Redevelopment opportunities along IL Route 64 and IL Route 38 provide the ability to consolidate driveways and direct parcel access to the cross streets/cross access connections which would improve the flow of traffic along these roadways.

Furthermore, due to the orientation of the Canadian National Railroad and its at grade crossing with IL Route 64 with Addison Road, the intersection of IL Route 64 with Addison Road experiences significant congestion during train events that occur during the weekday morning and weekday evening peak periods of commuter traffic.

Traffic Controls

There are 14 traffic signal-controlled intersections in the Village, with 11 being located on arterial roadways under IDOT control. The remaining three signals are located along St. Charles Road at its intersections with Villa Avenue, Ardmore Avenue, and Addison Road, which are under Village control. All other intersections in the Village are generally under stop control.

The intersections of Westmore Avenue, Addison Road, Michigan Avenue and Ardmore Avenue along IL Route 64 are part of an eight signal IDOT coordinated traffic signal system that extends west into the Village of Lombard.

The intersection of Villa Avenue with IL Route 64 is part of an eight signal IDOT coordinated traffic signal system that extends east into the City of Elmhurst and includes the intersection of IL Route 64 with IL Route 83.

The intersection of IL Route 83 with Riverside Drive/Frontage Road is part of a 14-signal IDOT coordinated traffic control system that includes the intersections of St. Charles Road with IL Route 83, Villa Avenue, Ardmore Avenue, and Addison Road.

The intersections of IL Route 38 with Villa Oakes Shopping Center, Ardmore Avenue, Courtyard Shopping Center, Summit Avenue and Villa Avenue are part of a 12-signal IDOT coordinated traffic control system that extends west to Finley Road.

Truck Routes

Truck routes are typically roadways that provide continuous regional travel and/or are designed to support heavy commercial traffic while avoiding residential areas. IDOT has established a Designated State Truck Route System that consists of three classifications of roadways (Class I, II and III), each with specific design standards, maximum legal vehicle dimensions, and loaded weights. Truck routes in Villa Park include North Avenue (IL Route 64), Kingery Highway (IL Route 83), and Roosevelt Road (IL Route 38) all of which are Class III facilities.

Sustainable Vehicles

There are currently 27 electronic vehicle charging stations in Villa Park. These can be found at the Target store which provides 16 Tesla charging stations and four Chargepoint charging stations, the Walmart store which provides four Electrify America charging stations, Ovaline Court which provides two electronic vehicle charging stations, and the Harley Davidson store which provides one Chargepoint station.

These stations, which provide dedicated parking spaces for non-emission vehicles, offer environmental benefits to the community. The Village should encourage large retailers and shopping centers to provide electronic vehicle charging stations for public use, should provide public electronic vehicle charging stations at municipal locations such as at the library, recreation centers, and Metra station, and should encourage future multifamily housing developments to provide access to electronic vehicle charging stations.

There are currently no car-sharing services (ZipCar, etc.) operating in the Village, which contributes to increased auto use and parking needs, higher household automobile ownership rates, and more household income devoted to transportation costs.

Public Transit

Public transportation service in the Village of Villa Park is provided by the Metra commuter railway, Pace suburban bus, DuPage County, and York Township. These services offer convenient transportation alternatives for Village residents, employees and visitors that travel between the Village and the greater Chicago region.

Metra Commuter Railway

The Metra Union Pacific West (UP-W) line services Villa Park via a station located just east of Ardmore Avenue, with additional stations in the adjoining communities of Lombard and Elmhurst. The UP-W line extends from Elburn to the west to the Ogilvie Transportation Center (Chicago) to the east. On a weekday, there are 27 inbound and outbound trains that stop in the Village. On Saturday, Sunday/Holidays, there are 10 inbound and outbound trains that stop in the Village.

Ridership levels and parking utilization at the Villa Park train station are shown below with the last surveys performed by Metra in 2018 and 2019. At that time, the surveys were conducted ridership levels were generally consistent with previous surveys conducted in 2016, 2014, and 2006. Since 2018, Metra has experienced significant ridership reductions across the system due to the COVID pandemic. However, recent information provided by Metra indicates that ridership levels are recovering. Prior to the pandemic, the Village's station provided adequate parking to accommodate demand.

Table 2: Metra Ridership and Commuter Parking Utilization

Metra Station	Weekday Boarding	Weekday Alighting	Parking Capacity	Parking Occupancy	Parking Utilizations
Villa Park	870	852	492	422	85%

Source: Metra boarding/alighting counts (2018) and Metra parking counts (2019).

The majority of Metra riders drive alone and park at the station while 12 percent of riders are dropped off and picked-up. A higher proportion of riders walked to the Villa Park stations while few riders accessed the stations by bike. As discussed in the following section, the Metra station is not served by any bus routes.

Table 3: Mode of Access to Metra Station

Metra Station	Drove Alone	Dropped off	Car-pool	Bus	Walked	Bike	Other
Villa Park	60%	12%	5%	0%	21%	0%	1%

Source: Regional Transportation Asset Management System (RTAMS). Metra on-board survey, 2018.

Pace Suburban Bus

Pace suburban bus operates two fixed routes through Villa Park that include Route 301 (Roosevelt Road) and Route 313 (St. Charles Road). The Village's commercial developments along IL Route 38 are located within a convenient walking distance (1/4-mile) of Route 301 (Roosevelt Road) bus route. The residential homes in the area generally bounded by the Illinois Prairie Path (west of Summit Avenue) and Oak Street (east of Summit Avenue) on the north, Madison Street on the south, Summit Avenue on the west, and IL Route 83 on the east are within a convenient walking distance (1/4-mile) of Route 313 (St. Charles Road). Route 313 also serves the commercial land-uses and multifamily housing along Villa Avenue. Table 2 summarizes the hours of operation of the routes and Table 4 summarizes the Annual Average Daily Ridership. Currently, the bus routes within the Village do not provide service to the Metra station.

