

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name. Kindly limit your remarks to three (3) minutes.**

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

Planning and Zoning Commission

June 13, 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. Approval of Minutes
- 3. Public Hearing - New Business**
 - a. **PZ-24-10** / 1116 N. Princeton Avenue / Variation for Side Yard Setback / **Petitioner:** Mohamed Yacub
 - b. **PZ-24-06** / 600 N. Villa Avenue / Annexation, Special Use, Zoning Map Amendment, Variation, and Plat of Subdivision / **Petitioner:** Tomasz Rzedzian
 - c. **PZ-24-09** / 330 E. North Avenue / Special Use / **Petitioner:** Omar Fakhouri
- 4. Discussion Items**
 - a. Review of Vision, Goals, Policies, and Land Use Memo for the Comprehensive Plan
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

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

MEETING MINUTES

MAY 9, 2024

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 7:30 o'clock p.m., on Thursday, the
9th day of May, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

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 COMMISSIONER CALVERT: Here.

7 CHAIRMAN JARRETT: Hofstra?

8 COMMISSIONER HOFSTRA: Here.

9 CHAIRMAN JARRETT: Jackson?

10 (No response.)

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 COMMISSIONER ROMANO: Here.

19 CHAIRMAN JARRETT: Shlensky?

20 Here.

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

23 Does anybody have any amendments or
24 anything to the minutes from April 11, 2024?

1 Is there a motion to approve that
2 motion?

3 COMMISSIONER ORLOWSKI: I will make
4 that motion.

5 CHAIRMAN JARRETT: Motion.

6 COMMISSIONER HOFSTRA: I will
7 second it.

8 CHAIRMAN JARRETT: Seconded.

9 Any questions or comments on the motion?

10 (No response.)

11 CHAIRMAN JARRETT: All in favor?

12 ALL PRESENT: Aye.

13 CHAIRMAN JARRETT: Any opposed?

14 (No response.)

15 CHAIRMAN JARRETT: All right. The
16 minutes are approved.

17 (Proceedings concluded at
18 7:32 p.m.)

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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 6th day of May, 2024.

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

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
600 North Villa Avenue) PZ-24-02

PUBLIC HEARING

MAY 9, 2024

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 7:30 o'clock p.m., on Thursday, the
9th day of May, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: We have three
2 items before us this evening; one of which is
3 going to be continued to June 13.

4 So the item that's going to be continued
5 is PZ-24-02 which is 600 North Villa.

6 Is there anyone that wants to --

7 There is not going to be a public
8 hearing on it this evening and it is to be
9 continued, I guess, on the agenda.

10 Is there anyone that wanted to comment
11 on that as part of the non-agenda comments?

12 (No response.)

13 CHAIRMAN JARRETT: Okay. Does
14 anybody have non-agenda comments at all?

15 (No response.)

16 CHAIRMAN JARRETT: Okay. So let me
17 explain the way this evening is going to work.

18 For each item we will have Staff
19 presentation and then we will have a presentation
20 by the Petitioner, if they have a presentation.

21 Then public input or questions.

22 And then we will have questions from the
23 Commission, closing comments from the Petitioner,
24 if there are any, and then we will have discussion

1 up here, and a motion tonight, if necessary.

2 So what I would ask now is anybody
3 that's going to speak on either 24 East Monroe or
4 231 East North Avenue or thinks that they might
5 want to speak on it, please stand, and we will get
6 everybody sworn in at once. Then we will not have
7 to do it later.

8 If you are not sure, just stand and get
9 sworn in. It's quicker that way; otherwise we
10 will get you later individually.

11 Please raise your right hand.

12 (Whereupon said witnesses were
13 duly sworn).

14 CHAIRMAN JARRETT: All right.
15 Thank you.

16 So first we have PZ-24-02, 600 North
17 Villa Avenue requesting a continuation?

18 MR. McLAUGHLIN: Correct.

19 CHAIRMAN JARRETT: To a date
20 certain of June 13, 2024.

21 Is there a motion for that continuation?

22 COMMISSIONER SHLENSKY: So moved.

23 CHAIRMAN JARRETT: Motion.

24 Is there a second?

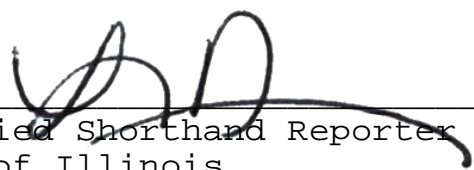
1 COMMISSIONER ORLOWSKI: Second.
2 CHAIRMAN JARRETT: All in favor?
3 ALL PRESENT: Aye.
4 CHAIRMAN JARRETT: Any opposed?
5 (No response.)
6 CHAIRMAN JARRETT: Okay. That's
7 continued to June 13, 2024.
8 (Proceedings concluded at
9 7:34 p.m.)
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I, LYN DOERING, Certified Shorthand Reporter and Notary Public in and for the State of Illinois do hereby certify that the foregoing proceedings were reported stenographically by me, was thereafter reduced to a printed transcript by me, and constitutes a true record of the testimony given and the proceedings had;

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

IN WITNESS WHEREOF, I do hereunto set my verified digital signature at Chicago, Illinois, this 6th day of June, 2024.



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

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
) PZ-24-06
231 East North Avenue)
Christopher Enright)

PUBLIC HEARING

MAY 9, 2024

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 7:30 o'clock p.m., on Thursday, the
9th day of May, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. KENNETH JACKSON, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: Our next item is
2 PZ-24-06 for 231 East North Avenue, Special Use
3 Planned Unit Development, Subdivision, Vacation of
4 Public Right-of-way, Petitioner Christopher
5 Enright.

6 When you are ready, Michelle?

7 MS. HOUSE: The subject property as
8 noted is located at 231 East North Avenue which
9 currently houses Strats. The proposal includes a
10 special use planned unit development, subdivision
11 and vacation of public right of way.

12 I will go over a summary of their
13 requests, allow for comments by the Petitioner,
14 allow for any questions by the Commission,
15 returning for Commission discussion and motion if
16 appropriate.

17 The application includes a proposed Bell
18 Tire location for tire and auto service. The
19 proposal includes a plat of subdivision with
20 vacation of public right of way on a parcel
21 adjacent to the subject property.

22 A special use for personal vehicle
23 repair and maintenance in the C-3 Zoning District
24 per Table 6-1 which is the Use Table.

1 And a planned unit development to allow
2 for construction of a facility with certain
3 deviations included within the plan.

4 The proposed building is within all
5 setback requirements for the C3-4 Zoning District.

6 A trash enclosure would be located at
7 the southeast corner of the property.

8 The application includes consolidation
9 of two curb cuts into one curb cut.

10 38 parking stalls are included within
11 the plan, where only 26 stalls are required.

12 An existing fence along Schiller Street
13 would be removed and a new 6 foot tall vinyl
14 privacy fence would be installed along that
15 property line.

16 And the landscape plan also includes
17 trying to save trees, deciduous trees, on an
18 adjacent site as part of the construction
19 activity.

20 On the screen is the proposed plat of
21 subdivision. One item of note is that due to the
22 location and orientation of the proposed parking
23 lot Staff did have the Applicant include a fire
24 apparatus access easement, to keep the middle of

1 the parking lot clear, should any emergency
2 vehicles need to visit the site.

3 On the screen currently is the site
4 plan. The gray indicates the building.

5 The parking is located along the west
6 and south ends of the site.

7 And then the drive access aisle between
8 the building and the parking stalls and then this
9 rear paved area is to allow for vehicular traffic
10 and truck dropoff of the tires.

11 On the screen is the auto turn exhibits
12 of both their delivery vehicle and the Village's
13 largest fire apparatus, showing that both can
14 traverse the site.

15 Staff did include the utility plan,
16 should we need to reference it during discussion
17 tonight.

18 On the screen is the landscape plan.
19 This plan does include additional landscaping
20 along the west, south and east sides of the site
21 than currently exist today.

22 They have also provided a photometric
23 plan showing the light fixtures, both
24 architectural that are included on the building

1 and then the pole mounted light fixtures along the
2 edges of the parking lot.

3 And then the proposed elevations of the
4 proposed building which features a brick masonry
5 building with overhead doors along the west
6 elevation and then also additional windows on the
7 east and north into the retail area.

8 I also have those elevations a bit
9 larger on the screen for reference.

10 And then they have provided elevations
11 of their proposed trash enclosure as well.

12 And then the proposed signage for those
13 elevations and their proposed ground sign which
14 would go along the north property line.

15 Staff has included the standards to
16 review the special use against. We will hold a
17 public hearing allowing for any comments on the
18 proposed application.

19 And then Staff has provided a sample
20 motion, should the Commission feel it is
21 appropriate.

22 And with that, Staff or the Petitioner
23 are available for any questions.

24 CHAIRMAN JARRETT: All right. Is

1 there a presentation from Staff today -- I mean
2 from the Petitioner?

3 Please, come up and state your name,
4 spell your last name please.

5 MR. FERRO: My name is Brandon
6 Ferro. I am with Contour Land Group. I am here
7 on behalf of Chris Enright.

8 I don't have a presentation per se.
9 Staff did a very good job of putting together a
10 report. Staff has been very accommodating through
11 this whole process.

12 And just in general, the location on
13 Roosevelt was Bell's first Chicagoland location.
14 It's gone very well. And pending good
15 conversation tonight we are looking forward to
16 opening a second.

17 So I am available for questions and then
18 our consultant is here as well.

19 CHAIRMAN JARRETT: Okay. Thank
20 you.

21 Anyone from the public wishing to speak
22 on this item, please?

23 MR. CZAJKOWSKI: My name is Edward
24 Czajkowski. I am with Elmhurst Auto Care. We are

1 right next door.

2 We were talking to somebody who sent us
3 the plans, and they were talking about the curb
4 cut, which is perfect.

5 But the question we had for you guys was
6 the -- they were going to need like 10 feet of
7 space.

8 So I can show you on the map. Between
9 our bays and where the curb would be it's 32 feet.
10 We are asking for 10 feet with trucks and
11 everything. A typical van is 15 feet long.

12 So our concern was, is if you were doing
13 the construction during the week -- Now, we are
14 closed on Saturday and Sunday and 3:00 o'clock on
15 Friday.

16 But if we can coordinate somehow like
17 maybe doing the curb like the first thing, before
18 you do all the rest of the construction. I don't
19 know how the plans are going to go.

20 Then the other thing is, how quickly can
21 you get this going, because I need to make some --
22 we have some issues going on next door that we
23 would like you to -- We are looking forward to
24 having you be a part of our community. That's

1 basically about all I have.

2 MR. FERRO: Can I answer that now
3 or do I have to wait?

4 CHAIRMAN JARRETT: If he is done
5 please answer that to the best of your ability.

6 MR. McLAUGHLIN: Just for
7 clarification, it sounds like they are talking
8 about the construction access easement to complete
9 the improvements on there, not a 10 foot
10 encroachment into the property.

11 MR. FERRO: Correct. That's the 10
12 feet just to build it. We can definitely
13 coordinate all that.

14 And I think 10 feet is just giving us
15 some breathing room. So we will certainly work
16 with being able to be as far out of the way and
17 timing-wise that will not be a problem at all.

18 MR. CZAJKOWSKI: Because
19 currently -- I'm sure you've seen the spot -- he
20 has the drive-through going out and obviously if
21 you did it before you tore anything else up that
22 would give you area on both sides.

23 MR. FERRO: Yeah, once we have the
24 contractor onboard we can have them reach out and

1 we can get that all coordinated.

2 MR. CZAJKOWSKI: Better get on that
3 quick.

4 CHAIRMAN JARRETT: So is it safe
5 for me to assume that you are not opposing this
6 project?

7 MR. CZAJKOWSKI: No, no.

8 CHAIRMAN JARRETT: As a neighbor I
9 just wanted to make sure.

10 MR. CZAJKOWSKI: We are good.

11 CHAIRMAN JARRETT: Thank you.

12 Anyone else from the public wishing to
13 speak on this? Please state your name and spell
14 your last name please.

15 MS. HEHR: Dawn Hehr, H-E-H-R.

16 So I live directly behind 231 East North
17 Avenue from Schiller all the way back to Hill. I
18 own all the property. And we too have been
19 dealing with this nightmare for 22 years, so we
20 are looking forward to having new neighbors.

21 But I will say that over the years we
22 have had a number of issues with different things
23 that were supposed to happen with new development
24 that were never enforced. So I wanted to come

1 forward and point a few things out to make sure
2 that they actually get carried out.

3 So my husband and I, we came and looked
4 at the plans, and everything looks very nice, but
5 obviously being right behind, having 10 bays, I am
6 sure everybody knows how loud the tools can be at
7 a tire shop.

8 And if they were facing North Avenue,
9 which most tire companies in the area are facing
10 the main road, not off to the side or to the
11 rear -- thank God you guys didn't propose to be in
12 the rear because obviously we would have a problem
13 with that.

14 Even with it being off to the side, even
15 though there is going to be new shrubbery, down
16 the street a development went -- it's changed
17 names -- but it's Point Blank and then it became
18 something America. And we were told we would
19 never hear any of the noise but of course we hear
20 all the shooting going on.

21 They planted sticks, was the shrubbery.
22 I mean, it will take 20 years before those trees
23 become a barrier between that property and the
24 neighbors; right?

1 And one of the major concerns was having
2 a 6 foot fence. It's not that much of a barrier
3 for the neighbors.

4 For example, NAPA Auto, the fence that
5 they have between them and their neighbors is an 8
6 foot fence. They have an 8 foot fence between
7 them and their neighbors.

8 And I know that's not necessarily to
9 code, but when you are adjoining residential
10 that's something I would like to be considered.

11 Or could there be a berm built up off
12 the back in off of Schiller, off that south part
13 of the property and the fence put on top of that,
14 just to give a little bit more of a sound barrier?

15 There are trees there but they are
16 mostly weeds because Strats killed all the nice
17 trees that were there.

18 Gating of the property, obviously that
19 property has been a major loitering situation for
20 over 20 years.

21 I have a concern that that loitering
22 could continue on after they are gone and kids
23 want to come and hang out because nobody is there
24 to be monitoring who is hanging out there.

1 Again, the gun shop, they have gates on
2 their property to keep people from coming on to
3 the property when they are not there. So I would
4 like to maybe consider a gate or chain it off so
5 that that prevents people from coming on to the
6 property after hours.

7 Lighting has always been an issue.
8 Especially with Strats, their lights flowed right
9 into our home. I have reported it numerous times.
10 Nothing has ever been done.

11 The building to the left of us is an
12 industrial building, the Forcasso (SIC)
13 Development. They have lights on theirs. Their
14 lights were flooding into our home.

15 They put a few covers on but not to
16 prevent them from coming into our windows. Our
17 second story windows, the lights were literally
18 flooding right through my daughter's bedroom
19 windows and nothing was ever done about it.

20 I see there's going to be lighting,
21 which we were going to suggest, around the
22 perimeter of the property going towards the
23 building, not flooding out towards the neighbors,
24 but it looks like you are going to have lights on

1 the building too, so I want to be sure there are
2 going to be covers on those lights to keep the
3 property per the code.

4 Drainage is a bit of an issue. I know
5 that the Village is working on the drainage for
6 that area, and it looks really good, what they are
7 doing, so I want to make sure that there doesn't
8 end up being variances down the end because the
9 water does all back up to our property. Currently
10 that's where all the water is going.

11 Another concern that I have is the
12 garbage corral. The garbage corral is in the back
13 corner, and they are proposing it to be in the
14 back corner again.

15 We have been dealing with garbage for
16 years. And the Village is fully aware of this. I
17 have reported it so many times.

18 I would love to see the garbage corral
19 up by the building, where it can be maintained and
20 controlled a little better, if possible, instead
21 of having it all the way in the back corner.

22 Because animals get into the garbage
23 corral and they drag it over the fence and then it
24 ends up in the parkway behind the fence and then,

1 you know, if it is not seen it doesn't get taken
2 care of.

3 Is there going to be any loud speakers
4 or PA systems that would be on the outside of the
5 building?

6 MR. FERRO: No.

7 MS. HEHR: Okay. Also I was told
8 that nobody was looking for any back access onto
9 Schiller, so I wanted to make sure there is not
10 going to be like a back gate or anything like
11 that.

12 The gun place, when they were developing
13 the property, they did the majority of their
14 construction from Schiller Street. And they
15 destroyed the street. And it's not an improved
16 street. It only has like a couple inches of
17 asphalt.

18 And we reported that to the Village.
19 There should have been a bond. The street should
20 have been repaired. Nothing was ever done.

21 So that's another concern is -- Our
22 street is destroyed because the trucks were
23 actually lined up all the way down in front of our
24 house, so I am concerned that this will happen

1 again.

2 You know, as they are working on this
3 property will they be working from our street and
4 destroying it even further? I just want to point
5 that out also.

6 And then hours of operation. I just
7 looked up what your hours are at a local place and
8 just curious if they are going to be similar to
9 that?

10 MR. FERRO: Exact same.

11 CHAIRMAN JARRETT: I will have you
12 answer the questions on the record later. We may
13 have some of the same questions.

14 MR. FERRO: Okay.

15 MS. HEHR: I think that's about
16 everything that I wanted to point out.

17 CHAIRMAN JARRETT: All right.

18 Thank you.

19 Anyone else from the public wanting to
20 speak on this item?

21 (No response.)

22 CHAIRMAN JARRETT: All right.

23 Seeing no one, we will move to questions from
24 Staff -- from the Commission, I mean.

1 Question for Staff -- I could try to
2 explain it but you guys are better equipped. One
3 of her questions was about lighting.

4 Can you briefly touch on how our
5 lighting code works and what that means, as far as
6 the property boundaries?

7 MS. HOUSE: So there are code
8 requirements for light levels at the property
9 line.

10 This proposal on the pole mounted
11 fixtures does include shields to keep the light on
12 the subject property.

13 The lights that were mentioned on the
14 building are architectural in nature, so they are
15 not flood lights that would cast a lot of light
16 that the resident was concerned about.

17 The light fixtures proposed that are
18 pole mounted fixtures are on the outside of the
19 property shining into the parking lot. So that
20 should address many of the concerns.

21 And the blue data points are zeros. So
22 the southern property line includes minimal
23 lighting.

24 CHAIRMAN JARRETT: And just to

1 raise a point:

2 After construction you guys will verify
3 those light levels; correct?

4 And if those light levels are incorrect
5 they will be corrected, if that means adjusting
6 shields?

7 MS. HOUSE: They would have to
8 adjust --

9 CHAIRMAN JARRETT: If the neighbor
10 calls and says they are too bright, what do you
11 guys have to do?

12 MR. McLAUGHLIN: Come out and we
13 have a light meter.

14 CHAIRMAN JARRETT: So we have
15 had -- Now, if there is an existing --

16 What I would say is, if there is an
17 existing property that didn't meet those limits
18 when it was built, we can't retroactively enforce
19 that.

20 MR. McLAUGHLIN: We are always
21 willing to investigate any complaint.

22 CHAIRMAN JARRETT: Yeah.

23 And not you, but I know previous staff
24 tended to leave this meeting to do light studies

1 because it was dark.

2 MR. HEHR: If you don't work at
3 night you don't see the light.

4 CHAIRMAN JARRETT: I am going to
5 need your name.

6 MR. HEHR: I am Randy Hehr.

7 And we were always told you guys don't
8 have the meter to do -- for lighting, to check,
9 because we tried that too with Stratts, when he --
10 Wendy's had the beehive lights that shined into
11 the property.

12 Stratts came and put up these big lights
13 that shined. We said, Hey, you can't do that. 22
14 years he got.

15 CHAIRMAN JARRETT: 22 years ago we
16 didn't have a lighting code at all.

17 MS. HEHR: Actually, the building
18 to the west had the same issue, and the building
19 to the west, they just moved in there a couple
20 years ago, and their lights are flooding through
21 our windows too.

22 CHAIRMAN JARRETT: Okay. One other
23 thing I have to touch on is the issue of gates and
24 chains on the front entrance.

1 I think generally speaking on a building
2 of this size, this lot depth, the fire department
3 wouldn't be keen on that.

4 And with vehicles potentially pulling
5 off of North Avenue, if they meet a gate or chain
6 then they really have no choice but to back out of
7 traffic. That would be my take on why that could
8 be bad.

9 But as far as the other questions, if
10 you want to come up, I have a list. Address the
11 ones you think you can address.

12 MS. HEHR: Shoot USA has gates.

13 CHAIRMAN JARRETT: Do they?

14 MR. FERRO: I think I wrote down as
15 much as I could.

16 Noise, unfortunately with this lot, this
17 is our only option is to go out east.

18 Bell's made a commitment to moving to
19 all electric tools. So we had noise concerns from
20 neighbors about noise previously, so they have
21 made a switch to electric tools.

22 There is obviously going to be -- it's a
23 tire shop, you are going to get banging on rotors
24 and things like that, but for the most part we are

1 significantly quieter than competitors.

2 There is no loud speakers.

3 All the vehicles that are taken into and
4 out of the bays are all done by Bell's Staff.

5 Nobody else is some driving in and out.

6 Fence height, I am not as familiar with
7 the code. I don't believe 8 feet would be
8 conforming.

9 MR. McLAUGHLIN: That's correct.

10 MR. FERRO: So we did the maximum
11 of what we could. If Staff wants an 8 foot, we
12 have no -- we have no problem with that. We were
13 justifying to conform.

14 Gating was addressed. I agree. I don't
15 think Bell would have an issue with putting a gate
16 but I don't think the Village and fire would want
17 that.

18 Lighting we kind of touched on. We meet
19 all codes other than this, that there was -- with
20 this size of site we don't meet currently -- and I
21 am not a lighting designer. I tried to take as
22 much from our lighting designer into this meeting
23 as I could.

24 There is 2.0 footcandle minimum in the

1 parking lot that we are just not meeting.
2 Basically we would need a pole in the center of
3 the parking lot in order to meet that or our poles
4 around the exterior would have to be incredibly
5 bright and then we would not meet the exterior
6 requirements.

7 So one of our deviations as part of this
8 on the plan is that we will not meet the 2.0
9 minimum. So we actually have technically less
10 light than what would be required.

11 Drainage-wise this has been a back and
12 forth with the Village. We were going to maintain
13 the vacant right-of-way. That has switched back
14 to the Village is going to fix that up now. So
15 that floodway will be improved.

16 Overall we are reducing imperviousness.
17 We are collecting everything on site and sending
18 it to North Avenue, so that will be an
19 improvement.

20 As far as moving the dumpster, I don't
21 believe we have any room to push it up any
22 further, just with how this lays out and having
23 the truck turning where it wants to be.

24 As far as the trash that goes into it,

1 it's all going to be boxes, and you know, the most
2 amount of food you are going to get into it is,
3 you know, workers' lunches. It's not going to be
4 the same type of trash you are getting from a food
5 service restaurant.

6 So typically -- and I guess touching on
7 traffic a little separately -- none of the scrap
8 tires are stored in a dumpster. This is all trash
9 from the building. Tires are stored inside and
10 picked up and sent off to Michigan.

11 Construction access is on North Avenue.
12 We are absolutely not coming in through Schiller,
13 had no intention to do so. Construction plans has
14 us coming in through that single access.

15 I think I hit all of them.

16 CHAIRMAN JARRETT: One question --
17 I was going to ask this as well -- what are the
18 hours of operation typically?

19 MR. FERRO: Never earlier than
20 8:00 a.m. and never later than 8:00 p.m., closed
21 on Sundays.

22 CHAIRMAN JARRETT: Okay. And then
23 what would your typical peak staffing be?

24 MR. FERRO: I want to say peak

1 would be 10 to 15, I think, at one single time.

2 CHAIRMAN JARRETT: That's probably
3 on a Saturday?

4 MR. FERRO: Probably, yeah.

5 CHAIRMAN JARRETT: Okay. Questions
6 from anyone else up here?

7 COMMISSIONER HOFSTRA: I have a
8 question for Staff.

9 Their facility on Roosevelt Road backs
10 up to apartment complexes. Have we had noise
11 complaints from the apartment complexes or the
12 houses that are just to the west of that facility?

13 MR. McLAUGHLIN: We have no open
14 code violations on their existing facility for any
15 reason.

16 CHAIRMAN JARRETT: Any other
17 questions?

18 COMMISSIONER LUEDTKE: Yeah, just
19 this is more of an education. You are educating
20 us now here, Marc and Michelle.

21 We are going as a special use and a
22 planned development. What's tripping the
23 requirement to go to the planned development
24 versus just a special use within the C-3?

1 Obviously we are aligning everything
2 within the underlying zoning district but where
3 are our deviations?

4 MR. McLAUGHLIN: Absolutely.

5 So the special use for the auto by
6 itself; right? And then the special use for a
7 planned development.

8 It's a very unique site. It's actually
9 three right-of-ways that it's adjacent to. So
10 everything is a street yard, until the plat of
11 subdivision gets approved, and then that west
12 partial right-of-way is vacated. Now, it becomes
13 an interior yard but still with a front and rear
14 street.

15 COMMISSIONER LUEDTKE: A through
16 lot essentially.

17 MR. McLAUGHLIN: Through lot;
18 correct.

19 So in designing that everything is a
20 front yard. So we decided instead of listing
21 seven variations, it's a planned development.

22 I like to do the rule of thumb; once we
23 are at three, let's convert it to a planned
24 development and just make the site be the site.

1 So a couple things, the fence again
2 because it's a rear, 6 is our max, but it's in the
3 rear, so technically it's 4. But we want to
4 provide a 6 foot vinyl solid fence. But 4 foot
5 open, as we all just approved our new fence code,
6 would be the required. Because it's a through lot
7 it feels like the rear but technically it's not.

8 What else?

9 Drive aisle width maximum, ours is 24
10 max. They are providing 25.

11 As you saw the auto turn is warranted
12 but technically it's a deviation to the site
13 design.

14 The curb flare, yeah, this is in red.
15 It's at the very north.

16 So this is IDOT jurisdiction. They are
17 the approving entity for the access to the site,
18 but we still have code requirements on this road,
19 even though we are not issuing that access permit.

20 So that is going to be approved by IDOT
21 but technically it's a variation under our code,
22 even though we are not issuing the permit. So
23 it's just those like weird technicalities on this
24 unique site.

1 COMMISSIONER LUEDTKE: Okay.

2 CHAIRMAN JARRETT: Since we are on
3 that topic, I noticed there is a deviation for the
4 signage.

5 MR. McLAUGHLIN: Correct.

6 CHAIRMAN JARRETT: Essentially
7 because currently as it sits you have three
8 frontages --

9 MR. McLAUGHLIN: Correct.

10 CHAIRMAN JARRETT: -- and one of
11 these frontages is going away.

12 MR. McLAUGHLIN: Correct.

13 And that request to go away was actually
14 a Staff request.

15 CHAIRMAN JARRETT: Yeah.

16 MR. McLAUGHLIN: So they are
17 running the plat of subdivision process
18 essentially for us as an approval for this
19 document.

20 So we drafted the meet the sign code per
21 the existing condition. The deviation is that you
22 are now vacating the right-of-way. You no longer
23 technically get that credit; that's why the sign
24 plan is in there.

1 Nobody is going to even know it's
2 vacated -- the right of way is vacated.

3 CHAIRMAN JARRETT: Yeah, and I
4 don't have any issue with that.

5 MR. McLAUGHLIN: Sure.

6 CHAIRMAN JARRETT: It's a large
7 building on North Avenue which is a high speed
8 thoroughfare and sometimes small signs look
9 weirder on big buildings than big signs. So I
10 have no issue with that. I just wanted to clarify
11 that point.

12 And then I think the report mentions
13 that there are several landscape deviations?

14 MR. McLAUGHLIN: Yeah.

15 CHAIRMAN JARRETT: Can we touch
16 briefly on what some of the bigger ones could be?

17 MS. HOUSE: So there is one --
18 There is a landscape island within the western row
19 of parking stalls, shown with the cursor. Each
20 landscape island would require one tree within
21 that island.

22 However there is a fire hydrant location
23 within this island; thus they are not providing a
24 tree in this location.

1 Also the fence code requires that the
2 fence that they are providing along the effective
3 rear of the property be wood and they are
4 proposing a vinyl fence and that would be another
5 material deviation from the code as well.

6 And then they are also not providing
7 foundation landscaping along the west building
8 elevation due to the overhead doors.

9 MR. McLAUGHLIN: And I asked for
10 foundation planning and they laughed at me.

11 CHAIRMAN JARRETT: Those would be
12 the significant, so to speak --

13 MR. McLAUGHLIN: Right.

14 CHAIRMAN JARRETT: -- landscape
15 variations; okay.

16 In terms of -- trying to get back to the
17 landscape. I see a large number of perimeter
18 trees. Even though we are technically losing one
19 on that landscape island, there are two
20 immediately adjacent to it on the property
21 boundary.

22 And then this is more of a curiosity:

23 The talk of saving existing deciduous
24 trees on the southeast portion of the existing

1 site, where are we talking about?

2 Can you point me to what these we are
3 trying to save?

4 MR. McLAUGHLIN: Yes, there's two
5 that the trunks are off-site. But we all know how
6 trees work. The roots are onsite. So valiant
7 effort we are going to do the best but ...

8 CHAIRMAN JARRETT: So those two
9 trees are technically off-site; okay.

10 MR. McLAUGHLIN: The gentleman who
11 spoke earlier's site.

12 CHAIRMAN JARRETT: When I was
13 looking at it from the ground it almost looked
14 like they are on site.

15 MR. McLAUGHLIN: They are surveyed
16 and the trunks are off-site. We are talking
17 inches but offsite.

18 CHAIRMAN JARRETT: Yeah.

19 MR. McLAUGHLIN: So with the
20 landscape plan up here, you can see it is robust.
21 That is part of the planned development give and
22 take.

23 Yes, they didn't need a shade tree in
24 the island so they gave us two along the property

1 line.

2 We have an extensive southern -- I
3 guess, yeah, the proposal is beyond the code
4 because there is no foundation planning; right?

5 So these are the, I can't meet this
6 because it's ten bay doors.

7 Great, how about we put it on Schiller
8 against the neighbors, as we were speaking
9 earlier.

10 So that's the point of the planned
11 development in this instance.

12 COMMISSIONER LUEDTKE: Marc, could
13 you briefly sort of describe what's happening with
14 the right-of-way?

15 MR. McLAUGHLIN: Sure.

16 Currently that is a Village owned
17 right-of-way that has many utilities, above ground
18 and underground in it, including a drainage ditch
19 that is a part of a regional storm water system.

20 The Village, public works specifically,
21 was awarded a grant in order to go and clean,
22 channelize, regrade and enhance that storm water
23 to alleviate downstream flooding.

24 That grant was issued a while ago, I

1 think last year, and went out to bid, and
2 construction that you saw with the clearing of the
3 trees has begun.

4 Step 1 was to get rid of the invasive
5 trees, the trees that are in the way of the future
6 drainage ditch and all that stuff; completely
7 separate and distinct from the Petitioner having
8 to apply at the same time the grant was awarded
9 for construction. So just by luck they happen to
10 be taking right now.

11 So yeah, that project is going to be
12 completed and it will alleviate all the downstream
13 flooding that goes into Salt Creek.

14 MS. HEHR: When will that be
15 completed?

16 MR. McLAUGHLIN: We are weeks away
17 from actual construction here.

18 CHAIRMAN JARRETT: I don't know if
19 it's still there but the outbuilding -- let's call
20 it the outbuilding.

21 MR. McLAUGHLIN: The shed.

22 CHAIRMAN JARRETT: The shed.

23 MR. McLAUGHLIN: Yeah.

24 CHAIRMAN JARRETT: I am assuming

1 belongs to Strats. Obviously that's going away.

2 MR. McLAUGHLIN: Absolutely.

3 CHAIRMAN JARRETT: But these
4 specific --

5 MR. McLAUGHLIN: Are you asking
6 where it's located?

7 COMMISSIONER LUEDTKE: It straddles
8 the property.

9 MR. McLAUGHLIN: Yes, it does.
10 Would you believe there wasn't a permit
11 issued for that shed?

12 MS. HEHR: That's on Village
13 property; right? And that was reported numerous
14 times.

15 CHAIRMAN JARRETT: We have a court
16 reporter so we have to cut down all the crosstalk.

17 MR. McLAUGHLIN: There is a
18 demolition plan associated with the project. It's
19 a complete demo. All structures are coming out,
20 all curbs and concrete are coming out. And almost
21 all trees are coming out because they are scrub or
22 dead and obviously new construction is happening
23 so they are in the way.

24 CHAIRMAN JARRETT: I am really kind

1 of asking -- this isn't on you because you guys
2 haven't been here that long because it's kind of a
3 theme in the Village.

4 MR. McLAUGHLIN: We haven't been
5 here that long --

6 CHAIRMAN JARRETT: There is that --
7 but I was talking about the theme of right-of-ways
8 that are not vacated that are being used for
9 things that are not --

10 MR. McLAUGHLIN: Correct, yes.

11 So we want to get this out of the
12 right-of-way designation. The Village will still
13 own and maintain the property.

14 We want it to be a parcel, a taxable ID.
15 We do not want it to be a right-of-way any more.
16 It actually gives us more control and right over
17 what happens to that property.

18 CHAIRMAN JARRETT: Okay. I stole
19 your time.

20 COMMISSIONER LUEDTKE: No, that's
21 fine. I am going back to the -- I am going to the
22 plat of subdivision.

23 MR. McLAUGHLIN: Yeah.

24 COMMISSIONER LUEDTKE: It looks

1 like it's absorbed into one big property but
2 technically they are going to be two parcels?

3 MR. McLAUGHLIN: Correct, Lot 1 and
4 Lot 2.

5 Lot 2 is only the right-of-way.

6 COMMISSIONER LUEDTKE: It has
7 nothing to do with their project. It just happens
8 to be --

9 MR. McLAUGHLIN: Right. This is a
10 team effort.

11 COMMISSIONER LUEDTKE: Understood.

12 CHAIRMAN JARRETT: Any questions
13 from this end?

14 COMMISSIONER SHLENSKY: No.

15 COMMISSIONER CALVERT: Not right
16 now.

17 CHAIRMAN JARRETT: Okay.
18 Questions? We are all good on questions?

19 (No response.)

20 CHAIRMAN JARRETT: All right. Any
21 closing comments from the Petitioner or are you
22 set?

23 MR. FERRO: We covered it.

24 CHAIRMAN JARRETT: Okay. Thank

1 you.

2 All right. Mike, you said you wanted to
3 save yours for discussion. I will let you go.

4 COMMISSIONER ORLOWSKI: Okay.
5 First I will start with the -- Let me clear the
6 Commissioner's desk off.

7 CHAIRMAN JARRETT: Let the record
8 show that Commissioner Jackson arrives at 8:45.

9 COMMISSIONER ORLOWSKI: I would say
10 my main concern was on Lot 1 which is not the
11 development. It's actually the right of way and
12 alley. I wanted to make sure that something was
13 going to be done with that.

14 I made it a point yesterday, I actually
15 went to the Village hall to question some of that
16 because I don't want to see a new development come
17 in and the Village leave our portion now looking
18 like an eyesore.

19 Because I was at the site yesterday, I
20 do like the heavy amount of greenery that you put
21 towards the back and on the side. I went through
22 the first Bell Tire design. I was up here when
23 you guys did that.

24 I have looked at your site since it was

1 built and it still looks great. I think you are a
2 good neighbor.

3 I like the development. I have no
4 issues with it. It seems like everybody else that
5 I have talked to, everybody is in favor of it.

6 My only concern, like I said, was the
7 drainage ditch, and that portion of it, to make
8 sure that that was addressed also.

9 That's all I've got. I love -- I like
10 the development. I think it will be great.

11 CHAIRMAN JARRETT: All right. Any
12 other discussion? Comments?

13 COMMISSIONER ROMANO: I would echo
14 Commissioner Orłowski. I am a customer of the
15 Roosevelt Road Bell Tire location and I have been
16 nothing but pleased.

17 The site, the building, the Staff, they
18 have always been fantastic. The site is always
19 clean and the building is well-maintained.

20 I think it's a -- I am glad you are
21 having another location in town and I think they
22 will be good neighbors for you guys too.

23 MR. HEHR: Anything is better than
24 Strats.

1 MS. HEHR: We are looking forward
2 to it. So we will chime in with his, how soon can
3 you get going.

4 COMMISSIONER ORLOWSKI: I will make
5 one other comment, and it's just from, I have
6 dealt with automobile businesses in the past.

7 I don't know how well a gate on the
8 property would work for you, only for the fact
9 that if customers arrange to drop off vehicles at
10 night, they won't be able to get on your property,
11 so I wouldn't put a gate on a stipulation.

12 COMMISSIONER SHLENSKY: From the
13 questions and comments of the existing neighbors
14 it seems as though the likely soon to be neighbors
15 are very supportive of this, in comparison to the
16 current, existing operation.

17 As someone who can hear the volume and
18 the decibel level coming from the current,
19 existing property owner during weekdays and the
20 evenings that they are operating at certain
21 gatherings -- trying to be very diplomatic in my
22 tone here -- I think that this plan is a drastic
23 improvement to the property.

24 CHAIRMAN JARRETT: Any other

1 comments?

2 (No response.)

3 CHAIRMAN JARRETT: Yeah, I am just
4 going to echo the same, with as far as the first
5 Bell Tire site, we were presented with some pretty
6 pictures and represented a lot of pretty pictures.

7 And I know Eric and myself and others up
8 here, kind of their thing to make pretty pictures
9 of buildings, and a lot of those pretty pictures
10 don't necessarily manifest themselves in the wild.

11 I think the Bell Tire site on Roosevelt
12 did a pretty good job of that. That site is
13 obviously somewhat limited by the kind of cross
14 access it needs to the east and the sort of
15 shared -- pseudo shared parking on the east.

16 But I think what was done there was
17 really good, and the building there, I don't know,
18 it's almost better than I expected. I am not
19 going to say it's better than the pictures but
20 it's better than I expected. So I assume we are
21 going to get the same product here.

22 And the nice thing about the PUD
23 process, it ties more of that in, as opposed to
24 the site down there which was as of right -- well,

1 there were variations for it.

2 MR. McLAUGHLIN: Yes.

3 CHAIRMAN JARRETT: But as far as
4 materials and so on, so we have a pretty good idea
5 of what we are going to get here.

6 I like a Strats cheeseburger, but I know
7 a lot of neighbors have their complaints. And
8 tire shop or not, it's not going to be louder on a
9 Friday night than Strats.

10 Anything else?

11 COMMISSIONER HOFSTRA: No.

12 CHAIRMAN JARRETT: If there are no
13 other comments or discussion, I would entertain a
14 motion.

15 COMMISSIONER SHLENSKY: I make a
16 motion to recommend approval of PZ-24-06 for
17 Special Use for Personal Vehicle Repair and
18 Maintenance, a Special Use for a Planned Unit
19 Development with certain deviations, as shown in
20 Exhibit A, and for a Plat of Subdivision with
21 Vacation of Public Right of Way, as shown in
22 Exhibit B, located at 231 East North Avenue.

23 COMMISSIONER ORLOWSKI: I will
24 second that.

1 CHAIRMAN JARRETT: We have a motion
2 and a second.

3 Are there any questions or comments on
4 the motion?

5 (No response.)

6 CHAIRMAN JARRETT: All right.

7 Hearing none, roll call vote:

8 Calvert?

9 COMMISSIONER CALVERT: Yes.

10 CHAIRMAN JARRETT: Hofstra?

11 COMMISSIONER HOFSTRA: Yes.

12 CHAIRMAN JARRETT: Jackson?

13 COMMISSIONER JACKSON: I'm all for
14 it. Even though I missed most of it, I will say
15 yes.

16 CHAIRMAN JARRETT: LeMieux?

17 COMMISSIONER LEMIEUX: Yes.

18 CHAIRMAN JARRETT: Luedtke?

19 COMMISSIONER LUEDTKE: Yes.

20 CHAIRMAN JARRETT: Orłowski?

21 COMMISSIONER ORŁOWSKI: Yes.

22 CHAIRMAN JARRETT: Romano?

23 COMMISSIONER ROMANO: Yes.

24 CHAIRMAN JARRETT: Shlensky?

1 COMMISSIONER SHLENSKY: Yes.

2 CHAIRMAN JARRETT: I too vote yes.

3 And with that our recommendation will
4 pass to the Village Board.

5 Good luck, as this moves to the Village
6 Board.

7 MR. FERRO: Thank you.

8 (Proceedings concluded at
9 8:52 p.m.)

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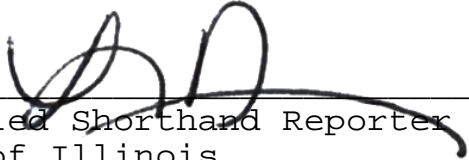
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2 Reporter and Notary Public in and for the State of
3 Illinois do hereby certify that the foregoing
4 proceedings were reported stenographically by me,
5 was thereafter reduced to a printed transcript by
6 me, and constitutes a true record of the 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 6th day of June, 2024.

