

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**

**July 10, 2025**

**7:30 PM**

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Chairman Jason Jarrett

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

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
  - a. Minutes of June 12, 2025 Planning and Zoning Commission
- 3. Public Hearing - New Business**
  - a. *PZ-25-09 - 10 S. Charles Ave. - Zoning Map Amendment*
- 4. Discussion Items**
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

**Village of Villa Park**  
**Planning and Zoning Commission**  
**June 12, 2025**

**I. CALL TO ORDER BY THE CHAIRMAN**

Chairman Jarrett called the meeting of the Planning and Zoning Commission to order at 7:34 p.m.

**II. ROLL CALL AND DECLARATION OF A QUORUM**

**Commissioners Present:** LeMieux, Luedtke, Hasler, Shlensky and Chairman Jarrett

**Commissioners Absent:** Hofstra, Jackson, Romano, Calvert

**Staff/Liaison Present:** Community & Economic Development Deputy Director Michelle House, Planner Rachel Leedom

A Quorum was present.

**III. APPROVAL OF MINUTES**

Commissioner Shlensky moved to approve the minutes from May 8, 2025, as presented.

The Motion was seconded by Commissioner Hasler.

On roll call:

AYES: Commissioners LeMieux, Luedtke, Hasler, Shlensky and Chairman Jarrett (5)

NAYS: None (0)

The motion carried.

**IV. New Business**

a. PZ-25-06-734 S. Villa - Variation - Petitioner: Basil Weaver.

Michelle House summarized that the Petitioner is requesting a variation for the size of the gazebo on the property. Section 6.10.2 permits gazebos with a maximum size of 200 square feet. The Petitioner proposes a gazebo with a size of 248.2 sq ft.

The Petitioner received a permit for a patio in March 2022. After a rough inspection of the patio in April 2022, it was discovered that footings for a gazebo had been installed in the patio. The permit was then updated to reflect these changes to the patio, but no gazebo permit was applied for. A Stop Work violation was given at this time. In July of 2023 a gazebo permit still had not been obtained so a violation notice was sent. This continued until a citation was issued in January 2025. The Petitioner applied for a gazebo permit in February

2025. The permit application was denied due to the size of the gazebo, the Petitioner applied for a Variation. The gazebo exceeds the maximum permitted gazebo size by 48.2 sq. ft., but is in compliance for setback distance and lot coverage.

Basil Weaver stated that he had a deep lot and wanted to put in something that his family could use and enjoy. He purchased a kit but was not aware of the size requirement.

During the construction of the patio an inspector made note that they thought the placement of the footings would make the gazebo bigger than allowed.

He thinks that the measurements should be from the exterior of the posts and not the exterior measurement of the roof.

He values Village code and says they exist for a good reason however asking to approve this variation does not violate the theme why the codes exist.

Phyllis Cooper spoke and said she has lived there for twenty years and has no complaints as she can hardly see it from her house and they should not be made to take it down.

Commissioner Luedtke asked about the discrepancy in the size.

Michelle House said that the 240.2 number was from the outer edges of the roof. Staff would prefer to error on the larger side.

Commissioner Luedtke asked if a permit was ever applied for the gazebo.

Rachel Leedom said it was, with the first submission we got the first dimensions with the second submission we received a document showing the sizes.

Commissioner Luedtke said that article 6 was recently redone with updated size allowances within the year.

Michelle House said that a portion was done but she does not think that this portion was changed.

Commissioner Luedtke asked if there was any language that defines where the parameters were. Would the columns be the be the controlling dimensions.

Michelle House said that the foundation is usually what we measure to.

Commissioner Luedtke said if the columns are used, we would only be over by 5.

Commissioner Shlensky asked if there was anything in the staff notes that reflect any conversation in 2022 about having additional inspections.

Michelle House said that the invoice noted footings, but it did not show dimensions in the plans. If it showed dimensions, it would have been caught in the pre-pour and noted that it was too big.

Chairman Jarrett thinks that it may have been smaller at the time.

Commissioner Shlensky said that the patio was not a concern.

Chairman Jarrett asked with kits that come in various sizes could there be wiggle room for variations and kit designs.

Commissioner LeMieux said if we were to approve would we recommend 200 sq ft.

Chairman Jarrett said staff would want to approve 250 sq ft. to make sure. The code was made for a smaller lot size and did not envision that space.

### **MOTION**

Commissioner Shlensky recommends approval of PZ-25-06 for a Variation from Section 6.10.2, Table 6-2, for the maximum size of a gazebo to be expanded from 200 sq. ft. to 250 sq. ft. as depicted in Exhibit A for 734 S. Villa Avenue.