None of the bus stops in the Village offer passenger waiting amenities such as weather-protected shelters, benches, lighting, real-time bus tracker information, bus route maps/schedules, and concrete waiting pads. However, all of the stops are located near intersections that provide connections to the sidewalk system and pedestrian facilities due to the robust sidewalk network within residential areas. Consideration should be given to installing additional bus shelters at locations that might attract more riders if amenities were provided. These locations could include the stops along IL Route 38, and the stops at the intersection of St. Charles Road with Villa Avenue.

Route 301 – Roosevelt Road

Provides weekday service between the CTA Blue Line Forest Park Transit Center and the Metra UP-West Line Wheaton Station. Certain weekday rush hour trips serve the DuPage County Judicial Center. Through Villa Park, this route runs on Roosevelt Road (IL Route 38). Other destinations include the Oakbrook Center and the Elmhurst Memorial Hospital. There are three posted stops along this route located at Summit Avenue, Ardmore Avenue, and the Villa Oaks shopping center.

Route 313 – St. Charles Road

Provides daily service between the CTA Green Line Austin Station in Chicago/Oak Park and the intersection of Finley Road with Branding Avenue in Downers Grove. Through Villa Park, this route runs on St. Charles Road east of Villa Avenue, along Villa Avenue between St. Charles Road and Washington Street, and on Washing Street west of Villa Avenue. Other destinations include the Eastgate Center and Yorktown Center in Lombard. There are nine posted stops along this route located at the intersections of Washington Street with Addison Avenue, Michigan Avenue, Harvard Avenue, Ardmore Avenue, Illinois Avenue, and Summit Avenue and at the intersections of Villa Avenue with Washington Street, Highland Avenue and St. Charles Road.

As can be seen in Table 5, the COVID-19 pandemic has decreased ridership on both routes by approximately 50 percent on weekdays and by approximately 45 percent on Saturday/Sunday/ Holidays.

Table 4: Pace Routes, Frequency and Hours of Operation

Bus Route	Weekdays	Saturdays	Sundays
Route 301	5:22 AM – 11:32 PM 36 EB trips, 38 WB trips	5:36 AM – 10:45 PM 28 EB trips, 28 WB trips	7:05 AM – 7:44 PM 13 EB trips, 13 WB trips
Route 313	4:54 AM – 10:25 PM 23 EB trip, 24 WB trip	5:42 AM – 11:20 PM 16 EB trip, 16 WB trip	7:48 AM – 8:22 PM 11 EB trip, 11 WB trip

Source: Pace

Table 5: Annual Average Daily Bus Ridership

Route	Average Week-day Ridership	Average Saturday Ridership	Average Sunday Ridership
Route 301	1547	577	310
Route 301	765	310	184
Route 313	969	555	314
Route 313	512	308	169

Source: Regional Transportation Asset Management System (RTAMS).

Represents average of monthly ridership averages from January 2019-February 2020. Regional Transportation Asset Management System (RTAMS). Represents average of monthly ridership averages from Jan 2022-August 2023.

Vanpool

Pace's vanpool programs include its traditional vanpool program, Metra Feeder Program, and Employer (Corporate) Shuttle Program. Program participants are provided vans to use to connect with train stations, transportation centers, or common employment centers and residential communities for a more economical, convenient, and environmentally friendly commute to work than driving alone.

Rideshare

Pace RideShare is affiliated with Pace Suburban Bus and is the designated public rideshare administrator for Northeastern Illinois. Pace facilitates a free carpooling and vanpooling matching service through their website.

Ride DuPage

The Ride DuPage service provides bus or taxi service for people who need travel assistance due to physical or cognitive limitations. Curb-to-curb transportation is provided 24-hour a day, 7-days a week at reduced rates.

York Township Senior Rides

The York Township Senior Rides program is open to seniors 55 years of age or older who reside in York Township. Service is available Monday through Friday, 8:15 A.M. to 3:00 P.M. One-way essential rides cost three dollars per ride, one-way non-essential rides cost four dollars per ride, and rides to/from York Township will remain two dollars each way. Reservations are required to make sure that the service can accommodate the riders' needs.



Air Transportation

The nearest regularly scheduled airline passenger service to the Village of Villa Park is at O'Hare International Airport located approximately seven miles northeast of the Village. Furthermore, Midway International Airport is located approximately fourteen miles east of the Village.

Bicycle and Pedestrian System

Communities strive to develop a comprehensive bicycle and pedestrian system to promote mobility by non-auto means and to encourage an active, healthy lifestyle. The pedestrian system in the Village is extensive and consists of sidewalks along both sides of most of the roadways within the Village. However, sidewalk gaps do exist within the residential portions of the Village. The bicycle system is in the development stages and is currently limited to three existing off-street paths/trails within the Village's green space.

Villa Park Bicycle Paths

Villa Park is currently served by three multi-use paths including the Illinois Prairie Path, The Great Western Trail, and the Salt Creek Greenway Trail. All three trails converge in the center of the Village near the Village's commercial land-uses on Villa Avenue. The Illinois Prairie Path bisects the Village in an east-west direction and extends east into the City of Elmhurst and west into the Village of Lombard.

The Great Western terminates (eastern end) at Villa Avenue (shown to the right) and extends west into the Village of Lombard. To connect the Great Western Trail with the Illinois Prairie Path, signage and a multi-purpose path is provided on the west side of Myrtle Avenue.