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1	absolutely 22:12 24:4 32:2	Avenue 2:2,8 9:17 10:8 19:5 21:18 22:11 27:7 39:22
1 31:4 34:3 35:10	absorbed 34:1	awarded 30:21 31:8
10 7:6,10 8:9,11,14 10:5 23:1	access 3:24 4:7 8:8 14:8 22:11, 14 25:17,19 38:14	aware 13:16
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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
) PZ-24-08
24 East Monroe Street)
James M. Vanderheyden)

PUBLIC HEARING

MAY 9, 2024

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 7:30 o'clock p.m., on Thursday, the
9th day of May, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: Next item
2 PZ-24-08, 24 East Monroe Street, Variation,
3 Petitioner James M. Vanderheyden.

4 Whenever you are ready.

5 MS. HOUSE: The subject property is
6 located at 24 East Monroe Street. The request is
7 for a variation for a side yard setback.

8 I will go over a summary of their
9 requests, allow for any comments by the
10 Petitioner, allow for any clarifying questions
11 from the Commission, returning for Commission
12 discussion and motion, if appropriate.

13 The existing home is located in RS 7.5
14 District. The existing principal structure on the
15 lot has a side yard setback of 4.5 feet.

16 The Petitioner is requesting a second
17 story addition above the existing first floor of
18 the home. And the proposal also includes a first
19 floor compliance addition on the rear of the home.

20 The required side yard setback for the
21 that RS 7.5 District would be 6 feet and the
22 proposed setback of the second floor addition
23 would be 4.5 feet, which is encroaching into the
24 required side yard setback of 1.5 feet.

1 On the screen you can see a site plan.
2 The red box is the portion of the home
3 which requires a variation.

4 The green box indicates permitted
5 principal building envelope.

6 On the screen are some existing photos
7 of the current home. And then floor plans, if
8 necessary, to refer to.

9 And then in the red arrow on the south
10 elevation indicates the wall that would be
11 requiring the variation. As you can see, that is
12 straight up above the existing first floor of the
13 home.

14 On the screen are the variation
15 standards to be -- To have a variation approved
16 these standards would need to be met by the
17 Petitioner.

18 We will hold a public hearing for any
19 comments related to the case. And then Staff has
20 provided a sample motion, if the Commission feels
21 it is warranted.

22 With that Staff or the Petitioner can
23 answer any questions.

24 CHAIRMAN JARRETT: Thank you.

1 Is there a presentation from the
2 Petitioner this evening?

3 So please state your name for the record
4 and spell your last name please.

5 MR. VANDERHEYDEN: My name is James
6 Vanderheyden. That's spelled
7 V-A-N-D-E-R-H-E-Y-D-E-N.

8 CHAIRMAN JARRETT: Thank you.

9 MR. VANDERHEYDEN: And my client is
10 also here this evening, so he is happy to answer
11 any questions that might be directed more towards
12 the owner.

13 And I think the Staff and the staff
14 report is pretty clear, pretty straight forward.

15 Our dilemma is that the house that my
16 client purchased was built before the changes in
17 the zoning ordinance that now make it noncompliant
18 with the side yard.

19 Our desire is to add to the house a
20 second floor space for new bedrooms and bathrooms.
21 And the logical solution is to go straight up from
22 the first floor.

23 If we had to move that back 18 inches or
24 17 inches, in order to comply, that creates a

1 little bit of a dilemma, in terms of structural
2 engineering, in terms of load transfers.

3 The proper solution is to bring that
4 load down to a foundation system and transfer it
5 down to the ground.

6 So we are looking for an appeal from the
7 Zoning Board to allow us to extend the facade on
8 that side of the building, which is 15 inches out
9 of compliance, so that our second floor can mirror
10 our first floor on that side elevation.

11 I would be happy to answer any other
12 specific questions that you might have about the
13 design or our request.

14 CHAIRMAN JARRETT: Okay. We will
15 take public comment and questions from the public,
16 and we will get to you if we have questions.
17 There will probably be some.

18 MR. VANDERHEYDEN: Thank you.

19 CHAIRMAN JARRETT: Anyone from the
20 public wishing to speak on this agenda item?

21 (No response.)

22 CHAIRMAN JARRETT: Okay. Questions
23 from the Commission?

24 Anything down this way?

1 COMMISSIONER CALVERT: No.

2 COMMISSIONER LUEDTKE: I have some
3 questions. Marc and Michelle, I have a
4 clarification, just for understanding.

5 The existing house would be a
6 nonconforming structure; is that how that would be
7 sort of termed relative to the code?

8 When I see the language of the proposed
9 motion are we essentially allowing the full 4 foot
10 setback across the entire property at that
11 boundary line, the way it's worded?

12 We are asking for a reduction to 4 feet
13 for the setback?

14 MS. HOUSE: So it would be for the
15 entire interior side lot line.

16 COMMISSIONER LUEDTKE: Okay.

17 MS. HOUSE: In relation to, the
18 motion does include these exhibits as part of the
19 motion.

20 COMMISSIONER LUEDTKE: So nothing
21 would stop them from building a deck -- or anybody
22 subsequent down the line -- to 4 feet then?

23 Anything that they could consider down
24 the line would push them then to 4 feet at some

1 point in time?

2 COMMISSIONER SHLENSKY: Eric, I may
3 be able to clarify.

4 The latter portion of the recommended
5 action does indicate 4 feet along the east
6 property line.

7 COMMISSIONER LUEDTKE: Right.

8 COMMISSIONER SHLENSKY: So I think
9 it's specific enough, in my interpretation, that
10 it's the east property line, as it pertains to the
11 interior side yard.

12 So I don't see -- and I don't interpret
13 this as the reduction of the side yard for the
14 whole property. I think it's specific enough
15 along that east property line.

16 COMMISSIONER LUEDTKE: I
17 understand. I am not suggesting that it wasn't.

18 MR. McLAUGHLIN: Yeah. We tied the
19 motion specifically to as Exhibit B, which shows
20 exactly where the nonconformity is at the existing
21 footprint of the home.

22 We notified it on the entire lot line
23 but through the particular motion and the
24 ordinance approval Exhibit B will come along, as

1 to be here is the existing wall.

2 COMMISSIONER LUEDTKE: Exhibit B is
3 the survey.

4 MR. McLAUGHLIN: Yeah. The
5 footprint is not changing for the second story
6 elevation.

7 COMMISSIONER LUEDTKE: Fine.

8 The footprint is changing at the front
9 porch, so we are increasing the nonconformity at
10 that location there; is that correct -- the front
11 porch?

12 MR. McLAUGHLIN: We are not
13 increasing the nonconformity on the front porch.

14 And there is an addition off the rear
15 which is fully conforming --

16 COMMISSIONER LUEDTKE: The front
17 porch doesn't exist; correct?

18 COMMISSIONER SHLENSKY: The porch
19 is just a walk up to the front door; correct?

20 COMMISSIONER LUEDTKE: Yes, the
21 little covering off that multipurpose room on the
22 east side of the house; correct.

23 COMMISSIONER SHLENSKY: Yes.

24 COMMISSIONER LUEDTKE: You

1 understand what I am asking?

2 MR. McLAUGHLIN: Yes.

3 COMMISSIONER LUEDTKE: Extending
4 the east wall of the house up is one thing,
5 because of the structural footprint that we are
6 sort of tying to, but now we are adding a front
7 porch that is then going to further encroach into
8 that particular side yard more than it is now.

9 There is nothing there now. Now we are
10 allowing that to continue to encroach; right, that
11 front porch?

12 MR. McLAUGHLIN: Right, I see what
13 you are saying.

14 COMMISSIONER LUEDTKE: Just
15 thinking of that neighbor. It's fairly tight back
16 there.

17 That's that sort of an awkward side
18 corner lot; right?

19 MR. McLAUGHLIN: Yep, that's fair.

20 I would almost make -- I would almost
21 amend my own recommended motion and instead of
22 Exhibit B, tie it to Exhibit A1, then if you are
23 okay with that particular additional encroachment,
24 that it's tied to what they are actually proposing

1 now, and it doesn't give you the full length of
2 the east lot line at 4 feet.

3 COMMISSIONER LUEDTKE: When you say
4 A1?

5 MR. McLAUGHLIN: It's the
6 architectural set which has the bird's eye view,
7 plan view.

8 And not tie it to the plat of survey.

9 COMMISSIONER LUEDTKE: Right.

10 I mean, by right that porch should be
11 back out 6 feet off the property line, if they
12 were to come in and just build a porch and not
13 deal with the second floor.

14 MR. McLAUGHLIN: Yes.

15 COMMISSIONER LUEDTKE: Unless they
16 were saying, we want to this make this go wider
17 and all that stuff, then that becomes the
18 conversation we are at here.

19 MR. McLAUGHLIN: Yes, that is
20 correct.

21 And on the rear all of those additions
22 do meet the 6 foot.

23 COMMISSIONER LUEDTKE: Right, that
24 little bay and the deck itself.

1 MR. McLAUGHLIN: The bay addition
2 and the deck, yes.

3 COMMISSIONER LEMIEUX: Marc, it
4 would seem that S1 would be more applicable
5 because it indicates where the foundations, which
6 are a permanent structure, would be for the
7 foundation plan.

8 MR. McLAUGHLIN: Yes, S1 would also
9 work, yes, absolutely.

10 CHAIRMAN JARRETT: Any other
11 questions, Eric?

12 COMMISSIONER LUEDTKE: No.

13 Just from my perspective I would be more
14 inclined to see that porch be pulled back to the 6
15 feet and -- Yeah, to the 6 foot off of the side
16 yard.

17 It makes sense for the house, just
18 because that's the existing footprint, and we are
19 going up from there.

20 We are building this -- They are
21 building the front porch. They should building
22 that in compliance; right?

23 I think that's what we are trying to
24 work towards, considering how constrained that is

1 at 4 1/2 feet. Now, that's just my opinion.

2 CHAIRMAN JARRETT: Okay.

3 COMMISSIONER LUEDTKE: I guess that
4 would be a question to the Petitioner:

5 Would that pose any issues if that -- If
6 the rest of the Commission agrees with my
7 perspective, is that --

8 MR. VANDERHEYDEN: Yeah, I think
9 you have to kind of understand the design
10 solution.

11 COMMISSIONER LUEDTKE: Completely,
12 yes.

13 MR. VANDERHEYDEN: And perhaps our
14 petition maybe was not completely accurate, in
15 saying that it's just for a second floor addition
16 to align with the first floor, but it's also to do
17 that front porch, which is an extension of the
18 permanent building structure, and to allow the
19 front porch also to be part of the petition and a
20 set -- reducing the setback requirement for the
21 front porch.

22 COMMISSIONER LUEDTKE: Right.

23 MR. VANDERHEYDEN: So the rear
24 deck -- which is not what I consider a permanent

1 structure because it could be taken/torn down and
2 changed -- it is 6 1/2 feet from the lot line, so
3 it's completely compliant.

4 COMMISSIONER LUEDTKE: Right.

5 MR. VANDERHEYDEN: And then of
6 course anybody who wanted to extend less than 6
7 feet would have to come back and request.

8 COMMISSIONER LUEDTKE: Have a
9 subsequent petition, yes.

10 MR. VANDERHEYDEN: Subsequently.

11 So our petition involves the second
12 floor addition and it involves the front porch,
13 which that front porch is designed to be a space
14 off the new family room. So logically aligning it
15 with the first floor architecturally makes sense.

16 COMMISSIONER LUEDTKE: Correct.

17 MR. VANDERHEYDEN: But we have to
18 get your approval to do that; otherwise we would
19 have to set it back.

20 COMMISSIONER LUEDTKE: That's my
21 question back to Staff, was by including that
22 porch we are extending the existing nonconformity.

23 Is that -- Am I accurate in that?

24 MR. McLAUGHLIN: Yes, you are

1 correct.

2 MR. VANDERHEYDEN: I was coached
3 that we should do that but not increase the
4 nonconformity.

5 COMMISSIONER LUEDTKE: I
6 understand.

7 MR. VANDERHEYDEN: Can you scroll
8 up that front elevation again. I just want
9 everybody to see the design and the design
10 solution.

11 So we have -- This is a neighborhood
12 that is a mixture of one story and two story
13 buildings. And I have been doing projects like
14 this for 40 years, probably about 250 of these.

15 And the houses on either side are one
16 story. So that roof line and that porch addition
17 is a very deliberate design decision to try to
18 compliment the scale and the character of the
19 homes on each side.

20 COMMISSIONER LUEDTKE: It is very
21 intentional. I am not questioning the design at
22 all.

23 MR. VANDERHEYDEN: I wanted to
24 point that out. It's a logical design solution

1 and our request I think is a natural, logical
2 extension of the need for the second floor.
3 That's all.

4 CHAIRMAN JARRETT: Does anybody
5 else have any other questions?

6 COMMISSIONER SHLENSKY: A question
7 for Staff.

8 Would the potential amendment be to
9 substitute exhibits and reference Exhibit A or
10 would it make sense to just reference Exhibits A
11 and B in totality?

12 MR. McLAUGHLIN: I believe in this
13 instance more is actually better. Usually I am
14 the opposite, less is more, but in this one I am
15 good with A and B. That's the complete package
16 then.

17 CHAIRMAN JARRETT: Is that it for
18 questions?

19 COMMISSIONER SHLENSKY: Yes.

20 CHAIRMAN JARRETT: We are still
21 going to have some discussion.

22 COMMISSIONER LUEDTKE: Just a
23 clarification, Marc, was a conversation had with
24 the Petitioner about where that porch sort of

1 extended to on the east side?

2 MR. McLAUGHLIN: Yeah, to hold the
3 line.

4 COMMISSIONER LUEDTKE: That was
5 Staff's recommendation?

6 MR. McLAUGHLIN: Yeah, Don't ask
7 for more.

8 COMMISSIONER LUEDTKE: You didn't
9 ask them to stay in compliance?

10 MR. McLAUGHLIN: Not on that,
11 because it's in line with the existing wall, yeah.

12 We felt going up for design and going
13 out the 9 feet for design was an appropriate
14 request. Don't go for more.

15 And then we were able to work with them,
16 obviously as they pointed out anything in the rear
17 yard, because it's different, to put it in its
18 conforming setback.

19 COMMISSIONER CALVERT: So I do have
20 one question, going back to that previous slide,
21 where you had the front elevation there.

22 The elevation in the upper left corner,
23 those two doors there, do both of them open or
24 just one? I couldn't really tell from the

1 drawing.

2 MR. McLAUGHLIN: I will let the
3 architect answer.

4 COMMISSIONER CALVERT: My complete
5 question is this:

6 If you reduce the size of that porch how
7 much space do you have once you step out that door
8 onto the porch?

9 I mean, you are not stepping out that
10 door onto the porch and it ends right there or
11 close to it?

12 MR. VANDERHEYDEN: Both doors are
13 operable, and I mean, right now they are centered
14 on that front porch.

15 COMMISSIONER CALVERT: Okay.

16 MR. VANDERHEYDEN: So if we had to
17 lose 18 inches we may not have quite enough room
18 for that pair of doors. I don't know. I would
19 have to redesign it.

20 CHAIRMAN JARRETT: Right now it
21 looks like it's probably just over 2 feet, 2 1/2
22 feet maybe, just eyeballing it with a scale and a
23 pen and paper, like an architect.

24 COMMISSIONER CALVERT: So it's

1 about 2 feet now.

2 CHAIRMAN JARRETT: Yes, it's about
3 2, 2 1/2 feet, it looks like, probably from the
4 door to the -- You would step off the porch
5 basically if there was no rail.

6 MR. VANDERHEYDEN: The intention is
7 of course to have a functional front porch that
8 you can set out a table and a couple chairs.

9 MR. McLAUGHLIN: In addition, I
10 would like to point out that the post or column
11 picking up that load on the porch on the very
12 southeast corner is in line with the wall.

13 So if you pull everything in it's
14 pulling in the roof line as well, which obviously
15 the architect spoke to previously.

16 COMMISSIONER CALVERT: That column
17 right there.

18 MR. McLAUGHLIN: There is a column
19 directly in line. You don't see it in the
20 elevation because it's all in line.

21 CHAIRMAN JARRETT: All right. Any
22 other questions before we move to discussion?

23 (No response.)

24 CHAIRMAN JARRETT: Any closing

1 comments from the Petitioner before we move to
2 discussion?

3 There may be more questions but...

4 MR. VANDERHEYDEN: I just want to
5 make sure everybody understands the elevations.
6 And I can point out certain things, if there is
7 any confusion whatsoever.

8 CHAIRMAN JARRETT: Can you come up
9 to the microphone?

10 MR. VANDERHEYDEN: I want to make
11 sure everybody understands the designs and the
12 elevations you are looking at.

13 The bottom right is the east elevation.
14 That's the elevation that we are talking about.

15 And I can show you the posts and I can
16 show you --

17 So the roof line of the front porch
18 right there, that eave line on the front porch is
19 exactly where the current eave and overhang is on
20 the one story home. So it's exactly in the same
21 location. It's just --

22 COMMISSIONER LUEDTKE: It doesn't
23 exist now in that spot.

24 MR. VANDERHEYDEN: It doesn't exist

1 now but it's designed to match --

2 COMMISSIONER LUEDTKE: I
3 understand.

4 MR. VANDERHEYDEN: -- what was
5 there, yes.

6 CHAIRMAN JARRETT: All right.
7 Thank you.

8 All right. Discussion?

9 Eric, you seem to have a strong opinion.

10 COMMISSIONER LUEDTKE: It makes
11 sense to allow to ask for the variance at the
12 building itself. I get that. That's the portion
13 of the existing structure that is nonconforming.

14 To allow that -- To continue that
15 forward, when it can be cut back; right?

16 There is nothing stopping us from being
17 in compliance there, at the front porch -- it
18 becomes, you know, cutting that space down by a
19 foot and a half. Instead of 9 foot 10 it becomes
20 8 foot 4.

21 That's the question; right?

22 CHAIRMAN JARRETT: Anybody else
23 have specific thoughts on that point?

24 COMMISSIONER ORLOWSKI: I actually

1 I was over there yesterday. I actually got out,
2 walked around the neighborhood a little bit.

3 I looked at the plans. I think -- And I
4 did look at the front porch area and sat and kind
5 of looked at it.

6 I think with what they are doing and
7 what they are asking for, I am okay with it. I am
8 glad they are invested in staying.

9 COMMISSIONER ROMANO: I would note
10 too that though it is expanding the nonconformity,
11 it is an open air porch too, so it is not a solid
12 wall structure that's going up there.

13 Yes, it's going to be a concrete slab
14 going forward and an overhang but it's not going
15 to be necessarily a full light obstruction or dead
16 wall to be looked at per se.

17 You know, the Petitioner has come before
18 us asking for the variation, and as far as that's
19 concerned, it's an improvement to the house, the
20 town, the neighborhood. I am okay with that as it
21 stands.

22 COMMISSIONER ORLOWSKI: I actually
23 think it really makes the front of the house pop
24 and really makes it look nice.

1 CHAIRMAN JARRETT: I don't have a
2 strong opinion on that particular aspect. I do
3 see where Commissioner Luedtke is coming from.

4 It might be a little bit structurally
5 more complicated to bring that in a foot and a
6 half, but we are not talking about anything
7 undoable. From a design standpoint I don't know
8 exactly what the result is, but I mean, I can
9 visualize what it would probably be.

10 I also understand the single story open
11 air porch with the sloped roof but the house next
12 door is pretty close.

13 While they do have two windows on that
14 west side of their house, they don't have any
15 windows at the front corner on the west wall.
16 They are set quite a bit back into the space
17 between the house so ...

18 Any thoughts down this way?

19 COMMISSIONER CALVERT: Well, I
20 completely understand Commissioner Luedtke's point
21 and I don't disagree with it.

22 But I do think this is a nice plan.
23 Certainly all of the elements coexist nicely
24 together. I would be willing to support this plan

1 as it is presented.

2 CHAIRMAN JARRETT: Any strong
3 opinions either way beyond the ones that we have
4 heard?

5 We are just trying to see if we have a
6 consensus for what Eric is leaning towards.

7 COMMISSIONER LUEDTKE: I am out on
8 left field. And that's fine. I get it.

9 COMMISSIONER LEMIEUX: I also
10 understand Eric's --

11 COMMISSIONER LUEDTKE: Yeah,
12 everybody gets where I am coming from, but we are
13 not going to sort of do anything about it; that's
14 fine.

15 COMMISSIONER LEMIEUX: There is a
16 symmetry that I believe needs to be maintained.

17 If you see kind of the front door/double
18 doors kind of line up with the rear doors so that
19 you get a visual all the way through the building
20 or through the home.

21 The other is that it looks like it
22 appears it's going to be a sitting area and you
23 would have probably two chairs -- I would envision
24 two chairs out there, to sit out there, and they

1 would be about 6 foot wide total.

2 If you reduce that from 9 foot 10 to 8
3 foot 2, now you only have a 2 foot path in order
4 to go through the doors, and that is significantly
5 different than a 3 foot -- over a 3 foot, 3 foot
6 6. Usually that's a comfortable passage
7 dimension.

8 So I understand the architectural
9 importance of maintaining that 4 foot 5 offset or
10 variance on the front porch.

11 CHAIRMAN JARRETT: You are very
12 quiet, Justin.

13 COMMISSIONER SHLENSKY: I am
14 cognizant of the opinions and Commissioner
15 Luedtke's well-intentioned indication to bring
16 fidelity to the code. I do understand that.

17 I think in part there potentially is a
18 compromise with this plan, in that the revisions
19 to the rear deck do comply to the code, and we are
20 not extending any nonconformity to that end.

21 So in my opinion I think the plans as
22 set are acceptable. We can make the minor
23 revision to the recommendation to reference all
24 exhibits.

1 Perhaps the best way to look at this,
2 while providing as much value to the code as
3 currently before us, is that it is a fair
4 compromise because the back deck does comply.

5 CHAIRMAN JARRETT: Yeah, thinking
6 about this a bit more, I think if the Petitioner
7 was here for a variation to build a new front
8 porch on the existing single story house we
9 wouldn't think twice about it probably.

10 COMMISSIONER LUEDTKE: I don't know
11 if we could say that.

12 CHAIRMAN JARRETT: Okay. I am
13 speaking for myself.

14 COMMISSIONER LUEDTKE: If we are
15 not doing anything else on the front end, I don't
16 know if we are having that conversation, but
17 that's neither here or there.

18 CHAIRMAN JARRETT: And where I
19 would agree fully if this was a two story addition
20 into that space into the front, I would not be in
21 favor.

22 COMMISSIONER LUEDTKE: You would
23 not; right?

24 CHAIRMAN JARRETT: Right. So this

1 is kind of middle ground.

2 So I am not hearing a consensus for
3 Commissioner Luedtke's proposal, and unless
4 there's additional discussion, then I would
5 request a motion, whoever wants to make it.

6 COMMISSIONER SHLENSKY: I will make
7 a motion to recommend approval of PZ-24-06 for a
8 special use for -- Nope, that's the wrong one,
9 sorry. Exited out of the correct one.

10 I make a motion to recommend approval of
11 PZ-24-08, for a variation from Table 2-3 of
12 Article 2, Section 2.3, Lot and Building
13 Regulations of the Zoning Ordinance to reduce the
14 minimum interior side yard setback requirements to
15 4 feet along the east property line, as depicted
16 on Exhibits A and B for 24 East Monroe Street.

17 CHAIRMAN JARRETT: There is a
18 motion.

19 Is there a second?

20 COMMISSIONER HOFSTRA: I will
21 second that.

22 CHAIRMAN JARRETT: Any questions or
23 comments on the motion?

24 (No response.)

1 CHAIRMAN JARRETT: All right. Roll
2 call:
3 Calvert?
4 COMMISSIONER CALVERT: Yes.
5 CHAIRMAN JARRETT: Hofstra?
6 COMMISSIONER HOFSTRA: Yes.
7 CHAIRMAN JARRETT: LeMieux?
8 COMMISSIONER LEMIEUX: Yes.
9 CHAIRMAN JARRETT: Luedtke?
10 COMMISSIONER LUEDTKE: Sure, after
11 all the discussion I will vote yes.
12 CHAIRMAN JARRETT: Orłowski?
13 COMMISSIONER ORŁOWSKI: Yes.
14 CHAIRMAN JARRETT: Romano?
15 COMMISSIONER ROMANO: Yes.
16 CHAIRMAN JARRETT: Shlensky?
17 COMMISSIONER SHLENSKY: Yes.
18 CHAIRMAN JARRETT: I too vote yes.
19 With that our recommendation will pass
20 to the Village board. They are the final
21 decision-makers on this.
22 MR. VANDERHEYDEN: Thank you very
23 much.
24 CHAIRMAN JARRETT: Good luck.

1 (Proceedings concluded at
2 8:08 p.m.)
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I, LYN DOERING, Certified Shorthand Reporter and Notary Public in and for the State of Illinois do hereby certify that the foregoing proceedings were reported stenographically by me, was thereafter reduced to a printed transcript by me, and constitutes a true record of the testimony given and the proceedings had;

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

IN WITNESS WHEREOF, I do hereunto set my verified digital signature at Chicago, Illinois, this 6th day of June, 2024.



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

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VILLAGE OF VILLA PARK, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTER OF:)
)
COMMISSION DISCUSSION)

DISCUSSION

MAY 9, 2024

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 7:30 o'clock p.m., on Thursday, the
9th day of May, 2024.

APPEARANCES: MR. JASON JARRETT, Chairman
MR. DOMINICK ROMANO, Commissioner
MR. KENNETH JACKSON, Commissioner
MR. ERIC LUEDTKE, Commissioner
MR. LARRY CALVERT, Commissioner
MR. JUSTIN SHLENSKY, Commissioner
MR. EDWARD HOFSTRA, Commissioner
MR. MICHAEL ORLOWSKI, Commissioner
MR. LOUIS LeMIEUX, Commissioner

ALSO PRESENT: MR. NICK CUZZONE, Villa Park President
MR. MARC McLAUGHLIN, Community Development
MS. MICHELLE HOUSE, Deputy Director

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN JARRETT: That is the end
2 of our new business.

3 Anything from Staff this evening?

4 MR. McLAUGHLIN: Nothing at this
5 time.

6 CHAIRMAN JARRETT: Nothing?

7 Anything from our Board Liaison?

8 PRESIDENT CUZZONE: Nothing.

9 CHAIRMAN JARRETT: That's good.

10 Any comments/questions from the
11 Commission on anything?

12 (No response.)

13 CHAIRMAN JARRETT: None, that's
14 rare.

15 All right. Any public comment on
16 non-agenda items before we close?

17 (No response.)

18 CHAIRMAN JARRETT: Seeing none,
19 motion to adjourn?

20 COMMISSIONER HOFSTRA: So moved.

21 CHAIRMAN JARRETT: Motion.

22 Is there a second?

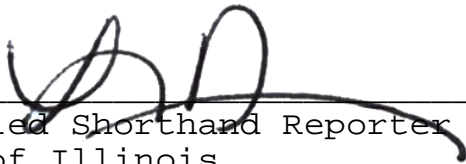
23 COMMISSIONER ORLOWSKI: Second.

24 CHAIRMAN JARRETT: All in favor?

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 6th day of June, 2024.

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

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

TO: Planning & Zoning Commission
FROM: Community & Economic Development Department
DATE: June 13, 2024
RE: **Petition PZ-24-10 | 1116 N Princeton Avenue | Variation**

PETITIONER	OWNER
Mohamed Yacub 1116 N. Princeton Avenue Villa Park, IL 60181	Mohamed Yacub 1116 N. Princeton Avenue Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Variation for an interior side yard setback reduction.

Background

The Subject Property is an interior residential lot with an exterior stairwell to the basement. The Petitioner wishes to enclose an existing stairwell within an interior side yard setback of less than 6.0 feet.

Site Information

Present Zoning: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
Present Land Use: Single Dwelling Residential
Property Size: 9,023 sq. ft. / 0.21 acres
PINs: 03-33-405-019

Surrounding Zoning

North: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
West: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
East: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5
South: Residential Single-Dwelling District - 7,500 Sq. Ft. - RS-7.5

Surrounding Land Use

Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential
Single Dwelling Residential

Comprehensive Plan Designation – Single-Family Residential

This land use category is intended for detached single-family residential dwellings of generally one to two stories in height. This classification encompasses most of the Village’s established residential neighborhoods.

Zoning Request

The Petitioner is requesting approval of a Variation from Table 2-3 of Article 2, Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the required minimum side yard (south) setback from 6.0 feet to 5.0 feet to allow the enclosure of an existing stairwell to the basement of the existing home.

Internal Staff Review

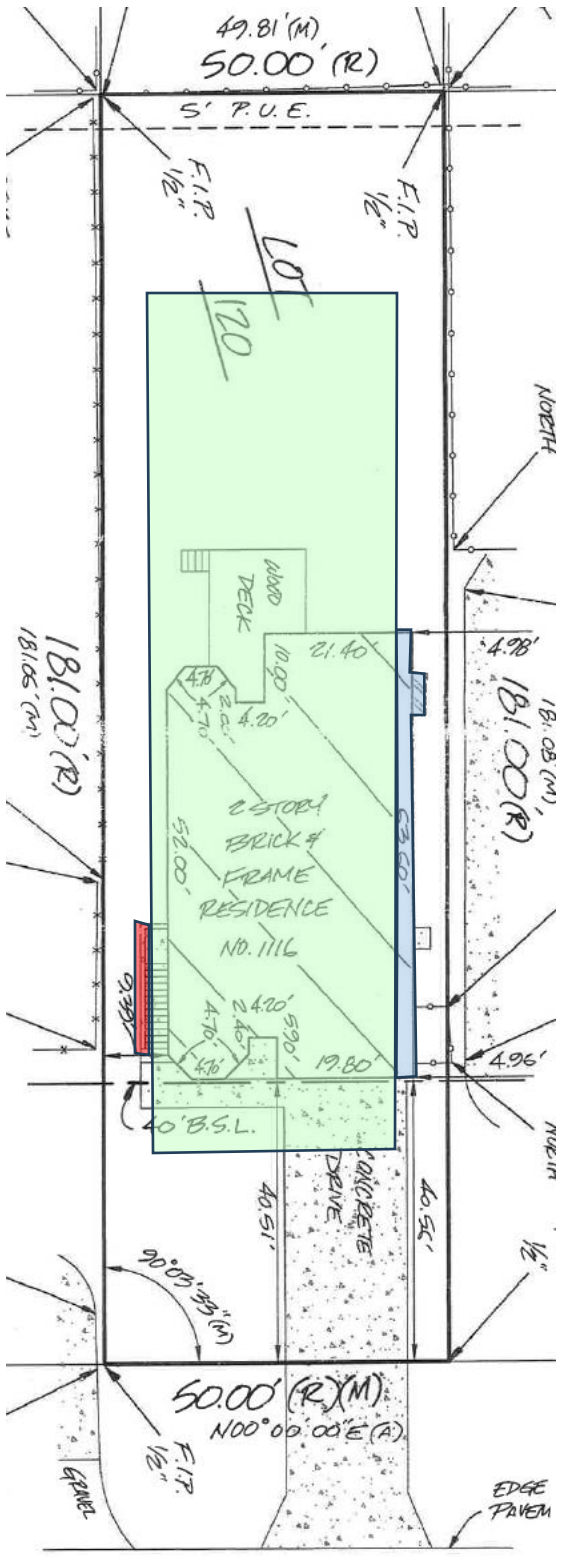
Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The existing open stairway is permitted by right in the interior side yard setback as exists today. The proposed enclosure of the stairwell may not be constructed by right as it would create a nonconforming interior side yard (south) setback of 5.0 feet. Sheet 2 of Exhibit A provides the dimensions of the width of the stairwell. The Plat of Survey is provided as Exhibit B which shows the existing conditions including the open stairwell. No change in footprint is proposed to the stairwell, only the enclosure of the stairwell.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The open stairwell structure is conforming.
 - b. The enclosure of the stairwell would make the structure nonconforming by encroaching into the interior side yard setback by 1.0 foot on the east elevation.
 - c. No other changes are proposed to the residence.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The height of the stairwell will not change in height as there are no changes to the roof structure.
 - b. The highest point on the roof of the stairwell is 9.5 feet.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. No change in lot coverage is proposed.
4. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.



Permitted Principal Building Envelope:	
Variation Required:	
Legal Nonconforming Setback:	

PRINCETON AVENUE

Findings

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

1. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:

The open external staircase to the basement entrance is causing a serious safety issue during the cold fall/winter months.

There have been at least four incidents resulting in injury on these stairs because of the slippery conditions in the open staircase during the fall and winter months due to snow and ice accumulations, some of which have required ongoing medical treatment.

This is the only wet weather entrance to the basement and the main entrance to most of the mechanical support systems (HVAC, Water, Electrical Panels & Gas) In fact, there was a close call with a contractor recently who almost slipped on these stairs and would have resulted in legal ramifications.

All residents of the property are in their mid-fifties with on-going/chronic medical condition that is preventing them from maintaining this open staircase. We also have a current contract to clean the property (Snow cleaning) and they have refused to clean the open staircase as they feel it is extremely unsafe.

2. A reasonable return or use of your property is not possible under the existing regulations because:

There have been multiple incidents resulting on these stairs because of the slippery conditions in the open staircase due to snow and ice accumulations. This is the only wet weather entrance to the basement and the main entrance to most of the mechanical support systems (HVAC, Water, Electrical Panels & Gas). All residents of the property are in their mid-fifties with on-going/chronic medical condition that is preventing them from maintaining this open staircase or using it during the fall/winter.

Without remediation these dangerous conditions preclude both current residents and any contractor that need access to the basement from effectively being able to use this entrance for the significant portion of the year.

3. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

None of the other residences in the area that I have observed have this type of side open entrance to the basement and they have only the inside entrance to the basement.

4. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

This project does not horizontally or vertically extend the existing structure in any way. The knee wall was in place, and it simply builds vertically from the existing knee-wall and connects to the existing entrance top. It has the addition of a single light at the front.

The basement staircase entrance closure is located on the south side of the house and will not change the supply of natural light to the adjacent property.

The basement staircase entrance closure will not change the supply of air to the adjacent property because it does not extend horizontally/vertically from the existing structure.

The basement staircase entrance closure will not increase hazard from fire, but in fact ensure fire evacuation safety for the residents.

The basement staircase entrance closure does not unduly increase congestion in the streets or otherwise impair public safety; health and convenience because it is not adjacent to the street.

The basement staircase entrance closure should not impair property values in the neighborhood in my opinion because it does not necessarily affect the look and feel of the property and may increase the property value.

Notification

Legal Notice was published in the Daily Herald on May 27, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

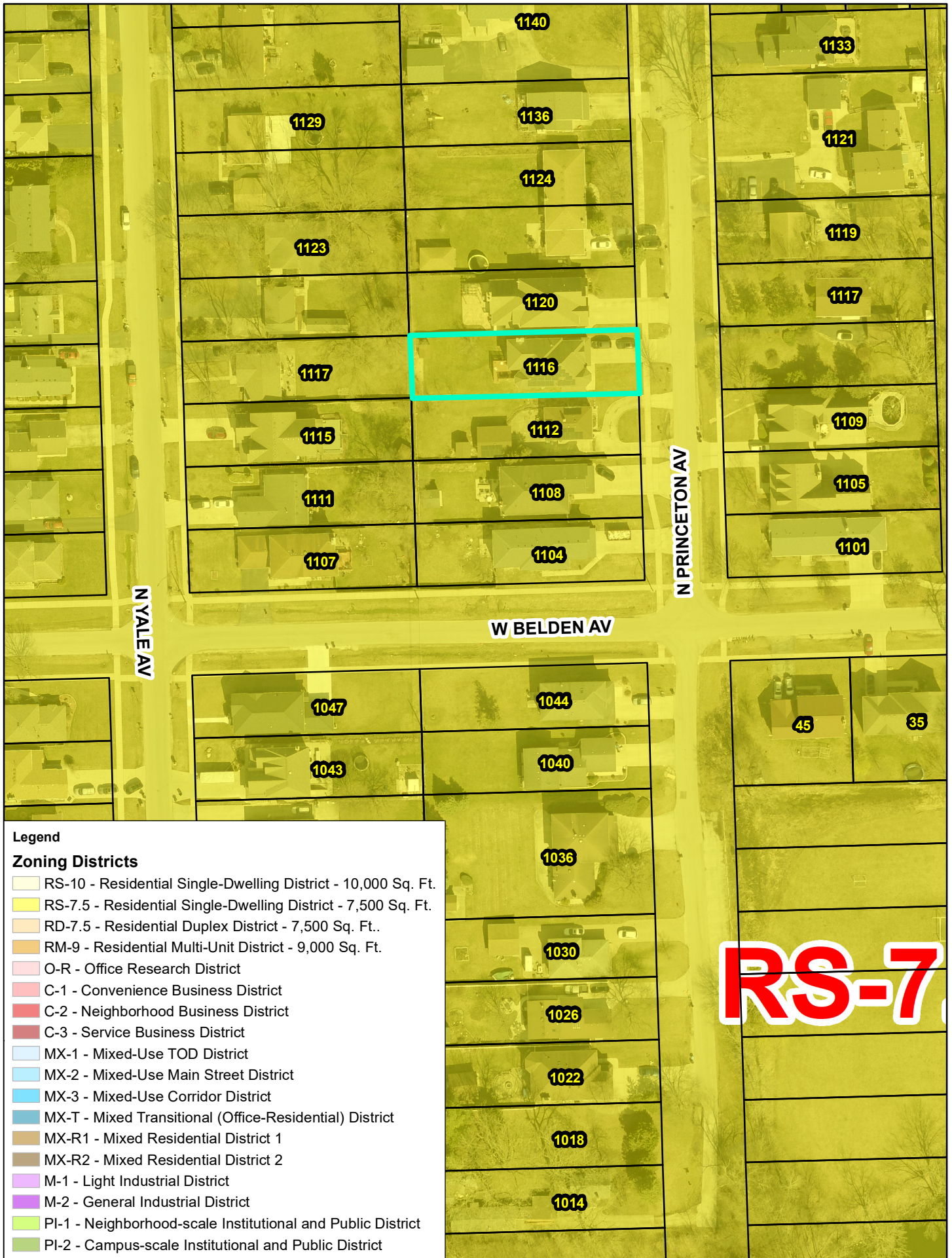
Village staff has reviewed the petition and is supportive of the request.

Recommended Action

To recommend approval of PZ-24-10 for a Variation from Table 2-3 of Article 2 Section 2.3. – Lot and Building Regulations of the Zoning Ordinance to reduce the minimum interior side yard setback requirement to 5.0 feet along the south property line as depicted on Exhibit B for 1116 N. Princeton Avenue.