Commissioner Luedtke seconds the motion

On roll call:

AYES: : Commissioners LeMieux, Luedtke, Hasler, Shlensky and Chairman Jarrett (5)

NAYS: None (0)

The motion carried.

### **V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Joe Amore informed the board about the bike path. He was concerned that keeping the path on the wet side of the street would be a hazard to bikers. They should have a public meeting and change the plans so we can do it right the first time.

### **VI. ADJOURNMENT**

#### **Motion**

Motion to Adjourn made by Commissioner Luedtke.

Seconded by Commissioner Hasler.

Voice vote:

AYES have it.

Meeting Adjourned at 8:15 p.m.



# 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:** July 10, 2025  
**RE:** **Petition PZ-25-09 | 10 S. Charles Avenue | Zoning Map Amendment**

PETITIONER	OWNER
Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106	Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106

### Request Summary

The Petitioner is requesting a Zoning Map Amendment to change the zoning district from the Mixed Use Transitional (MX-T) District to Residential Single-Dwelling (RS-7.5) District.

### Background

The lot is currently zoned Mixed Use Transitional (MX-T) and is used as a single dwelling home. The Petitioners would like to change the zoning to the Residential Single-Dwelling (RS-7.5) district to allow for the building of a garage on the property. If the zoning district were to change to RS-7.5, the existing house with modifications completed in 2023 would still be compliant with all building regulations for RS-7.5.

### Site Information

Present Zoning: Mixed Use Transitional MX-T  
 Present Land Use: Residential  
 Property Size: 9,004.2 sq. ft. / 0.21 acres  
 PIN: 06-10-101-016

### Surrounding Zoning

North: Mixed Use Transitional MX-T  
 West: Mixed Use Transitional MX-T  
 East: Mixed Use Transitional MX-T  
 South: Residential Single Dwelling- RS-7.5

### Surrounding Land Use

Commercial  
 Commercial  
 Commercial  
 Residential

### Comprehensive Plan Designation

**Mixed Use-** Mixed-use areas combine distinct functions, such as offices, shops, and homes, within the same building or development. These developments 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 increase density. Mixed-use areas provide more amenities and higher residential density than single-use areas while creating a vibrant, safe, and attractive pedestrian environment.

**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 classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

## **Zoning Request**

The Petitioner is requesting a Zoning Map Amendment to change from Mixed Use Transitional (MX-T) to Residential Single-Dwelling (RS-7.5)

## **Internal Staff Review**

### Zoning Map Amendment

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

### MX-T

The MX-T district is intended to accommodate low- to mid-scaled office and/or residential buildings transitioning between mixed-use shopping nodes and residential uses. The building form defines compact buildings with entrances, windows, and interior uses facing the primary corridor. Parking is intended to be internal to the building; located in the rear of the lot, screened from the primary street with the building; or located in the side yard, limited in width and orientation.

### RS-7.5

The RS-7.5 district is primarily intended to accommodate detached houses on lots with an area of at least 7,500 square feet.

### Site Plan Review

The existing home would still meet all the required building standards if the zoning district were to change to RS-7.5

- Lot Coverage
  - Required: 60%
  - Existing: 42.21%, including the proposed garage
- Front Setback
  - Required: 30.0 ft.
  - Existing: 30.5 ft.
- Interior Side Setback
  - Required: 6.0 ft.
  - Existing: 10.5 ft.
- Rear Setback
  - Required: 40.0 ft.
  - Existing: 58.0 ft.
- Building Height
  - Required: 28.0 ft.
  - Existing: 26.8 ft.

## **Notification**

Legal Notice was published in the Daily Herald on June 23, 2025, 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**