The Salt Creek Greenway Trail generally runs along Salt Creek and extends from Rotary Park on the east side of the Village north into the City of Elmhurst and Village of Addison. Within the vicinity of the Village, the Salt Creek Greenway Trail is bisected by DuPage Materials in which the trail runs along Villa Avenue between Thomas Street and 2nd Street.

Furthermore, "sharrow" pavement markings are provided along Vermont Street between Ardmore Avenue and Villa Avenue.

Pedestrian System Gaps

The majority of roadways in the Village have sidewalks on one or both sides of the road. However, several gaps in the roadway system are present, including the following areas:

- In the southeast corner of the Village in the area bounded by Villa Avenue on the east and Van Buren Street on the north.
- On residential roadways and near commercial areas north of Plymouth Street.
- On the south side of Kenilworth Avenue between Myrtle Street and Addison Avenue.

Pedestrian Crossings

The signalized intersections along the Village's arterial roadways are the safest locations for pedestrians and bicyclists to cross the road. Twelve of the fourteen signal-controlled intersections in the Village have crosswalks on at least one approach with pedestrian signals and curb ramps. The remaining two signals are along IL Route 38 at the signalized access drives of the Villa Oaks Shopping Center and the Courtyard Shopping Center.

All of the crosswalks along the Village's major arterial roadways are standard parallel-line markings rather than the more visible continental-style markings, except for at the intersections of IL Route 38 with Ardmore Avenue and the north leg of Villa Avenue at IL Route 64. All of the signalized intersections provide pedestrian countdown signals except for the intersection of IL Route 64 with Addison Road. Further, the curb ramps at several of the signalized intersections do not comply with ADA standards, including the intersections of IL Route 64 with Addison Road, IL Route 64 with Ardmore Avenue, and St. Charles Road with Ardmore Avenue.

The Illinois Prairie Path crosses Harvard Avenue, Ardmore Avenue, Summit Avenue, Villa Avenue, and Monterey Avenue where high visibility bicycle style crosswalks are provided at all five crossings. In addition, pedestrian actuated rectangular rapid flashing beacons (RRFB) are provided at the intersection of the Illinois Prairie Path with Villa Avenue and Ardmore Avenue.

The Great Western Trail crosses Harvard Avenue, Ardmore Avenue, Myrtle Avenue and Kenilworth Avenue, and Central Boulevard. High visibility crosswalks are provided at all four crossings.

The Salt Creek Greenway Trail spans along the west side of Villa Avenue between Thomas Street and 2nd Street. High visibility crosswalks are provided on Villa Avenue at both intersections to facilitate trail users.

Additional pedestrian amenities including ADA ramps and high-visibility, continental crosswalks are provided at many other high pedestrian intersections within the Village. These additional amenities are generally located with proximity to schools, parks, public open spaces, and at other key intersections.

Bicycle Facility Plans

While the Village’s extensive trail system provides excellent off-street bicycle and pedestrian amenities to residents and guests, the Village currently has limited on-street bicycle facilities. The Village’s Active Transportation Plan identifies a series of additional improvements to the on-street bicycle facilities, wayfinding signage along trail segments, and addresses needs for sidewalk repair and expansion. The improvements include various types of pedestrian and bicycle facilities to provide an interconnected network that connects commercial corridors, parks, schools, civic facilities, and religious institutions. These recommendations will be incorporated into the Transportation component of the Comprehensive Plan.

Complete Streets

A “complete street” is a roadway that is designed to be safe for all users of the transportation network, including motorists, transit riders, bicyclists, and pedestrians. IDOT has adopted design policy changes in response to the 2007 Complete Streets state law, which requires the agency to construct bicycle and pedestrian ways when an urban roadway is constructed, reconstructed, or widened. Villa Park adopted a complete streets ordinance in February 2020 (Resolution No. 20-12)

Travel Patterns and Behavior

Tracking travel patterns of Villa Park’s working residents and those employed in the Village conveys awareness of the number of people traveling into and out of the community each day for work, the primary communities in which Villa Park residents work, and the primary communities in which Villa Park workers reside. Approximately 17% of Villa Park’s working residents are employed in the City of Chicago, and approximately 12% of those working in Villa Park reside in the City of Chicago.

Tracking travel behavior of Villa Park’s working residents also provides insights into how the community moves around town and how much Villa Park’s households spend on transportation. It also provides a benchmark for comparison with the travel patterns of all DuPage County communities combined and the greater Chicago region as a whole.

Table 6: Workforce and Commuter Travel Mode

Mode of Travel	Villa Park	DuPage County	Chicago Region
Working Population	12,200	479,799	4,205,030
Drive Alone	74.9%	71.4%	65.2%
Carpool	6.7%	6.3%	7.6%
Transit	3.4%	5.9%	11.0%
Walk	1.8%	1.2%	2.7%
Other3	1.1%	1.2%	2.1%
Work at Home	12.1%	14.0%	11.4%

Source: 2017-2022 American Community Survey 5-Year Estimates, U.S. Census Bureau. Reflects compilation of data from CMAP seven-county region.

Travel Time

The location of Villa Park in Chicago’s Western Suburbs contributes to auto commuting times that are higher than other suburban communities in DuPage County and the greater Chicago region as a whole, as shown in Table 7. The provision of a Metra station within the community contributes to commuting times by public transit consistent with other suburban communities in DuPage County and the greater Chicago region. However, given that the Village is located 18 miles from the Chicago Loop the commuting times by transit are longer compared to the greater Chicago Region, primarily the communities located within Cook County. Approximately 86.2% of Villa Park residents are able to drive to their jobs in less than 45 minutes while only 35.3% of residents can commute to their jobs by transit in under 60 minutes.