Exhibit List

- A. Site Plan and Architectural Plans
- B. Plat of Survey



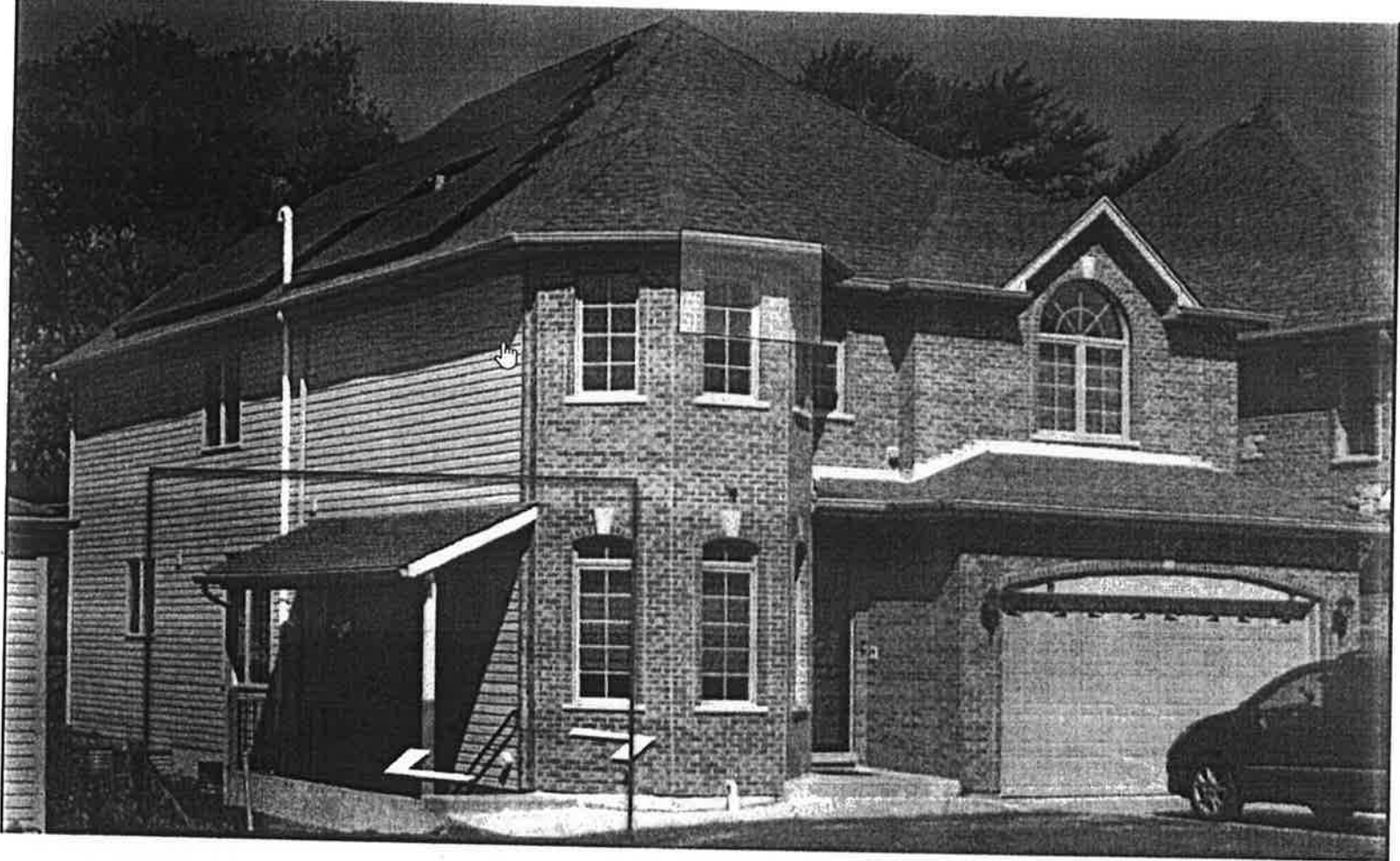
Legend

Zoning Districts

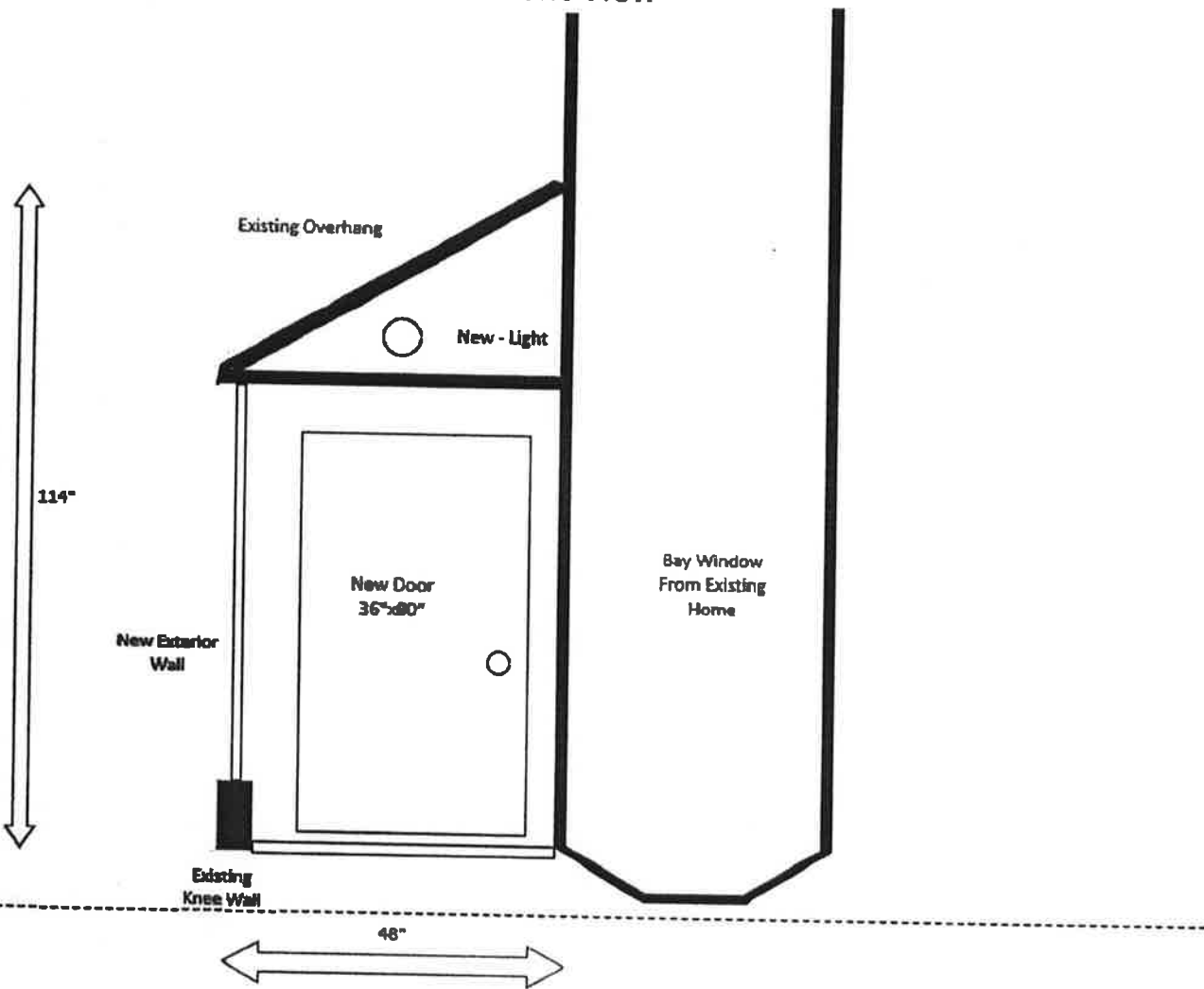
- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District

RS-7

1 inch = 100 feet



Front View



Side View

Existing Overhang

New Window
36"x58"

New Window
36"x58"

New Window
36"x58"

Back

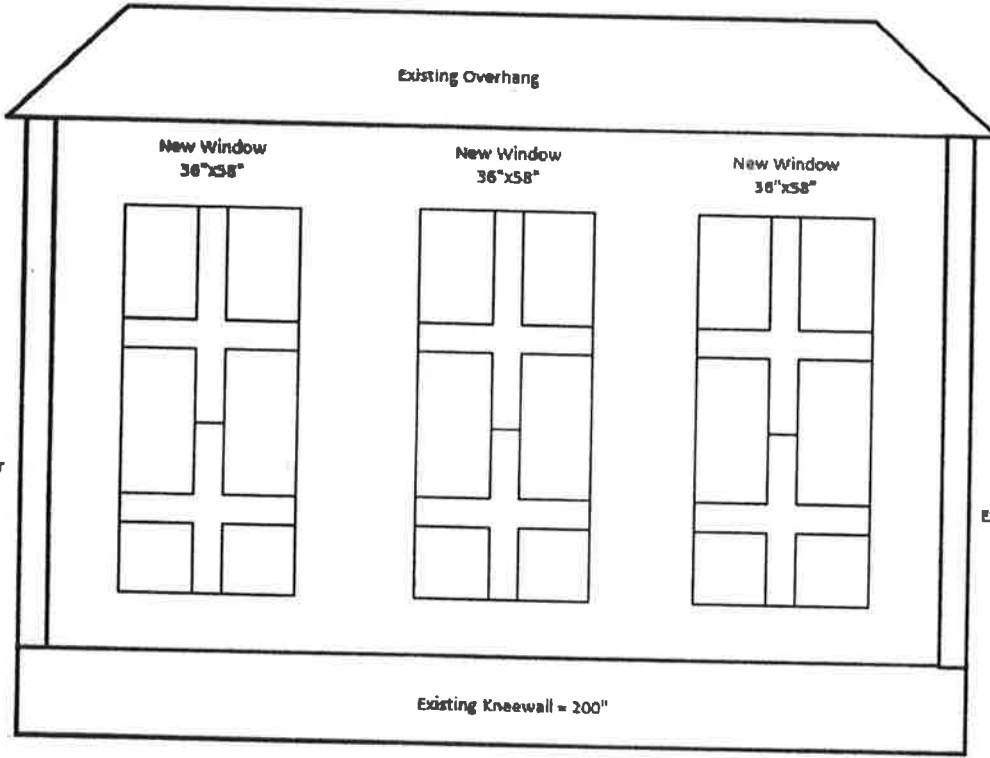
Front

Existing Riser

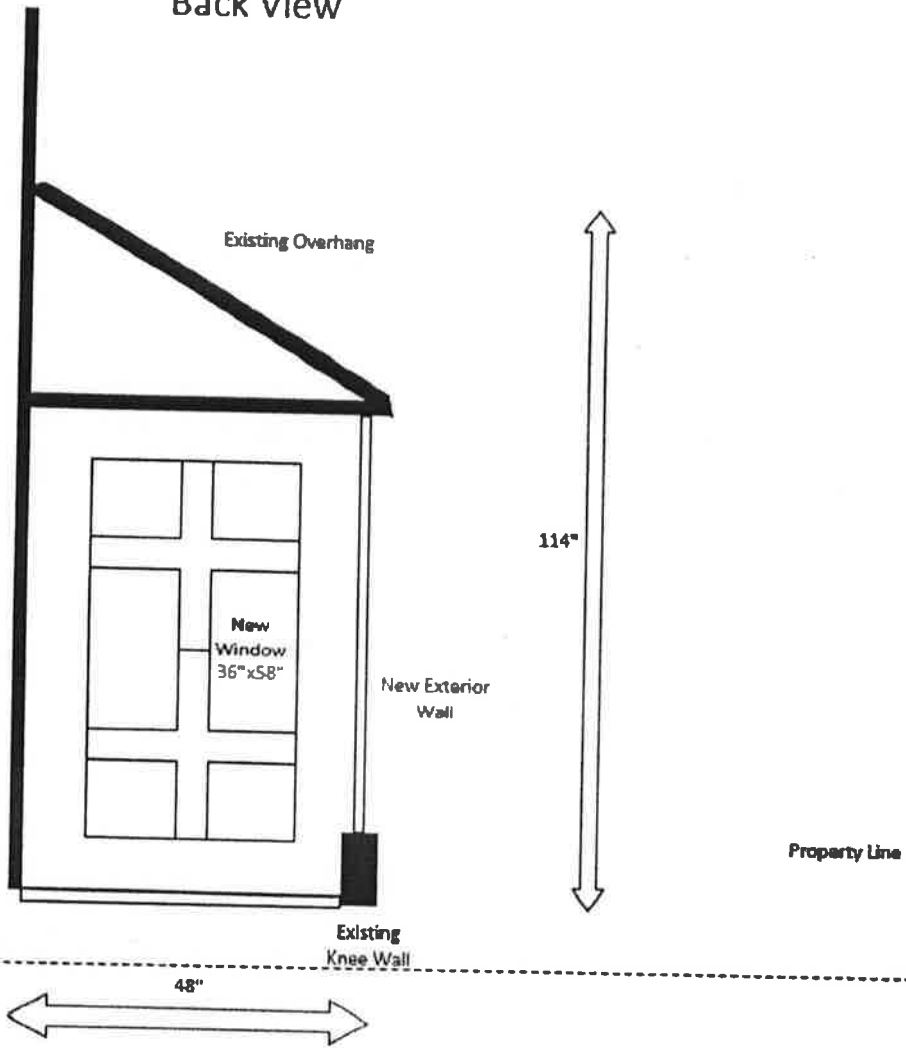
Existing Riser

Existing Kneewall = 200"

Property Line



Back View



PLAT OF SURVEY

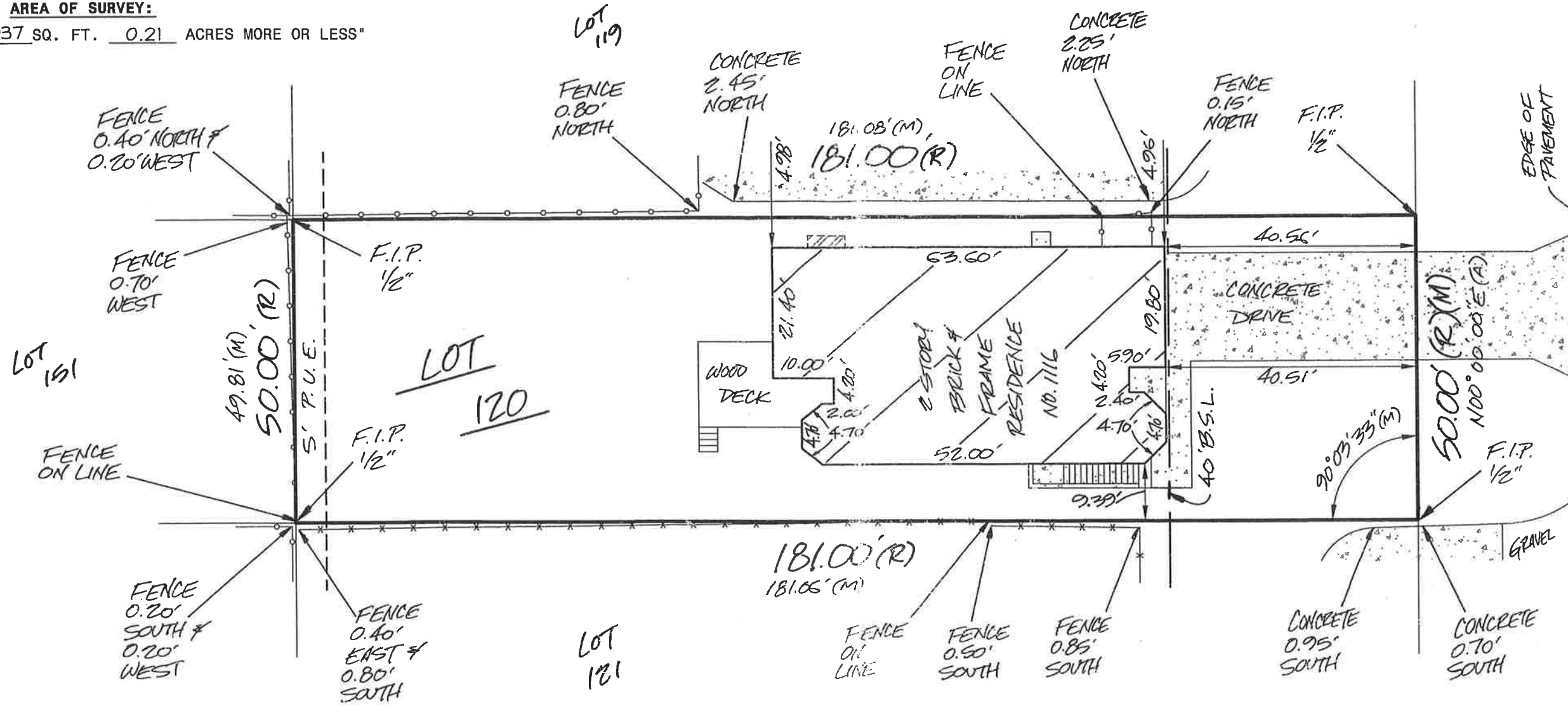
BASIS OF BEARING:
 WEST LINE OF PRINCETON AVENUE AS MONUMENTED AND
 OCCUPIED PER RECORDED SUBDIVISION PLAT.
 N 0°00'00" E (A)



LOT 120 IN VOLK BROTHERS' ARDMORE AVENUE ADDITION TO VILLA PARK, A SUBDIVISION IN SECTIONS 33 AND 34, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 21, 1927 AS DOCUMENT NUMBER 248899, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 9,037 SQ. FT. 0.21 ACRES MORE OR LESS"



STATE OF ILLINOIS }SS
 COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 14TH DAY OF JUNE, A.D., 2013, AT ROMEOVILLE, ILLINOIS.

Mark A. Lindstrom
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482
 ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

CLIENT YACUB/KALSI
 JOB NO. 16492-13
 FIELDWORK DATE. 6-14-13

LEGEND		
(R) = RECORD	(NW) = NORTHWESTERLY	-x-x-x-x- = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	-xx-xx-xx-xx- = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	- - - - - = SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	-o-o-o-o- = WOOD FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	-□-□-□-□- = METAL FENCE
(CH) = CHORD	(A) = ASSUMED	- - - - - = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	- - - - - = BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD	



LICENSE EXPIRES ON NOVEMBER 30, 2014



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: June 13, 2024
RE: **Petition PZ-24-02 / 600 N. Villa Ave / Annexation, Special Use, Zoning Map Amendment, Variation, and Plat of Subdivision**

PETITIONER	OWNER
Tomasz Rzedzian 600 N. Villa Ave Villa Park LLC 2233 West Street River Grove, IL 60171	600 N Villa Ave Villa Park LLC 2233 West Street River Grove, IL 60171

Request Summary

The Petitioner is requesting a Public Hearing to consider a request for an Annexation, a Zoning Map Amendment, a Special Use, a Variation to allow parking in a street yard, and a Plat of Subdivision.

Background

The Subject Property includes an existing M-1 Light Industrial District property with access via N. Villa Avenue. The Petitioner would propose expansion of the parking lot to house outdoor storage of equipment, annexation of four (4) parcels into the Village of Villa Park, consolidate the annexed and incorporated parcels through a Plat of Subdivision, Zoning Map Amendment to rezone the property as M-1 Light Industrial District, a Special Use to permit Outdoor Equipment and Materials Storage, and a Variation from Section 7.6.1 to allow parking in a street yard.

Site Information

Present Zoning: Light Industrial District (M-1) & Unincorporated
Present Land Use: Industrial & Vacant
Property Size: 8.27 acres
PINs: 06-03-107-008, 06-03-107-017, 06-03-107-007, 06-03-107-006, 06-03-107-014 & 06-03-107-020

Surrounding Zoning

North: Unincorporated
West: Light Industrial District (M-1)
East: Unincorporated
South: Light Industrial District (M-1)

Surrounding Land Use

Vacant
Industrial
Industrial
Railroad

Comprehensive Plan Designation – Corridor Mixed Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village’s main transportation corridors.

Plat Request

The Petitioner is requesting approval of a Plat of Annexation to annex the unincorporated parcels and a Plat of Subdivision to consolidate said parcels with the already incorporated parcels. See Exhibit A.

Zoning Request

The Subject Property consists of an existing industrial building and 4 unincorporated parcels. The Petitioner is proposing to construct an outdoor storage area with a stormwater detention area for the existing industrial building. The Petitioner is requesting approval of a Zoning Map Amendment to zone the newly annexed land to M-1 Light Industrial District, consistent with the existing zoning of the incorporated properties. The Petitioner is requesting approval of a Special Use to allow Outdoor Equipment and Materials Storage. Their last request is a Variation from Section 7.6.1. to allow parking in a street yard.

Internal Staff Review

Annexation

When land is annexed or otherwise brought into the zoning jurisdiction of the village, it may be automatically classified in the RS-10 district or, simultaneously with the petition for annexation, be assigned a zoning classification based on the comprehensive plan, existing land uses, approved development agreements, or other relevant land use planning and zoning criteria.

Zoning Map Amendment

The Zoning Ordinance specifically allows for the right to request a Zoning Map Amendment per Section 11.2. The Petitioner's request would ensure that the entire property is zoned under one district. The M-1 Light Industrial District is primarily intended to accommodate small-scale, low-impact industrial and service commercial uses. The request meets the intent of the code.

Special Use

The Zoning Ordinance specifically allows for a right to request a Special Use for Outdoor Equipment and Materials Storage in the M-1 Light Industrial District per Table 6-1: Use Table. The Commission should consider whether the proposed use is appropriate and whether any conditions of operation may be necessary to mitigate any otherwise potential negative impacts. Section 11.4.11. of the Zoning Ordinance requires that any expansion of uses or facilities that qualifies as a major amendment must be reviewed through the Special Use process. The requested use is consistent with the intent of the M-1 Light Industrial District zoning.

Variation

The Zoning Ordinance also specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific. Per Exhibit B, the location of the building on the lot severely limits the possibility of side or rear yard parking, therefore there is a particular hardship that will be alleviated by a Variation to allow parking in a street yard.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The existing building would remain as is.
 - b. Any future, proposed trash enclosure would need to be provided in a compliant location.
Currently, a trash enclosure is not included on the site plan.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The proposed building is an approximately 36,500.0 square foot one-story building.

3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
 - a. No architectural changes to the building are proposed as part of this application.
 - b. The current building features a mixture of masonry and metal siding.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Maximum allowed lot coverage = N/A; Proposed lot coverage = 70.6%
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
 - a. The proposal includes a revised traffic flow and access onto N. Villa Avenue. The access would be consolidated from two (2) curb cuts to one (1) onto N. Villa Avenue.
 - b. The access aisle would lead to the exterior outdoor equipment and material storage area. Access to the parking lot northeast and east of the existing building would also be provided.
 - c. The access drive would provide stacking distance for a semi tractor trailer to exit onto North Villa Avenue without blocking the parking lot access point.
 - d. The access drive would also provide stacking distance for a semi tractor trailer to wait while the gate is opening into the outdoor equipment and materials storage area without blocking the parking lot access point.
 - e. The Petitioner provided an AutoTURN for the Village's largest fire apparatus which showed that the vehicle is able to travel around the parking lot without issue.
6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
 - a. The proposed site plan would include 68 parking stalls where only 40-60 parking stalls are required per Code for the related uses.
 - b. The Petitioner's proposed design includes all required parking lot islands.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
 - a. The parking lot has been modified to accommodate landscape islands with required landscaping.
 - b. New landscaping along the north, east and west property lines are proposed.
 - c. The proposed grading plan would feature a detention basin in the northeast corner of the site with native plantings.
 - d. A fence is proposed surrounding the outdoor equipment and materials storage area.
8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
 - a. No signage is proposed as part of the current application.
 - b. Any future signage should be submitted to be reviewed as part of the building permit process.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. No changes are proposed for onsite site illumination.
10. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

Parking and Loading

Parking and loading berth requirements of the Code are summarized in the following table:

Parking Requirements	Formula	Quantity	Required/Total	Total Proposed	Compliance
Industrial	0.5 parking stalls per employee	80-120 employees	40-60 stalls	68 stalls	Yes

Factors

Per Section 11.2.9. – Review and Approval Criteria: The decision to amend the Zoning Map is a matter of legislative discretion that is not controlled by any single standard. In making recommendations and decisions about Zoning Map Amendments, the Planning and Zoning Commission and Village Board must consider at least the following factors:

1. The existing use and zoning of nearby property;
2. The extent to which the particular zoning restrictions affect property values;
3. The extent to which any diminution in property value is offset by an increase in the public health, safety and welfare;
4. The suitability of the subject property for the zoned purposes;
5. The length of time that the subject property has been vacant as zoned, considering the context of land development in the vicinity;
6. The value to the community of the proposed use; and
7. The comprehensive plan.

Findings

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- A.** That the proposed use or activity is expressly authorized as a Special Use;
Petitioner’s Response: *The Village Code states in Article 3- Office Commercial and Industrial Districts, Section 3.3.2 Outdoor storage and display, Item B. that Outdoor storage is allowed in M districts if: 1. May not be located in street yards; 2. Must be setback at least (30) feet from any R-Zoned lot and at least 10 feet from all other non-M-zoned lots; and 3. Must be screened from view of non-M-zoned lots and street rights-of-way.*
- B.** That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
Petitioner’s Response: *The special use is necessary to maintain existing and new tenants and current workforce in the Village.*
- C.** That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

Petitioner's Response: *The special use area will provide for a space that is designed to meet and exceed local requirements, provide the ability for truck turning and equipment storage along with new enhanced landscape buffers and screening.*

- D. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Petitioner's Response: *The special use area will consolidate two existing access locations into one to provide more efficient, direct vehicle movements.*

- E. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and

Petitioner's Response: *The special use area will be brought up to local and county standards including access, utilities, and stormwater management.*

- F. That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

Petitioner's Response: *Projects meets Article 3, Section 3.3.2, B, 1., 2., & 3. as referenced in item a) above.*

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:

1. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:

Petitioner's Response: *The position of the existing building will not provide sufficient space to maintain the existing parking configuration while maintaining the required parking space depth dimensions.*

2. A reasonable return or use of your property is not possible under the existing regulations because:

Petitioner's Response: *A reduction in parking would impact the existing parking counts and impair the tenant from providing the necessary spaces for their work staff.*

3. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

Petitioner's Response: *The property currently has parking within the existing subject yard setback and the variation will bring the property into conforming status.*

4. The Variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:

Petitioner's Response: *The property currently has parking within the existing subject yard setback and the variation will bring the property into conforming status.*

Notification:

Legal Notice was published in the Daily Herald on March 26, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation:

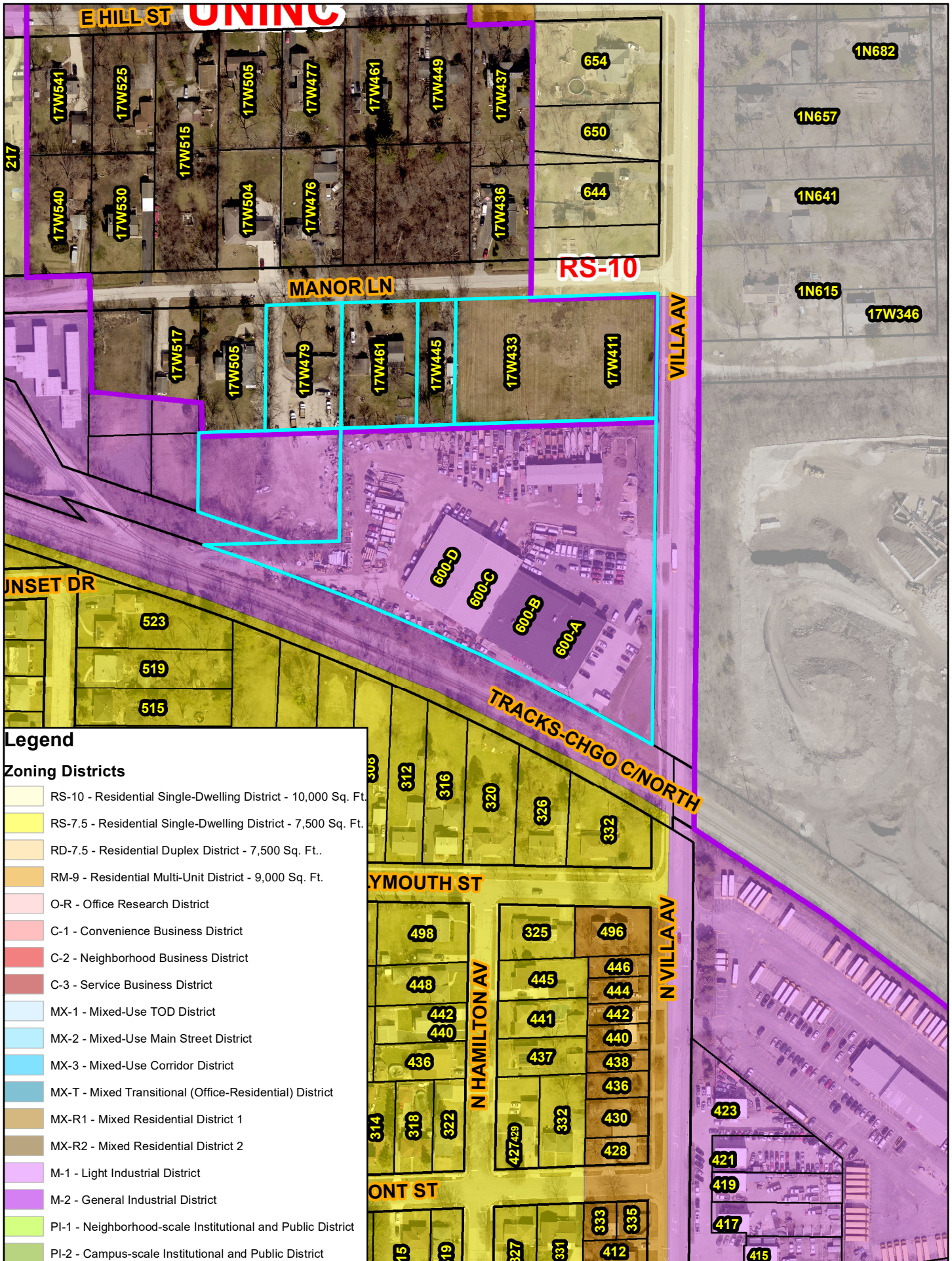
Village staff has reviewed the petition and is supportive of the request.

Recommended Action:

To recommend approval of PZ-24-02 for a Plat of Annexation per Exhibit A, a Final Plat of Subdivision per Exhibit B, a Zoning Map Amendment from Residential Single-Dwelling District - 10,000 Sq. Ft. (RS-10) to Light Industrial District (M-1), Special Use for Outdoor Equipment and Material Storage per Exhibit C, and a Variation from Section 7.6.1. to allow parking in a street yard per Exhibit C.

Exhibit List

- A. Plat of Annexation
- B. Plat of Subdivision
- C. Site Plan, Engineering, and Landscape Plans



Legend

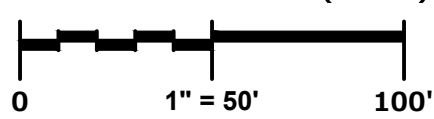
Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft.
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC.



GRAPHICAL SCALE (FEET)



PLAT OF ANNEXATION TO THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS

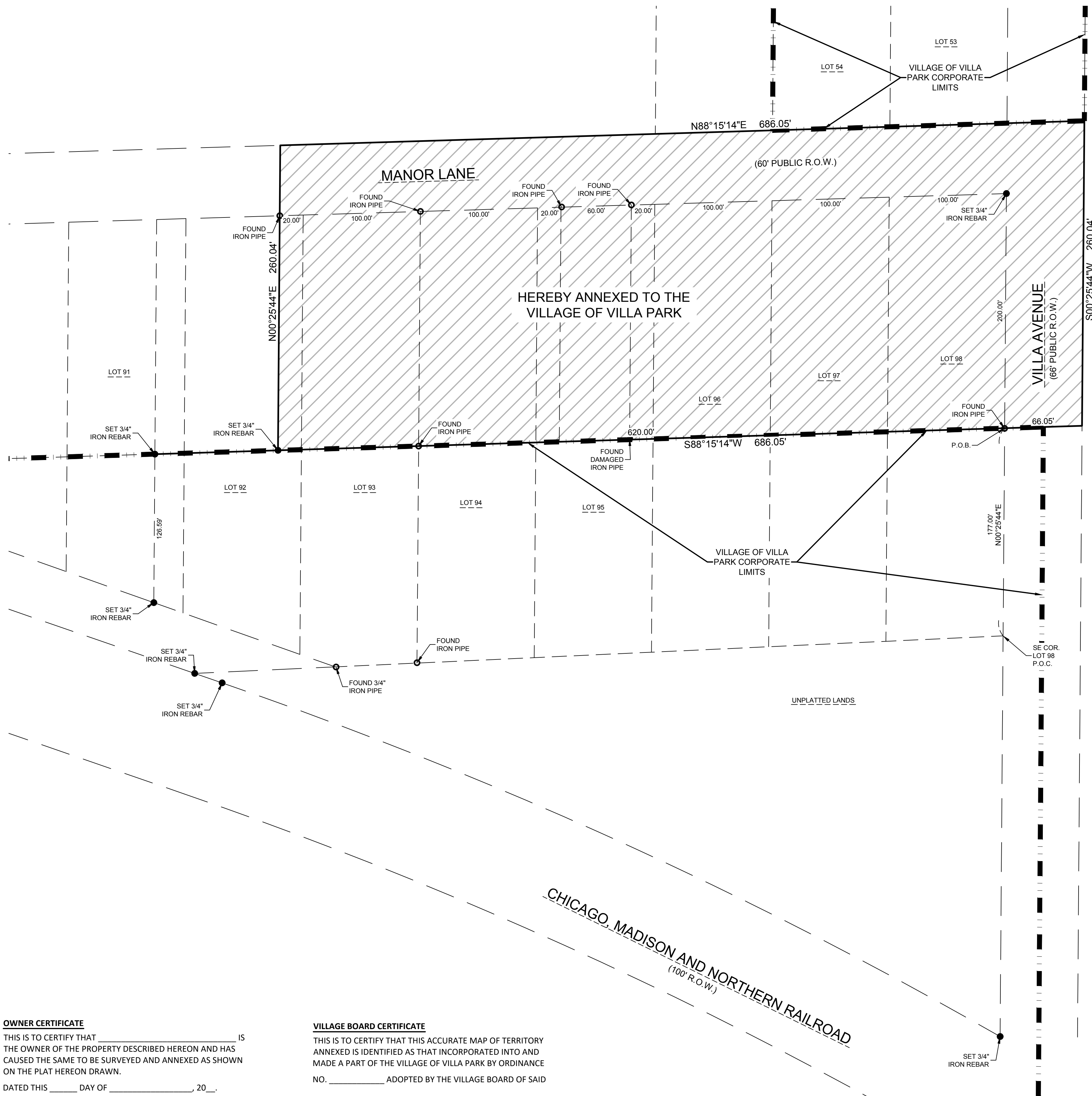
THAT PART OF THE EAST 20 FEET OF THE NORTH 200 FEET OF LOT 92 AND THE NORTH 200 FEET OF LOTS 93 THROUGH 98 IN SUBURB HILL, THAT PART OF MANOR LANE LYING EAST OF THE WEST LINE OF EAST 20 FEET OF LOT 92 EXTENDED, THAT PART OF VILLA AVENUE LYING EAST BETWEEN THE SOUTH LINE OF LOT 53 AND THE SOUTH LINE OF THE NORTH 200 FEET OF LOT 98 EXTENDED, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1914 AS DOCUMENT 116425, IN DUPAGE COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 98 IN SUBURB HILL; THENCE NORTH 00 DEGREES 25 MINUTES 44 SECONDS EAST ALONG EAST LINE OF SAID LOT, 177.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, 620.00 FEET; THENCE NORTH 00 DEGREES 25 MINUTES 44 SECONDS EAST, 260.04 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF MANOR LANE; THENCE NORTH 88 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE, 686.05 FEET TO THE EAST RIGHT OF WAY LINE OF VILLA AVENUE; THENCE SOUTH 00 DEGREES 25 MINUTES 44 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE, 260.04 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 14 SECONDS WEST, 66.05 FEET TO THE POINT OF BEGINNING.

CONTAINS 178,274 SQ.FT. (4.0926 ACRES) OF LAND, MORE OR LESS.



OWNER CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS SHOWN ON THE PLAT HEREON DRAWN.
DATED THIS ____ DAY OF _____, 20__.

NOTARIZED OWNER(S) SIGNATURE _____

NOTARY CERTIFICATE

STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) IS(ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS(THEIR) OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 20__.

NOTARY PUBLIC _____

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____) SS
COUNTY OF _____)

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE SURVEYED PROPERTY, AND KNOWN AS _____, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 45 GRADE SCHOOL DISTRICT AND THE DISTRICT 88 HIGH SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.
DATED AT _____, ILLINOIS
THIS ____ DAY OF _____, 20__.

OWNER _____

VILLAGE BOARD CERTIFICATE

THIS IS TO CERTIFY THAT THIS ACCURATE MAP OF TERRITORY ANNEXED IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF VILLA PARK BY ORDINANCE NO. _____ ADOPTED BY THE VILLAGE BOARD OF SAID VILLAGE ON THE ____ DAY OF _____, 20__.

VILLAGE PRESIDENT _____

VILLAGE CLERK _____

CERTIFICATE OF THE COUNTY RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____ M. AS DOCUMENT NUMBER _____

COUNTY RECORDER _____

THIS PLAT IS BEING SUBMITTED BY:
NAME: Village of Villa Park
ADDRESS: 20 S. Ardmore Ave.
Villa Park, IL 60181

PERMISSION TO RECORD

PERMISSION IS HEREBY GIVEN TO THE VILLAGE OF VILLA PARK OR ITS DESIGNATED REPRESENTATIVE TO RECORD THIS PLAT OF ANNEXATION TO THE VILLAGE OF VILLA PARK, ILLINOIS.

PAUL A. KUBICEK
PLS #035-003296
ALL LICENSES EXPIRE NOVEMBER 30, 2024

LEGEND OF LINES

	PARCEL BOUNDARY
	INTERIOR BOUNDARY
	SECTION LINE
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	EASEMENT LINE
	AREA TO BE ANNEXED
	(180.0') RECORD DIMENSION
	180.0' MEASURED DIMENSION

GENERAL NOTES

- Survey prepared for: Go To Logistics, Inc.
- Field work completed on March 24, 2023.
- No title or letter report was provided for this survey.
- All dimensions are measured dimensions. Record dimensions are shown parenthetically. The boundaries of the parcels as described form a mathematically closed figure.

SURVEYORS CERTIFICATE

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3296, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM EXISTING PLATS AND RECORDS FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF VILLA PARK, ILLINOIS.

MARCH 15, 2024

PAUL A. KUBICEK
PLS #035-003296
ALL LICENSES EXPIRE NOVEMBER 30, 2024



REVISIONS

1	Village Comments	2/19/2024
2	Village Comments	3/15/2024

PRELIMINARY PLAT OF SUBDIVISION VILLA MANOR ADDITION

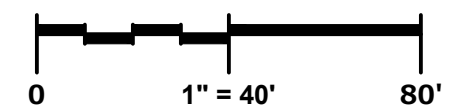
BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT IS BEING SUBMITTED BY:
NAME: Village of Villa Park

ADDRESS: 20 S. Ardmore Ave.
Villa Park, IL 60181



GRAPHICAL SCALE (FEET)



Bearings referenced to the Illinois State Plane Coordinate System, East Zone (120).

MANOR LANE
(60' PUBLIC R.O.W.)

LOT 1
8.2660 AC.

**STORMWATER
MANAGEMENT
EASEMENT
HEREBY GRANTED**

**FIRE APPARATUS
ACCESS EASEMENT
HEREBY GRANTED**

CHICAGO, MADISON AND NORTHERN RAILROAD
(100' R.O.W.)

VILLA AVENUE
(65' PUBLIC R.O.W.)

LEGEND OF LINES

	SUBDIVISION BOUNDARY
	ADJACENT BOUNDARY
	UNDERLYING LOT LINE
	RIGHT-OF-WAY
	CENTER OF RIGHT-OF-WAY
	STORMWATER MANAGEMENT EASEMENT
	FIRE APPARATUS ACCESS EASEMENT
	(180.0') RECORD DIMENSION

OWNER'S CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE SURVEYED PROPERTY AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN ON THE ANNEXED PLAT FOR THE USES AND PURPOSES THEREIN SET FORTH AS ALLOWED AND PROVIDED BY STATUTE, THE SUBDIVISION TO BE KNOWN AS "VILLA MANOR ADDITION," VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS AND DOES HEREBY ACKNOWLEDGE AND ADOPT SAME UNDER THE AFORESAID STYLE AND TITLE.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
OWNER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
COUNTY OF _____) SS

THE UNDERSIGNED DO HEREBY CERTIFY THAT, AS OWNERS OF THE SURVEYED PROPERTY, AND KNOWN AS _____, TO THE BEST OF THEIR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT 45 GRADE SCHOOL DISTRICT AND THE DISTRICT 88 HIGH SCHOOL DISTRICT IN DUPAGE COUNTY, ILLINOIS.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, 20____.

BY: _____
OWNER

NOTARY CERTIFICATE

STATE OF _____)
COUNTY OF _____) SS

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE AND COUNTY DO HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS/ARE(S) SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS/THEIR OWN FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES OR SPECIAL ASSESSMENTS, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF _____, 20____.

COUNTY CLERK

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, 20____.

COUNTY RECORDER

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE) SS

I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 035-003296, HEREBY GRANT PERMISSION TO _____ TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20____.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

PLAT APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF VILLA PARK THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, TREASURER FOR THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THIS PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE TREASURER

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT VILLA PARK, DUPAGE COUNTY, ILLINOIS
THIS _____ DAY OF _____, 20____.

BY: _____
CHAIR PERSON

FIRE APPARATUS ACCESS EASEMENT PROVISIONS

The undersigned does hereby covenant and agree that they shall construct upon the fire apparatus access easements, as dedicated and shown hereon, a hard surface in accordance with the engineering plans approved by the Village Engineer and Fire Chief and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstructions, including but not limited to the parking of motor vehicles, trailers, boats, or other impediments to the access of fire apparatus. The maintenance and repair of paving on the fire apparatus access easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The Police Chief or their designee is hereby authorized to cause such fire lanes to be maintained free and unobstructed at all times for Fire Department and emergency use. If the owner fails to properly maintain or repair the paved surface the Village, upon 30 days written notice to the owner, may maintain and/or repair the paving and seek reimbursement from the owner and place a lien on the property in accordance with law.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

A permanent non-exclusive easement is hereby granted to the village of north aurora and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "stormwater management easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining storm sewers, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, and without limitation, such other installations as may be required to furnish stormwater detention. The right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work (herein collectively referred to as "grantees") is also granted. No building shall be placed on said easement premises without prior written consent from the Village of Villa Park. The responsibility of maintaining the detention area easement shall be binding on the heirs, executors, administrators, successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise affect the detention volume without having first received written approval from the Village of Villa Park. The village shall have the right but not the obligation to restore any detention volume lost through unauthorized activities.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, PAUL A. KUBICEK, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THE FOLLOWING DESCRIBED PROPERTY:

BEING THAT PART OF THE EAST 20 FEET OF THE NORTH 200 FEET OF LOT 92 AND THE NORTH 200 FEET OF LOTS 93 THROUGH 98 IN SUBURB HILL, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 9, 1914 AS DOCUMENT 116425, IN DUPAGE COUNTY, ILLINOIS; ALSO THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3; RUNNING THENCE SOUTH 2 1/2 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG THE SECTION LINE, 1779 FEET TO A STONE; THENCE NORTH 89 1/4 DEGREES 0 MINUTES 0 SECONDS EAST 1967 FEET TO A POST ON THE RIGHT OF WAY LINE OF THE CHICAGO, MADISON AND NORTHERN RAILROAD FOR A POINT OF BEGINNING; THENCE NORTH 89 1/4 DEGREES 0 MINUTES 0 SECONDS EAST 723 FEET TO THE CENTER OF THE ROAD ON THE QUARTER SECTION LINE; THENCE SOUTH 2 1/2 DEGREES 0 MINUTES 0 SECONDS WEST, ALONG CENTER OF ROAD, 340 FEET TO THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO, MADISON, AND NORTHERN RAILROAD; THENCE NORTHWESTERLY, ALONG THE CURVED LINE OF SAID RIGHT OF WAY TO THE POINT BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING 360,065 SQUARE FEET OR 8.2660 ACRES

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF VILLA PARK, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17043C0088J, EFFECTIVE DATE AUGUST 1, 2019.