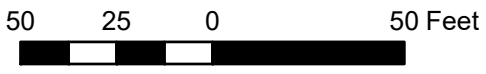
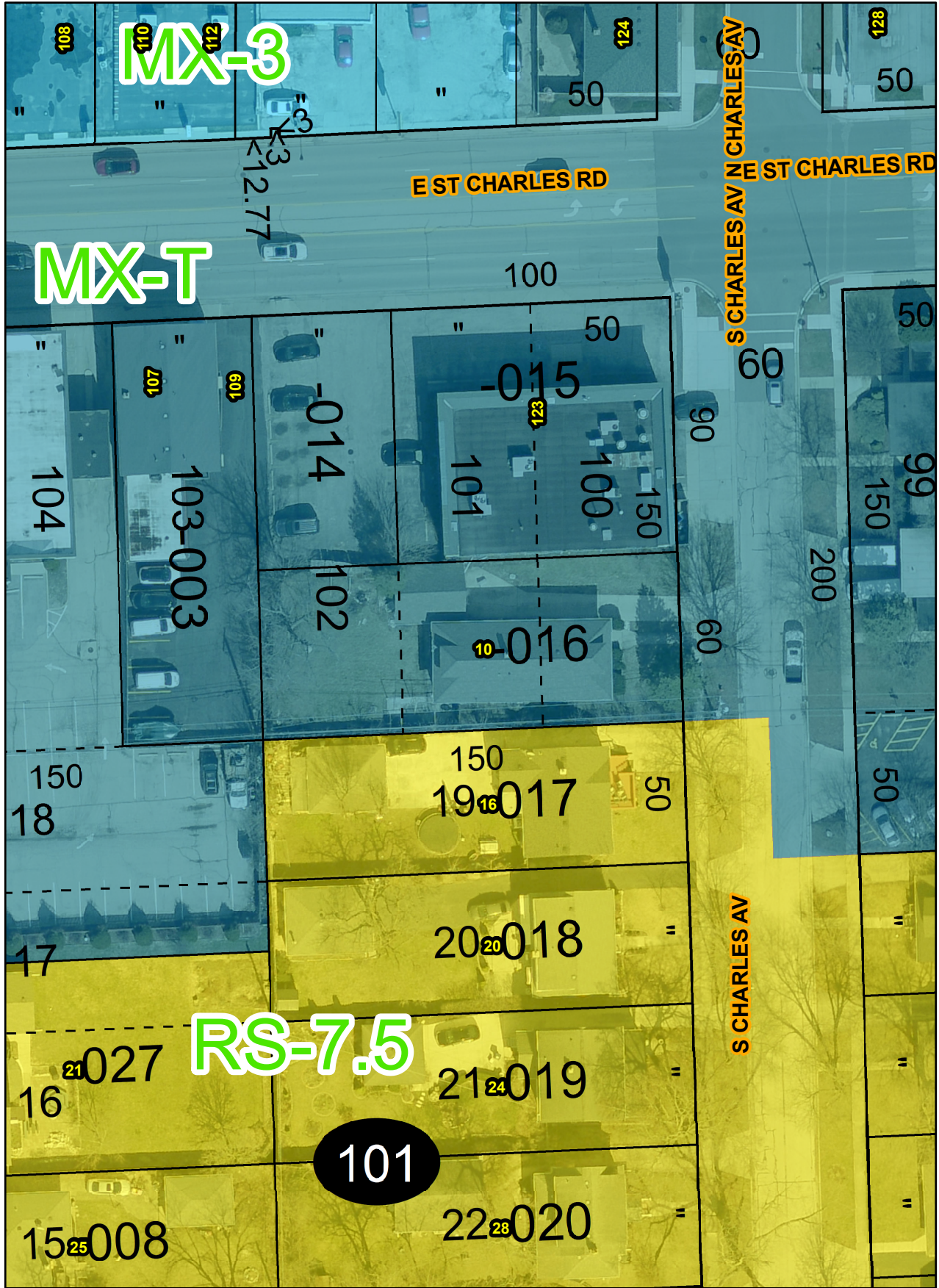
Village staff have reviewed the petition and are in support of the request.

**Sample Motion**

*To recommend approval of PZ-25-09 for a Zoning Map Amendment from the MX-T zoning district to the RS-7.5 zoning district.*

**Exhibit List**

Exhibit A - Plat of Survey



# ALTA/NSPS LAND TITLE SURVEY

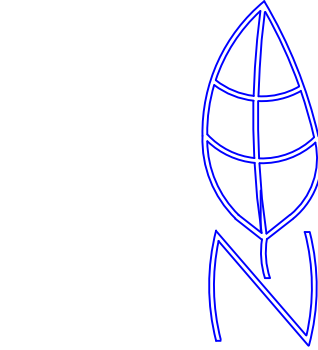
## LEGAL DESCRIPTION

PROPERTY 1: PARCEL 1: LOTS 100, 101 AND 102 (EXCEPT THE SOUTH 60 FEET OF EACH SAID LOT) IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY 2: PARCEL 2: THE SOUTH 60 FEET OF LOTS 100, 101 AND 102 IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