Table 7: Commuter Travel Time to Work

Travel Time	Villa Park	DuPage County	Chicago Region
By Car < 45 min.	86.2%	72.9%	77.4%
By Transit < 60 min.	35.3%	34.5%	64.4%

Source: 2017-2021 American Community Survey 5-Year Estimates, U.S. Census Bureau. Reflects compilation of data from CMAP seven-county region

Household Auto Ownership and Vehicle Miles Traveled

Approximately 83.2% of Villa Park households have two or more vehicles available, which is comparable to the aggregate of DuPage County and a greater proportion to the greater Chicago region as a whole, as shown in Table 8. The average annual vehicle miles traveled (VMT) per household in Villa Park is also higher than the aggregate of the Chicago region as a whole, as shown in Table 9, which is partially attributed to the number of vehicles per household and the lower use of public transit. However, the average annual VMT per household is less than the aggregate of DuPage County.

Table 8: Average Household Automobile Ownership

Vehicles Available	Villa Park1	DuPage County	Chicago Region
0	1.20%	1.60%	6.5%
1	15.6%	17.0%	24.7%
2	45.8%	46.8%	39.6%
3+	37.4%	34.6%	29.2%

Source: 2017-2021 American Community Survey 5-Year Estimates, U.S. Census Bureau. Reflects compilation of data from CMAP seven-county region.

Table 9: Average Annual Vehicle Miles Traveled per Household

Villa Park	DuPage County	Chicago Region
16,552	17,551	15,285

Source: Center for Neighborhood Technology H+T Affordability Index. Reflects the Chicago Metropolitan Agency for Planning (CMAP) Planning Area.

Spending on Transportation

Affordability of a community can be measured in terms of the average percentage of household income devoted to housing and transportation costs, with a threshold of 45% or less being representative of an affordable community. A typical household in Villa Park making the region's median income (\$71,770) would spend 47% of their household income on the combined costs of housing and transportation, making Villa Park comparably affordable to other communities in DuPage County and the Chicago region, as shown in Table 10.

Table 10: Housing & Transportation Costs as a Percentage of Household Income

Travel Time	Villa Park	DuPage County	Chicago Region
Housing Costs	27%	33%	29%
Transportation Costs	20%	20%	18%
Housing & Transportation Costs	47%	53%	47%

Source: Center for Neighborhood Technology H+T Affordability Index. Reflects the Chicago Metropolitan Agency for Planning (CMAP) Planning Area.

Planned & Programmed Transportation Projects

The following transportation projects will also benefit the Village and are planned or have been programmed by IDOT, DuDOT, CMAP and the Village.

CMAP On To 2050 Comprehensive Regional Plan

The following Regionally Significant Projects are included in the On To 2050 comprehensive regional plan prepared by CMAP.

Metra UP West Improvements

Improvements consist of track, signal, safety, and infrastructure enhancements to increase passenger service and reduce delays. A third track is proposed to be added to an existing double-track portion of the line east of Elmhurst which will allow Metra trains to bypass slower freight trains which will provide better operations.

Pace Pulse Expansion

Improvements consist of providing quicker bus service on Pace's most heavily used routes by implementing transit signal priority (TSP), stations with enhanced amenities, and other enhancements.

IDOT Multi-Year Program FY 2024

IL Route 38 (Roosevelt Road) – This project extends between I-294 and Finley Road and includes pavement preservation (crack and joint sealing) and ADA improvements.

DuDOT Transportation Improvement Program (FY 2023-2027)

IDOT Smart Corridors

The intersection of IL 64 and Villa Avenue is planned to be upgraded to provide Smart Corridors improvements that can include signal modernization, transit vehicle pre-emption, emergency vehicle pre-emption, signal upgrades, sidewalk and ADA ramp work, and pedestrian accommodations.

Pavement Maintenance

Summit Avenue between IL Route and I-88 has been programmed for pavement maintenance that may include pavement milling and resurfacing, patching, curb and drainage repairs, sidewalk, and ADA enhancements.

Pace Pulse/Vision 2020

IL Route 38 (Roosevelt Road) between Forest Park and the Oakbrook Center has been identified as a Pace Pulse Arterial Bus Rapid Transit line.

Transportation and Mobility Key Considerations

The following summarizes the key findings of issues and opportunities for improvement from the existing transportation system assessment. The findings have been organized into four categories including traffic circulation, sustainable vehicles, public transit, and bicycle and pedestrian mobility. This summary is based on field reconnaissance and a review of the past plans and studies. Moving forward in the planning process, these findings will help to shape and inform the community's vision, goals and objectives, and ultimate recommendations of the transportation component of the Villa Park Comprehensive Plan.

Traffic Circulation

The two railways spanning the Village from east to west are significant barriers to travel in the Village. However, most of the arterials and collectors are continuous roadways that penetrate these barriers and provide access to the adjoining communities. Additionally, due to the terminus of Villa Avenue at IL Route 38, the intersection of IL Route 38 with Summit Avenue also experiences peak period congestion as Summit Avenue connects to IL Route 56, 22nd Street, and I-88 eastbound ramps to the south.

Sustainable Vehicles

There are no car-sharing services (ZipCar, etc.) are currently operating in the Village, which contributes to increased auto use and parking needs, higher household automobile ownership rates, and more household income devoted to transportation costs.

Public Transit

There are two Pace bus routes currently circulate through the Village (301 and 313). Ridership levels on both routes have decreased due to COVID-19 resulting in an approximately 45-50 percent ridership drop compared to pre-COVID-19 conditions. The two Pace bus routes within the Village currently do not provide service to the Metra station. None of the bus stops within the Village provide bus shelters or offer other passenger waiting amenities (shelters, benches, lighting, real-time bus tracker information, bus route maps/schedules, concrete waiting pads). There should be consideration could be given to installing bus shelters or other amenities at locations that might attract more riders, including the stops along IL Route 38, and at the intersection of Villa Avenue and St. Charles Road.