DATED AT EAST DUNDEE, ILLINOIS, THIS _____ TH DAY OF _____, 2024.

PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025



PAUL A. KUBICEK, ILLINOIS PROFESSIONAL LAND SURVEYOR 035-003296
EXPIRES 11/30/2024
PINNACLE ENGINEERING GROUP, LLC #184006289-0010
EXPIRES 04/30/2025

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

ILLINOIS OFFICE:
1051 E. MAIN STREET - SUITE 217
EAST DUNDEE, IL 60119
(847) 551-5300

CHICAGO | MILWAUKEE | NATIONWIDE

**PRELIMINARY
PLAT OF SUBDIVISION**

**VILLA MANOR ADDITION
VILLA PARK, ILLINOIS**

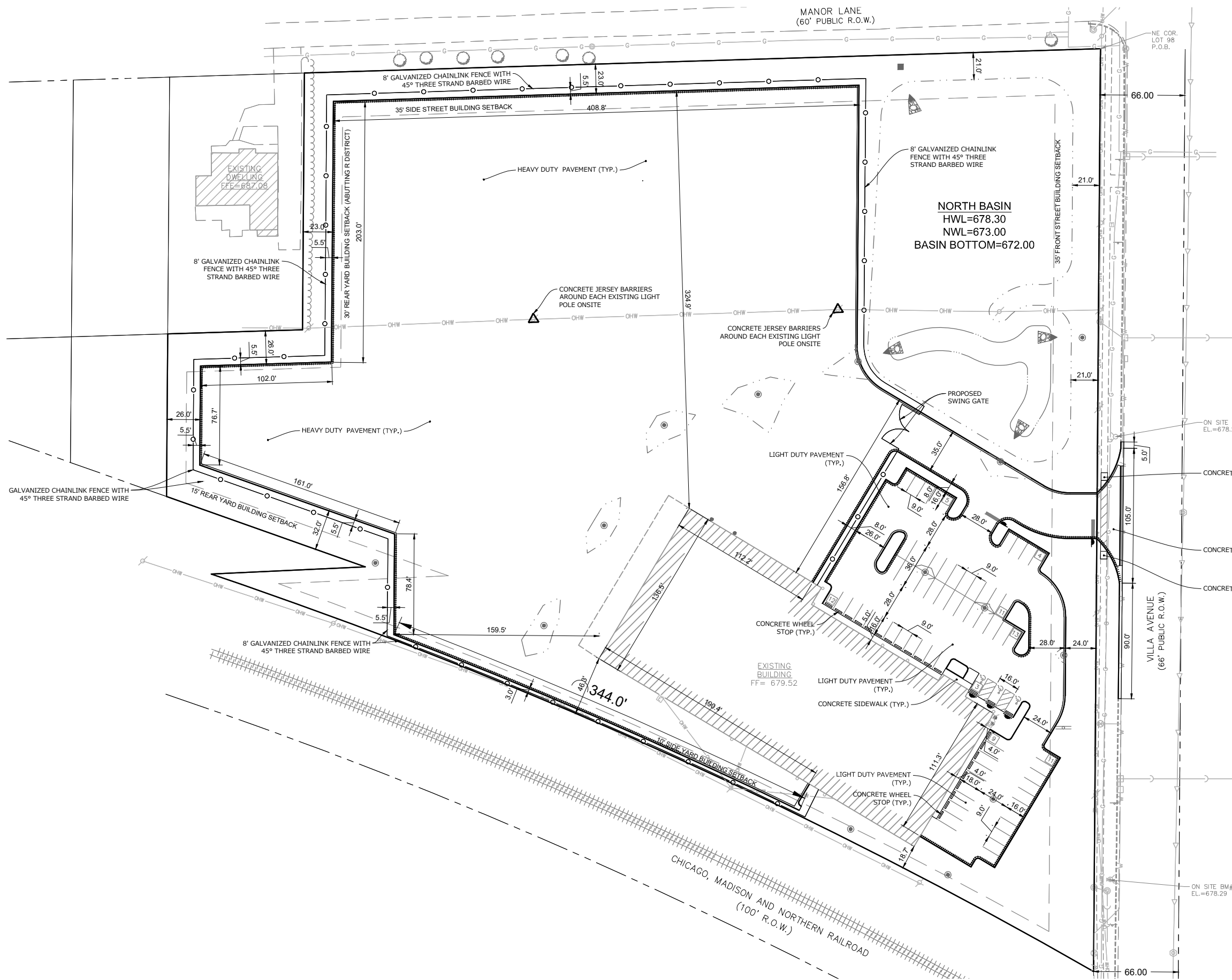
REVISIONS

1	Village Comments	2/19/2024
2	Revised Easement	3/21/2024
3	Revised Easement	4/19/2024
4	Add Fire Apparatus Easement	4/26/2024

PEC JOB NO. 3066.00
PEC PM: _____
DATE 01/29/2024
SCALE 1"=40'
DRAFTED BY: KGD

SHEET
1 of **1**
SURVEY

5/17/2024 10:27 AM - Z:\Projects\2022\3066.00-IL\312 - ENGINEERING\FINAL\EXHIBITS\3066.00-IL PROPOSED SITE PLAN EXHIBIT (04-29-2024).dwg



SITE DATA	
SITE AREA:	360,055.3 SF (8.266 AC)
BUILDING AREA:	36,493.8 SF (0.838 AC)
ZONING:	M-1 - LIGHT INDUSTRIAL
YARD AREA:	180,000.5 SF (4.132 AC)
PARKING PROVIDED:	68 STALLS (INCLUDING 3 ADA STALLS)



SCALE: 1"=80'



NORTH VILLA AVENUE REDEVELOPMENT - SITE PLAN EXHIBIT

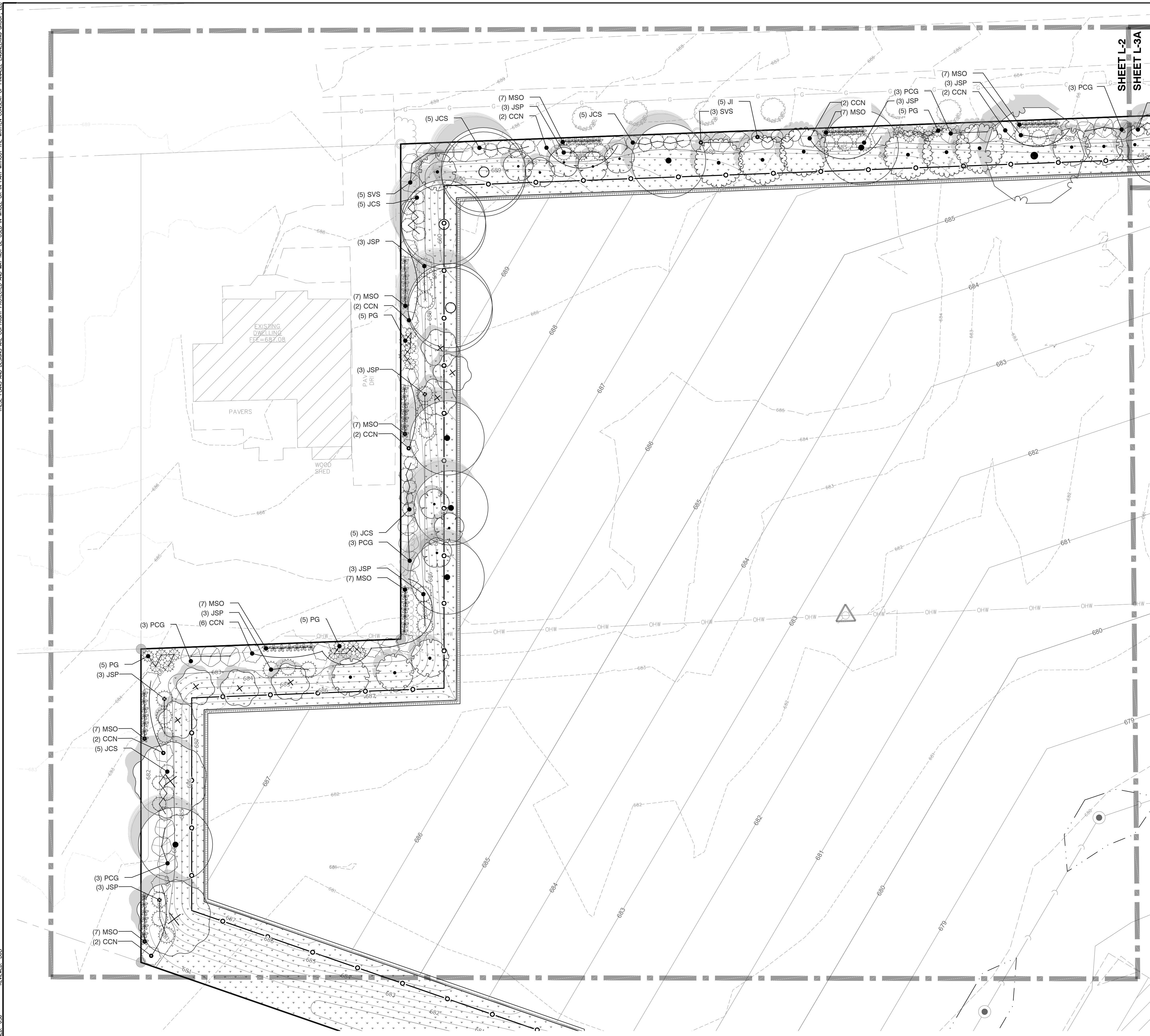
PINNACLE ENGINEERING GROUP

1051 E. MAIN STREET | SUITE 217 | EAST DUNDEE, IL 60118 | WWW.PINNACLE-ENGR.COM | CHICAGO@PINNACLE-ENGR.COM

JOB NO. 3066.00-IL 05/17/2024

PLAN | DESIGN | DELIVER

DESIGNED: JSJ
DRAWN: JSJ
CHECKED: DUB
REVIEWED: DUB
DATE: 11/17/23



SHEET L-2
SHEET L-3A

PLANT KEY

CODE	BOTANICAL NAME	COMMON NAME
TREES		
ARR	Acer rubrum 'Red Sunset'	Red Sunset Maple
FSB	Fagus sylvatica	European Beech
TCC	Tilia cordata 'Chancellor'	Chancellor Linden
TSS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UPT	Ulmus x 'Morton Glossy'	Triumph Elm
EVERGREEN TREES		
PGD	Picea glauca 'Densata'	Black Hills Spruce
ORNAMENTAL TREES		
AGP	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CB	Carpinus caroliniana 'J.N. Globe'	Ball O' Fire™ American Hornbeam
CLS	Crataegus laevigata 'Superba'	Crimson Cloud Hawthorn
MPM	Malus x 'Prairie Maid'	Prairie Maid Crabapple

LARGE DECIDUOUS SHRUB		
CCN	Cotinus coggygria 'Nordine'	Nordine Smokebush
PCG	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
SVS	Syringa vulgaris 'Sensation'	Sensation Lilac

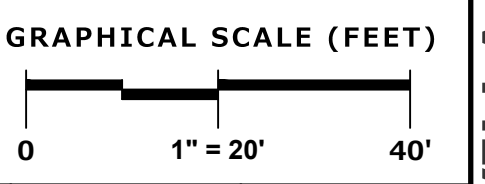
LARGE EVERGREEN SHRUBS		
JSP	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
JL	Juniperus chinensis 'Iowa'	Iowa Juniper
PG	Picea omorika 'Gunter'	Gunter Serbian Spruce

MEDIUM DECIDUOUS SHRUBS		
HVS	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea

MEDIUM EVERGREEN SHRUBS		
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper

ORNAMENTAL GRASSES		
MSO	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus

SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Plantings	Agrecol Rainwater Renewal Seed Mix
TURF		
	Turf Hydroseeded	IDOT 1A Lawn Mix
	Turf Hydroseeded Low Grow	IDOT 4A Low Profile Native Grass



PINNACLE ENGINEERING GROUP
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CHICAGO OFFICE:
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CHICAGO | MILWAUKEE | NATIONWIDE

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

**NORTH VILLA AVENUE REDVELOPMENT
EAST MANOR LANE & NORTH VILLA AVENUE
VILLA PARK, ILLINOIS 60181**

REVISIONS	
1	PER CLIENT REVIEW 02/01/24
2	PER VILLAGE REVIEW 02/27/24
3	SITE PLAN REVISION 04/05/24
4	PER VILLAGE REVIEW 04/29/24

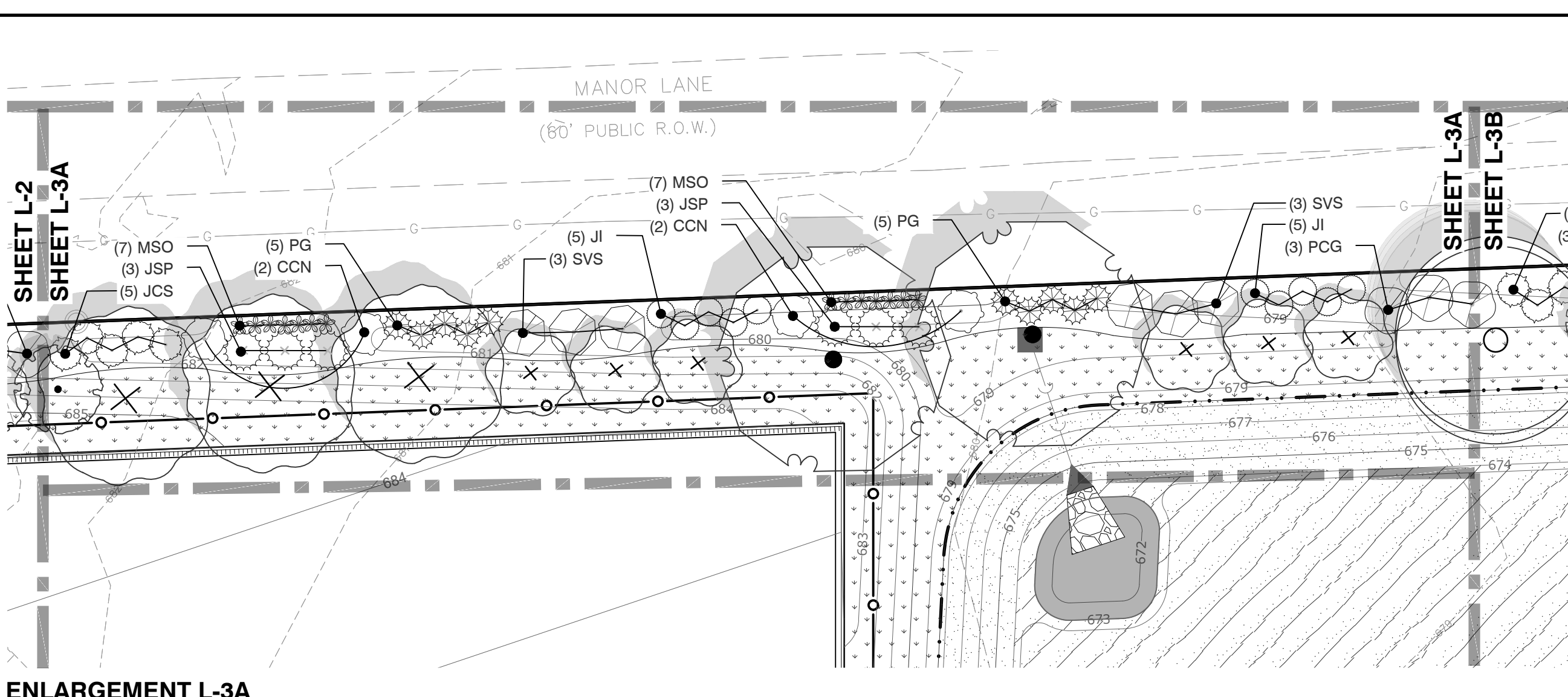
LANDSCAPE ENLARGEMENT

REG. JOB No. 30966-00-EL
REG. PM. BDI
START DATE 11/17/23
SCALE 1" = 20'

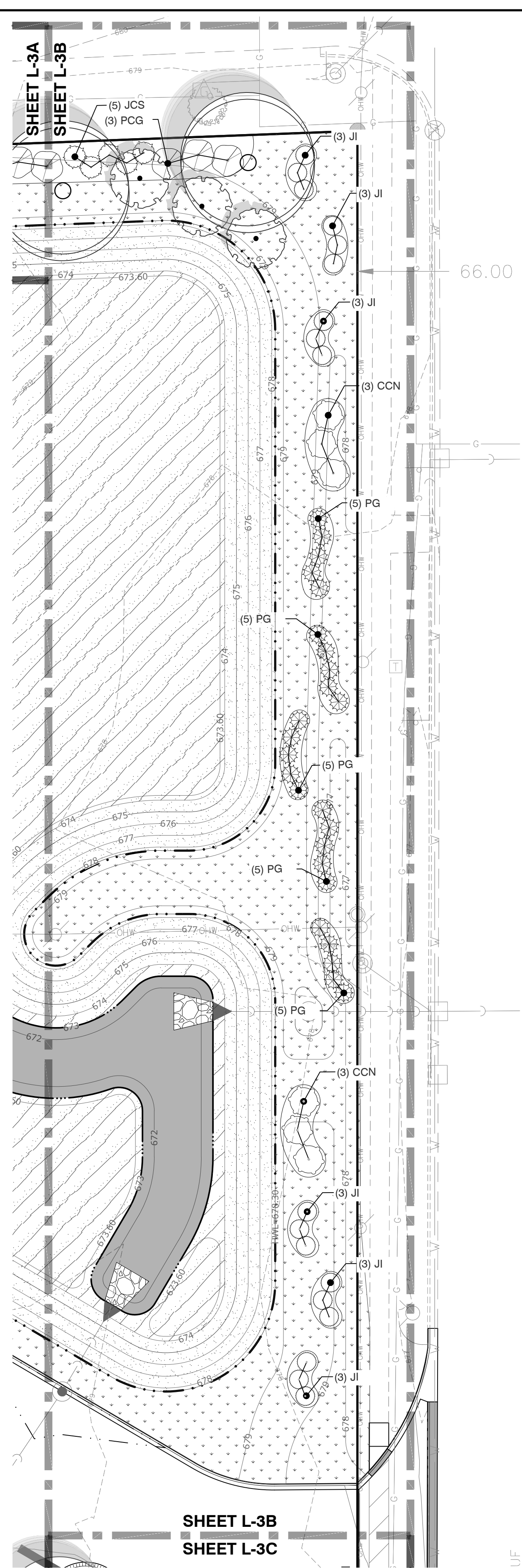
SHEET
L-2
OF
L-5

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NORTH VILLA AVENUE REDVELOPMENT - LANDSCAPE ENLARGEMENT

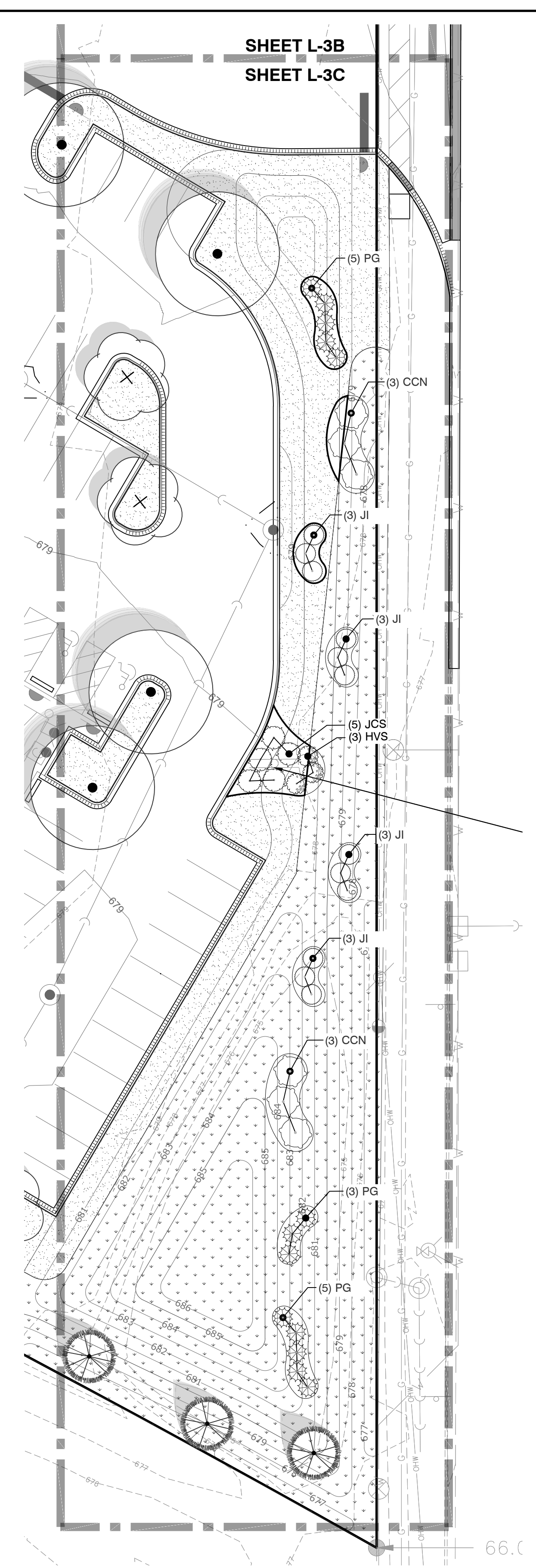
DESIGNED: JSJ
DRAWN: JSJ
CHECKED: JSJ
REVIEWED: DUB
DATE: 11/17/23



ENLARGEMENT L-3A
SCALE: 1"=20'

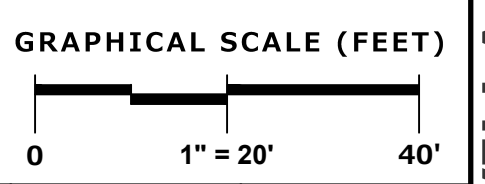


ENLARGEMENT L-3B
SCALE: 1"=20'



ENLARGEMENT L-3C
SCALE: 1"=20'

PLANT KEY		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
ARR	Acer rubrum 'Red Sunset'	Red Sunset Maple
FSB	Fagus sylvatica	European Beech
TCC	Tilia cordata 'Chancellor'	Chancellor Linden
TSS	Tilia tomentosa 'Sterling'	Sterling Silver Linden
UPT	Ulmus x 'Morton Glossy'	Triumph Elm
EVERGREEN TREES		
PGD	Picea glauca 'Densata'	Black Hills Spruce
ORNAMENTAL TREES		
AGP	Amelanchier x grandiflora 'Princess Diana'	Princess Diana Serviceberry
CB	Carpinus caroliniana 'J.N. Globe'	Ball O' Fire™ American Hornbeam
CLS	Crataegus laevigata 'Superba'	Crimson Cloud Hawthorn
MPM	Malus x 'Prairie Maid'	Prairie Maid Crabapple
LARGE DECIDUOUS SHRUB		
CCN	Cotinus coggygria 'Nordine'	Nordine Smokebush
PCG	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark
SVS	Syringa vulgaris 'Sensation'	Sensation Lilac
LARGE EVERGREEN SHRUBS		
JSP	Juniperus chinensis 'J.N. Select Blue'	Star Power Juniper
JJ	Juniperus chinensis 'Iowa'	Iowa Juniper
PG	Picea omorika 'Gunter'	Gunter Serbian Spruce
MEDIUM DECIDUOUS SHRUBS		
HVS	Hydrangea p 'Vanilla Strawberry'	Vanilla Strawberry Hydrangea
MEDIUM EVERGREEN SHRUBS		
JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper
ORNAMENTAL GRASSES		
MSO	Miscanthus sinensis 'Oktoberfest'	Oktoberfest Miscanthus
SYMBOL	BOTANICAL NAME	COMMON NAME
GROUND COVERS		
	Native Plantings	Agrecol Rainwater Renewal Seed Mix
TURF		
	Turf Hydroseed	IDOT 1A Lawn Mix
	Turf Hydroseed Low Grow	IDOT 4A Low Profile Native Grass



PINNACLE ENGINEERING GROUP
 ENGINEERING | NATURAL RESOURCES | SURVEYING
 CHICAGO OFFICE: 1051 E. MAIN ST. | SUITE 217
 EAST DUNDEE, IL 60118 (847) 551-5300
 CHICAGO | MILWAUKEE | NATIONWIDE

NORTH VILLA AVENUE REDVELOPMENT
EAST MANOR LANE & NORTH VILLA AVENUE
 VILLA PARK, ILLINOIS 60181

REVISIONS	
1	PER CLIENT REVIEW 02/01/24
2	PER VILLAGE REVIEW 02/27/24
3	SITE PLAN REVISION 04/05/24
4	PER VILLAGE REVIEW 04/29/24

LANDSCAPE ENLARGEMENT

REG. JOB No. 30966.00-5L
 REG. PM: BDI
 START DATE 11/17/23
 SCALE 1" = 20'
 SHEET **L-3** OF **L-5**

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NORTH VILLA AVENUE REDVELOPMENT - LANDSCAPE ENLARGEMENT
www.pinnacle-engr.com

DESIGNED: JSJ REVIEWED: DUB DRAWN: JSJ THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT J.U.L.I.E.
26. TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE

27. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
28. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
29. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
30. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
31. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
32. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

NATIVE PLANTINGS

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

ESTABLISHMENT OF A VIABLE VEGETATION COMMUNITY WITHIN THE BIO INFILTRATION BASINS WILL BE COMPLETED BY HAND-BROADCASTING OF PRE-DESIGNED SEED MIXES AND PLANTING OF PERENNIALS TO CREATE A DYNAMIC PLANTING.

PRIOR TO SEEDING:

ALL WEEDS AND EXISTING VEGETATION SHALL BE REMOVED. EXISTING VEGETATION SHALL BE TREATED WITH GLYPHOSATE OR SIMILAR HERBICIDE BY A LICENSED PROFESSIONAL. TREATMENT SHALL OCCUR A MINIMUM OF 10 DAYS PRIOR TO SEEDING/PLANTING. VEGETATION STILL ALIVE AFTER INITIAL HERBICIDE TREATMENT SHALL BE TREATED A SECOND TIME PRIOR TO TILLING INTO THE SOIL. TREATED VEGETATION SHALL BE TILLED INTO THE SOIL NO EARLIER THAN 1 DAY PRIOR TO SEEDING.

A. PREPARATION OF SOIL PRIOR TO SEEDING

1. REFER TO CIVIL PLANS FOR SOIL MIX.
2. ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.
3. AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.
4. AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.

B. COVER CROP

1. ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.
2. WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.

SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.

1. BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.
2. BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.
3. COVER SEED WITH 1/4 -INCH TO 1/2 -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.
4. ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.
5. KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

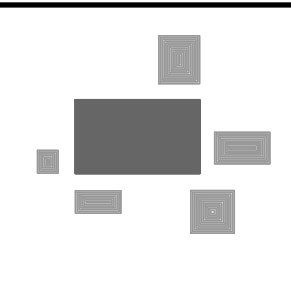
WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 8" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.



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NORTH VILLA AVENUE REDVELOPMENT
EAST MANOR LANE & NORTH VILLA AVENUE
VILLA PARK, ILLINOIS 60181

REVISIONS	
1	PER CLIENT REVIEW 02/01/24
2	PER VILLAGE REVIEW 02/27/24
3	SITE PLAN REVISION 04/05/24
4	PER VILLAGE REVIEW 04/29/24

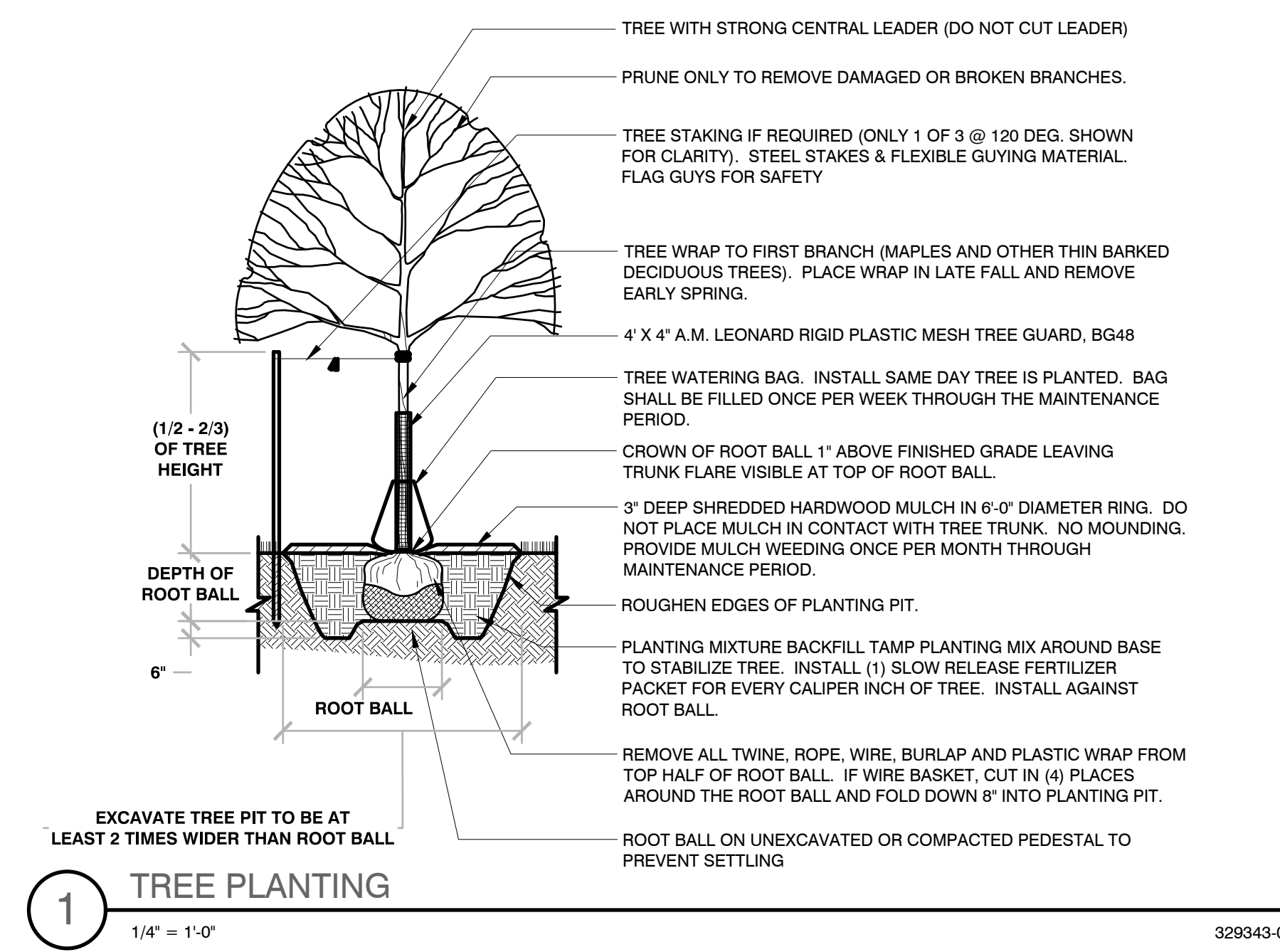
LANDSCAPE GENERAL NOTES

REG. JOB NO. 3066-00-11
REG. PH. B01
START DATE 11/17/23
SCALE N/A

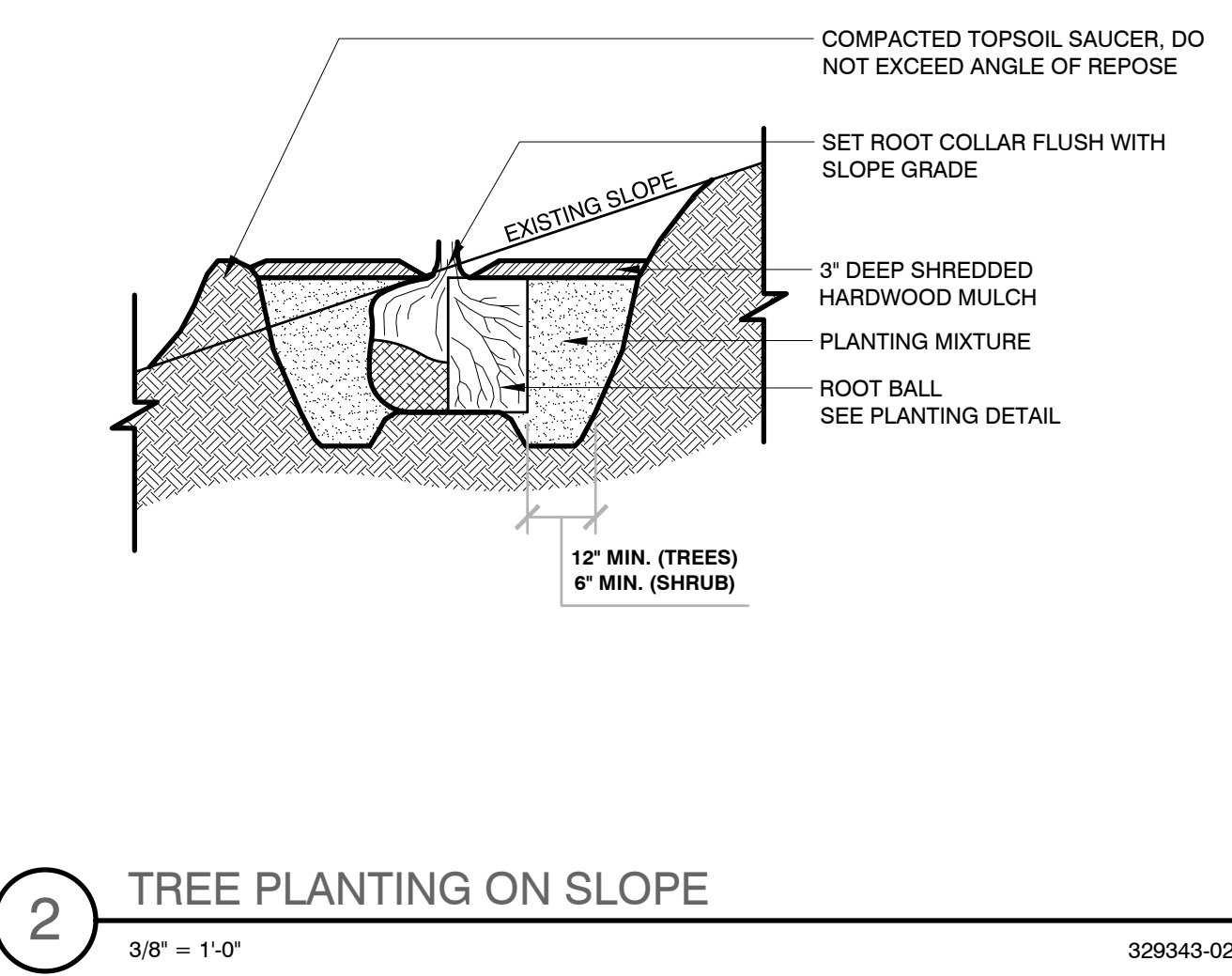
SHEET **L-4** OF **L-5**

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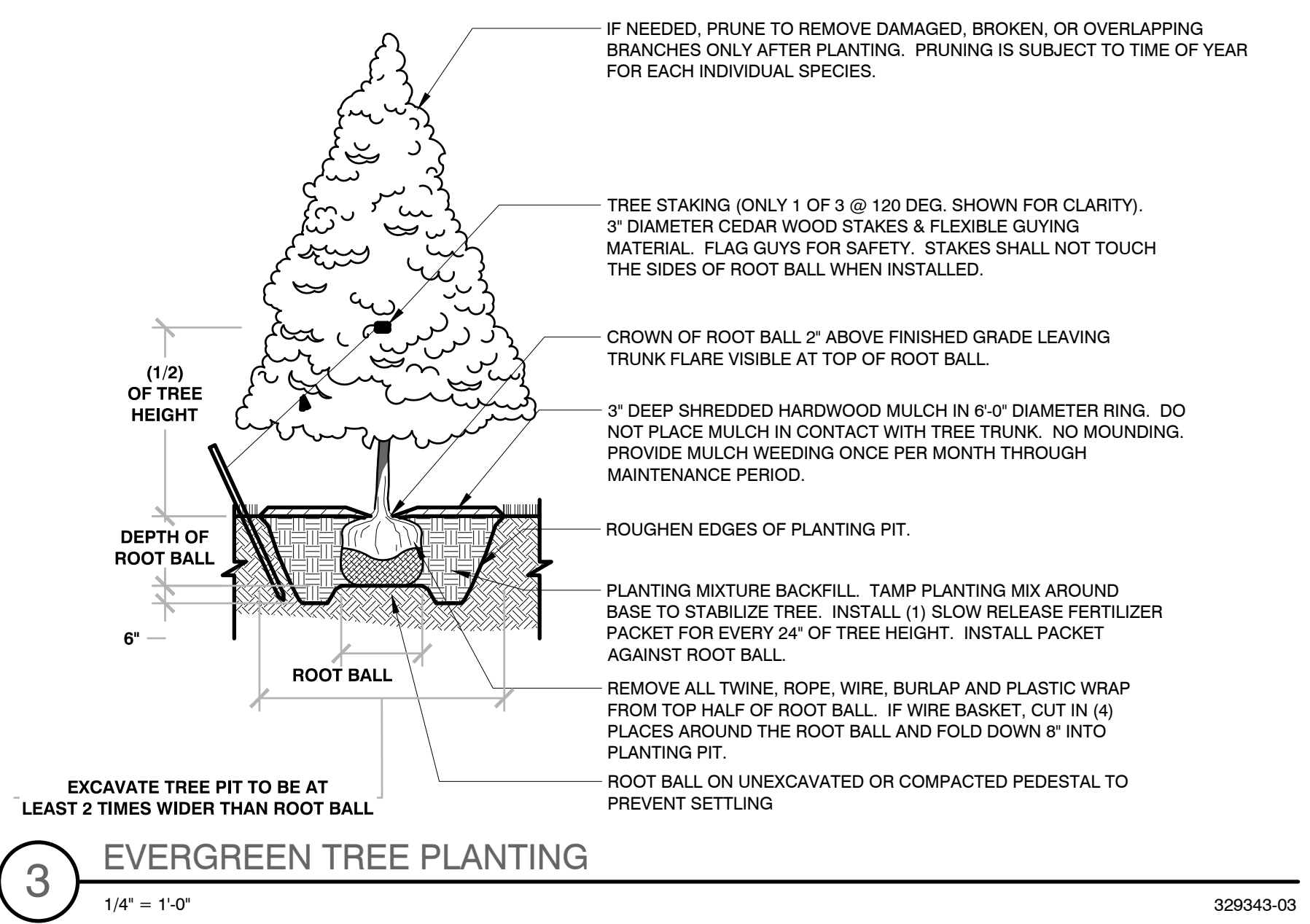
DESIGNED: JSJ REVIEWED: DUB DRAWN: JSJ



