

Public participation is invited. When called upon, please approach the microphone and state your name. Kindly limit your remarks to 3 minutes.

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

Zoning Board Of Appeals (ZBA)

September 10, 2025

6:00 PM

Chair Person: Rodney Pate

Commissioners: Wanda Ackermann, Vicki Flaskamp, Troy Clampit, Richard Gonzalez, Jason Jarrett, Deborah Cain

Board Liaison - President Patrick

Staff Liaison - Michelle House

- 1. Call to Order**
- 2. Approval of Minutes**
 - a. Approval of August 14, 2025 Planning and Zoning Commission Minutes
- 3. Public Hearing - Old Business**
- 4. Public Hearing - New Business**
 - a. ZBA-25-01 - 580 E. Harrison St. - Variation
 - b. ZBA-25-02 - 920 S. Summit Ave. - Variation
 - c. ZBA-25-03 - 1046 S. Illinois Route 83 - Variation
 - d. ZBA-25-04 - 300 W. High Ridge Rd. - Special Use
- 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
August 14,2025

I. CALL TO ORDER BY THE CHAIRMAN

Chairman Jarrett called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

II. ROLL CALL AND DECLARATION OF A QUORUM

Commissioners Present: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

Commissioners Absent: Jackson, Calvert

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

A Quorum was present.

III. APPROVAL OF MINUTES

Commissioner Hofstra moved to approve the minutes from July 10, 2025, as presented.

The Motion was seconded by Commissioner Luedtke.

On roll call:

AYES: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

NAYS: None (0)

The motion carried.

Motion to move Old Business to the end of New Business.

Motion made by Commissioner Hofstra seconded by Commissioner Romano.

AYES: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

NAYS: None (0)

The motion carried.

IV. New Business

a. PZ-25-11 - 5 W Madison Ave - Variation Petitioner: Richard Barnes.

Michelle House summarized the Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-foot tall open style fence in the front yard, instead of a 4.0-foot tall fence. This would continue an existing fence line in the side and rear yard of the property. The Petitioner is seeking a Variation to permit a fence with a maximum height of 5.0 feet in the front yard of a corner lot.

The property is located on a corner lot and fence will be located in the front yard of the property. With the orientation of the house facing W. Madison St, the technical front yard on Ardmore Ave is the largest useable space. The property has an existing fence in the rear and side yard with a permitted height of 5.0 feet. This new fence would continue the existing fence line into the front yard, creating a larger usable yard space for the residents. This fence would not impact any required visibility triangles. The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-foot tall, open style fence in the front yard, instead of 4.0-foot-tall fence.

Commissioner LeMieux asked if the new fence would start at the northeast corner of the house and continue in line with the House. There is a 25-foot setback from the sidewalk.

Michelle House stated that from the east property line the fence is offset 4 feet from the sidewalk along Ardmore to allow the applicant to place landscaping.

Ryan Nudd explained that they have a large dog that could jump a lower fence.

Michelle House explained how the address was determined.

Commissioner Hofstra said that a reason to approve would be that the large parkways would be a reason to allow the variation. It should be noted that this intersection has four way stop signs so there would be no danger to pedestrians or cars if they allowed this four foot fence.

Michelle House would like to note that there is a code requirement that the fence must be twenty feet outside the visibility triangle and the site line does show that this is outside the visibility triangle.

Chairman Jarrett said that corner lots create issues with fences and backyards. This house is set further back than we would usually see. This is the only usable yard on the property. The hardship of the lot makes sense.

MOTION

Commissioner Shlensky motioned to recommend approval of PZ-25-11 for a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-ft tall open style fence in the front yard, at 5 W Madison Ave, as depicted in exhibit A and B.

The motion was seconded by Commissioner Hofstra.

On roll call:

AYES: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

NAYS: None (0)

The motion carried.

b. PZ-25-15 - 10 S. Charles Avenue – Variation - Petitioner – Jesus and Estela Unzueta.

Michelle House reported The Petitioner is requesting a Variation to allow for a garage to be built in the Mixed Use Transitional (MX-T) District to accompany the single dwelling unit. The Petitioner is requesting variations from section 4.4.3-General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., from section 4.4.3-General Building to permit a garage entrance not on the rear façade, and section 6.10.3-Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft. The lot is currently zoned Mixed Use Transitional (MX-T) and is used as a single dwelling home. The Petitioners would like to build a new garage on the property. If the house were located in RS-7.5, the existing house with modifications completed in 2023 would be compliant with all building regulations for RS-7.5. The proposed garage complies with regulations typical for a single dwelling unit but requires Variations due to the location in the MX- district.

Commissioner Luedtke stated that they saw this petition last month and appreciates staff and the petitioner taking the recommendation of keeping the lot MXT for what ever might happen with the TIF.

MOTION

Commissioner Shlensky motions to recommend approval of PZ-25-09 for a variation from section 4.4.3-General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., a variation from section 4.4.3-General Building to permit a garage entrance not on the rear façade, and a variation from section 6.10.3-Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft.

Seconded by Commissioner Hofstra

On roll call:

AYES: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

NAYS: None (0)

The motion carried.

Commissioner Shlensky wanted to make an amended motion to recommend approval of PZ-25-15 for a variation from section 4.4.3-General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., a variation from section 4.4.3-General Building to permit a garage entrance not on the rear façade, and a variation from section 6.10.3-Nonresidential

Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft.

On roll call:

AYES: Hasler, Hofstra, LeMieux, Luedtke, Romano, Shlensky and Chairman Jarrett (7)

NAYS: None (0)

The motion was amended.

V. Public Hearing – Old Business

Estella Unzueta is asking for case PZ-25-09 for a zoning map amendment to be withdrawn.

Chairman Jarrett considered the application withdrawn the public hearing on that is closed.