## LEGEND

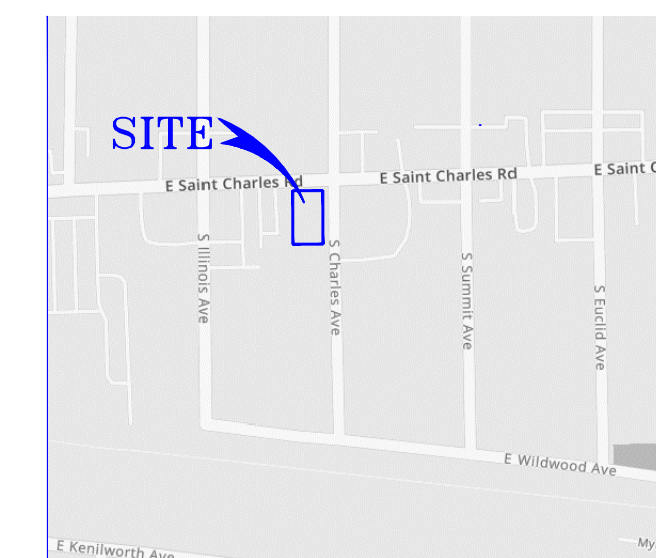
—	EXISTING BOUNDARY	○	MANHOLE	▨	ASPHALT SURFACE
—	EXISTING EASEMENT	○	EXIST. CURB INLET	▨	BUILDING/STRUCTURE
—	EXISTING SETBACK	—	STORM SEWER	▨	CONCRETE SURFACE
—	EXISTING CHAIN LINK FENCE	—	SANITARY SEWER	(C)	CALCULATED
—	EXISTING WOOD FENCE	○	WATER VALVE	(R/M)	RECORD/MEASURED
—	EXISTING METAL FENCE	○	BUFFALO BOX (B-BOX)	SF	SQUARE FEET
—	EXISTING VINYL FENCE	○	WATER VALVE & VAULT	□	PHONE PEDESTAL
—	EXISTING BUILDING	○	FIRE HYDRANT	□	CABLE TV PEDESTAL
—	CENTER LINE	○	GAS METER	□	LIGHT POST
		○	GAS LINE	□	STREET SIGN
		○	ELECTRIC METER	□	DOWNSPOUT
		○	ELECTRIC PEDESTAL	□	BOLLARD
		○	OVERHEAD WIRES	□	BOLLARD
		○	UTILITY POLE		



BASIS OF BEARING:  
SOUTH LINE OF E. SAINT CHARLES ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.  
N 90°00'00" E (ASSUMED)

## GENERAL NOTES:

- UTILITIES ARE LOCATED USING VISIBLE SURFACE FEATURES PURSUANT TO SECTION 5.E.IV OF STANDARDS. FOR ACTUAL LOCATION OF UTILITIES SHOWN OR NOT SHOWN, PLEASE CONTACT J.U.L.I.E. AT 1-800-892-0123.
- PROPERTY INDEX NUMBER FOR THE LAND DESCRIBED HEREON IS: 06-10-101-014, 06-10-101-015 & 06-10-101-016.
- PROPERTY ADDRESS: 123 E. ST. CHARLES ROAD & VILLA PARK, ILLINOIS.
- PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA PER A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND KNOWN AS PANEL 17043C 0088J, WITH AN EFFECTIVE DATE OF 08/01/2019.
- NEITHER SURFACE NOR SUB-SURFACE (UNDERGROUND) UTILITY INFORMATION WAS TRACED OR LOCATED AS A PART OF THIS SURVEY.
- TOTAL AREA AS DESCRIBED IN THE BOUNDARY DESCRIPTION OF THIS SURVEY IS 22,505 SQUARE FEET OR 0.51 ACRES.
- UTILIZING FOUND BOUNDARY MONUMENTS IN, ON AND AROUND SITE RESULTED IN A RELATIVE POSITIONAL PRECISION THAT EXCEEDS THE MAXIMUM ALLOWED PURSUANT TO SECTION 3.E.IV.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, KNOWN AS ORDER NUMBER JT-22-2249 WITH AN EFFECTIVE DATE OF MARCH 3, 2022.
- NEITHER ROOF ACCESS NOR INTERIOR ACCESS WAS GRANTED TO SURVEY CREWS DURING THE PREPARATION OF THIS SURVEY.
- THERE ARE 21 MARKED PARKING SPACES VISIBLE ON SITE, AND 1 HANDICAP SPACE.



LOCATION MAP

STATE OF ILLINOIS  
COUNTY OF DUPAGE

PREPARED FOR: SVEN PER AHLSTROM, XIV  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ALLIED FIRST BANK  
OTTOSSEN, BRITZ, KELLY, ATAL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 21ST, 2022.

DATED, THIS DAY OF APRIL 25TH, A.D., 2022, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2022.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL  
ENGINEERING CORPORATION NO. 184-001245

CLIENT: OTTOSSEN BRITZ KELLY ATAL



FIELD CREW:	MD/PC
DRAWN BY:	RT
CHECKED BY:	JM
APPROVED BY:	JPM
DATE:	04/25/2022
SCALE:	HORIZ 1"=10' VERT NONE
SHEET	1
OF 1 SHEETS	
PROJ #	22-03-0550

Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.mechill.com



ALTA/NSPS LAND TITLE SURVEY  
123 E. ST. CHARLES ROAD &  
10 S. CHARLES AVENUE  
VILLA PARK, ILLINOIS

DATE	
1	
2	
3	
4	
5	
6	