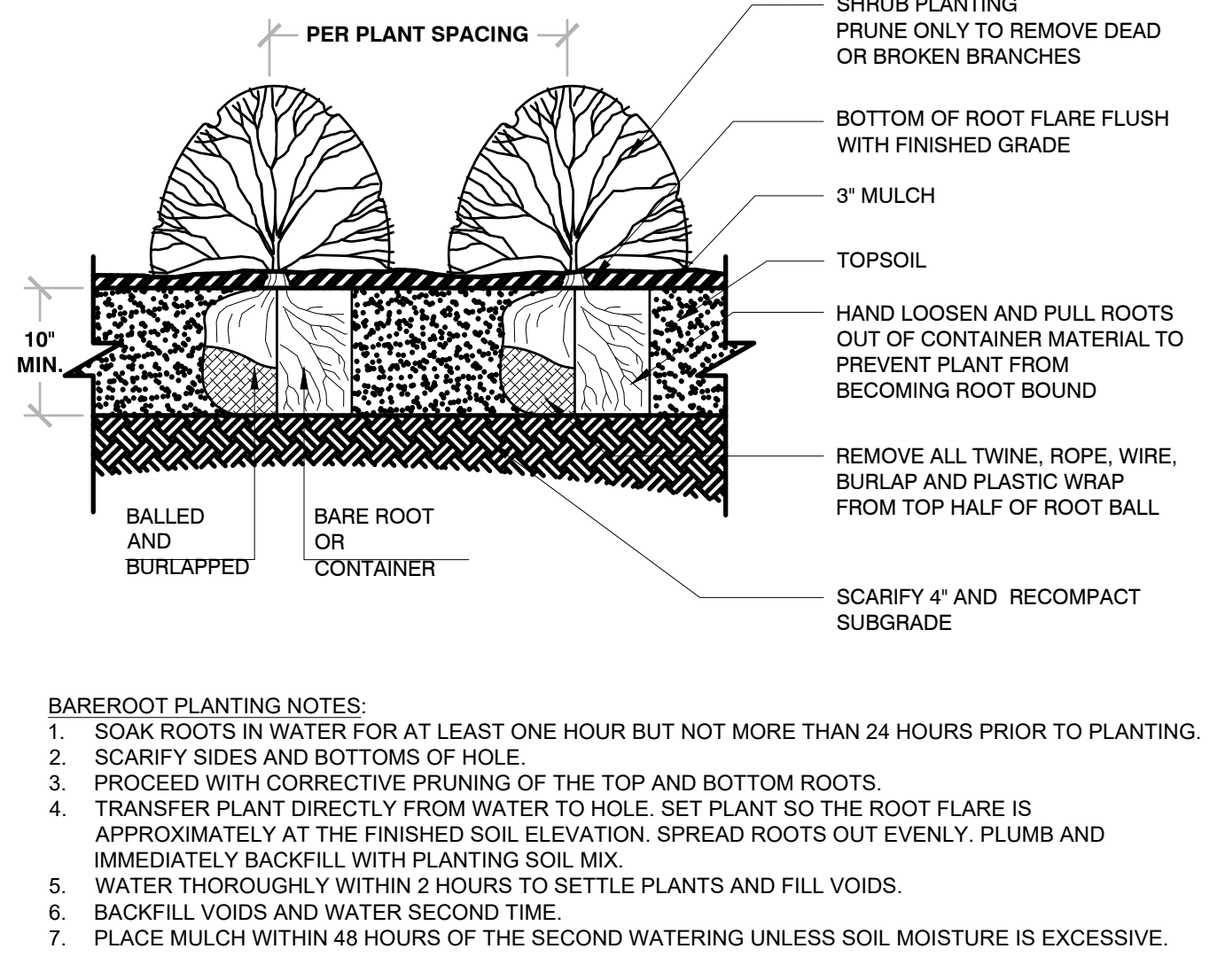
1 TREE PLANTING
1/4" = 1'-0" 329343-01



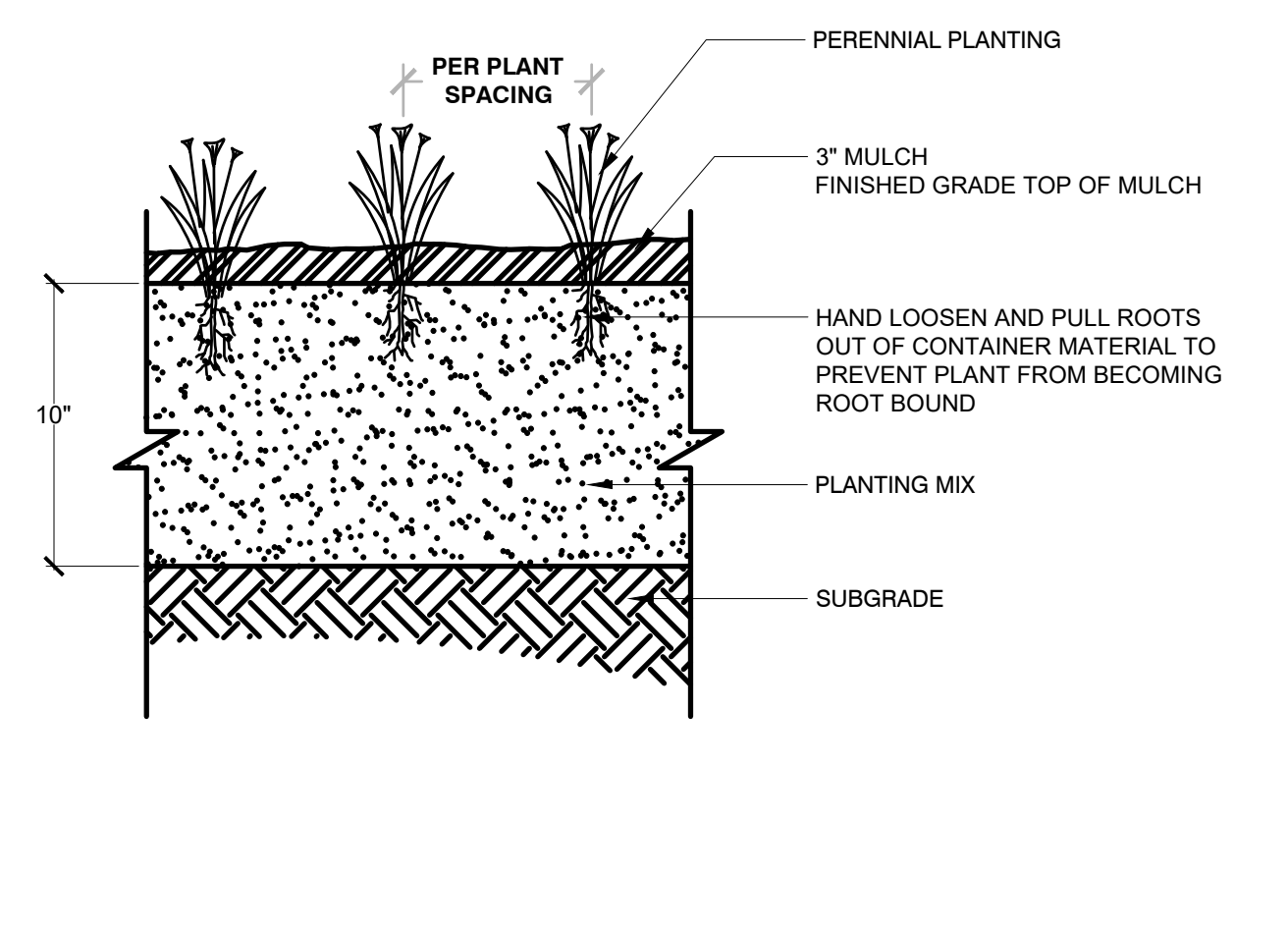
2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02



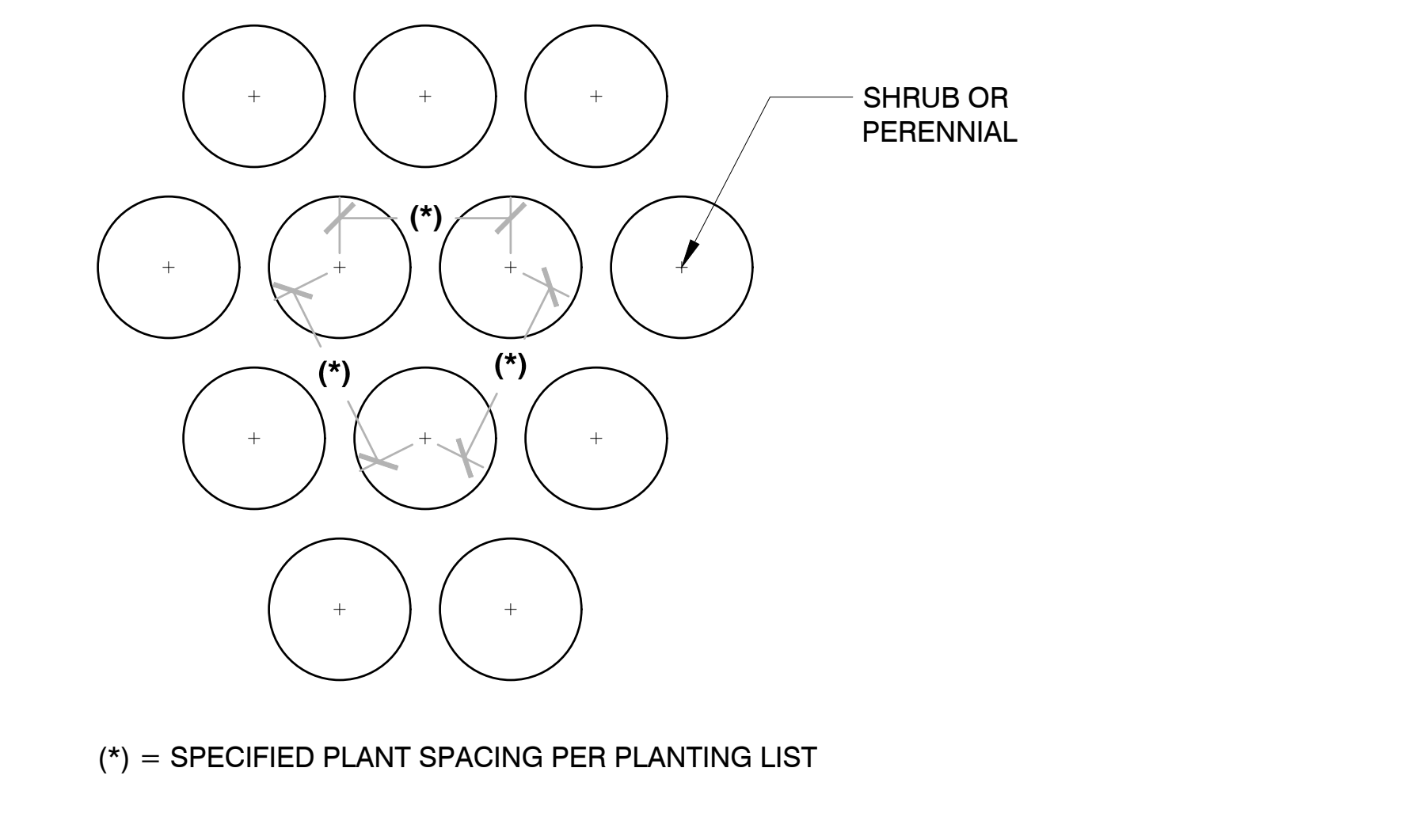
3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03



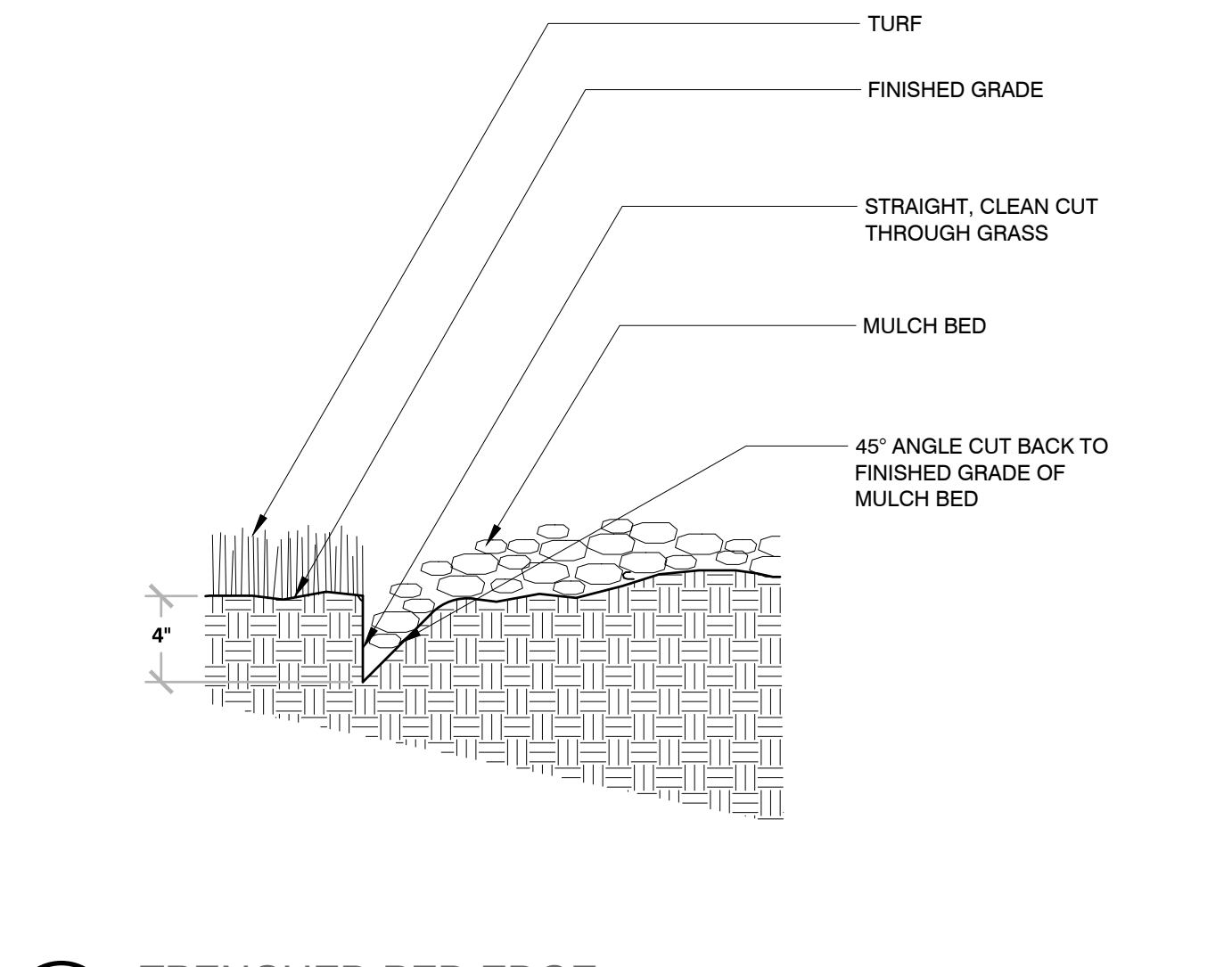
4 SHRUB PLANTING
1/2" = 1'-0" 329333-02



5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



6 PLANT SPACING
3/4" = 1'-0" 3293-02



7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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REVISIONS	
1 PER CLIENT REVIEW	02/01/24
2 PER VILLAGE REVIEW	02/27/24
3 SITE PLAN REVISION	04/05/24
4 PER VILLAGE REVIEW	04/29/24

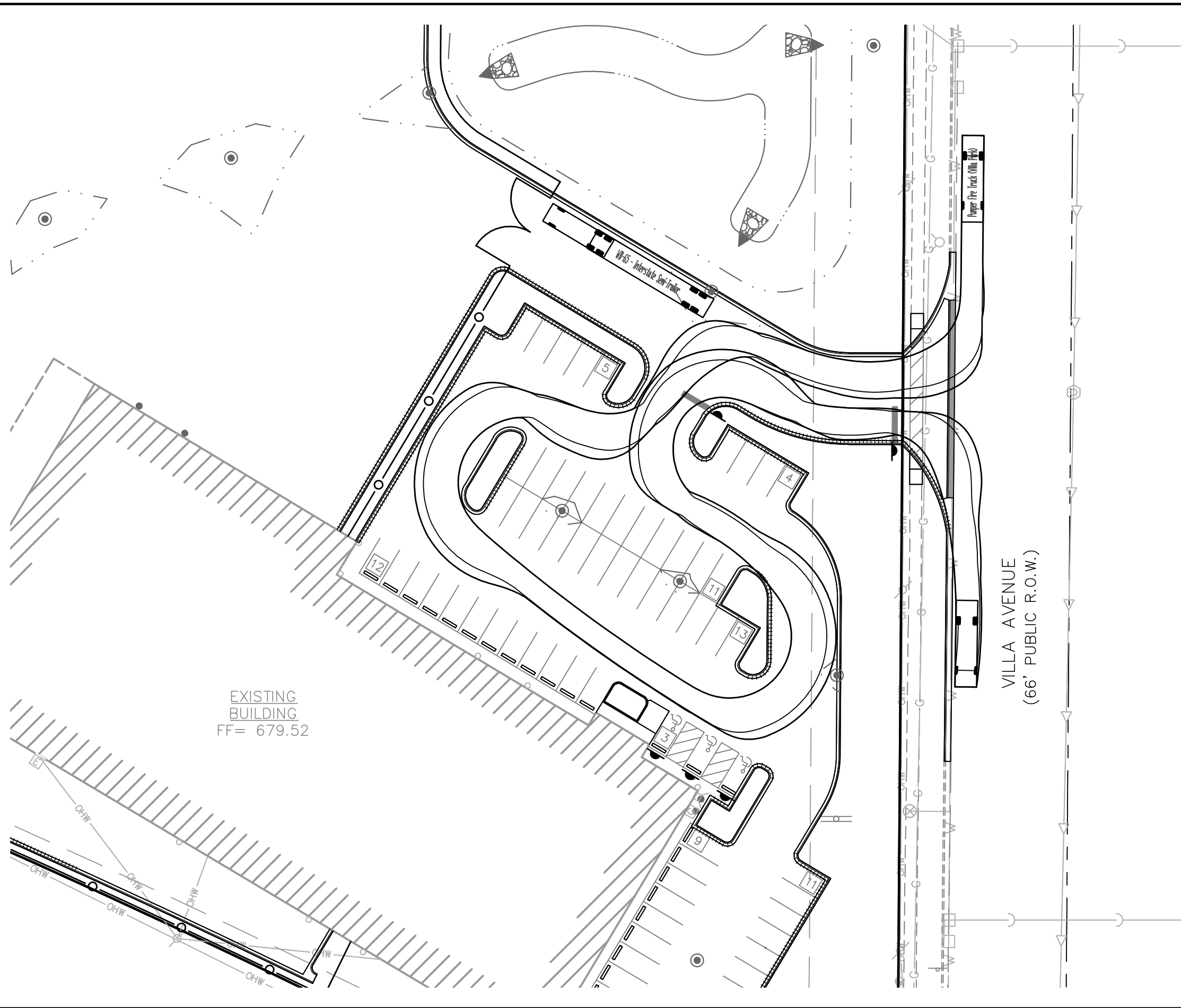
LANDSCAPE DETAILS

SHEET **L-5** OF **L-5**

REG. JOB No. 3066-00-11 BDI
REG. PH. START DATE 11/17/23 SCALE VARIES

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NORTH VILLA AVENUE REDVELOPMENT - LANDSCAPE DETAILS
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4/29/2024 10:22 AM - Z:\Projects\2022\3066.00-IL\312 - ENGINEERING\FINAL\EXHIBITS\3066.00-IL TRUCK TURN EXHIBIT (FIRE TRUCK)
(04-29-2024).dwg

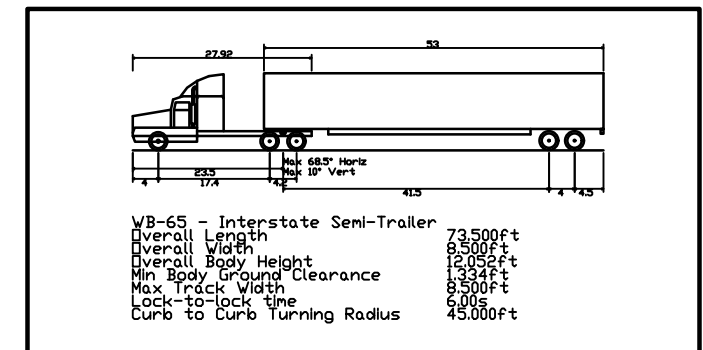
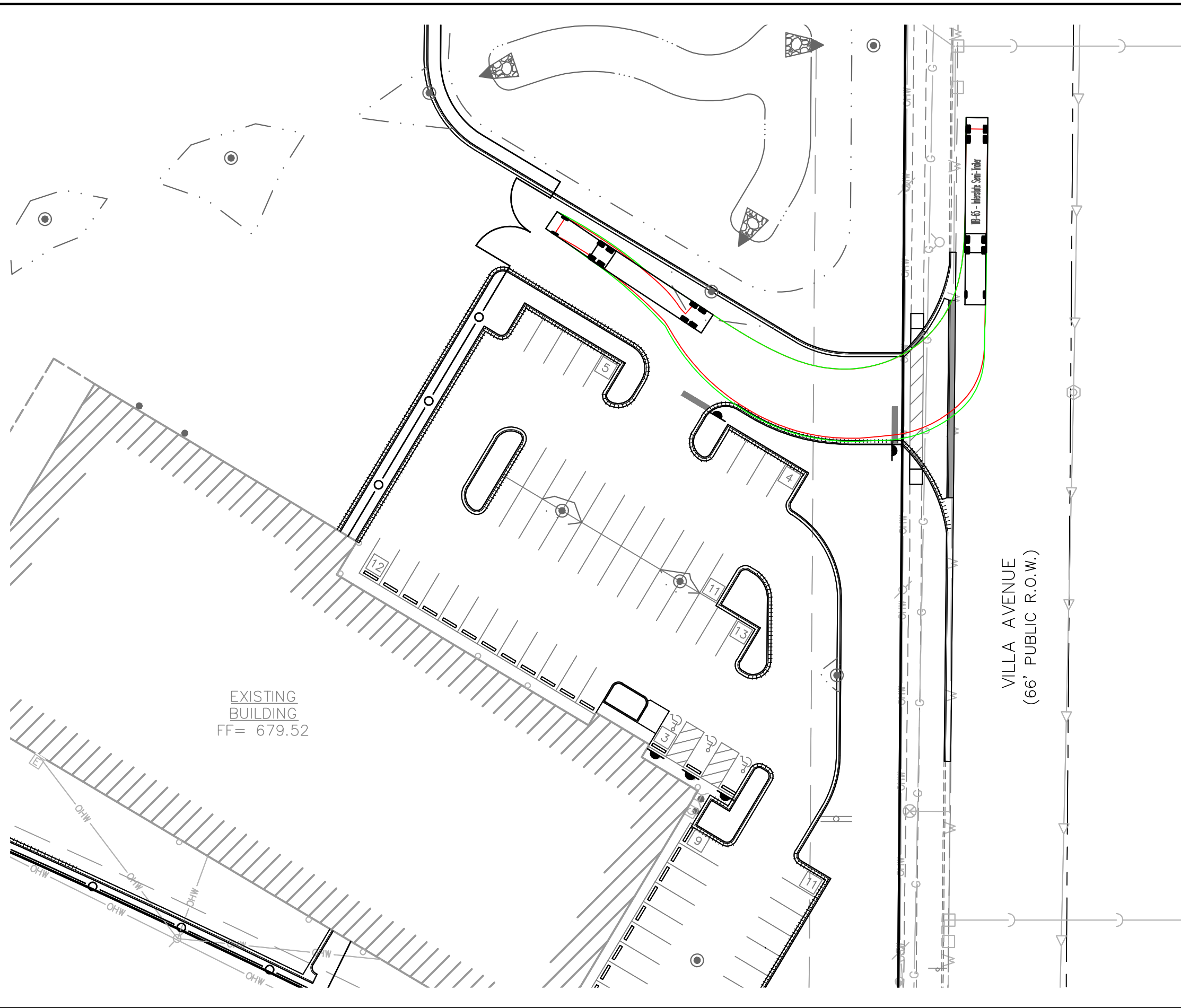


Pumper Fire Truck (Villa Park)	34.000ft
Overall Length	34.000ft
Overall Width	8.463ft
Overall Body Height	7.796ft
Min Body Ground Clearance	0.708ft
Track Width	8.463ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°



SCALE: 1"=40'

4/29/2024 10:42 AM - Z:\Projects\2022\3066.00-IL\312 - ENGINEERING\FINAL\EXHIBITS\3066.00-IL TRUCK TURN EXHIBIT (WB-65)
(04-29-2024).dwg



SCALE: 1"=40'



NORTH VILLA AVENUE REDEVELOPMENT - TRUCK TURN EXHIBIT (WB-65)

PINNACLE ENGINEERING GROUP

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JOB NO. 3066.00-IL 04/25/2024

PLAN | DESIGN | DELIVER



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: June 13, 2024
RE: **Petition PZ-24-09 | 330 E. North Avenue | Special Use for a Cannabis Facility**

PETITIONER	OWNER
Omar Fakhouri 321 S. Sangamon Street, Unit 807 Chicago, IL 60607	OTIS North Avenue Enterprises, LLC 1900 N. 5 th Avenue River Grove, IL 60171

Request Summary

The Petitioner is requesting a Public Hearing to consider approval of a Special Use for Cannabis Dispensary within the C-3 Service Business District.

Background

The Subject Property includes a multi-tenant building with two frontages, one on E. North Avenue which is IDOT jurisdiction and on Villa Avenue. An automotive repair business currently occupies a portion of the existing building which is accessed off of Villa Avenue.

Site Information

Present Zoning: Commercial Service Business District – C-3
 Present Land Use: Personal Vehicle Repair and Maintenance and Consumer Shopping Goods
 Property Size: 1.38 acres
 PINs: 03-34-303-028

Surrounding Zoning

North: Commercial Service Business District – C-3
 West: Commercial Service Business District – C-3
 East: Commercial Service Business District – C-3 & Office
 Research District – O-R
 South: Commercial Service Business District – C-3

Surrounding Land Use

Commercial
 Commercial
 Commercial & Office
 Commercial

Comprehensive Plan Designation – Corridor Mixed-Use

This land use category is intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village’s main transportation corridors.

Zoning Request

The Petitioner is proposing to open a cannabis dispensary within the existing multi-tenant building. The Petitioner requests approval of site alterations as part of the Special Use request from the Zoning Ordinance.

Internal Staff Review

Special Use

The Zoning Ordinance specifically allows for a right to request a Special Use for Cannabis Facility in the C-3 zoning district per Table 6-1: Use Table. The Commission should consider whether the proposed use is

appropriate and whether any conditions of operation may be necessary to mitigate any otherwise potential negative impacts. Section 11.4.11. of the Zoning Ordinance requires that any expansion of uses or facilities that qualifies as a major amendment must be reviewed through the Special Use process.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
 - a. The proposed business would be within the existing building.
 - b. The Petitioner would construct a trash enclosure would be located along the west property line.
 - c. The existing building is currently addressed 330 E. North Avenue for the retail space and 332 E. North Avenue for the automotive repair use. New addresses for the proposed cannabis facility and vacant retail space would be created. The proposed cannabis facility would be addressed 310 E. North Avenue. The vacant retail space would be addressed 320 E. North Avenue. The existing automotive repair business would keep the existing 332 E. North Avenue address.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The existing building is a 14,280.0 square foot one-story masonry and dryvit building.
 - b. No changes to the building scale are proposed as part of the special use application.
3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
 - a. The Petitioner would propose a façade renovation to the existing building which would include installation of Nichiha surrounding the main building entrance on the south elevation and painting of the existing dryvit.
 - b. A secondary tenant identification feature would be included on the east façade.
 - c. No changes would be made to the existing portion of the building housing the automotive service tenant.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Maximum allowed lot coverage = N/A; Proposed lot coverage = 68%; Existing lot coverage = approximately 72%.
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
 - a. The proposal would include the addition of parking lot islands at the end of parking rows.
 - b. The dimensions of the parking stalls would be made compliant with revisions to striping.
 - c. The dimensions of the drive aisles would also be made compliant with all drive aisles a minimum of 24.0 feet wide for two-way traffic.
6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
 - a. The proposed site plan would include 47 parking stalls where only 39 parking stalls are required per Code for the related uses.
 - b. The Petitioner's proposed design includes all required parking lot islands.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
 - a. As part of the site modifications, a wall near the western property line would be removed and a landscape buffer added along the western property line that would feature deciduous trees and shrubs.
 - b. Additional landscaping would be added in the new parking lot islands and along the southern property line.

8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
 - a. The Petitioner’s permitted wall signage for all tenants within the building is 271.2 square feet.
 - b. Currently, the Petitioner has included a total of 267.4 square feet of signage. Future tenants would be permitted very limited signage unless the proposed signage for Mint Cannabis and/or existing signage for JC Auto Care is reduced.
 - c. Window signage area would be included in the maximum signage area permitted for the site. The applicant is not currently proposing any window signage and would be limited in future installations based on the current proposed wall signage area. The petitioner could consider reducing the proposed wall signage area to permit window signage should they choose.
 - d. The property has two (2) existing pylon ground signs. One sign is used for the existing tenant JC Auto Care. The other pylon sign would feature two (2) sets of panel replacements for Mint Cannabis.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. No changes are proposed to the existing site illumination.
10. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant’s development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

Parking and Loading

Parking and loading berth requirements of the Code are summarized in the following table:

Parking Requirements	Formula	Quantity	Required/Total	Total Proposed	Compliance
Personal Vehicle Repair & Maintenance Use	2.0 parking stalls per service bay	2 service bays	4 stalls	39 stalls	Yes
Retail Sales Use	4.0 parking stalls per 1,000 sq. ft.	8,630 sq. ft.	34.5 stalls (35 stalls required)		
			39 stalls	47 stalls	Yes

Findings

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- A. That the proposed use or activity is expressly authorized as a special use;
Petitioner’s Response: *Correct.*
- B. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
Petitioner’s Response: *Yes, a cannabis dispensary provides benefits for all stakeholders of the Village, including residents, the Village and business community. There are a limited number of dispensaries in*

the State of Illinois and providing a store will provide residents/customers with more options and we believe competitive pricing for cannabis wellness products. Lastly, the business community will benefit as it will attract customers to their facilities as we believe our use will be a positive draw to the area.

- C. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

Petitioner's Response: *Correct. We view cannabis as a wellness product and our store will provide customers with a variety of products for their personal wellness, including creams, ointments in addition to other traditional cannabis products. We find no evidence of a reduction in property values, in fact, we believe that this could increase property values.*

- D. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Petitioner's Response: *Correct. This is an existing commercial building and no material site work is being proposed. We intend on improving the parking lot and façade of the building as well to make quite appealing to the neighborhood.*

- E. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and

Petitioner's Response: *Correct. This is an existing site that is adequate as described.*

- F. That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

Petitioner's Response: *Correct.*

Notification

Legal Notice was published in the Daily Herald on May 27, 2024, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Staff Recommendation

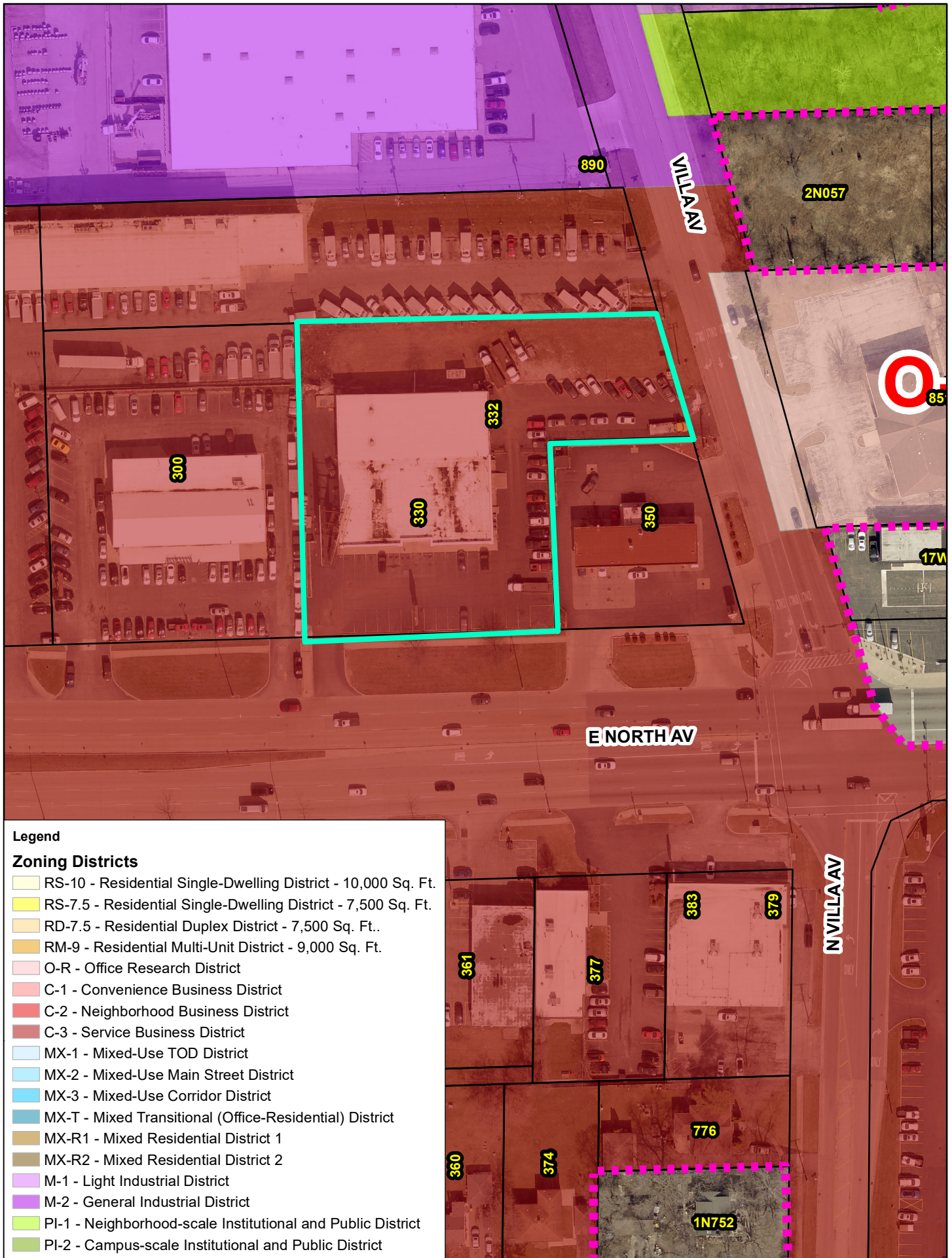
Village staff has reviewed the petition and is supportive of the request.

Recommended Action

To recommend approval of PZ-24-09 for a Special Use for Cannabis Facility as shown in Exhibit A located at 310-320 E. North Avenue.

Exhibit List

- A. Site Plan, Preliminary Engineering, Landscape, and Signage Plans
- B. Plat of Survey



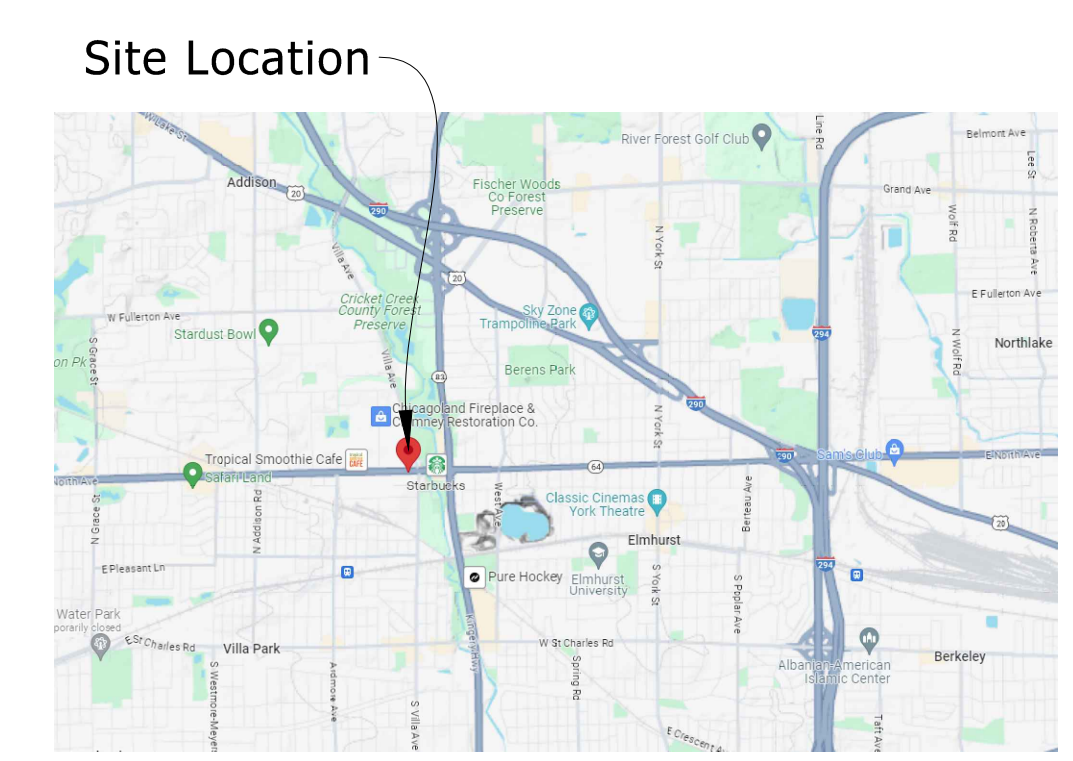
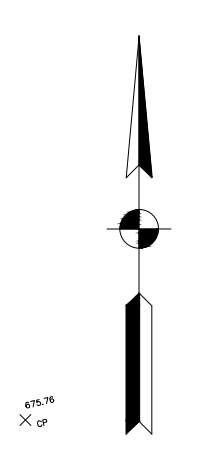
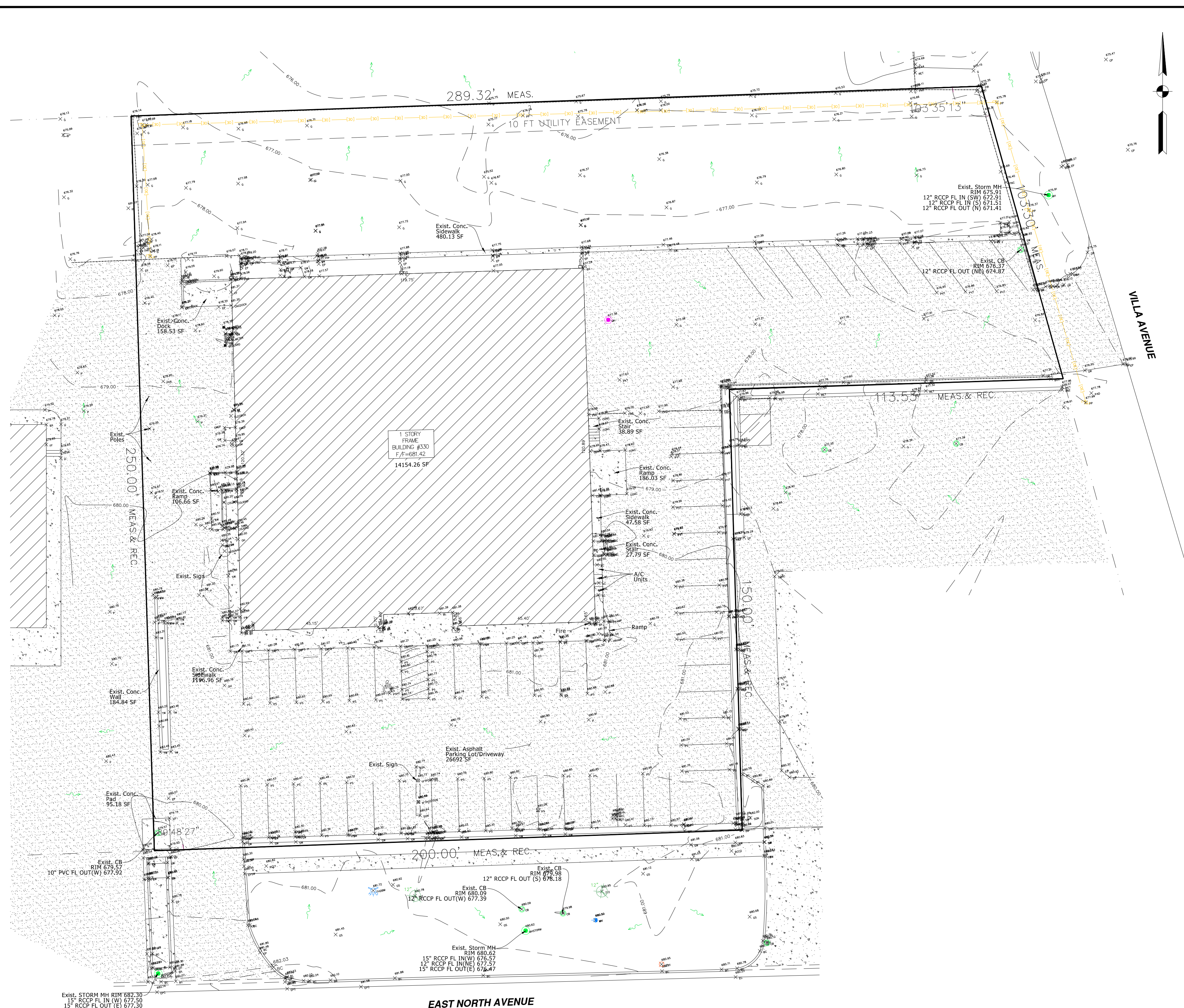
Legend

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District

1 inch = 100 feet

Date: Apr 18, 2024, 7:53am User: ID: RBD File: C:\Users\rdaba\OneDrive\Documents\2024 Jobs\4_330 East North Ave Villa Park Dispensary\1 Existing 02/06/2024.dwg



SURVEY INFORMATION:

ADDRESS: 330 E North Ave, Villa Park, IL 60181

1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY. ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
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7. FIELD WORK COMPLETED ON 01-28-2024.

LEGEND AND SYMBOLS:

N. = NORTH
S. = SOUTH
W. = WEST
E. = EAST

T/F = TOP OF FOUNDATION
B/S = BOTTOM OF SIDING
F.F.L. = FINISH FLOOR
G/S = GARAGE SLAB
TC = TOP OF CURD
G = GUTTER
TW = TOP OF WALL
T/P = TOP OF PIPE
CONC. = CONCRETE

TREE
 BUSH

WOOD FENCE
 CHAIN LINK FENCE
 IRON FENCE

FIRE HYDRANT
 WATER VALVE
 B-BOX
 WATER MANHOLE
 STORM MANHOLE
 CATCH BASIN
 STORM INLET
 CURB INLET
 SANITARY MANHOLE
 CLEAN-OUT
 CULVERT HEADWALL
 STORM SEWER MAIN
 STORM SEWER LATERAL
 SANITARY SEWER
 COMBINED SEWER
 WATER MAIN
 OVERHEAD WIRES
 UNDERGROUND ELEC.
 CABLE / PHONE
 GAS MAIN
 WOOD POWER POLE
 DOWN SPOUT
 LIGHT FIXTURE
 OVERLAND FLOW
 MONUMENT
 ELECTRICAL HH
 GAS HH
 EXISTING SPOT GRADE EL.
 PROPOSED SPOT GRADE EL.
 CUT SWALE
 MAILBOX

FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.