VI. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Donna Noxon expressed her thanks for taking time away from your family and for all you do.

Deepasria Kumar expressed she was sad that some Commissioners will be not continue on with future Commission and thanked them for their time.

Commissioner Comments:

Commissioner Ramano wanted to thank the board it has been his pleasure to serve on the board. He noted disappointment that the Commission was not approached and hoped better decisions are made going forward.

Commissioner Hofstra expressed his appreciation for the gentleman he has served with. He has given his time and has learned a lot.

Commissioner Hassler was disappointed that his time on the board was so short.

Commissioner Shlensky expressed disappointment in the Village Board, thanked fellow Commissioners, staff, and former Commission liasons.

Chairman Jarrett thanked former Commission liaison, staff and members of the Commission. He hopes the Commission is successful moving forward and recommended them to review prior meetings and contact him if needed.

VI. ADJOURNMENT

Motion

Motion to Adjourn made by Commissioner Romano.

Seconded by Commissioner Shlensky.

Voice vote:

AYES have it.

Meeting Adjourned at 8:05 p.m.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-01 | 580 E. Harrison Avenue | Variation**

PETITIONER	OWNER
John Tomaszewski 580 E. Harrison St. Villa Park, IL 60181	John Tomaszewski 580 E. Harrison St. Villa Park, IL 60181

Request Summary

The Petitioner is requesting a Variation to allow for a new garage in front of the primary residence. The Petitioner is seeking a Variation from Section 2.5.2 Attached Garage Design, to build a garage extension closer to the street lot line than the longest exterior wall of the house facing the same street.

Background

This existing garage would be converted into living space and a new garage would be added in front of the existing garage, utilizing the existing driveway. The Petitioner would like to expand the existing garage in front of the residence. Currently, the lot features an attached garage. The house is currently facing an unimproved right of way to the south. The home is accessed by an L-shaped driveway from the east.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-10
 Present Land Use: Residential
 Property Size: 32,670 sq. ft. / 0.75 acres
 PIN: 06-15-202-021

Surrounding Zoning

North: Residential Single-Dwelling District- RS-10
 West: Residential Single-Dwelling District- RS-10
 East: Residential Single-Dwelling District- RS-7.5
 South: Residential Single-Dwelling District- RS-10

Surrounding Land Use

Residential
 Residential
 Residential
 Residential

Comprehensive Plan Designation - Residential

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 should 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 variation from Section 2.5.2 Attached Garage Design to build a garage closer to the street lot line than the longest exterior wall of the house facing the same street.

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.

This Variation request would permit the garage to be constructed closer to the street than the house. This lot is unique because the lot line with the smallest dimension, considered the front, faces an unimproved right-of-way. The Village has installed water main within this right-of-way and would be unlikely to improve the right-of-way in the future. The layout of the home on the property would not permit another accessible location for the garage to be installed.

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 home faces an unimproved right of way. It is unlikely that the right-of-way would ever be improved and the road continued because there are water lines in this space.
 - b. The proposed garage would have an area of 795.6 sq feet. The size of the garage may not exceed 75% of the area of the primary structure, which for this lot, would be 1,721.8 sq feet.
 - c. The proposed garage would have a height of 14.0 feet to match the existing roof line. The maximum height permitted is 28.0 feet.
 - d. The proposed garage would have an interior side setback of 6.2 feet and a front setback of 76.4 feet.
 - e. The proposed garage is in compliance with all bulk regulations, with the exception of Section 2.5.2 Attached Garage Design (D).
 - f. With the orientation of the house and current garage location, there is no alternate location where a new garage could be accessible and comply with current regulations.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. With the new garage, the lot coverage would be 23.62%. Maximum lot coverage for RS-10 is 50%.
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.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' 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 6, Section 6.10.2, Table 6-2 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
Garage can only work on south/west portion of the house.
- B. A reasonable return or use of your property is not possible under the existing regulations because:**
Using existing driveway and no reasonable way to get to the rear of property.

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

The street is to the east of property. South of home is unimproved [with] water lines and is not a developed street.

D. 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:

No issues.

Notification

Legal Notice was published in the Daily Herald on August 25, 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