Bicycle and Pedestrian Mobility

There are gaps in the pedestrian system are present along portions of the residential streets to the southeast of the intersection of Villa Avenue with Van Buren Street, in the area north of Plymouth Street, and along the south side of Kenilworth Avenue between Myrtle Street and Addison Avenue. Additionally, some of the signalized intersection approaches are missing pedestrian safety features such as crosswalks or curb ramps, including the following:

- IL Route 38 with the Villa Oaks Shopping Center Access Drive
- IL Route 38 with the Courtyard Shopping Center Access Drive

The curb ramps at several of the signalized intersections do not comply with ADA standards.

COMMUNITY FACILITIES AND INFRASTRUCTURE

Community services, primarily provided by the Village but supplemented by public or semi-public partner organizations and other service providers within the community, play a pivotal role in ensuring a high quality of life. To support the Comprehensive Plan, a comprehensive inventory of service providers has been conducted, with a specific focus on local government, municipal services, emergency services, education, healthcare, and environmental services.

Community Facilities

Village Governance

Administration

The Village of Villa Park is governed by the Village President and the Village Manager, the chief administrative officer of the Village responsible for the professional management of all departments and operations. The Village Manager's office is also responsible for ensuring the efficient delivery of all municipal services as defined by the Villa Park Board in the Village's Strategic Plan.

Village Board

The Village of Villa Park operates 11 different Village Departments, including Community Development, Economic Development, Finance, Fire, Parks & Recreation, Police, Public Works, the Sugar Creek Golf Course, and the Village Manager's Office.

Villa Park has a Village Board/Manager form of government, which combines the political leadership of an elected President and six Trustees with the managerial experience of an appointed Village Manager. The seven-member board is responsible for the appointment of a Village Manager, approval of the annual budget, and adoption of ordinances. The board also has a Village Clerk responsible for keeping the Village records and recording the minutes of the Village board meetings.

In addition to the Village Board, the Village of Villa Park is served by many citizen boards, committees, and commissions that meet on a regular basis to provide critical and valuable citizen input on the various activities of the Village. Villa Park's other boards and commissions include:

- Villa Park Video Production Commission,
- Community F.U.N. Commission,
- Economic Development Commission
- Environmental Concerns Commission,
- Board of Fire and Police Commission,
- Historical Preservation Commission,
- Local Liquor Control Commission,
- NEDSRA Board of Trustees
- Parks & Recreation Advisory Commission,
- Planning & Zoning Commission,
- Police Pension Board,
- Senior Concerns Commission,
- Sugar Creek Golf Course Administrative Board,
- Traffic & Safety Commission, and the
- Firefighter's Pension Fund Board.

Community Development

The Community Development Department includes services such as building permits, planning, and zoning, and property maintenance. The Community Development Department works with developers, contractors, and the public to ensure that all structures in Villa Park are properly constructed and positively contribute to Villa Park's built environment. Villa Park's Community Development Department is overseeing the Comprehensive Planning process and will coordinate the implementation process of the Plan once it is adopted.

Economic Development Department

The Economic Development Department promotes the Village's economic vitality through a range of strategic initiatives that involve attracting new businesses, supporting existing ones' expansion, and strengthening the local tax base.

Villa Park's Economic Development Department provides development incentives, recruits businesses, retains existing ones, and manages available commercial and industrial sites. Additionally, they track demographic data, maintain connections with the local business community, attend regional events, manage Tax Increment Finance, and collaborate closely with the Economic Development Commission.

Emergency Services

Police Department

Villa Park's Police Department's provides a variety of public safety services, and consists of programs such as D.A.R.E., community policing, and k-9 service. Currently, the Villa Park Police Department is located at 40 South Ardmore Avenue and consists of 39 sworn full-time police officers, 11 sworn part-time police officers and 12 full and part time civilian staff members.

Villa Park Police Programs include At-Risk Citizen's Safety, Neighborhood Watch Program, Elderly Services, and Safe Haven.

Fire Department

The Fire Department manages and organizes 27 full-time personnel. All personnel are Certified Firefighters and Licensed Paramedics working out of two fire stations - Station 81 at 1440 South Ardmore Avenue and Station 82 at 102 West Plymouth Street. The Department has two Advanced Life Support (ALS) ambulances (one at each station) and one reserve ambulance.

In 2019, the Fire Department responded to around 2,900 calls, of which around 2,100 were Emergency Medical Services related.

The Department currently has an ISO rating of three. An ISO fire rating is a score provided to fire departments and insurance companies by the Insurance Services Office. The score reflects how prepared a community is for fires. The rating is on a scale of one to ten. A lower score reflects well on a fire department.

Along with providing Fire and EMS services, the department has members trained in Hazardous Materials, Technical Rescue and Swift Water Rescue. The Villa Park Fire Department is a member of Mutual Aid Box Alarm System (MABAS) Division 12 which allows for the sharing of resources between area departments and specialty teams.

Health and Medical Facilities

Villa Medical Arts, a dedicated group of Family Practice and Internal Medicine physicians, has served Villa Park and its vicinity since 1953. Complemented by other medical facilities like Novak Family Medical Center, Pro Medical, and Fresenius Medical Care within the area, the community's healthcare needs are well-addressed.

Elmhurst Memorial Hospital, Glen Oaks Medical Center, Good Samaritan Hospital, and Central DuPage Hospital offer accessible medical support nearby.

Education

Schools

School District 45 serves a population of more than 3,400 residents from Villa Park, Lombard, Oakbrook Terrace and Elmhurst neighborhoods. The district has six elementary schools, two middle schools, and employs more than 400 individuals.