0' 10' 20' 50'

C-1 EXISTING CONDITIONS

ENGINEERING PLANS PREPARED BY:

RBD Associates, Inc.
Design Firm License Number: 184.008755
GLENVIEW, IL
Ramiz@rbdengineering.com
224.425.0009

Signed: 02/06/2024
Expires: 11/30/2025

PLANS PREPARED FOR:

Brian Gould
br@brdesignarchitecture.com
708-508-7281

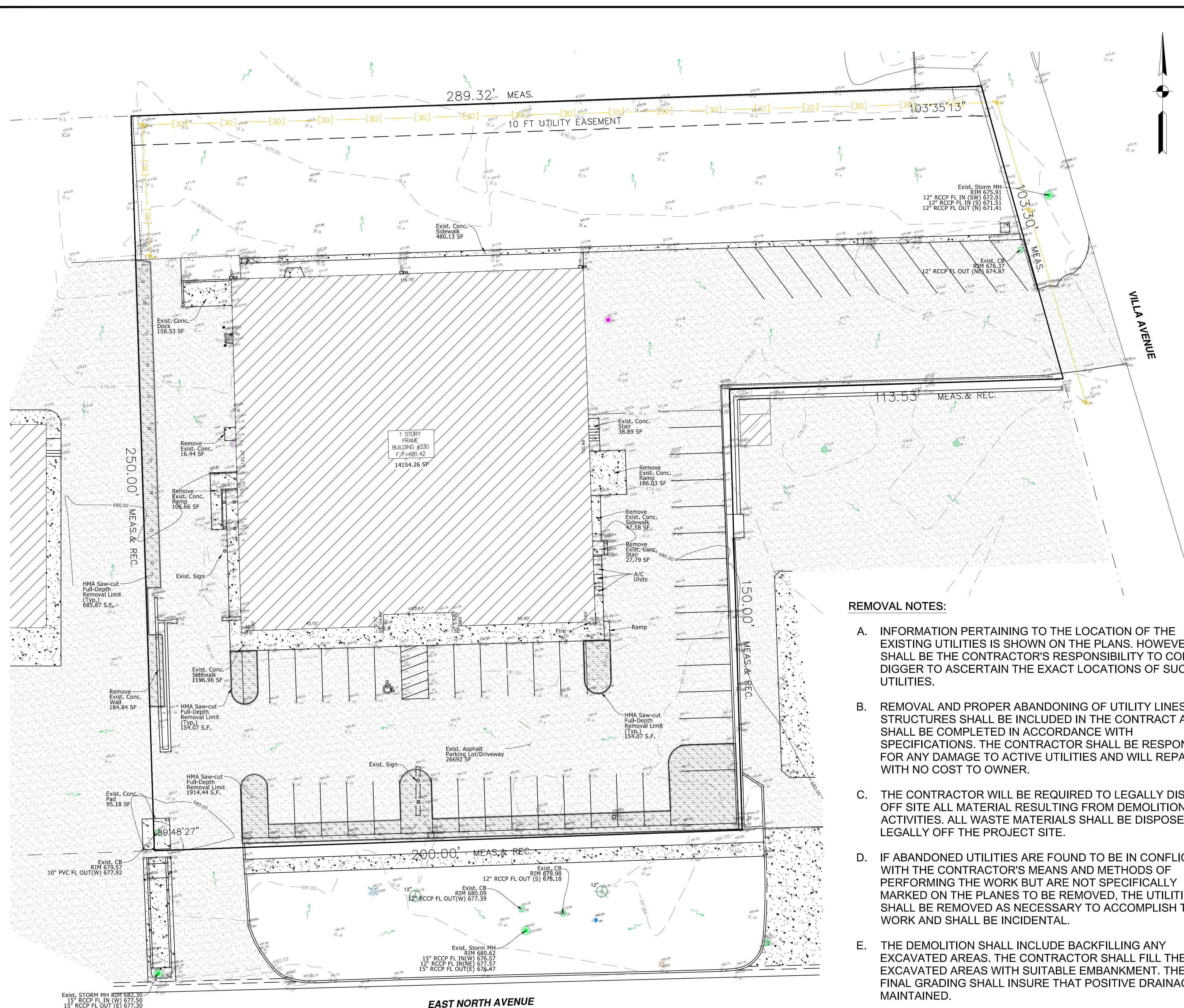
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ELEV=679.61 (NAVD-88)
TBM:
CROSS CUT ON SIDEWALK, AT SOUTHEAST CORNER OF PROPERTY, AS SHOWN
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SUBMITTALS	
DATE	REMARKS
04/18/2024	ISSUED FOR REVIEW 1
02/06/2024	ISSUED FOR DESIGN COORDINATION

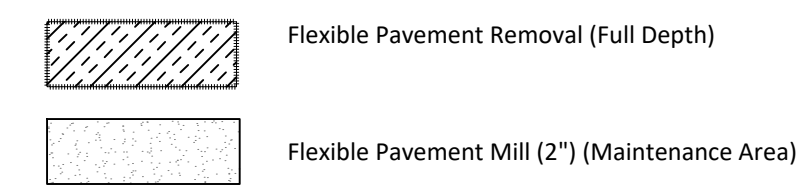
MINT CANNABIS DISPENSARY
330 E North Ave,
Villa Park, IL, 60181

DESIGNED BY: RBD
PROJECT NO.: 24-330
DATE: 02/06/2024
SCALE: 1:20 (FULL), 1:40 (HALF)
SHEET 1 OF 3

Date: May 17, 2024, 9:59pm User ID: RBD File: C:\Users\ydbaba\OneDrive\Documents\2024_Jobs\4_330_East_North_Ave_Villa_Park_Dispensary\1_Existing_and_Removal_05.17.24.dwg



CALL JULIE
 CALL 48 HOURS BEFORE YOU DIG
 (EXCLUDING SAT., SUN. & HOLIDAYS)
1-800-892-0123



REMOVAL NOTES:

- A. INFORMATION PERTAINING TO THE LOCATION OF THE EXISTING UTILITIES IS SHOWN ON THE PLANS. HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIGGER TO ASCERTAIN THE EXACT LOCATIONS OF SUCH UTILITIES.
- B. REMOVAL AND PROPER ABANDONING OF UTILITY LINES AND STRUCTURES SHALL BE INCLUDED IN THE CONTRACT AND SHALL BE COMPLETED IN ACCORDANCE WITH SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ACTIVE UTILITIES AND WILL REPAIR WITH NO COST TO OWNER.
- C. THE CONTRACTOR WILL BE REQUIRED TO LEGALLY DISPOSE OFF SITE ALL MATERIAL RESULTING FROM DEMOLITION ACTIVITIES. ALL WASTE MATERIALS SHALL BE DISPOSED OF LEGALLY OFF THE PROJECT SITE.
- D. IF ABANDONED UTILITIES ARE FOUND TO BE IN CONFLICT WITH THE CONTRACTOR'S MEANS AND METHODS OF PERFORMING THE WORK BUT ARE NOT SPECIFICALLY MARKED ON THE PLANES TO BE REMOVED, THE UTILITIES SHALL BE REMOVED AS NECESSARY TO ACCOMPLISH THE WORK AND SHALL BE INCIDENTAL.
- E. THE DEMOLITION SHALL INCLUDE BACKFILLING ANY EXCAVATED AREAS. THE CONTRACTOR SHALL FILL THE EXCAVATED AREAS WITH SUITABLE EMBANKMENT. THE FINAL GRADING SHALL INSURE THAT POSITIVE DRAINAGE IS MAINTAINED.

RBD NOTES:

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL VILLAGE/COUNTY REGULATIONS AND CODES AS WELL AS STANDARDS.
- 2. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED OR EXPLAINED, AN RFI FORM SHALL BE SUBMITTED TO THE ENGINEER FOR FURTHER DRAWINGS OR EXPLANATIONS AS MAY BE NECESSARY TO CLARIFY THE POINT IN QUESTION PRIOR TO THE CONTRACT AWARD. IT IS THE INTENTION OF THE CONTRACT DOCUMENTS TO PROVIDE A JOB COMPLETE IN EVERY RESPECT. THE CONTRACTOR IS RESPONSIBLE FOR THIS RESULT AND TO TURN OVER THE PROJECT IN COMPLETE OPERATING CONDITION, IRRESPECTIVE OF WHETHER THE CONTRACT DOCUMENTS COVER EVERY INDIVIDUAL ITEM IN MINUTE DETAIL.

Notes:

1. PLACE EROSION CONTROL MEASURES. NO STOCKPILES TO REMAIN ON-SITE. USE CONCRETE WASHOUT AREA ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
2. CALL J.U.L.I.E. LOCATES.
3. ALL FENCING AND EROSION CONTROL SHALL BE IN PLACE PRIOR TO CONSTRUCTION. PROVIDE DUMPSTER AND PORTABLE TOILET. ALL DUMPSTERS MUST BE COVERED AND ENCLOSED.
4. CONTRACTOR TO VERIFY ALL LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
5. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS STABILIZED. ALL STORM SEWERS, CATCH BASINS, INLETS, SUMPS AND/OR DETENTION BASINS ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT AND AS MAY BE REQUESTED UNTIL FINAL ACCEPTANCE OF ALL PUBLIC IMPROVEMENTS BY THE VILLAGE. CLEANING WILL ALSO BE REQUIRED DURING THE COURSE OF CONSTRUCTION IF IT IS DETERMINED THAT SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING AND THEIR PERFORMANCE IS IMPAIRED.
6. PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
7. ALL CONSTRUCTION WORK PERFORMED WITHIN THE VILLAGE OF VILLA PARK SHOULD FOLLOW RESTRICTED HOURS.
8. GRADING SHALL BE LIMITED TO THE OWNERSHIP PARCEL ONLY. THE PROPOSED GRADES SHALL TIE INTO EXISTING GRADES AT THE PROPERTY LINES.
9. SIDEWALKS AND OTHER PUBLIC PROPERTY MUST BE KEPT SAFE AND FREE FROM MUD, DIRT, AND DEBRIS.
10. ALL EXCAVATION WILL BE IN ACCORDANCE WITH OSHA REGULATIONS AND SHALL PROVIDE CONTINUOUS SUPPORT TO ALL ADJACENT FOUNDATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREET REASONABLY FREE OF SOIL AND DEBRIS.
12. DUST CONTROL METHODS SHOULD BE USED.
13. REMOVE AND REPLACE CURB AND GUTTER THAT IS DAMAGED DURING CONSTRUCTION.
14. IMPLEMENT TRAFFIC CONTROL MEASURES TO SAFEGUARD MOTORISTS DURING THE RESURFACING PROCESS.
15. ASPHALT - 2" HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50, OVER A 4" HOT-MIX ASPHALT BINDER COURSE, N50, OR TO VILLAGE ENGINEER'S SPECIFICATIONS.
16. ALL PARKWAYS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH FOUR INCHES (4") OF TOPSOIL AND SALT-TOLERANT SOD.
17. ALL CONCRETE CURBS, SIDEWALK AND DRIVEWAY APRONS REQUIRE PRE-INSPECTION.
18. PROPOSED GRADE CHANGES WILL NOT CAUSE SURFACE WATER RUNOFF TO BE DIVERTED ONTO OR DETAINED ON ABUTTING OR NEARBY PROPERTY. WILL NOT SIGNIFICANTLY ALTER EXISTING DRAINAGE PATTERNS AND WILL NOT INCREASE OR CONCENTRATE STORM WATER RUNOFF ONTO ABUTTING OR NEARBY PROPERTY.

GENERAL NOTES FOR WORK:

1. Erosion control practices identified will be constructed in accordance with the Illinois Urban Manual, 2012.
2. Silt fence shall be installed around the perimeter of the property where berms, stockpile or other earthwork will take place and around any existing storm structures, prior to the start of any construction activities.
3. Streets and alleys adjacent to the site shall be kept free of dirt, mud or other debris. the contractor shall immediately remove any dirt, mud or other debris that may become deposited upon the streets.
4. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions of the adjacent streets.
5. No sediment shall be allowed to enter the storm sewer system.
6. All storm sewer structures shall be protected with inlet filter fabrics and maintained until vegetation is established and / or construction is completed.
7. Use of a temporary concrete washout container is required.
8. Soil stockpiles shall be located to avoid erosion onto off site areas.

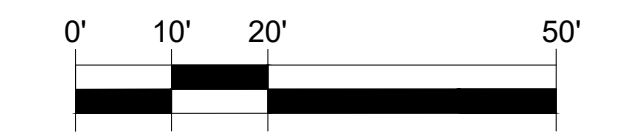
SURVEY INFORMATION:

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 7. FIELD WORK COMPLETED ON 01-28-2024.

LEGEND AND SYMBOLS:



FULL SIZE PLANS HAVE BEEN PREPARED USING STANDARD ENGINEERING SCALES. REDUCED SIZED PLANS WILL NOT CONFORM TO STANDARD SCALES. USE THE SCALE BELOW TO MAKE MEASUREMENTS ON REDUCED PLANS.



C-2 REMOVALS

ENGINEERING PLANS PREPARED BY:
 RBD Associates, Inc.
 Design Firm License Number: 184.008755
 GLENVIEW, IL
 Ramiz@rbdengineering.com
 224.425.0009

Signed: *Ramiz Dababneh*
 02/06/2024
 Expires: 11/30/2025

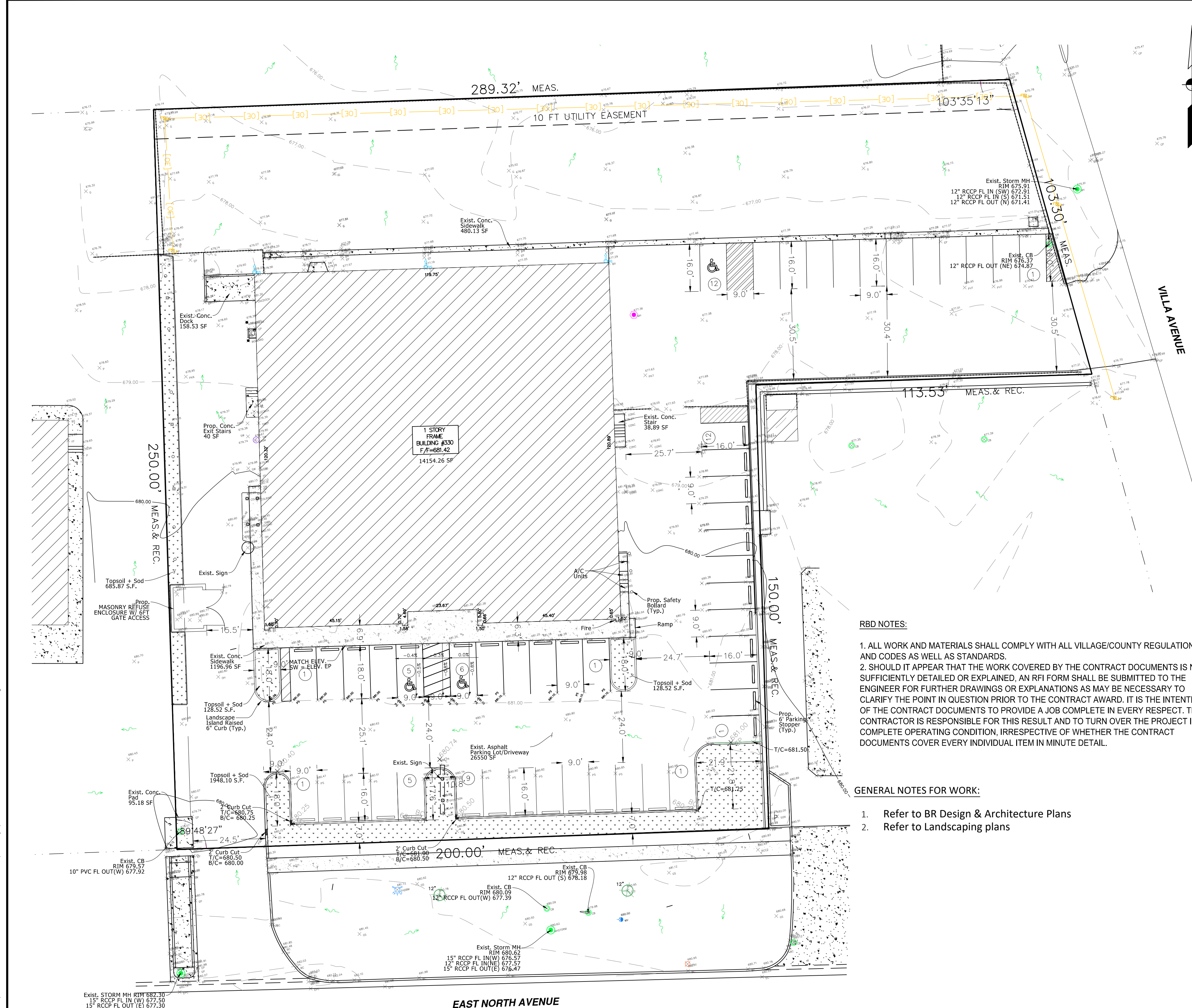
PLANS PREPARED FOR:
 Brian Gould
 br@brdesignarchitecture.com
 708-508-7281

Survey Monument #YK03001
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 ELEV=679.61 (NAVD--88)
 TBM:
 CROSS CUT ON SIDEWALK, AT SOUTHEAST CORNER OF PROPERTY, AS SHOWN
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SUBMITTALS	
DATE	REMARKS
05/17/2024	ISSUED FOR REVIEW 3
05/11/2024	ISSUED FOR REVIEW 2
04/18/2024	ISSUED FOR REVIEW 1
02/06/2024	ISSUED FOR DESIGN COORDINATION

MINT CANNABIS DISPENSARY
 330 E North Ave,
 Villa Park, IL, 60181

DESIGNED BY: RBD
 PROJECT NO.: 24-330
 DATE: 02/06/2024
 SCALE: 1:20 (FULL), 1:40 (HALF)
 SHEET 2 OF 3



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 CALL 48 HOURS BEFORE YOU DIG
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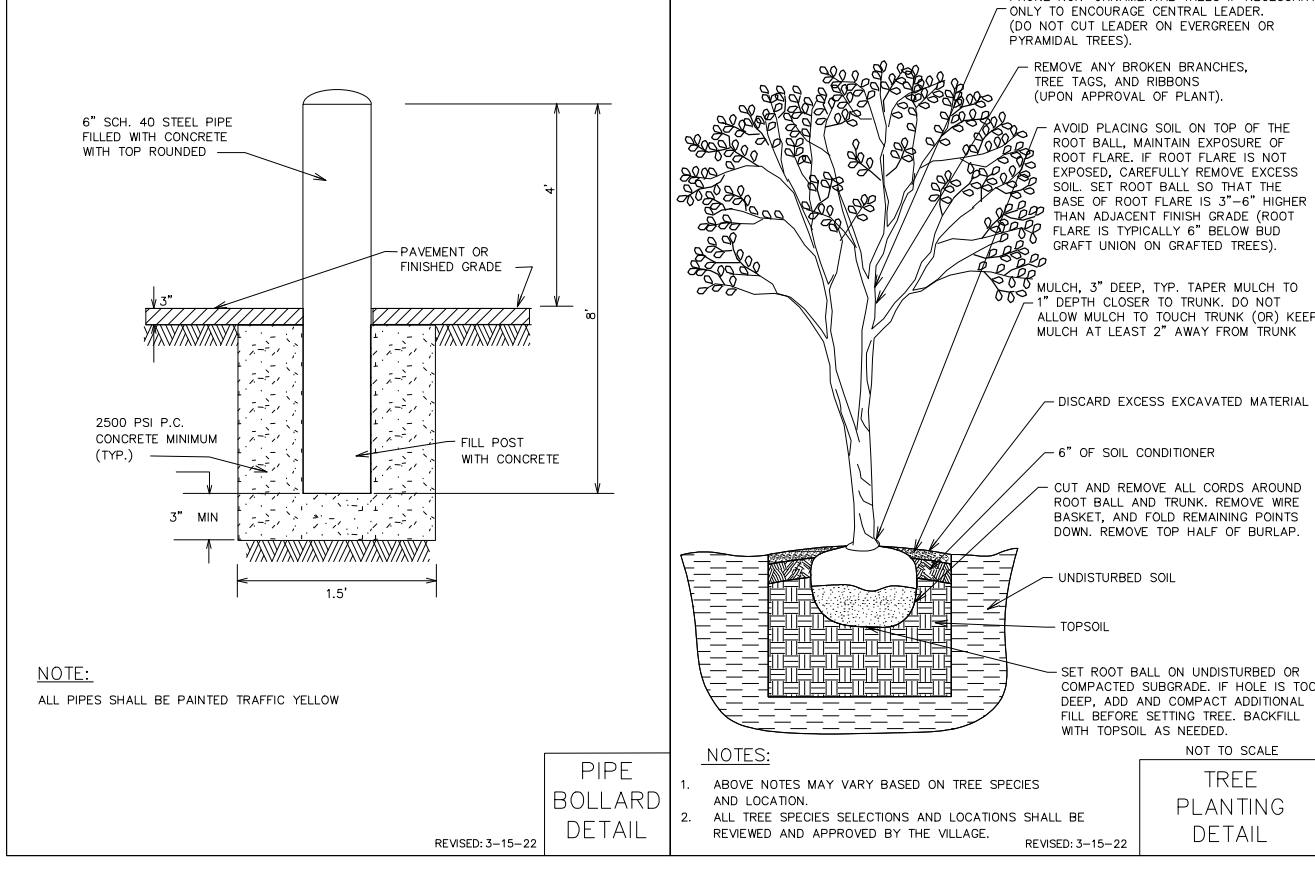
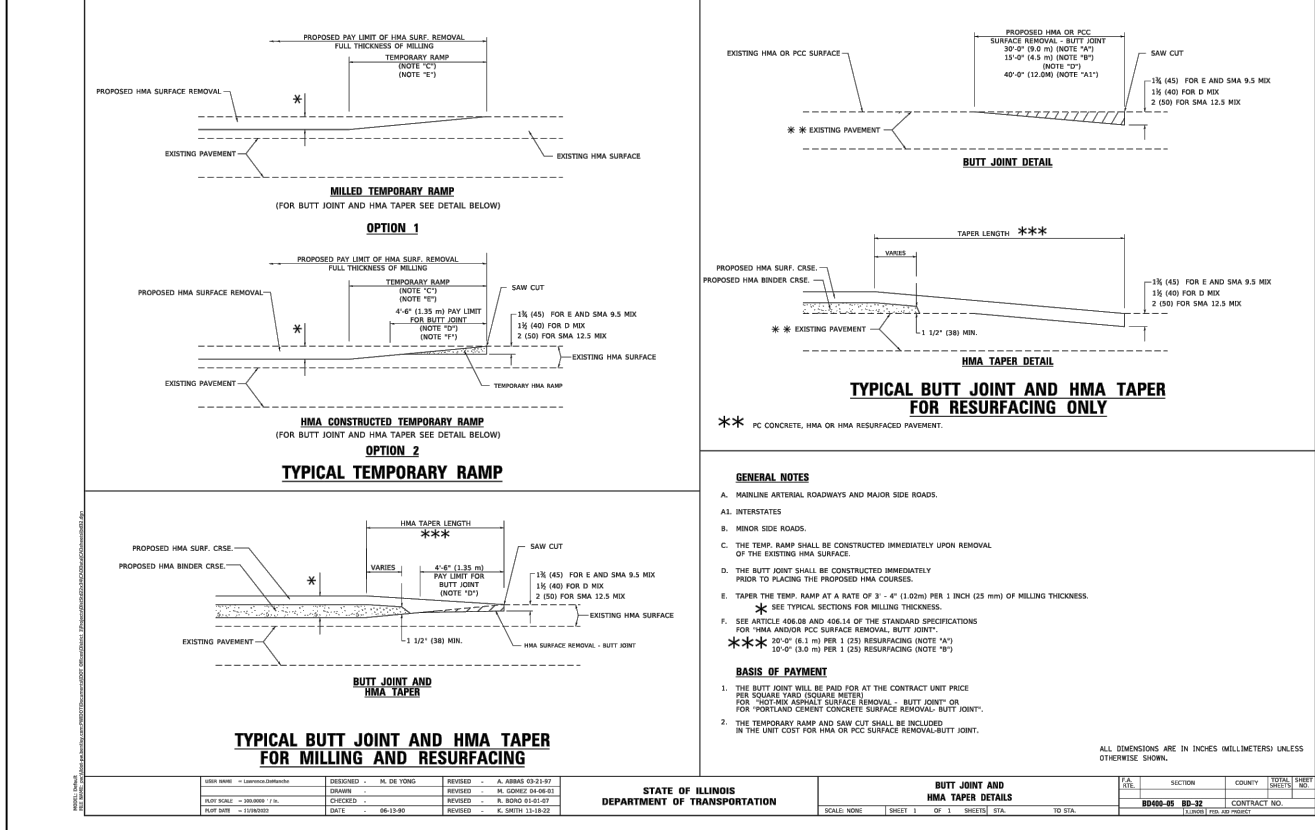
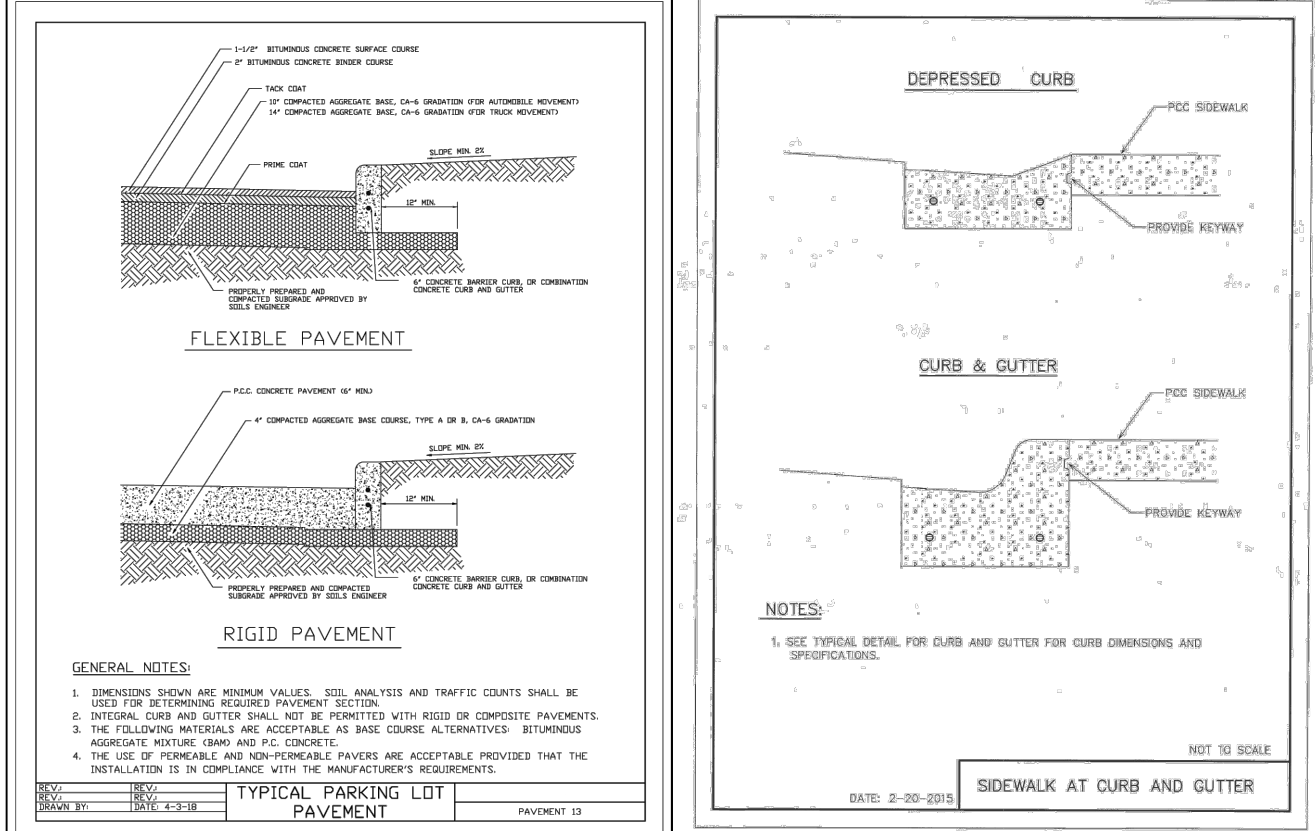
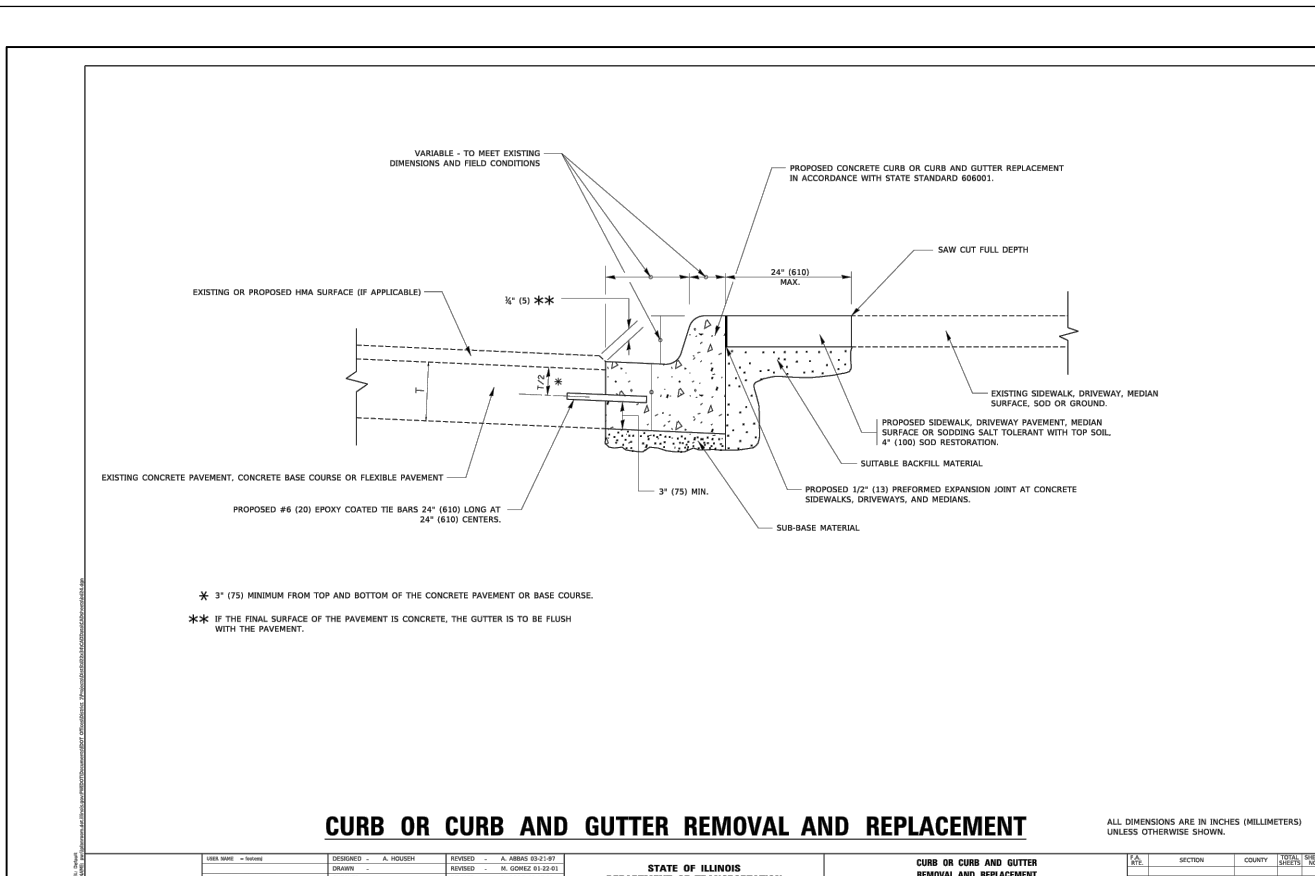
IDOT'S "Standard Specifications for Road and Bridge Construction", latest edition and "Supplemental Specifications and Recurring Special Provisions" and "Standard Specifications for Water and Sewer Main Construction in Illinois", Standard Specifications Committee, TO BE USED WITH THESE PLANS.

RBD NOTES:

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GENERAL NOTES FOR WORK:

1. Refer to BR Design & Architecture Plans
2. Refer to Landscaping plans



SURVEY INFORMATION:

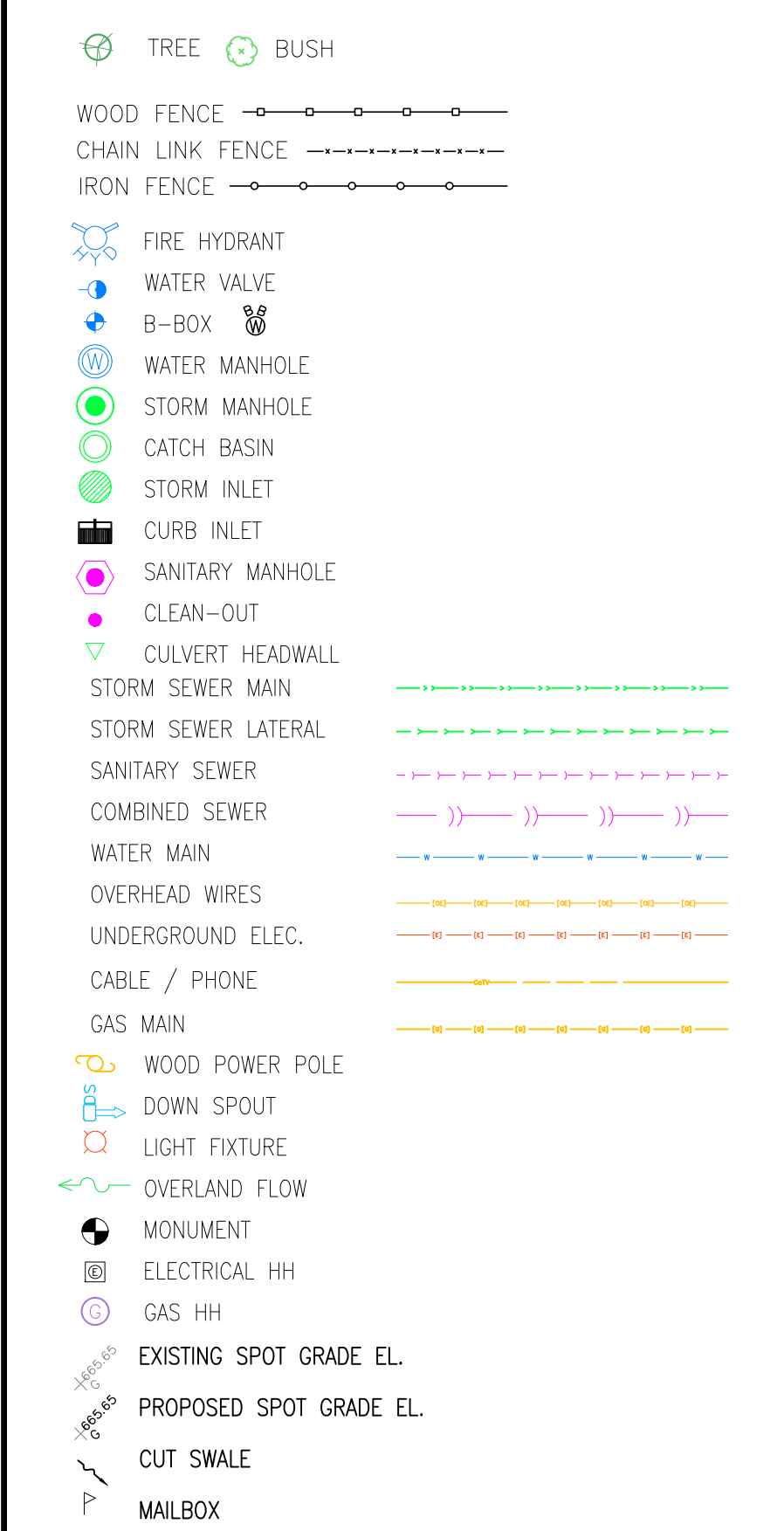
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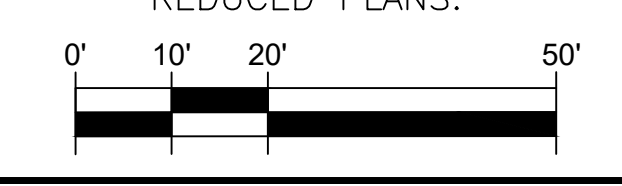
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C-3
PROPOSED CONDITIONS

ENGINEERING PLANS PREPARED BY:
 RBD Associates, Inc.
 Design Firm License Number: 184.008755
 GLENVIEW, IL
 Ramiz@rbdengineering.com
 224.425.0009

Signed: 02/06/2024
 Expires: 11/30/2025

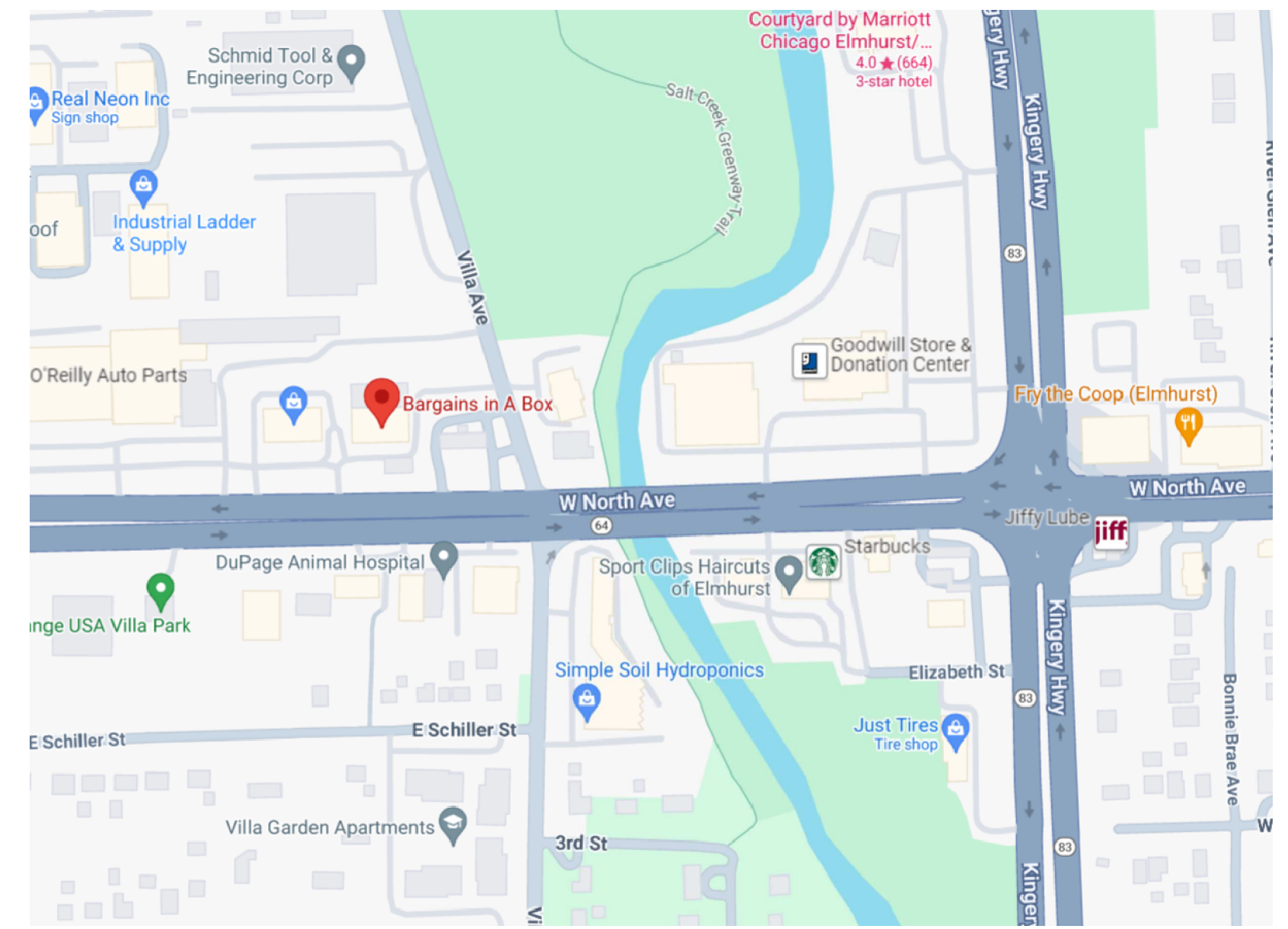
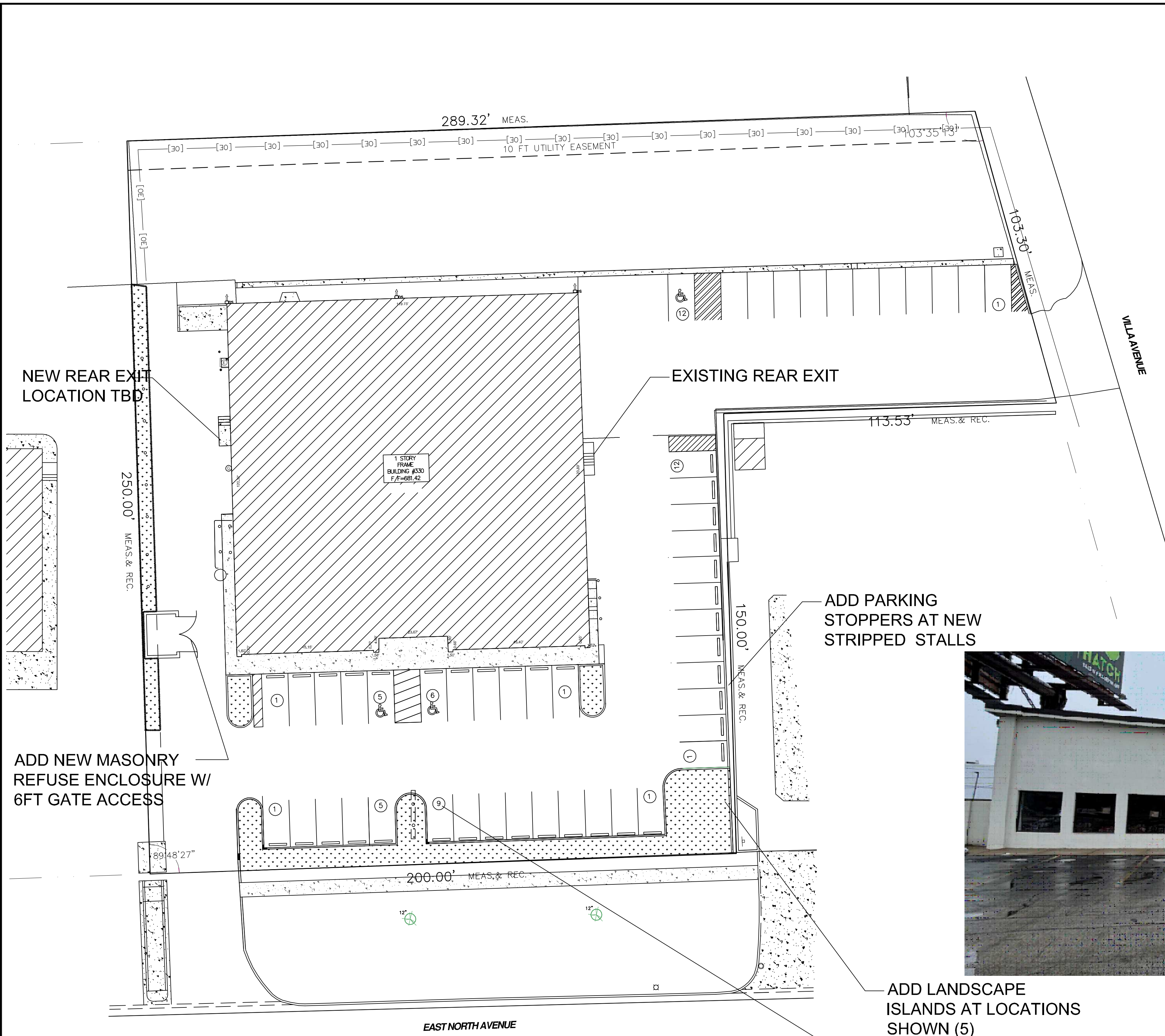
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DATE	REMARKS
06/02/2024	ISSUED FOR REVIEW 4
05/17/2024	ISSUED FOR REVIEW 3
05/11/2024	ISSUED FOR REVIEW 2
04/18/2024	ISSUED FOR REVIEW 1
02/06/2024	ISSUED FOR DESIGN COORDINATION

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 SCALE: 1:20 (FULL), 1:40 (HALF)
 SHEET 3 OF 3

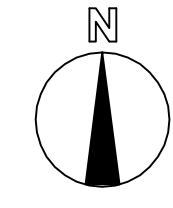


ADD NEW MASONRY REFUSE ENCLOSURE W/ 6FT GATE ACCESS

ADD PARKING STOPPERS AT NEW STRIPPED STALLS

ADD LANDSCAPE ISLANDS AT LOCATIONS SHOWN (5)

ADD LANDSCAPE BUFFER AREAS AND EXTEND ISLAND AT EXISTING BOX SIGN LOCATION



1 SITEPLAN
1" = 20' - 0"

SURVEY INFORMATION:

- ADDRESS: 330 E North Ave, Villa Park, IL 60181
1. LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY; ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS.
 2. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS.
 3. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ENGINEER HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.
 4. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION OR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION.
 5. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
 6. THE ENGINEER SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
 7. FIELD WORK COMPLETED ON 01-28-2024.