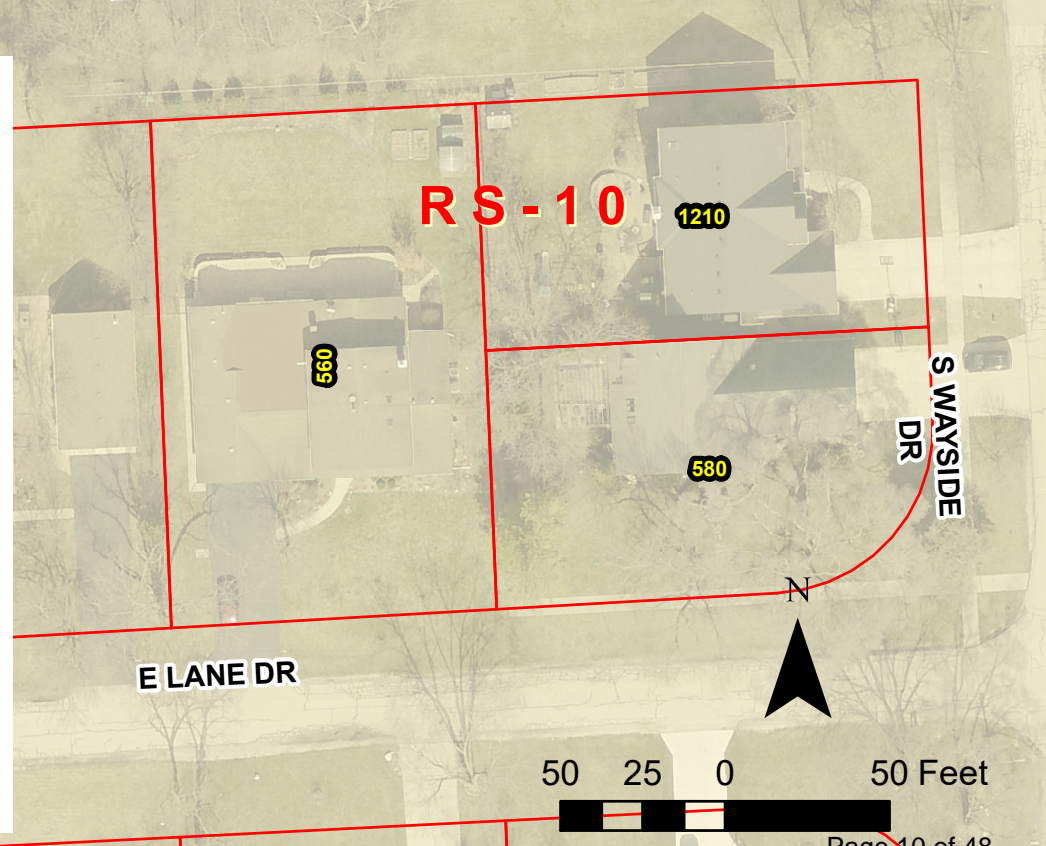
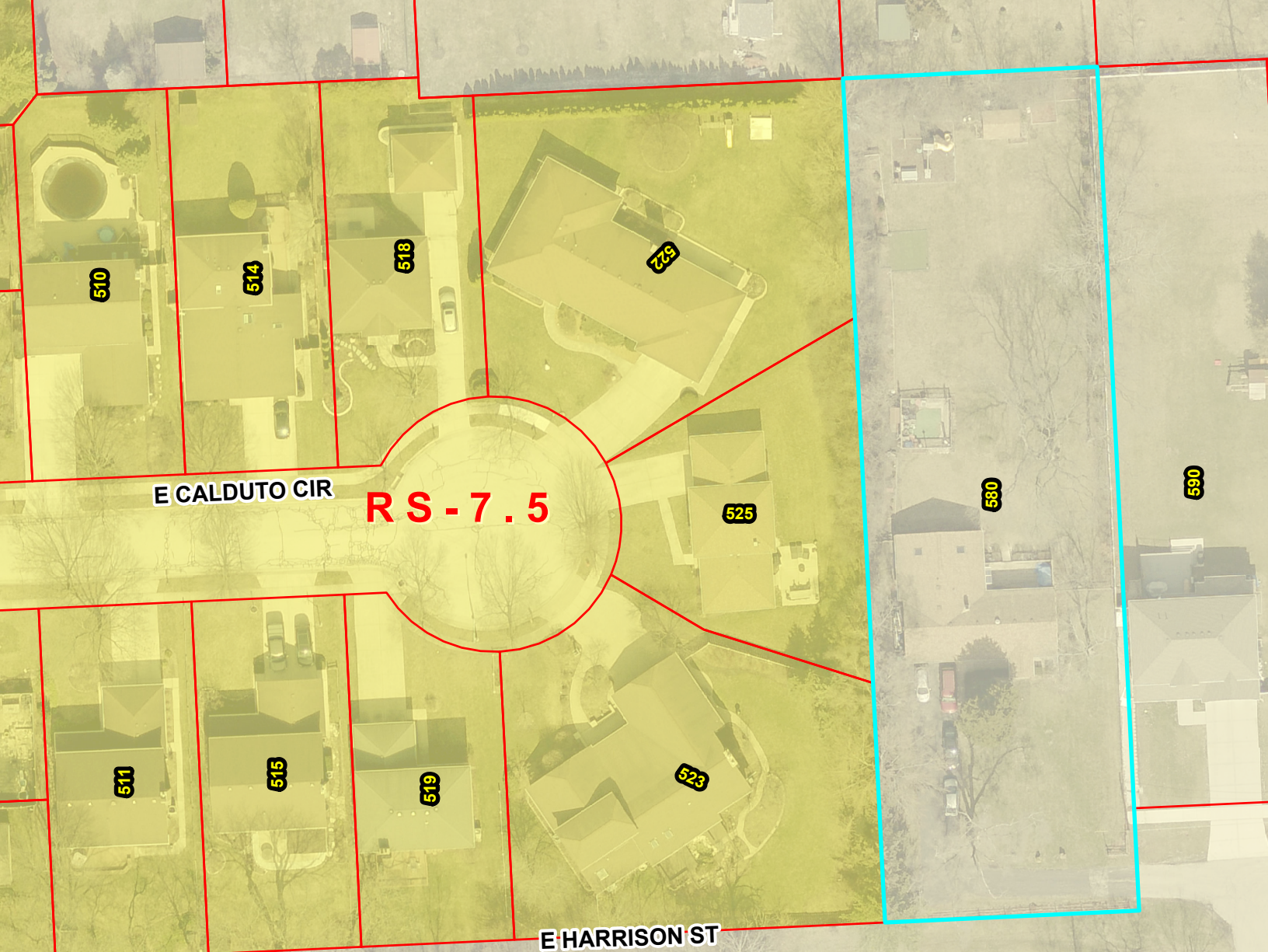
Village staff have reviewed the petition and are in support of the request.

Sample Motion

To recommend approval of ZBA-25-01 for a variation from Section 2.5.2 Attached Garage Design to permit a garage closer to the street lot line than the longest exterior wall of the house facing the same street.