Villa Park is home to Ardmore Elementary School, North Elementary School, Jackson Middle School and Jefferson Middle School. Additionally, the Iowa Community Center offers a licensed preschool and childcare program, overseen by the Illinois Department of Children and Family services.

Higher education options nearby Villa Park include the College of DuPage in Glen Ellyn, Elmhurst College, and Wheaton College.

Library

The Villa Park Public Library is located at 305 S Ardmore and offers a wide range of physical and electronic resources, public computers, and essential services such as voter registration and notary services. The current library building was constructed in 1969 and renovated in 1997. It features a Digital Media Lab, a Group Collaboration Room, and several rooms for studying.



Public Works Department

The Villa Park Public Works Department offers a wide range of essential services to the community and the public. Its responsibilities include maintaining Village infrastructure and providing a diverse range of services to residents and businesses, as well as ensuring the smooth functioning of essential public resources.

The Public Works Department is comprised of six primary divisions that are responsible for the operation and maintenance of the public infrastructure, the completion of capital improvement projects, and various Village assistance programs. Divisions within the Public Works Department include the Administration and Office, Engineering, Forestry, Streets, Wastewater, and Waste divisions.

In 2022, Public Works completed the Charles Avenue Improvement Project, the Maple Avenue Improvement Project, and the 2022 Rebuild IL Resurfacing Project. Projects active in 2023 include street resurfacings, sewer repairs, and stormwater management installations.

Forestry Division

The Village of Villa Park's Forestry Division is responsible for maintaining all the Village's public trees. The division is also responsible for maintaining approximately 10,000 parkway trees. This includes the planting of new trees, tree removal, tree pruning, and seasonal mowing for the purpose of weed control. Other responsibilities of the division include the administration and oversight of the Village's Mosquito Control Program and the Stone and Debris Hauling Contract.

The National Arbor Day Foundation has named the Village of Villa Park a Tree City USA for over 30 years. To qualify as a Tree City USA, a community must meet four standards: a tree board or department, a tree care ordinance, a comprehensive community forestry program, and an Arbor Day observance. Tree City USA designation recognizes the work of elected officials, staff, and residents who plant and care for the community forest.

Streets Division

The Streets Division maintains approximately seventy miles of roadway and four miles of alleyways. The work includes street sweeping, pothole patching, crack filling, minor street repairs, grading of alleys, snow and ice control, and graffiti removal.

Wastewater Division

The Wastewater Division maintains six sanitary lift stations, nearly twelve hundred manholes, forty-one miles of separate sanitary sewer, thirty-six miles of combined sewer, and forty-two miles of separate storm sewer, with sewer sizes ranging from eight inches to fifty-four inches. The division also operates and maintains the Wet Weather Flow Treatment Facility (WWTF), located between Fairfield Avenue and Illinois Prairie Path. The Salt Creek Treatment Plant receives additional load during storm events and snow and ice melting.

Water Division

Villa Park's Water Division is responsible for maintaining the Village's water distribution system. There are approximately 80 miles of water mains maintained by the division, 1,060 water valves, 1,029 hydrants, and 7,279 metered services. DuPage Water Commission supplies the Village with water from Lake Michigan.

Stormwater

The Village of Villa Park Director of Public Works is the Stormwater Administrator and is responsible for the oversight of stormwater management. Additionally, there is the DuPage County Stormwater Management, a countywide governmental agency created by county. The principle purpose of the countywide ordinance is to promote effective, equitable, acceptable, and legal stormwater management measures. Other purposes include managing and mitigating the effects of urbanization on drainage, reducing the existing potential for stormwater damage, protecting human life and health from the hazards of flooding and the degradation of water quality, and protecting and enhancing the quality, quantity and availability of surface and groundwater resources amongst many other purposes.

Broadband Coverage

According to the Chicago Metropolitan Agency for Planning's July 2023 Community Data Snapshot for Villa Park, 94.8% have access to the internet, with resident's own broadband subscriptions representing 93.3% of access.

Community Facilities Infrastructure Key Considerations

The Villa Park Comprehensive Plan will include recommendations to improve the Village's image, services, and community facilities. These recommendations can be implemented by the Village's local government and other Villa Park departments, such as the Police Department, Fire Protection, Library, Public Works Department, and School District. The following analysis of Villa Park's issues and opportunities within its community facilities and services will assist in the next steps of the planning process. Issues and opportunities that should be addressed in the Villa Park Comprehensive Plan are identified below.

Image and Identity

According to residents, the Village lacks a distinctive identity as compared to its neighboring communities. Residents suggested investing in branding, while cultivating a unique image around major nodes and junctions.

Age and Language Specific Services

According to residents, the Village does not provide enough activities for both young people and seniors. Residents have relied on neighboring communities and their departments to provide nonsporting recreation. Additionally, all services including police and fire should have English and Spanish speakers for all residents to have the ability to communicate.

Existing Parks

Villa Park’s Parks and Recreation Department oversees and maintains all the community’s public parks and organizes recreational activities for residents. The Parks and Recreation Department will play a role in the implementation of the Comprehensive Plan’s parks and open space initiatives. Residents have access to 18 parks in the community, including the newly remodeled Iowa Community Center grounds and the Jefferson Pool. Owned and operated by the Village of Villa Park and the Elmhurst Park District, the Sugar Creek Golf Course provides a 9-hole, par 32 course, banquet facilities, and an event space as part of a partnership with Elmhurst Park District. In addition to maintaining all the community’s public parks, the Parks and Recreation Department hosts many events and is constantly programming their many event spaces and parks.

Currently under construction is the new state-of-the-art Lions Community Recreation Building, which will replace the current, outdated Community Recreation Building and playground that served the community for many years. The recreation center will be a hub of activity, offering opportunities for fitness, leisure, and community engagement, and will feature many modern amenities, including a full gymnasium, a fully equipped fitness center, multipurpose rooms, and even dedicated spaces for cooking classes. The building is expected to be completed in the summer of 2024.