PARKING CALCS

CANNABIS DISPENSING ORGANIZATION-
4 CARS PER 1000 SF
5,580 SF/1000 X 4 = 22

VACANT UNIT -
5 CARS PER 1000 SF MAX POSSIBLE
3,050 SF /1000 X 5 = 15

PERSONAL VEHICLE REPAIR-
2 CARS PER SERVICE BAY
3 SERVICE BAYS X 2 = 6 CARS

SEE CIVIL DRAWINGS FOR ALL DIMENSIONS, SITE PLANNING, AND ENGINEERING. SITEPLAN FOR GENERAL REFERENCE ONLY

ISSUES AND REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	BG	3-6-24	APPEARANCE REVIEW
2	BG	5-13-24	APPEARANCE REVIEW
2	BG	6-3-24	APPEARANCE REVIEW

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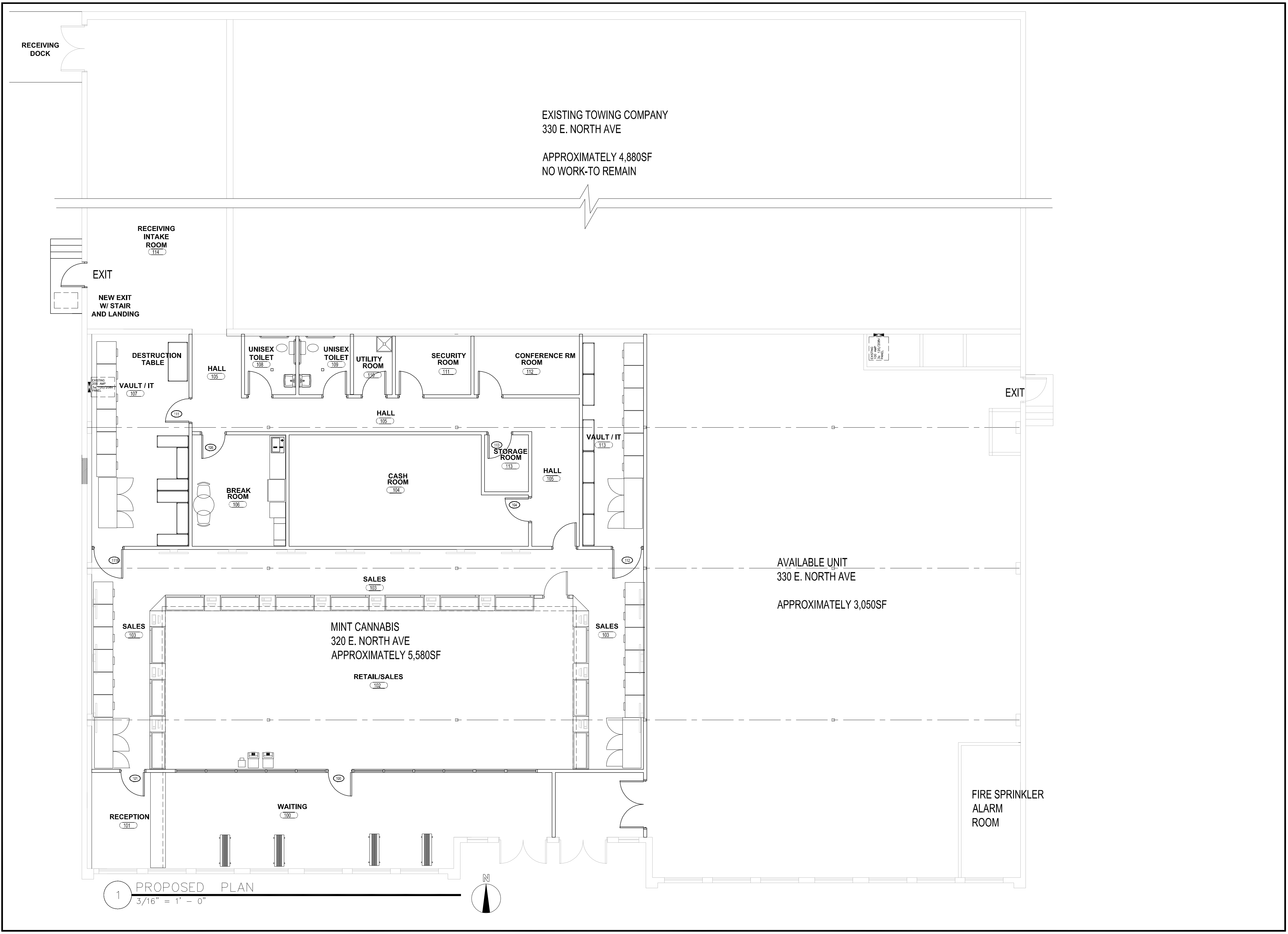
MINT CANNABIS DISPENSARY
330 E. NORTH AVE
VILLA PARK, IL 60181



ONE TRANS AM PLAZA DRIVE SUITE #120
OAKBROOK TERRACE, IL 60191
PHONE: 708-508-7281

PROJECT ARCHITECT: DATE: 6-3-24
DRAFTPERSON: SCALE: AS NOTED
APPROVED: LICENSED ARCHITECT
PREPARED FOR: MINT CANNABIS
LOCATION: 001-021417
JOB NUMBER:

SHEET NUMBER:
SK1A OF



ISSUES AND REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	BG	3-6-24	APPEARANCE REVIEW
2	BG	5-13-24	APPEARANCE REVIEW

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330 E. NORTH AVE
VILLA PARK, IL 60181

BR DESIGN & ARCHITECTURE

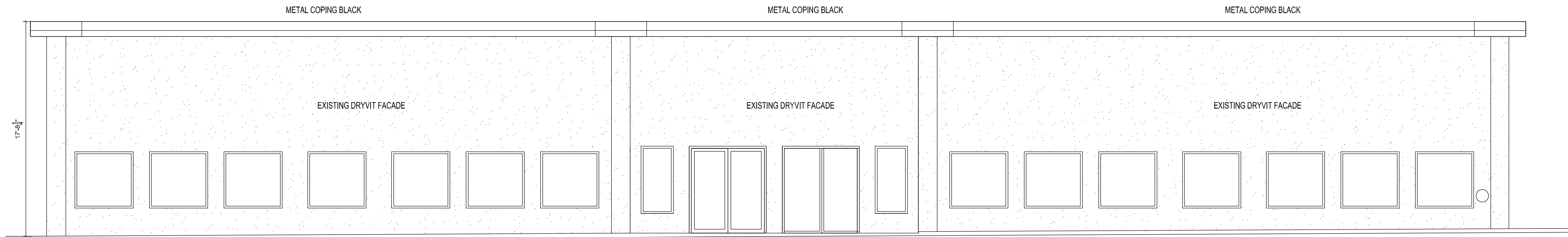
ONE TRANS AM PLAZA DRIVE - SUITE #120
OAKBROOK TERRACE, IL 60181
PHONE: 708-508-7281

PROJECT ARCHITECT: BG DATE: 3-6-24
DRAFTPERSON: BG SCALE: AS NOTED
APPROVED: [Signature]

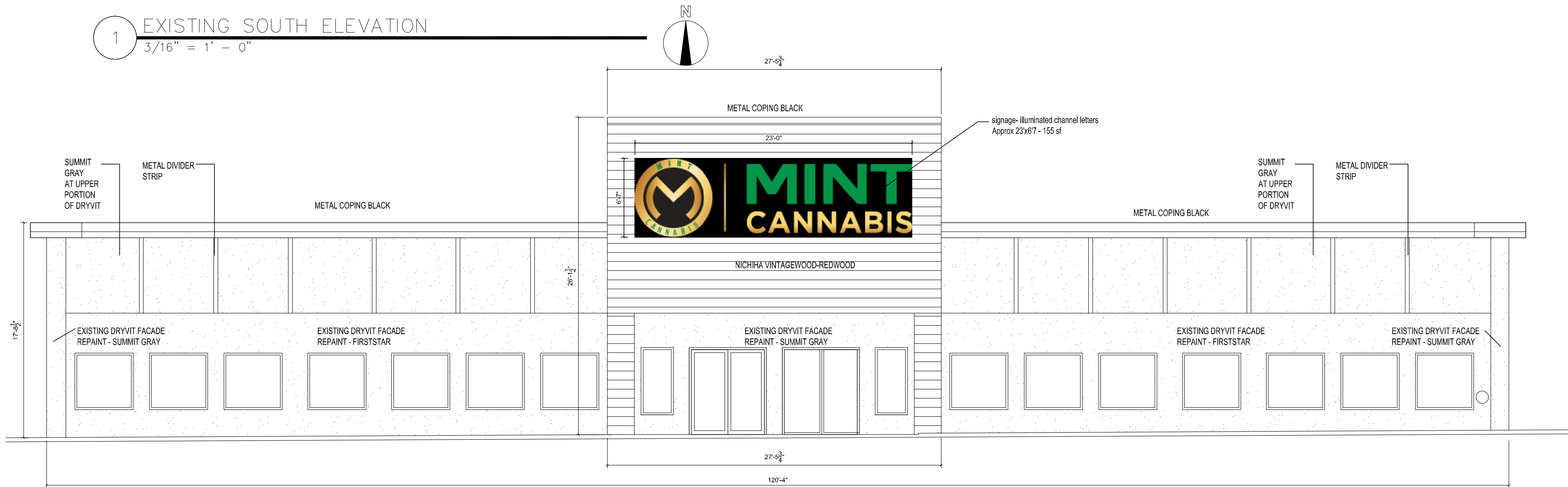
PREPARED FOR: MINT CANNABIS
LOCATION: 001-021417
JOB NUMBER: EXP:11/30/24

LICENSED ARCHITECT
BRIAN L. GOULD
STATE OF ILLINOIS

SHEET NUMBER:
SK1B OF



1 EXISTING SOUTH ELEVATION
3/16" = 1' - 0"

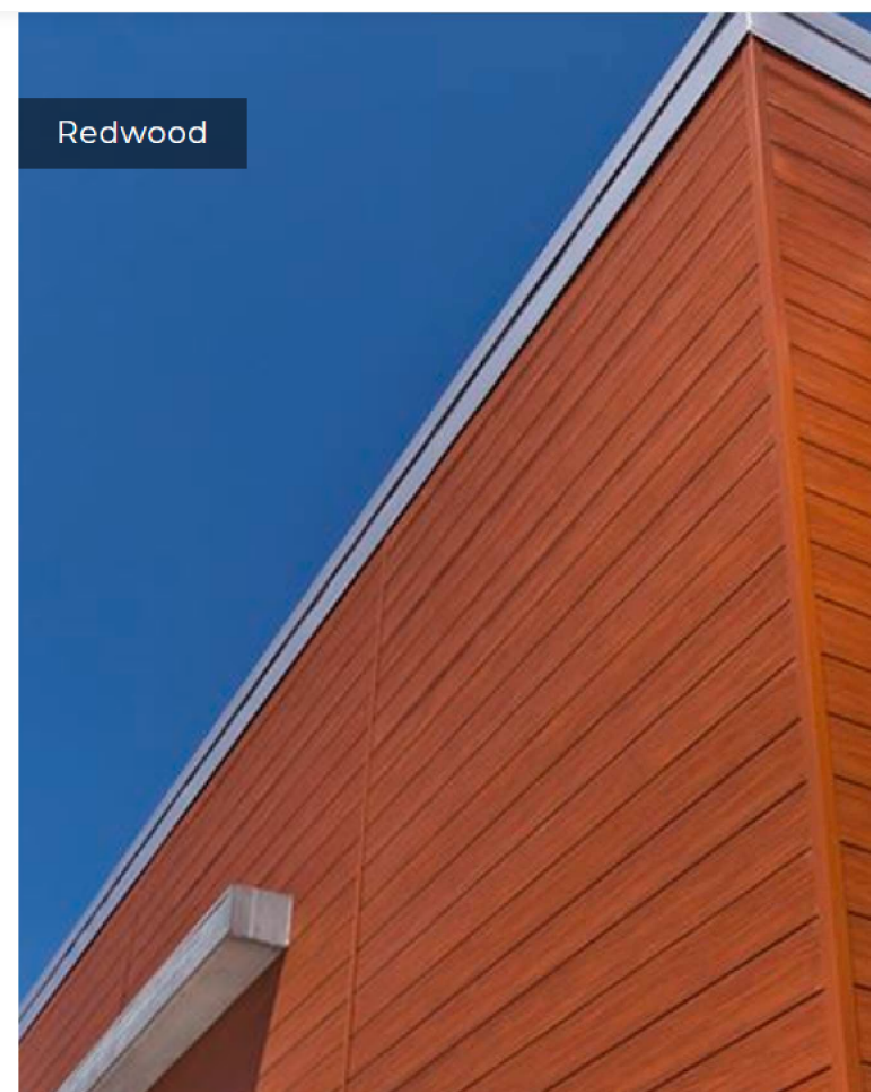
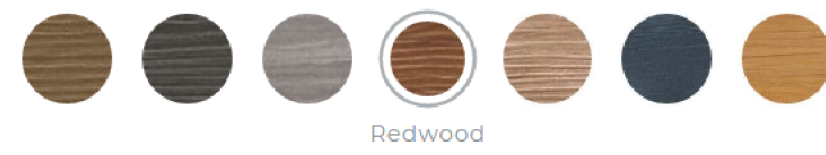


1 PROPOSED SOUTH ELEVATION
3/16" = 1' - 0"

VINTAGEWOOD
WOOD SERIES

- Achieve the refined look of wood
- Add warmth to cool materials like glass, metal and block panels
- Versatile corner options available
- Engineered with an integrated rainscreen
- Approved for soffit & angled wall installation
- Compare our wood panel products

AVAILABLE COLORS



SW 7669
Summit Gray

SW 7646
First Star

ISSUES AND REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	BG	3-6-24	APPEARANCE REVIEW
2	BG	5-13-24	APPEARANCE REVIEW

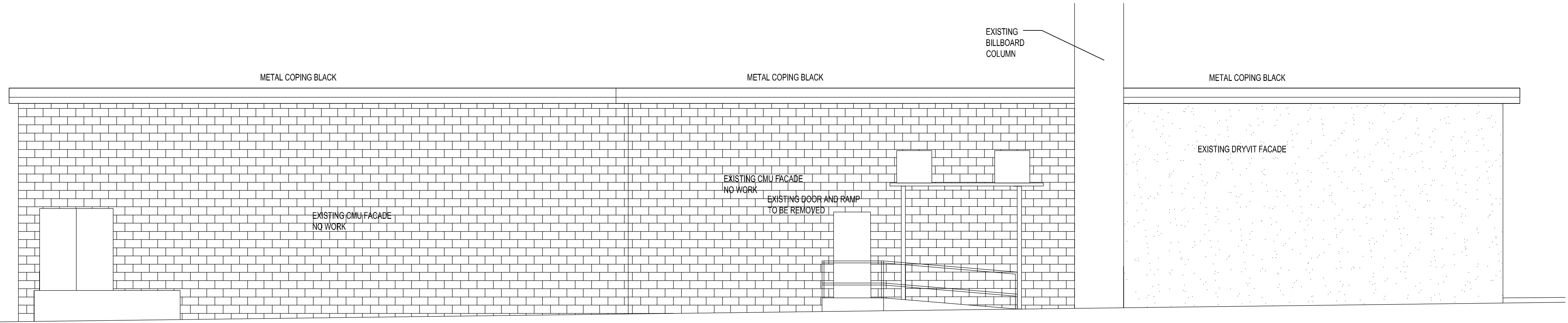
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330 E. NORTH AVE
VILLA PARK, IL 60181

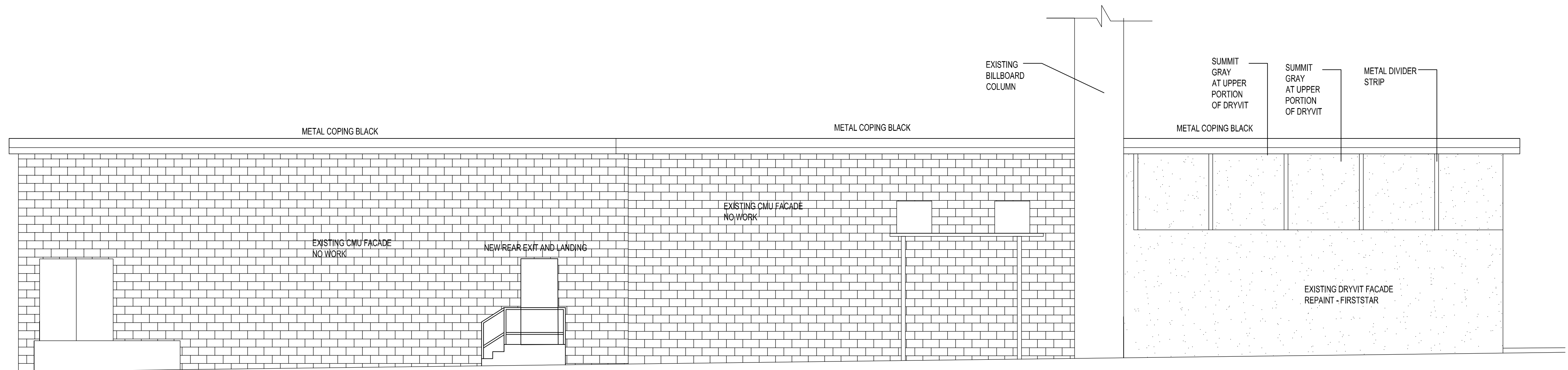
BR DESIGN & ARCHITECTURE
ONE TRANS AM PLAZA DRIVE - SUITE #120
OAKBROOK TERRACE, IL 60181
PHONE: 708-508-7281

PROJECT ARCHITECT: BG DATE: 3-6-24
DRAFTPERSON: BG SCALE: AS NOTED
APPROVED:
PREPARED FOR: MINT CANNABIS
LOCATION: 001-021417
JOB NUMBER: EXP:11/30/24

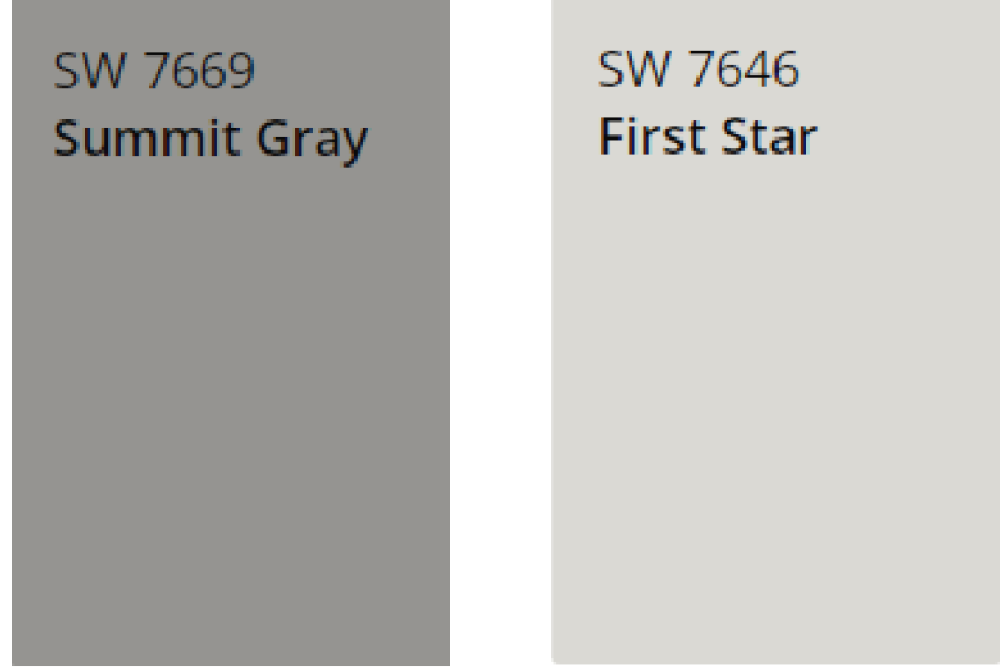
SHEET NUMBER:
SK1C OF



1 EXISTING WEST ELEVATION
 3/16" = 1' - 0"



1 PROPOSED WEST ELEVATION
 3/16" = 1' - 0"



ISSUES AND REVISIONS:

NO.	BY:	DATE:	DESCRIPTION:
1	BG	3-6-24	APPEARANCE REVIEW
2	BG	5-13-24	APPEARANCE REVIEW

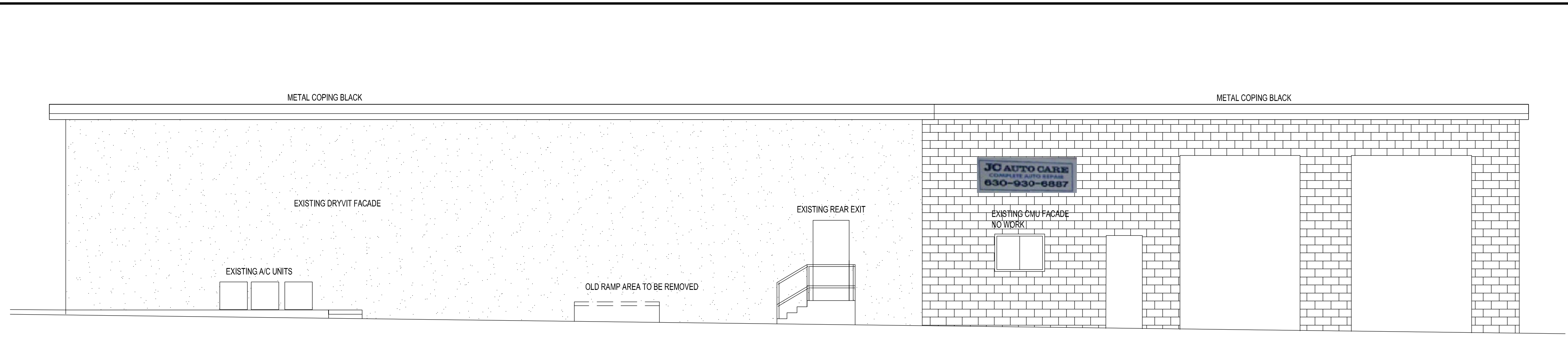
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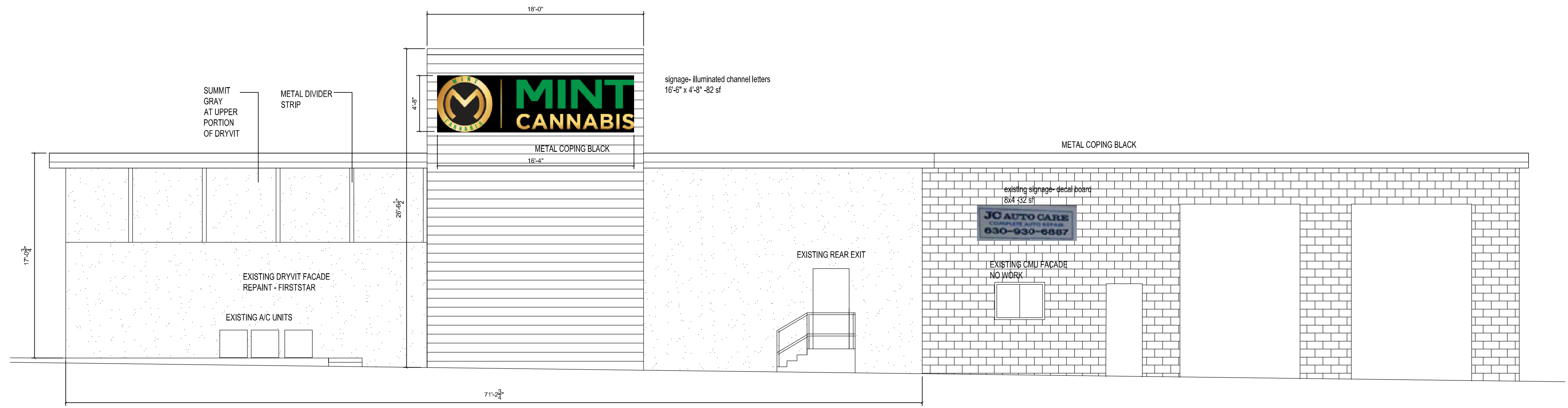
BR DESIGN & ARCHITECTURE
 ONE TRANS AM PLAZA DRIVE - SUITE #120
 OAKBROOK TERRACE, IL 60181
 PHONE: 708-508-7281

PROJECT ARCHITECT: BG DATE: 3-6-24
 DRAFTPERSON: BG SCALE: AS NOTED
 APPROVED:
 PREPARED FOR: MINT CANNABIS
 LOCATION: 001-021417
 JOB NUMBER: EXP:11/30/24

SHEET NUMBER:
SK1D OF



1 EXISTING EAST ELEVATION
3/16" = 1' - 0"



1 PROPOSED EAST ELEVATION
3/16" = 1' - 0"

SW 7669
Summit Gray

SW 7646
First Star

S → Barajas, Stephanie
to me, Marc, Omar, Eivan

Good afternoon,

Please see below for wall sign regulations. Because this property has two street frontages, you qualify for the extra sign area per the Corner Lots subsection.

A. Sign Area

- Interior Lots**
The maximum area of all wall signs on a building occupying an interior lot may not exceed 1.5 square feet per linear foot of the building's street-facing building frontage, except that if the street-facing building wall is located more than two hundred (200) feet from the street right-of-way, up to two (2) square feet of wall sign area is allowed per linear foot of street-facing building frontage.
- Corner Lots**
The maximum area of all wall signs on a building occupying a corner lot may not exceed the wall sign area allowed for interior lots, plus an additional 0.75 square feet of sign area per linear foot of side street-facing building frontage.

I did a quick calculation based on the Plat that you sent and calculated a maximum wall sign area allowance of 271.3 sq. ft. You can divide this however you want between tenants/ walls.

Please let me know if you have any questions.

Best,

 **Stephanie Barajas**
Planner
Village of Villa Park
11 W. Home Avenue
Villa Park, Illinois
630-433-4300 ext. 4302
sbarajas@invillapark.com

Wed, Mar 6, 12:50 PM (8 days ago)

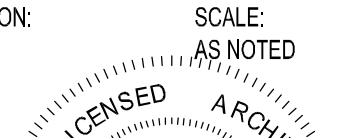
ISSUES AND REVISIONS :

NO.	BY:	DATE:	DESCRIPTION:
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2	BG	5-13-24	APPEARANCE REVIEW

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MINT CANNABIS DISPENSARY
320-332 E. NORTH AVE
VILLA PARK, IL 60181

 **DESIGN & ARCHITECTURE**
ONE TRANS AM PLAZA DRIVE - SUITE #120
OAKBROOK TERRACE, IL 60181
PHONE: 708-508-7281

PROJECT ARCHITECT: BG DATE: 3-6-24
DRAFTPERSON: BG SCALE: AS NOTED
APPROVED: 
PREPARED FOR: MINT CANNABIS
LOCATION: 001-021417
JOB NUMBER: STATE OF ILLINOIS EXP: 11/30/24

SHEET NUMBER:
SK1E OF



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2	BG	5-13-24	APPEARANCE REVIEW

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**MINT CANNABIS
DISPENSARY**
330 E. NORTH AVE
VILLA PARK, IL 60181



DESIGN
&
ARCHITECTURE

ONE TRANS AM PLAZA DRIVE - SUITE #120
OAKBROOK TERRACE, IL 60181
PHONE: 708-508-7281

PROJECT ARCHITECT: DATE: 3-6-24

DRAFTSPERSON: BG SCALE: AS NOTED

APPROVED: [Signature] LICENSED ARCHITECT

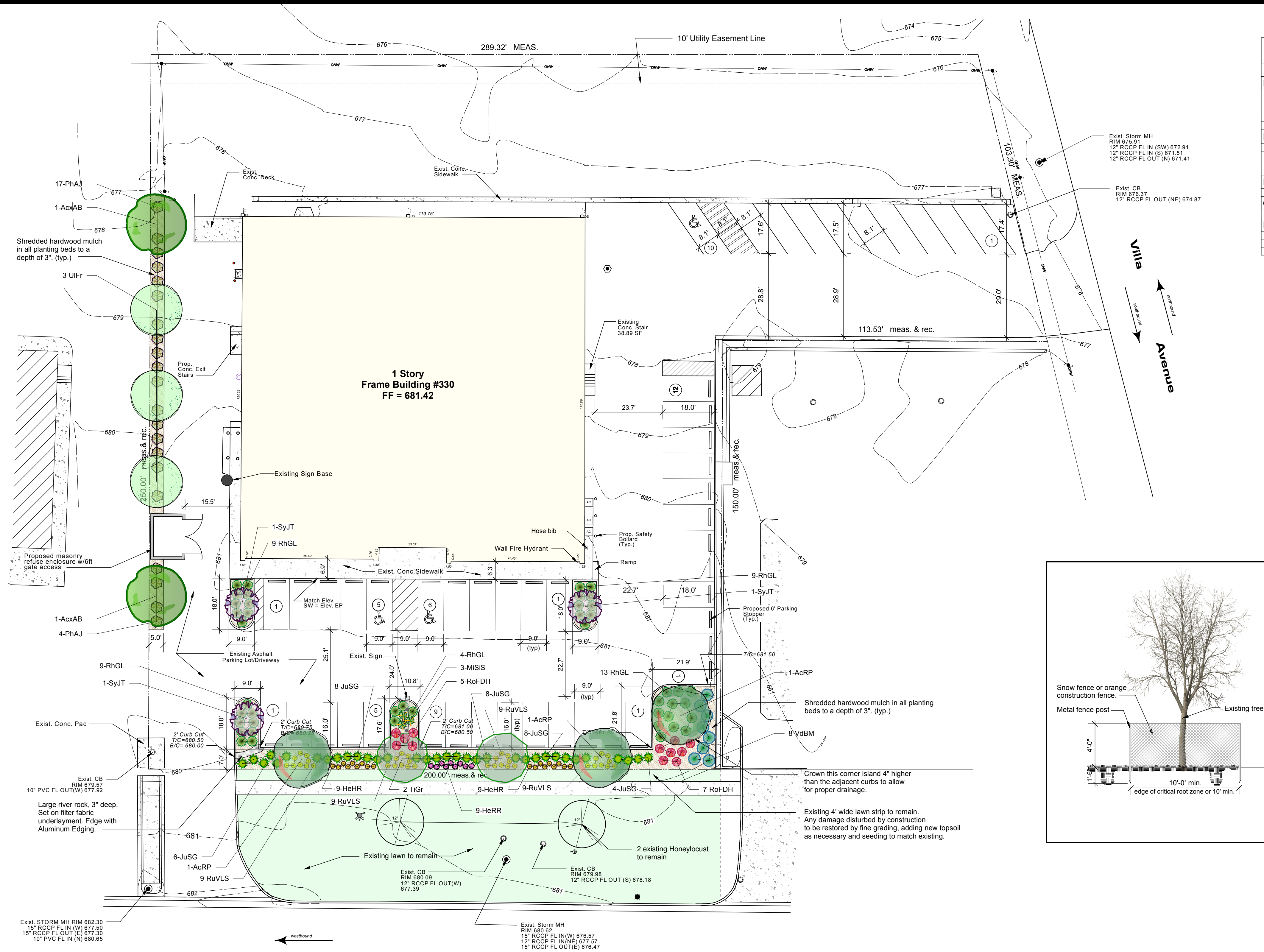
PREPARED FOR: MINT CANNABIS
BRIAN L. GOULD
001-021417