Exhibit List

- Exhibit A - Plat of Survey
- Exhibit B - Proposed Garage Plans



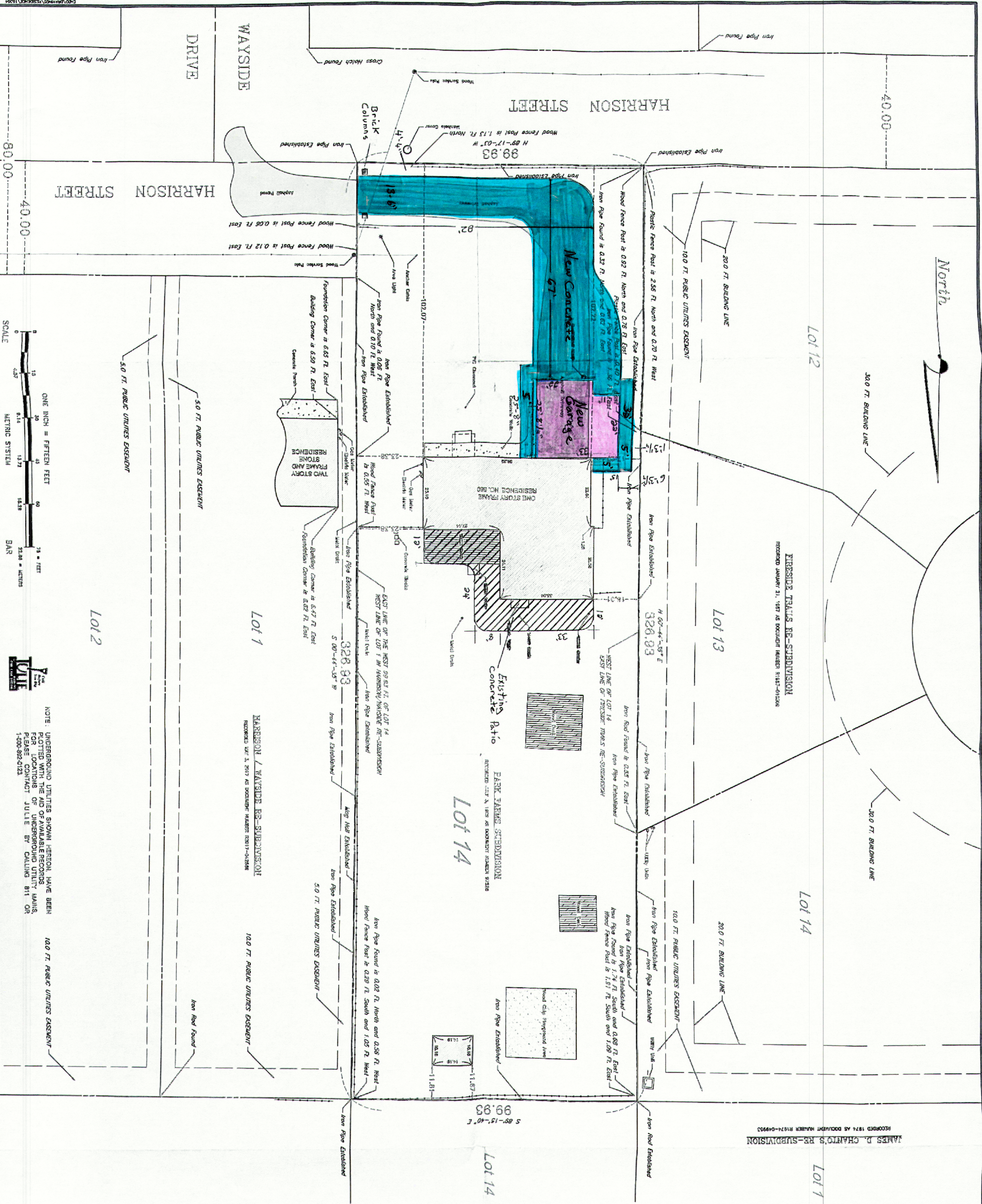
Legend

Zoning Districts

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
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