Lufkin Park is currently undergoing a renovation, expected to be completed in 2024. Planned park enhancements feature improved storm mitigation management, including native landscaping and expansion of the detention pond; a new community sized playground including an obstacle course and an interactive splash pad; a bathroom/picnic shelter; a community performance shelter; sensory gardens; an observation pier and interpretive signs; and a walking trail with interpretive signs. The project is partially funded by an Illinois Department of Natural Resources Open Space Lands Acquisition and Development (OSLAD) Grant.

Name	Type	Acreage
Cortesi Veterans Memorial Park	Non-Recreational Area	0.3
Franklin Park	Neighborhood Park	1.80
Fulton-Douglas Park	Neighborhood Park	1.10
Great Western Trail		5.90
Iowa Community Center	Neighborhood Park	3.2
Jackson Fields	Community Park	11.00
Jefferson Park and Pool	Community Park	7.00
Lions Park	Community Park	4.50
Lufkin Park and Pool	Community Park	6.00
North Park	Neighborhood Park	1.20
North Terrace Park	Neighborhood Park	5.00
Prairie Path	Linear/Special Use Area	12.80
Rotary Park	Neighborhood Park	4.30
Sugar Creek Golf Course		45.00
Twins Lakes Park	Neighborhood Park	15.80
Westland Park	Neighborhood Park	1.00
Westmore Park	Neighborhood Park	1.40
Willowbrook Park	Neighborhood Park	2.50

Existing Trails

The Illinois Prairie Path and Great Western Trail run through Villa Park and are the most popular paths for walking and bicycling in the region. Additionally, they serve as important cultural and economic assets for the Village.

The Prairie Path is a 62-mile hiking, biking, equestrian and nature trail that runs within Cook, DuPage, and Kane County. It stretches along the right-of-way of the former Chicago, Aurora, and Elgin Railway and was the first rail-to-trail conversion in the nation in the 1960's. The Great Western Trail follows 13 miles of an abandoned railway corridor through DuPage County, between Villa Park and West Chicago.

Parks and Open Space Key Considerations

The Villa Park Comprehensive Plan will address changes that need to be made regarding access to recreation, protection and growth of its natural areas, and opportunities to enhance parks. The issues and opportunities presented below are based on feedback received during stakeholder workshops and responses from the community survey. Issues and opportunities for Villa Park's recreation, natural areas, and parks are presented below.

Conservation Design Standards

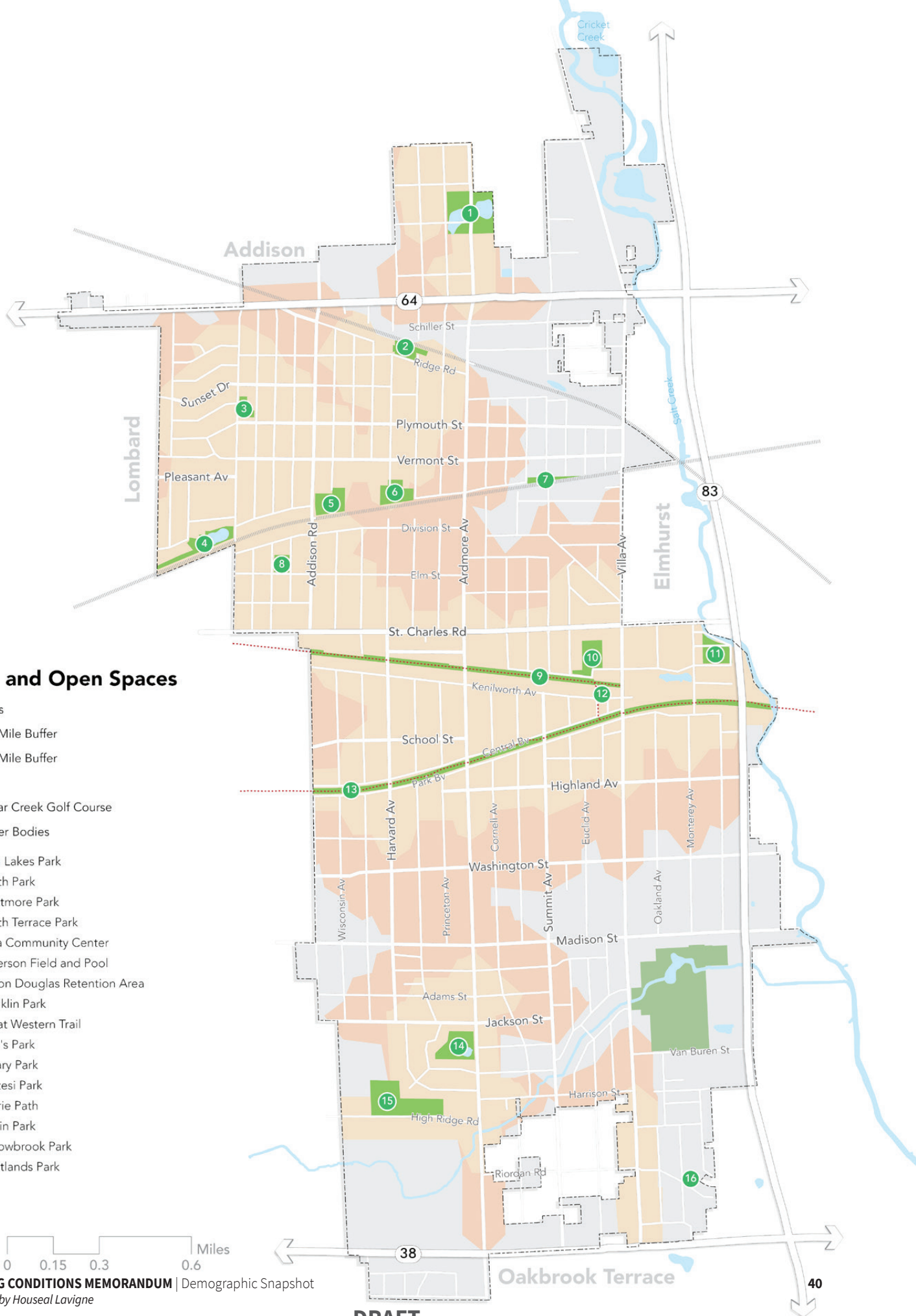
This is an opportunity to advocate for natural resource protection throughout all new development and landscaping. Incoming development can include green infrastructure such as native plantings and pollinator areas.