LOCATION: STATE OF ILLINOIS

JOB NUMBER: EXP:11/30/24

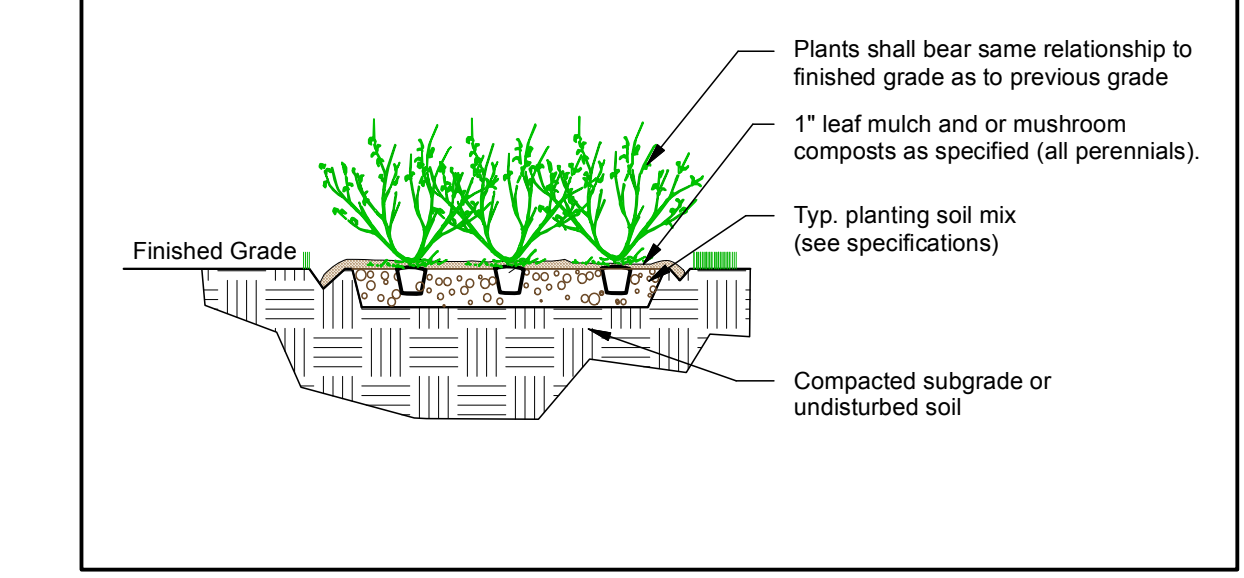
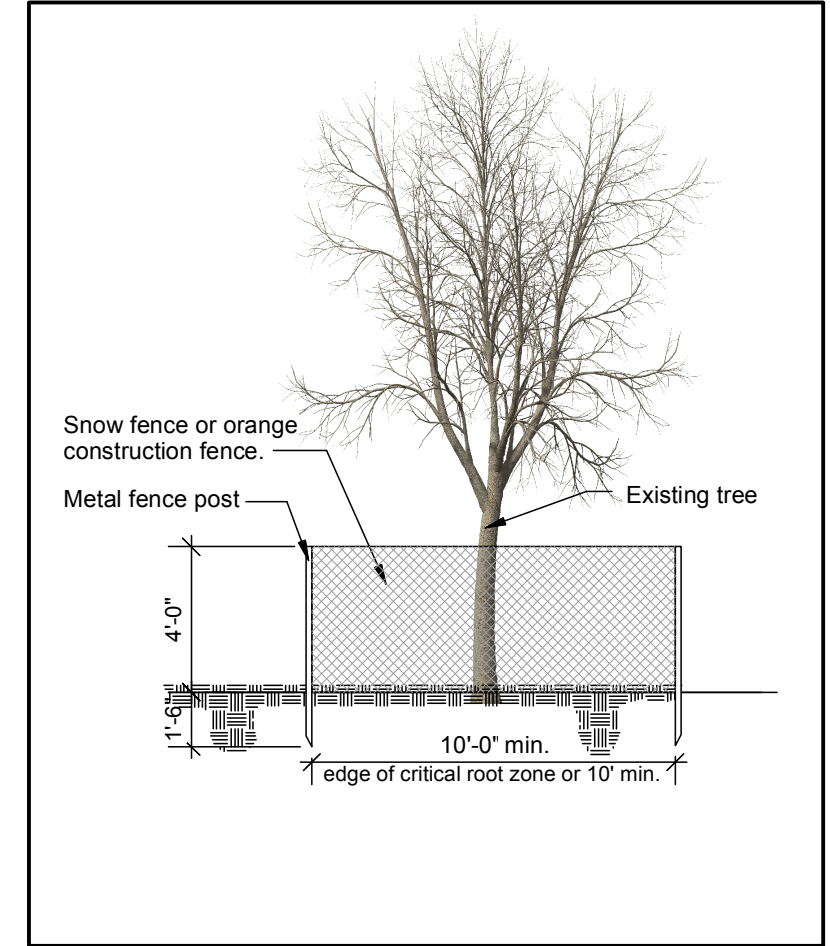
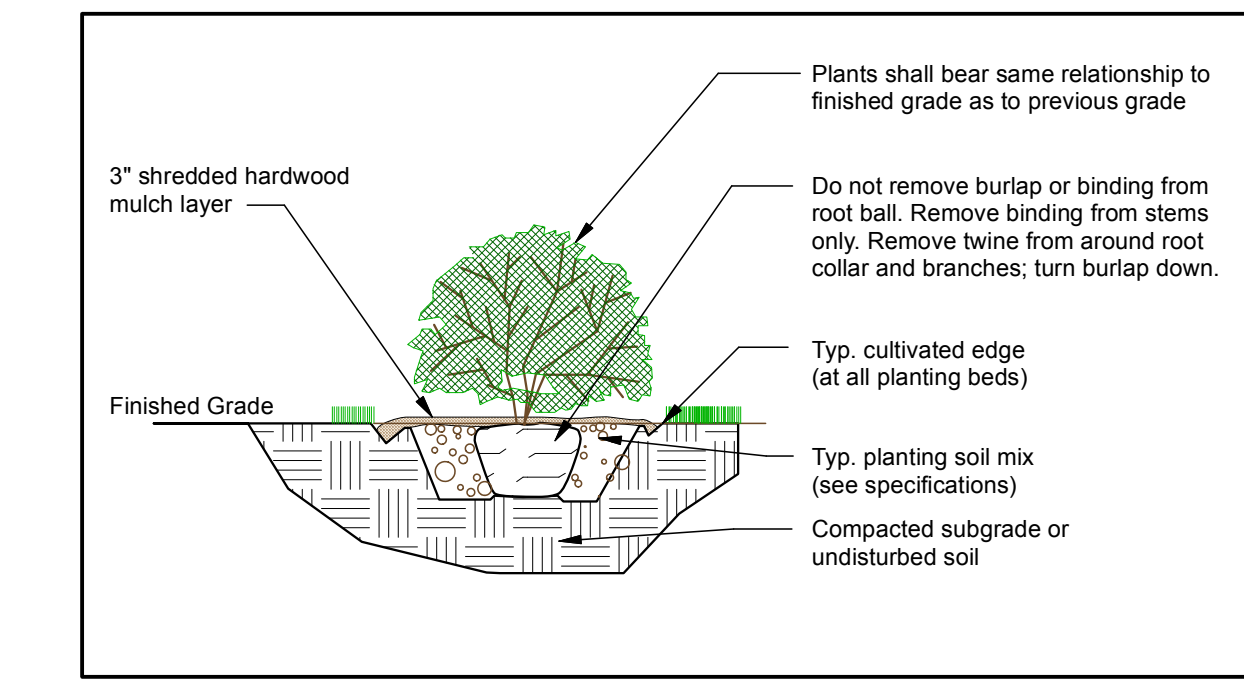
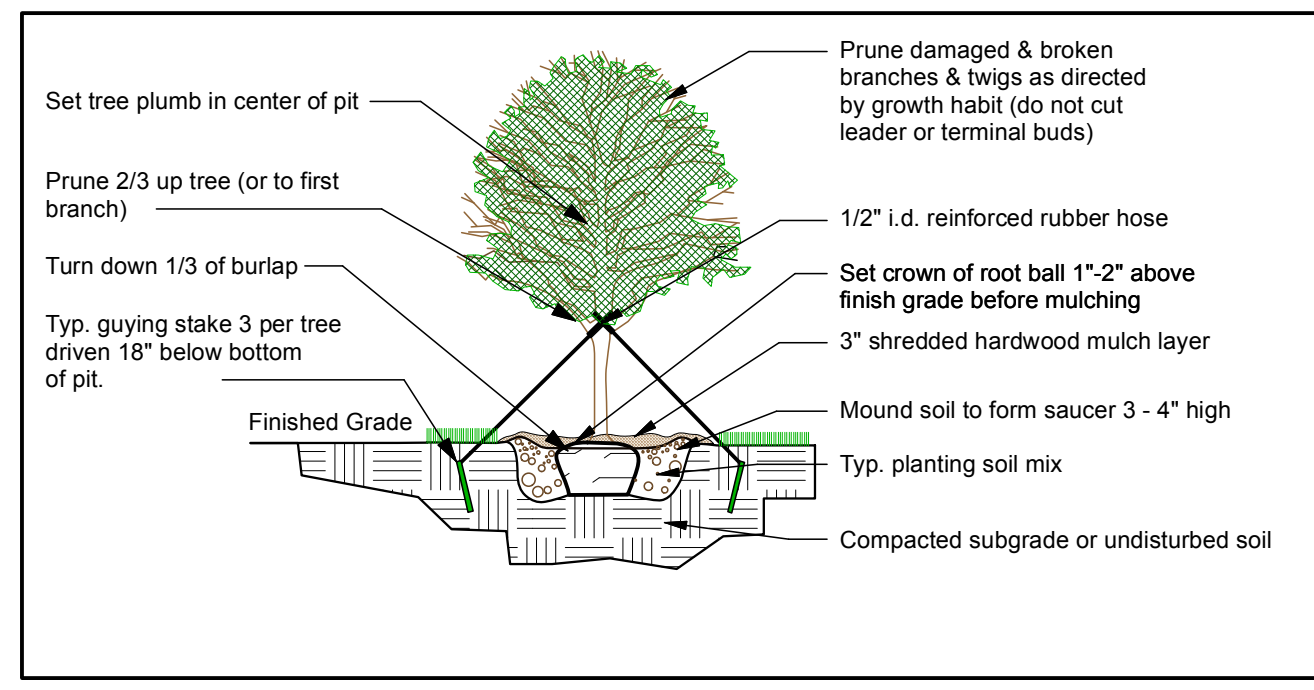
SHEET NUMBER:

SK1F OF



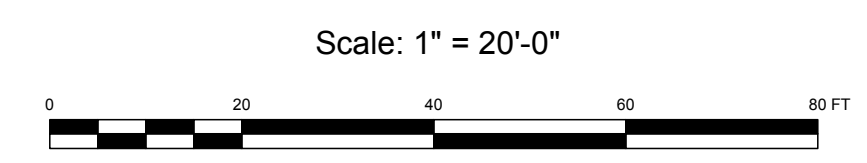
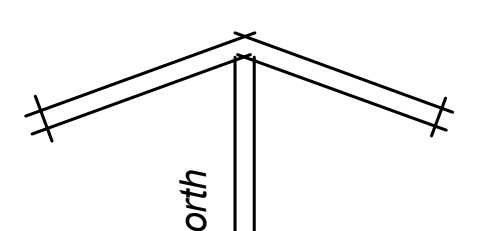
Plant List

Legend	QTY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
Deciduous Trees					
ACRP	3	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	2 1/2' cal.	
AcxAB	2	Acer x freemanii 'Jeffersred'	Autumn Blaze® Maple	2 1/2' cal.	
SyJT	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2 1/2' cal.	
TiGr	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2 1/2' cal.	
UIFr	3	Ulmus x 'Frontier'	Frontier Elm	2 1/2' cal.	
Deciduous Shrubs					
PhAJ	21	Physocarpus opulifolius 'Jefam'	Amber Jubilee™ Ninebark	5 gal	
RhGL	44	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal	
RoFDH	12	Rosa rugosa 'Frau Dagmar Hastrup'	Frau Dagmar Hastrup Rose	5 gal	
VdBM	8	Viburnum dentatum 'Christom'	Blue Mullin® Arrowwood Viburnum	36"	
Evergreen Shrubs					
JuSG	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24"	
Ornamental Grasses					
MiSiS	3	Miscanthus sinensis 'Strictus'	Porcupine Grass	3 gal	
Perennials					
HgHR	18	Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal	
HeRR	9	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 gal	
RuVLS	36	Rudbeckia fulgida 'Vitte's Little Suzy'	Little Suzy Black-Eyed Susan	1 gal	



- #### Landscape Notes
- Parking Area Island Planters: All parking area island planters should be overexcavated to an eighteen inch depth for their entire width and length, backfilled with an appropriate mix of topsoil, peat moss and nutrients to replace the excavated material, and shall be compacted, leaving a crowned or mounded top.
 - In landscape areas where the existing surface is asphalt, concrete or other paving material, excavate to depth of at least 18 inches. New topsoil is to be brought in, compacted and graded. Additional topsoil required for all tree and shrub plantings.
 - All existing trees shall be protected during construction with fences and other barriers to prevent damage as necessary.
 - All off site restoration work shall be restored with 6" of topsoil, fine graded and either seeded or sodded.
 - All areas disturbed by construction shall be fine graded and seeded. Blend into existing grade. Use erosion control blanket in all areas greater than 5:1.
 - All plant material shall be nursery grown and be either balled and burlapped (B&B) or container grown according to the plant material list provided.
 - Mulch all tree, shrub and evergreen planting beds with a shredded hardwood bark mulch to a depth of 3" unless otherwise noted.
 - Mulch rings shall be a minimum 3' diameter for newly planted individual trees, large evergreens and ornamental trees. Use a shredded hardwood bark mulch to a depth of 3". The mulch rings around existing trees will vary in size with the minimum size of 4' diameter.
 - Ground cover, ornamental grass, and perennial plant beds shall be mulched with a leaf mulch not less than 2" thick. No shredded bark mulch is to be used in these beds.
 - Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.
 - Where mulch beds meet lawn areas, provide a sharp vertical spade edge.
 - Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
 - Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.
 - Do not remove container grown stock from containers until planting time.
 - Plant trees and shrubs after final grades, are established and prior to planting of lawns. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.
 - Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.
 - Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during deliveries.
 - Provide healthy, vigorous nursery stock grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects.
 - Prune broken or cross branching before planting. Do not remove tree leader, but prune out double leaders.
 - All planting areas will require a topsoil mixture consisting of 1/4 topsoil, 1/2 mushroom compost and 1/4 sand. The groundcover beds shall have a 4" minimum of this mixture. Existing soil shall be removed.
 - During landscape work, keep pavements clean and work area in an orderly condition.
 - Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

Craig M. Patten
Landscape Architect
License # 157-000710 - Expires: August 31, 2025



Landscape Plan
Mint Cannabis
 330 E. North Avenue
 Villa Park, IL

H ph-
W ph-
Mobile ph-

Date: May 19, 2024
 Drawn By: C. M. Patten
 Project No.:

REVISIONS	
DATE	DESCRIPTION

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Craig M. Patten
 Landscape Architecture
 1375 Meyer Road
 Hoffman Estates, IL 60169
 630-649-3067
 cmplandarch@icgglobal.net

Sheet No.
 1 / 1

Landscape Plan

Scale: 1" = 20' - 0"

PROOF PRESENTED BY:



PREPARED FOR:



Planning & Consultation

Design & Fabrication

Installation & Removal

Maintenance & Repair

OFFICE:



746 N. Harrisville Rd.

Ogden, UT 84401

801-823-3100

www.DavisSignsUtah.com

License - Bonded - Insured

OUT TEAM:



SALES:

Blake Davis

480-636-6223

Blake@davissignsutah.com

DESIGN:

design@davis-signs.com

LOCATION:



320 E. North Ave
Villa Park, IL 60181

CONTACT:



Client Name Here

NOTES:



Customer is responsible for providing a dedicated electrical circuit within 6 feet of each sign location and any desired electrical timing devices.

DRAWING NUMBER

249999-01

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FILE PATH:



P:\job_name\LAYOUTS\PROOFS



■ CLIENT

Mint Dispensary

■ LOCATION

320 E. North Ave
Villa Park, IL 60181

■ REVISIONS

- 01 05.14.24
- 02
- 03
- 04
- 05
- 06

■ APPROVAL

SIGN HERE



CUSTOMER APPROVAL

SIGN HERE



LANDLORD APPROVAL

■ RECITALS



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249999-01 | 01 OF 05
Page 150 of 164





A | FACE INSERT & GRAPHICS | Scale: 1/4" = 1'-0"

NOTE:

- Remove existing face(s) & dispose.
- Manufacture TWO (2) sets of acrylic/lexan face(s)
- Produce & Apply set of vinyl graphics on new faces as illustrated.
- Install NEW faces in existing D/F pole display.

 | VINYL COLORS

-  8800-091 METALLIC GOLD
-  8800-068 GRASS GREEN
-  BLACK-070

■ CLIENT

Mint Dispensary

■ LOCATION

320 E. North Ave
Villa Park, IL 60181

■ REVISIONS

- 01 05.14.24
- 02
- 03
- 04
- 05
- 06

■ APPROVAL

SIGN HERE

CUSTOMER APPROVAL

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LANDLORD APPROVAL

■ RECITALS



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Page 151 of 164



CLIENT

Mint Dispensary

LOCATION

320 E. North Ave
Villa Park, IL 60181

REVISIONS

- 01 05.14.24
- 02
- 03
- 04
- 05
- 06

APPROVAL

SIGN HERE

CUSTOMER APPROVAL

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LANDLORD APPROVAL

RECITALS



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249999-01 | 01 OF 05
Page 152 of 164

B | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 3/8" = 1'-0"

NOTE:
Fabricate and install ONE (1) Set of Illuminated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic
TRIM CAP: 3/4" Black
RETURN: 5" Deep - .063 Aluminum
BACKS: 3mm ACM

ILLUMINATION: White LEDs
INSTALL: Flush To Wall

VINYL COLORS

- 8800-091 METALLIC GOLD
- 8800-068 GRASS GREEN
- Black perf vinyl Day/Night

TRIM CAP COLORS | PERIM: 82'(58' COIN)

BLACK

RETURN COLORS | PERIM: 40'

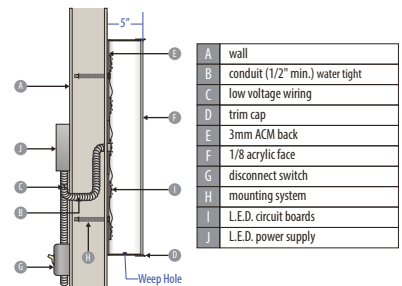
BLACK

ILLUMINATION

WHITE

CROSS SECTION DETAILS

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PROPOSED SIGNAGE

SQUARE FOOTAGE: 71.12 sf
SIGN HEIGHT: 26'-0"
FRONTAGE: 120'-00"



CLIENT

Mint Dispensary

LOCATION

320 E. North Ave
Villa Park, IL 60181

REVISIONS

- 01 05.14.24
- 02
- 03
- 04
- 05
- 06

APPROVAL

SIGN HERE

CUSTOMER APPROVAL

SIGN HERE

LANDLORD APPROVAL

RECITALS



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Davis Signs Utah | 801-823-3100
746 N. Harrisville Rd., Ogden, UT 84404

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DRAWING NUMBER

249999-01 | 01 OF 05
Page 153 of 164

C | ILLUMINATED PAN CHANNEL DISPLAY | Scale: 1/4" = 1'-0"

NOTE:
Fabricate and install ONE (1) Set of Illuminated PC logo/letters as illustrated.

FACE: 1/8" White Acrylic
TRIM CAP: 3/4" Black
RETURN: 5" Deep - .063 Aluminum
BACKS: 3mm ACM

ILLUMINATION: White LEDs
INSTALL: Flush To Wall

PROPOSED SIGNAGE

SQUARE FOOTAGE: 141.83 sf
SIGN HEIGHT: 19'-0"
FRONTAGE: 120'-4"

VINYL COLORS

- 8800-091 METALLIC GOLD
- 8800-068 GRASS GREEN
- Black perf vinyl Day/Night

TRIM CAP COLORS | PERIM: 82'(58' COIN)

BLACK

RETURN COLORS | PERIM: 40'

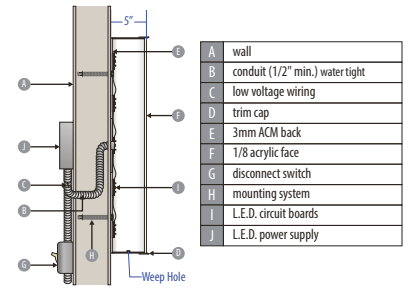
BLACK

ILLUMINATION

WHITE

CROSS SECTION DETAILS

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289.32' MEAS.

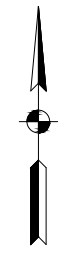
103'35'13"

10 FT UTILITY EASEMENT

103.30' MEAS.

VILLA AVENUE

Scale: 1 Inch = 30' Feet
Distances are marked in feet and decimals.



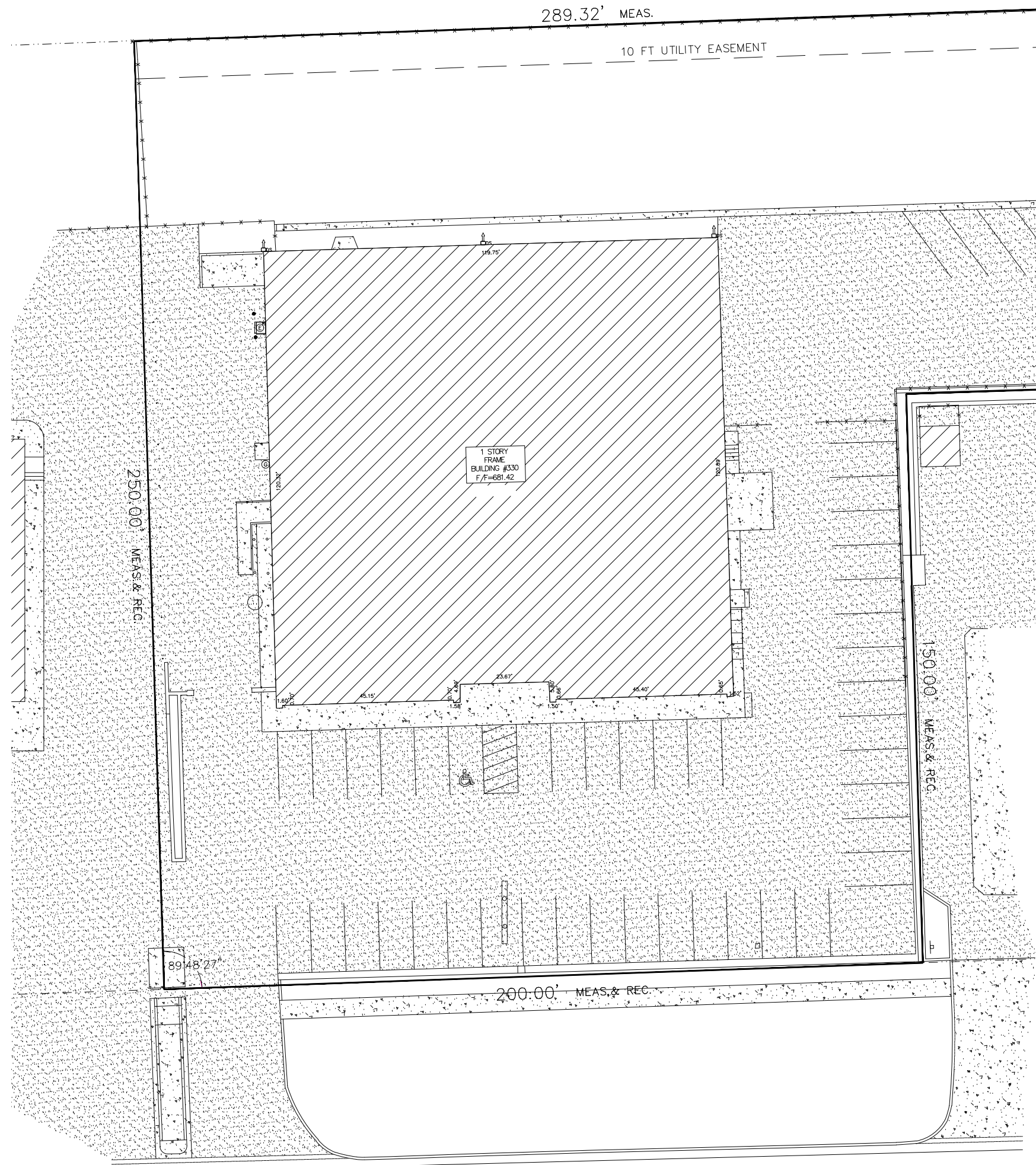
- LEGEND:
- (R) = Record
 - (M) = Measured
 - (D) = Deed
 - N. = North
 - S. = South
 - W. = West
 - E. = East
 - NW'ly = Northwestern
 - NE'ly = Northeastly
 - SW'ly = Southwesterly
 - SE'ly = Southeastly
 - Conc. = Concrete
 - Single-Arm Light Pole
 - ▲ Traffic Light
 - Ⓐ Ameritech/ATT Manhole
 - Ⓢ COMED Manhole
 - Ⓜ Unclassified Manhole
 - Ⓞ CDWM Manhole
 - Ⓟ Bumper Post
 - Ⓧ Gas Valve
 - ♿ Handicapped parking sign
 - Ⓣ Traffic Sign
 - Ⓢ Stop Sign
 - Ⓟ Parking Sign
 - Ⓜ Parking Meter
 - Ⓢ Fire Hydrant
 - Ⓢ Water Valve
 - Ⓟ B-Box
 - Ⓢ Water Manhole
 - Ⓢ Manhole
 - Ⓢ Catch Basin
 - Ⓢ Inlet
 - Ⓢ Combined Manhole
 - Ⓢ Wood Power Pole
 - Ⓢ Tree
 - Wood Fence ---□---□---
 - Wire Fence ---x---x---x---
 - Iron Fence ---o---o---
 - Water Main ---v---v---
 - Overhead Wires ---E---E---E---
 - Gas Line ---g---g---
 - Telephone Line ---T---T---
 - ATT Line ---ATT---ATT---ATT---
 - Cable Line ---CABLE---CABLE---CABLE---

DATE	ISSUED FOR DESIGN COORDINATION
1 02/06/2024	
2	
3	
4	
5	
6	

PLAT OF SURVEY
330 E NORTH AVE.
VILLA PARK, ILLINOIS

KANTHAPHIXAY
Land Surveying
17 N. Ridge Court, IL 60107
Phone: (630) 736-5633
Cell: (630) 979-7491

Ordered By: RBD Associates, Inc.
Field work done on 01-26-2024
Drawn By: RD



PLAT OF SURVEY

OF

LOT 2 (EXCEPT THE NORTH 100.0 FEET MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF AND EXCEPT THE WEST 200.0 FEET THEREOF), IN NORTH-VILLA ASSESSMENT PLAT, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 34, LYING WEST OF THE CENTER LINE OF VILLA ROAD IN SECTION 34, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1958 AS DOCUMENT NO. 884301, IN DUPAGE COUNTY, ILLINOIS.

PIN: 03-34-303-028

COMMONLY KNOWN AS: 330 EAST NORTH AVENUE, VILLA PARK IL 60181



STATE OF ILLINOIS) s.s.
COUNTY OF COOK)

SURVEYORS NOTES:

- EASEMENTS AND BUILDING LINES ARE SHOWN ONLY WHERE THEY ARE SO RECORDED ON THE SUBDIVISION PLAT OR ARE FURNISHED WITH THE ORDERED DESCRIPTION, REFER TO YOUR TITLE INSURANCE POLICY, DEED, AND LOCAL BUILDING REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY

I, RICHARD R. KANTHAPHIXAY, a Illinois Professional Land Surveyor, hereby certify that a survey has been made, at and under my direction, of the property described above, and that the survey hereon drawn is a correct representation of said survey and conforms to the current Illinois minimum standards for a boundary survey.

Streamwood, Illinois, FEBRUARY 06, A.D. 2024

By Illinois Professional Land Surveyor

Certificate No. 3807
Expiration date: 11-30-2024

EAST NORTH AVENUE



MEMORANDUM

CHICAGO
188 W Randolph Street Suite 200
Chicago, IL 60601
312-372-1008

LOS ANGELES
360 E 2nd Street Suite 800
Los Angeles, CA 90012
213-259-1008

HELENA
317 Cruse Ave Suite 202
Helena, MT 59601
406-431-1588

SEATTLE
999 3rd Ave Suite 700
Seattle, WA 98104
206-828-1008

Date: June 5, 2024

VIA EMAIL

To: Marc McLaughlin, AICP, Director of Community Development
Villa Park, Illinois

From: Houseal Lavigne
Josh Koonce, AICP, Practice Lead | Project Manager

Re: Draft for Review: Vision, Goals, and Preliminary Land Use Framework
Villa Park Comprehensive Plan

This memorandum outlines the three foundational elements of the Villa Park Comprehensive Plan: the community vision statement, goals and corresponding policies, and preliminary land use framework. The components of this plan will guide the design and development of the Village and accommodate diverse housing, thriving commercial centers, multimodal connectivity, and abundant green spaces, retaining its identity as "the Garden Village."

The vision statement captures the collective desires and aspirations of the community, public officials, and stakeholders. The vision and the supporting goals and policies will set the foundation for recommendations and actions in the subsequent chapters of the Comprehensive Plan.

The preliminary land use framework specifies the anticipated future land use throughout the Village, drawing from field reconnaissance and the existing development pattern. This land use plan aims to promote various housing, vibrant commercial activities, and sustainable mixed-use developments to enhance community livability and economic growth.

This memorandum has been revised based on staff feedback.

Next steps: Based on feedback from Village staff and elected and appointed officials, and as we work through the planning process in the coming months, the Draft Vision Statement, Goals, and Preliminary Land Use Framework will be adjusted and refined for incorporation into the draft plan document.

Community Vision Statement

The Vision Statement paints a picture of what the Village can achieve following the adoption of the Comprehensive Plan. The Vision Statement is the foundation for the Plan's goals, policies, recommendations, and actions.

Over the last century since its incorporation, the Village of Villa Park has experienced growth within its population, economic base, and geographic size to become home to nearly 22,000. Over the coming decades, the Village will continue its tradition of providing high quality housing, commercial and retail areas, regional connectivity, municipal services, and amenities. The Village will provide a range in its housing stock that welcomes and attracts people in all stages of life, ensuring anyone can call Villa Park home. The Village will promote and support its commercial corridors to grow as regionally recognized activity centers, known for its year-round activities, local businesses, diverse commercial offerings, and cultural events. The Village will connect housing stock, commercial corridors, and local amenities through a multimodal network giving residents the option to comfortably walk, bike, drive or take transit. Known as the "The Garden Village," Villa Park will provide superb recreational spaces, while strategically expanding offerings to ensure all residents have access to green space. Villa Park will offer a unique experience and sense of community for residents and visitors drawn to its picturesque neighborhoods, attractive retail areas, high quality parks and recreation, first-rate school system, and diverse cultural offerings.

Goals and Policies

Goals are broad and long-range desired outcomes. They are ambitious and will require the culmination of incremental actions to be fully achieved. The Village's planning efforts should work to support these goals.

Goals and policies for each section of the Plan will be expanded with recommendations and actions, ensuring Villa Park can take meaningful and implementable steps toward realizing these broader goals over the next few decades.

Land Use and Development

Facilitate land use and development patterns that allow the Village's unique aspects to flourish – with a range of complete neighborhoods, commercial districts, employment areas, and an emphasis on protecting Villa Park's 'Garden Village' identity.

Key Policies for Land Use and Development

- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses within established neighborhoods.
- Consider annexation of unincorporated land within and adjacent to the Village boundaries.
- Promote higher-density residential/mixed-use development around the Uptown District, the Historic Ardmore District, and along the St. Charles Road Corridor to create a vibrant mix of uses, to improve connections between development and transit and to add vitality to these areas.
- Preserve historic buildings and neighborhoods, promoting their adaptive reuse for residential, cultural, or commercial purposes.

Housing and Neighborhoods

Encourage the strategic infill and development of complete neighborhoods that provide a variety of attainable housing choices for people in all stages of life – from youth to seniors, and from singles to families – and ensure access to key amenities, commercial areas, and personal services.

Key Policies for Housing and Neighborhoods

- Develop a diverse range of housing options, including affordable, workforce, and senior housing, to meet the needs of all residents and attract a diverse population.
- Encourage renovating and preserving existing housing stock to maintain neighborhood character while upgrading living standards.
- Implement regulations to ensure the maintenance of rented properties to improve neighborhood aesthetics and livability.
- Incentivize sustainable development practices for new housing, including green building standards, renewable energy installations, and water-efficient landscaping.

Economic Development

Stimulate economic growth by placing emphasis on new small businesses, job creation, and creating experiential corridors that focus on creating memorable and engaging customer experiences rather than just selling products.

Key Policies for Economic Development

- Develop economic strategies that attract businesses and industries that align with the community's character and long-term goals while supporting local entrepreneurship.
- Promote the clustering of warehousing/distribution activities in areas with access to the transportation corridors in the Village.
- Develop mixed-use space around the Uptown District to activate the area and capitalize on transit accessibility.
- Encourage a mix of businesses to occupy vacant buildings, enhancing economic diversity, particularly along St. Charles Road.
- Establish stronger connections between the Village's commercial corridors and residential uses, particularly along Villa Avenue.
- Identify and develop new growth opportunities that will diversify Villa Park's economic profile and reduce the adverse impact of retail and consumer changes.
- Create a marketing campaign for the Uptown District.

Transportation

Provide a safe and well-connected multimodal network that connects all areas of Villa Park and major destinations beyond, accommodating all modes of travel including walking, biking, transit, and driving.

Key Policies for Transportation

- In collaboration with Pace, Metra, and RTA, promote public transit investments, service expansions and other transport alternatives in the Village.
- Promote walking and biking connections (sidewalks, dedicated bike lanes, and/or side paths where appropriate) to key areas and locations, such as the Metra Station, within the Village.
- Ensure that all Pace bus stops, and the commuter rail station have safe and sufficient pedestrian access and infrastructure, including benches and shelters, in collaboration with Pace, Metra, and RTA.
- Install advanced crossing signals and lights at key intersections, particularly along St. Charles Road, to improve pedestrian safety and visibility.
- Conduct regular maintenance and repairs on roads and sidewalks, emphasizing areas with high traffic and poor condition.
- Invest in beautification and streetscape projects on key east to west arterials to enhance the visual appeal and functionality of community spaces.
- Expand the range of non-motorized transportation options available.

Community Facilities and Public Infrastructure

Provide facilities, services, and infrastructure that both meet the needs of current residents and lay the groundwork for potential residents through continued investment and planning.

Key Policies for Community Facilities and Public Infrastructure

- Build off of the momentum of the Villa Park Recreation Center and continue to add to the Village's recreational facilities to enrich community life and provide a range of leisure options.
- Promote cultural and arts programming in Villa Park through partnerships between the Parks and Recreation Department, local schools, and arts and cultural organizations.
- Develop community garden spaces along the Prairie Path to enhance green space and biodiversity.
- Provide park-like amenities and improve signage in recreational areas to improve access and user experience.
- Install art installations in parks and public spaces to enhance the community's visual landscape and cultural experience.
- Implement a comprehensive signage and wayfinding strategy that facilitates navigation and encourages visitors to explore the amenities and attractions of Villa Park.
- Participate in community projects by creating murals or green spaces on blank walls, engaging the youth of the community.
- Maintain the stormwater management system to continue to mitigate flooding, enhance water quality, and support sustainable water use.
- Make necessary upgrades and develop new sewer infrastructure to keep pace with potential increases in population and development intensification.
- Connect parks and recreation areas with trails on existing rights of way and through neighborhoods where possible to support a more connected park system.

Land Use Influences

The Future Land Use Plan establishes the framework for the use and development of land within the Village and the surrounding incorporated areas. A range of factors influence the Village's development pattern, including existing land use, new development, demographic trends, image and identity, and community input.

This Future Land Use Plan aims to highlight the Village's assets, leverage existing land use patterns, and guide development and redevelopment to maximize limited opportunities within the Village's built-out areas. This section presents long-range policies and recommendations for high-quality and compatible residential, commercial, and mixed-use development and the community's protection and enhancement of park and open spaces.

Existing Land Use

A review of existing land use was conducted to inform the planning process and better understand the Village's land use and development patterns. This review was guided by field reconnaissance, research, and available data. The Land Use Plan for Villa Park identifies preferred land use patterns within the Village, maintaining existing land use configurations in several areas and identifying select areas for future growth. The Plan reflects the Village's built-out status, and new growth and development have been planned to change, reorient, and maximize land use in the Village.

Opportunities for Growth

- **Develop and redevelop strategically.** Due to the Village's landlocked municipal boundary, it should develop and redevelop to ensure its neighborhoods, businesses, and employment areas are well designed, compatible, and economically sustainable. When development sites are available, the Village should work with property owners and developers to ensure they contribute to the economy and meet residents' needs. According to community feedback, local unique commercial development, multi-dwelling, and mixed-use options are desired.
- **Transit Oriented Development.** The Union Pacific West Line serves Villa Park in between Ogilvie Transportation Center in Chicago and as far west as Elburn, Illinois. Incorporating mixed-use with residential and commercial uses close to the Metra Station will boost public transit utilization and foster sustainable urban growth. The Village should focus on establishing multi-dwelling complexes near the Uptown District to promote transit-oriented neighborhoods and diversify the housing options available to residents.
- **Expansion in unincorporated areas.** Villa Park has several unincorporated areas within and adjacent to its boundaries that could be significant to the Village. By incorporating residential areas, the Village's residential base would automatically increase, which would increase the Village's property tax revenues. The Village should proactively engage in strategic planning and agreements to incorporate these areas when appropriate, which will contribute to the economic development of the Village.
- **Development along Major Roadways.** Three major Illinois State Highways bound Villa Park: IL 83 (Kingery Highway), IL 64 (North Avenue), and IL 38 (Roosevelt Road), along with the local thoroughfare, St. Charles Road. Besides carrying the most traffic in the Village, these thoroughfares connect the Village to broader metropolitan, regional, and national interstate systems. Several underutilized and vacant parcels of land are located along these important roadways, offering unique development opportunities. The Village should capitalize on the underutilized and vacant land along these major roadways by promoting and facilitating the development of large shopping centers, big-box retail stores, destination attractions, hotels, restaurants, and warehouses/distribution centers. This would leverage these arterials' high traffic volumes and connectivity to stimulate economic growth and enhance the Village's commercial appeal.

Future Land Use Plan

The Future Land Use Plan is intended to guide the future growth and development of the Village and its Planning Area. The Future Land Use Plan aims to improve the character and quality of the Village's residential neighborhoods, enhance the Village's commercial and employment areas, and support a balanced approach to development. During the next 20 years, the Future Land Use Plan will designate the land use classifications that will guide the growth and development of the community.

NOTE: The following land uses correspond to the Future Land Use Map on page 9.

Single-Dwelling

Single-Dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas encompass carefully planned subdivisions and older, established neighborhoods exhibiting planned subdivisions and older, mature neighborhoods exhibiting classic neighborhood layouts. Single-Dwelling homes are the most generic form of residential property in the Village.

Intent

- Preserve the character of existing single-dwelling residential neighborhoods.
- Allow a mix of single-dwelling housing typologies in a neighborhood.
- Allow for the use of accessory dwelling units.

Multi-Dwelling

Multi-Dwelling residential development refers to properties that accommodate multiple units or households on a single lot. This can include independent buildings comprised of condominiums or apartments, structures within mixed-use developments, or specialized housing for seniors. Currently, such developments exist in various locations throughout the Village. These types of developments should be prioritized in areas close to transit options and commercial centers to facilitate easy access to amenities and transportation, enhancing residents' quality of life.

Intent

- Provide attainable and affordable housing options.
- Increase the housing density in key areas and corridors.
- Serve as a transition between commercial and lower density residential areas.

Mixed-Use

Mixed-use areas are composed of buildings that combine distinct functions, such as offices, shops, and homes, within the same structure. These buildings often have retail stores and restaurants on the ground floor to create an active and engaging pedestrian environment, with residential or other service-based activities above. Mixed-use developments should be targeted near the Uptown District, along the St. Charles Road Corridor, and the Old Town District to enhance density in these areas. Compared to single-use areas, mixed-use areas provide more amenities and higher residential density while creating a vibrant, safe, and attractive pedestrian environment.

Intent

- Provide higher-density residential options.
- Allow for flexibility in developments.
- Maximize development potential.
- Allow for live work spaces.

Local Commercial

Local commercial areas are designed to provide residents with convenient, day-to-day goods and services within a short walk or drive of their homes. The local commercial area should consist of a mixture of retail, services, and office uses that cater to the local population. These areas include a grocery store or restaurant along with other smaller retailers, such as gas stations, dry cleaners, convenience stores, and banks. Providing these daily necessities and services close to home is an amenity for nearby residents and reduces the need to drive.

Intent

- Establish small-scale businesses that serve the surrounding area primarily.
- Provide everyday shopping and service convenience.

Corridor Commercial

This category includes businesses providing goods and services to a wide range of customers both within the Village and beyond. The use of commercial land in a corridor is typically organized in a linear pattern and includes a blend of neighborhood-oriented commercial retail, offices, smaller regional commercial retail (such as auto dealers), service uses, and multi-dwelling housing. Commercial uses of regional importance should be in areas where they will have access and visibility without impacting traffic along the corridor or nearby residential areas, such as North Avenue and Roosevelt Road. On the other hand, St. Charles Road should be used for commercial purposes on a neighborhood scale and oriented toward residential neighborhoods.

Intent

- Concentrate commercial developments along major roadways.
- Accommodate various business and commercial uses, including national retailers in large format stores.

Industrial

The industrial category includes facilities that manufacture, store, and distribute products. Most of these uses have minimal impact on the surrounding areas and are often clustered together within industrial areas. The manufacturing-related uses are in the northern part of the Village, particularly near the Canadian National railroad tracks. This type of development should be located near regional transportation networks to minimize its negative impact on residential neighborhoods.

Intent

- Ensure light industrial uses contribute positively to the Village's economic health.
- Consolidate low-impact industrial uses in key locations.
- Minimize conflict with adjacent non-industrial uses.
- Allow for incubator spaces.

Utilities

Utilities include facilities that support transportation systems, utilities, municipal infrastructure, and Village operations that are not generally accessible to the public. Water towers and substations fall under this category. The purpose of these areas is to support services for Villa Park residents and businesses.

Intent

- Maintain facilities and other infrastructure essential to the operation of the Village.

Public and Semi-Public

Public and semi-public areas include local government uses, municipal facilities, community service providers, schools, and places of worship and assembly. Village Hall, the Museum, the police station, fire stations, libraries, churches, and schools are examples of public and semi-public functions within the Village. Several public and semi-public uses are located throughout the Village, which are integrated into residential and commercial areas.

Intent

- Identify and preserve valuable facilities and institutions within the community.
- Improve accessibility to and connectivity between public and semi-public facilities.

Parks and Open Spaces

Parks and open space areas encompass recreational and natural environments. The Village maintains public parks that offer active and passive recreation opportunities. Some notable parks are Willowbrook Park, Prairie Path Park, Franklin Park, Lufkin Park, and private open spaces within subdivisions.

Intent

- Preserve open space and natural areas.
- Ensure continued access to recreational opportunities.
- Preserve natural assets for public and private use.
- Expand park offerings.

Subareas

1. **North Avenue Corridor:** The North Avenue Corridor (Illinois Route 64) is a significant east-west road and state route in the northern area of Villa Park, stretching from the east to west municipal boundaries. The Illinois Department of Transportation classifies this area as a Strategic Regional Arterial. The corridor consists of commercial properties but also includes residential, light industrial, and vacant land. Much like the Roosevelt Road Corridor, the corridor emphasizes vehicular movement with some regional commercial encompassing either side of the road.
2. **Uptown District:** The Uptown District surrounds the only Metra station in Villa Park, which serves the Union Pacific/West Line. The proposed subarea boundaries are Vermont Street (north) to Division Street (south) and Yale Avenue (west) to Douglas Avenue (east). The station and the multi-dwelling housing adjacent to it may present a significant opportunity for additional transit-oriented development.
3. **St. Charles Road Corridor:** The St. Charles Road Corridor serves as a major east-west route through Villa Park and the western suburbs. The proposed subarea spans from Westmore Avenue (west) to Salt Creek (east) and is home to various retailers, restaurants, and offices. Additionally, there are many inactive storefronts and a lack of infrastructure to accommodate any form of movement other than a car.
4. **Old Town District:** The Old Town District, referred to as Old Town Villa Avenue, is a business district that stops short of St. Charles Road (north), Monterey Avenue (east), Myrtle Avenue (west), and Park Boulevard (south). It features a mix of residential, commercial, mixed-use, and institutional properties. There are quality developments within this area such as the transformation of the former Ovaltine factory into the thriving Ovaltine Court apartment complex. Such developments provide good momentum for an area that could potentially serve as a destination within the Villa Avenue.
5. **Historic Ardmore District:** The Historic Ardmore District is a unique area with a diverse set of land uses. It was initially developed around the Ardmore Avenue train station, which now houses the Chamber of Commerce and is on the National Registry. It extends from Princeton Avenue (west) to School Street (north), Cornell Street (east), and Highland Avenue (south). It is divided by the Illinois Prairie Path, Park, and Central Boulevard. The area includes offices, shops, taverns. Various community events are held within the district.
6. **Roosevelt Road Corridor:** Running along the southern edge of Villa Park, from the eastern to western municipal limits, the Roosevelt Road Corridor (IL Route 38) hosts a wide range of major retail options. The majority of Villa Park is situated north of the corridor, while Oak Brook Terrace is generally to the south. The corridor facilitates regional vehicular movement. Much of the commercial retail within the sub area is big box and automobile oriented.