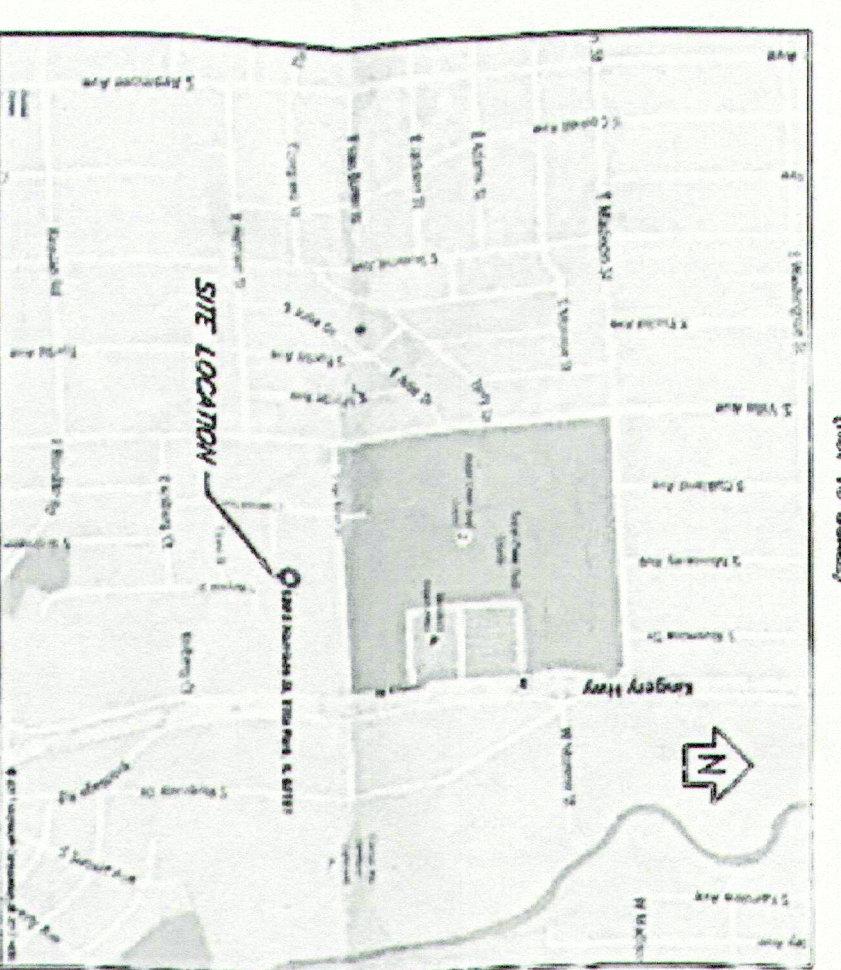
North



PLAT OF SURVEY
 Prepared By
MARCHESE AND SONS, Inc.
 10 Madison Drive
 Roseville, Illinois 60172
 Phone : (630) 684-5800
 FAX : (630) 684-6699

Order - *Maritime* - *Construction surveys*

PROPERTY DESCRIPTION
 THE SOUTH HALF OF THE WEST 89.93 FEET OF LOT FOURTEEN, IN PARK FARMS, BEING A SUBDIVISION IN SECTIONS FOURTEEN AND FIFTEEN, TOWNSHIP THIRTY-ONE NORTH, RANGE EIGHT, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1899 AS DOCUMENT NUMBER 87508, IN DUPAGE COUNTY, ILLINOIS.
 CONTAINING 2697 SQUARE FEET OR 0.750 ACRES, MORE OR LESS



SHEET: 1 OF 1
 PIN NO. 06-19-202-021
 ADDRESS 889 E. HARRISON STREET
 VILLA PARK, ILLINOIS 60181

SCALE ONE INCH = FIFTEEN FEET
 ORDER NO. 17-16364
 ORDERED BY: MR. JOHN TOMASZEWSKI

COMPARE ALL POINT BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR CONTRACT. DEED TITLE INSURANCE POLICY AND ZONING ORDINANCE BASIS OF BEARINGS SHOWN HEREON HAVE BEEN ASSUMED.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

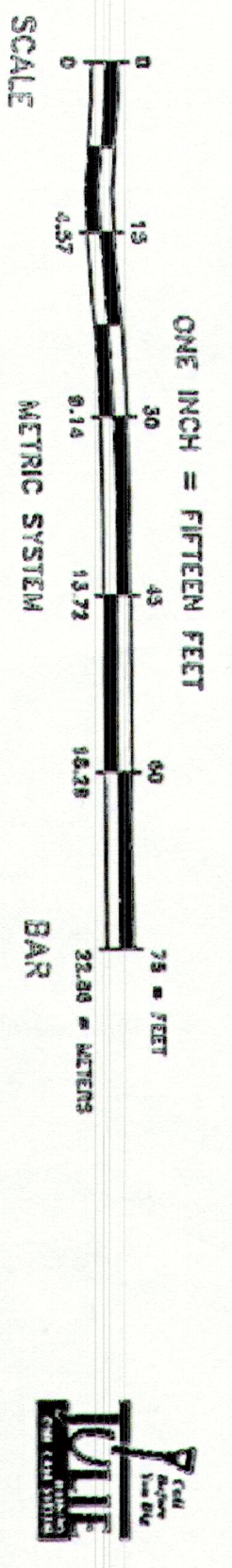
STATE OF ILLINOIS
 COUNTY OF DUPAGE
 SS

I, PAUL R. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY.
 DATED AT ROSELLE, ILLINOIS, DECEMBER 12, 2011

Paul R. Marchese
 PROFESSIONAL LAND SURVEYOR NO. 2481
 ILLINOIS LICENSE EXPIRES ON NOVEMBER 30, 2016
 ORIGINAL FIELD WORK COMPLETED ON DECEMBER 8, 2011

REVISION	DATE	REVISION SCHEDULE
Additional Staking Added	3/23/18	1

NOTE: UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN PLOTTED WITH THE AID OF AVAILABLE RECORDS FOR LOCATIONS OF UNDERGROUND UTILITY MAINS. PLEASE CONTACT JULE BY CALLING 811 OR 1-800-882-0123