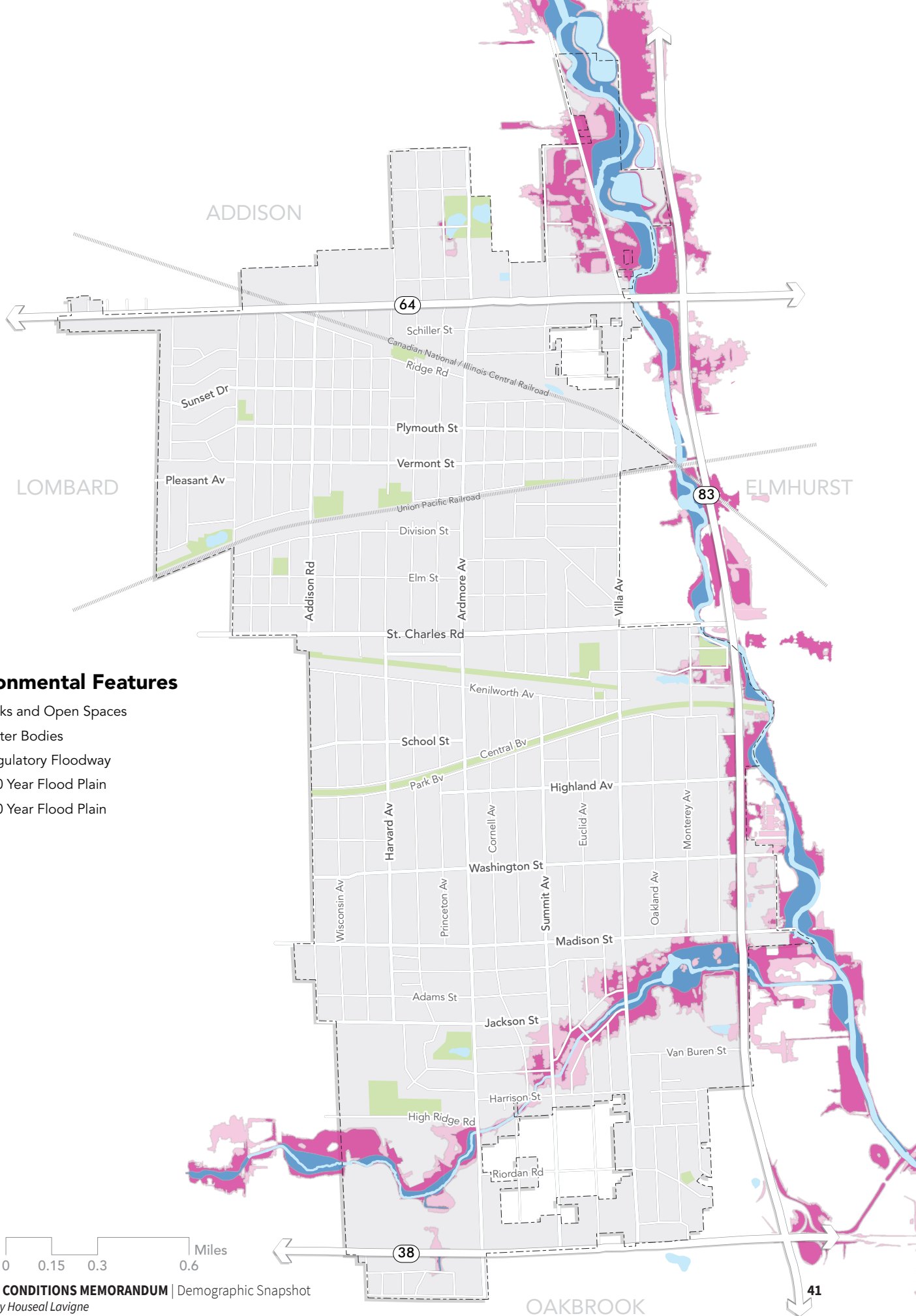
Village Trees

Villa Park residents often mentioned their dissatisfaction with both the lack of trees and the state in which current trees are in. Residents would like to see additional trees within the Village, particularly in parks for improved coverage on hotter days. There are also trees that are located along trails and parkways that have not been cared for, negatively affecting the experience of those traversing the paths.

Additional Sports fields

Many Villa Park residents are satisfied with the number of parks located within the Village and their ability to access them. However, a majority of survey respondents mentioned that sports fields and courts were a weakness with the Village. Residents reported that in comparison to neighboring counties, Villa Park was lagging in their ability to provide youth with adequate sports facilities. Many acknowledged the addition of the Lions Recreation Building as a major positive, but not enough to calm concerns regarding the number of sports fields, pools, and recreation facilities in the Village.





Environmental Features

- Parks and Open Spaces
- Water Bodies
- Regulatory Floodway
- 100 Year Flood Plain
- 500 Year Flood Plain