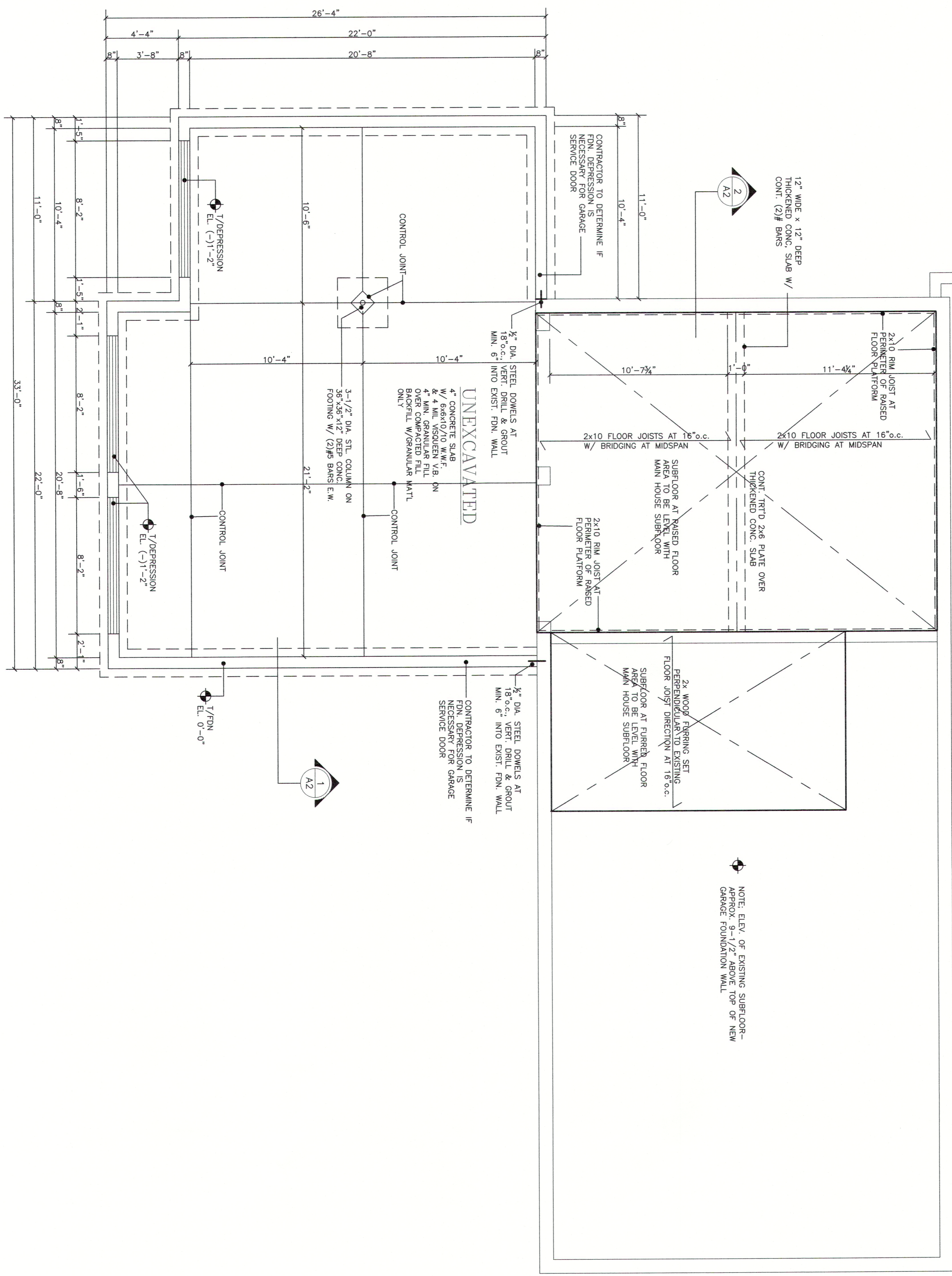


80.00
 40.00
 40.00
 80.00

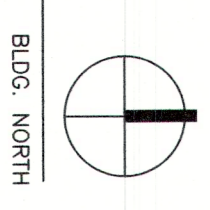
RECORDED 1874 AS DOCUMENT NUMBER 81874-049953
 JAMES P. CHARTER'S RE-SUBDIVISION

RECORDED JANUARY 21, 1987 AS DOCUMENT NUMBER 8143-01426
 PIRESIDE FARMS RE-SUBDIVISION





GARAGE FOUNDATION PLAN



SCALE: 1/4"=1'-0"

GARAGE ADDITION
TOMASZEWSKI RESIDENCE
580 E. HARRISON
VILLA PARK, IL 60181

NO.	REVISION	DATE
1	PERMIT ISSUE	7/1/25
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

TOMASZEWSKI
RESIDENCE

FOUNDATION PLAN

SHEET NO.
A-3

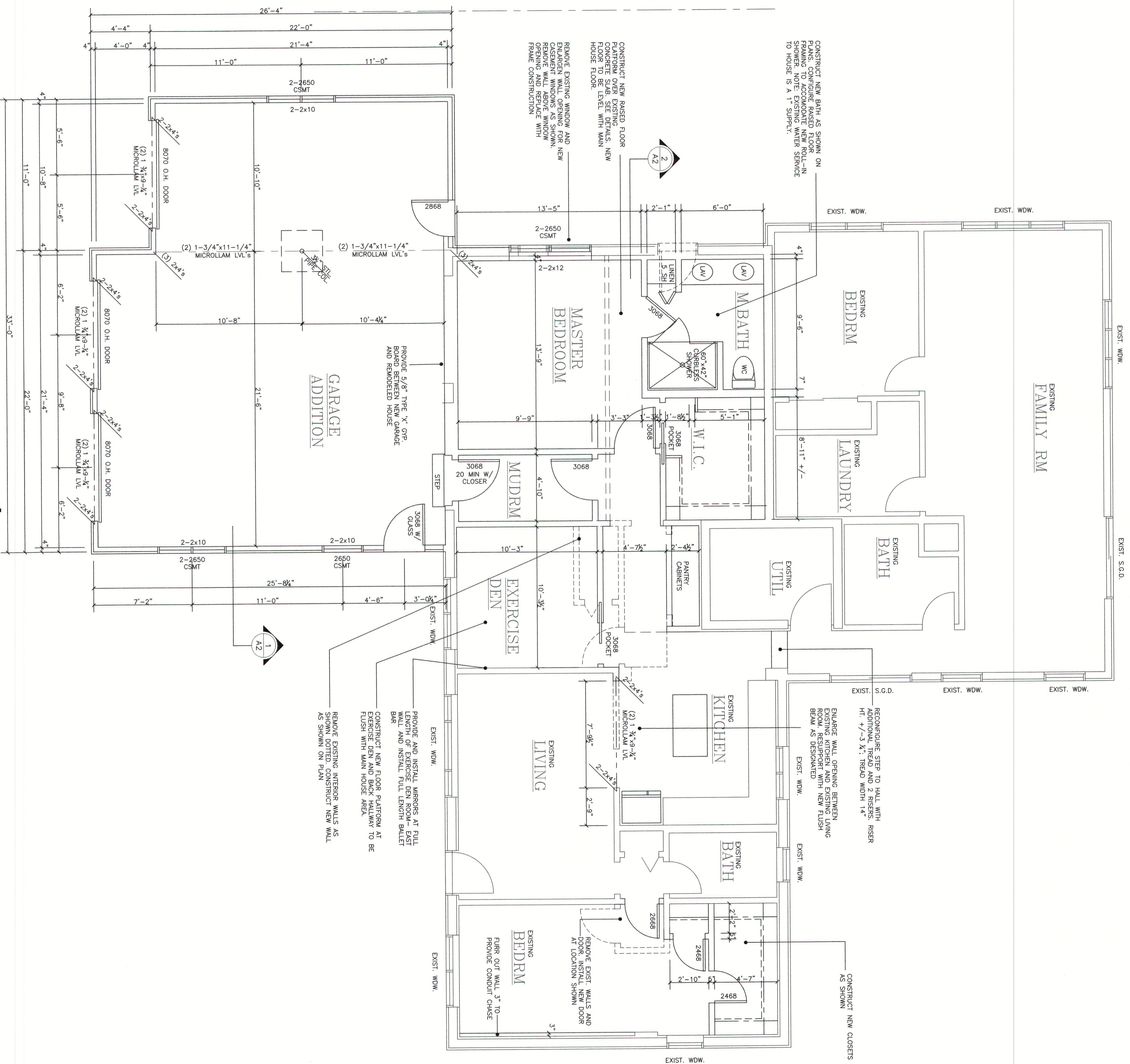
0. CONSULT THE PERMITTING AGENCIES FOR ANY LOCAL REQUIREMENTS AND REGULATIONS. SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

GARAGE ADDITION
TOMASZEWSKI RESIDENCE
580 E. HARRISON
VILLA PARK, IL 60181

TOMASZEWSKI
RESIDENCE

FIRST FLOOR PLAN

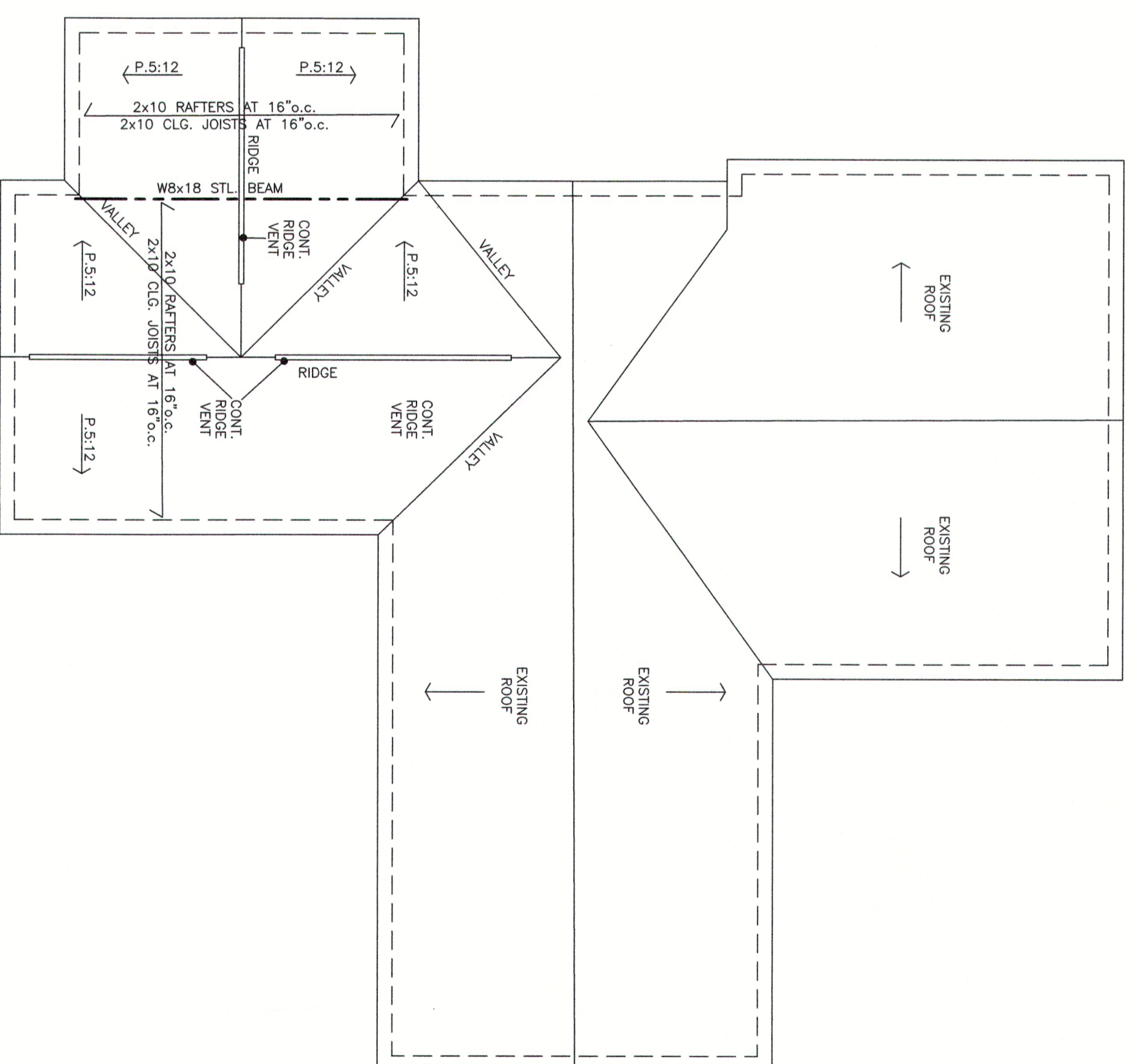
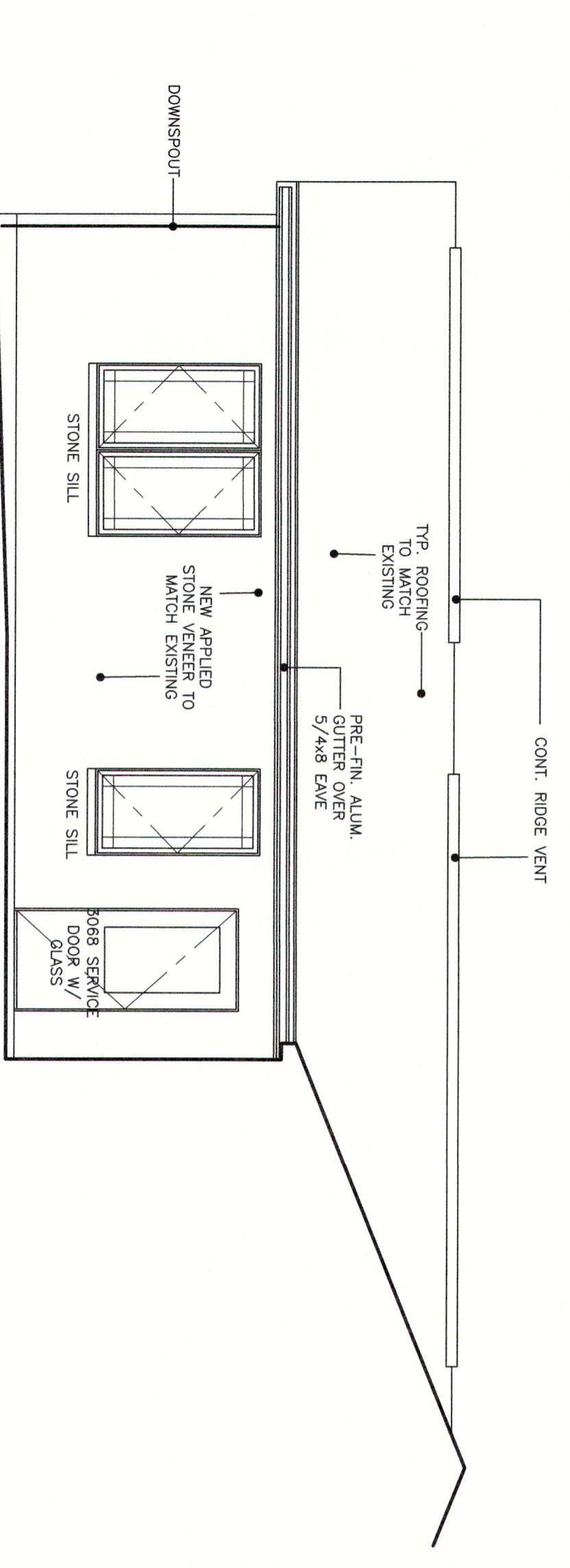
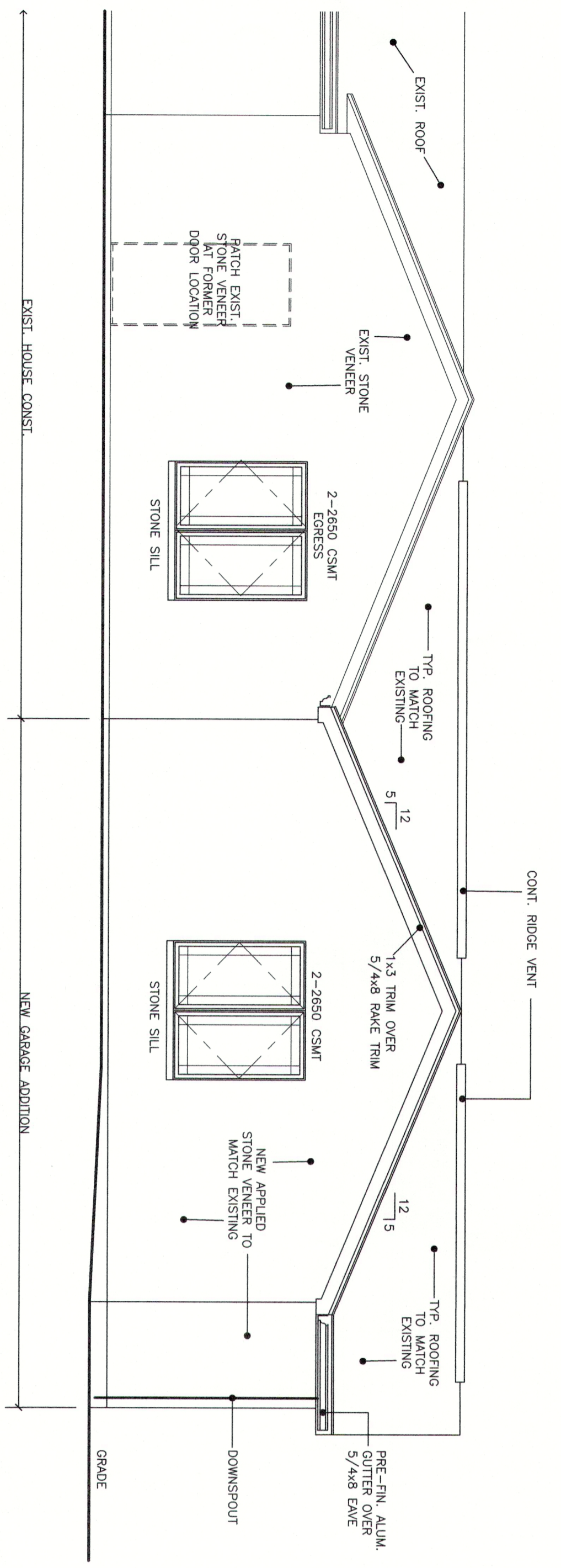
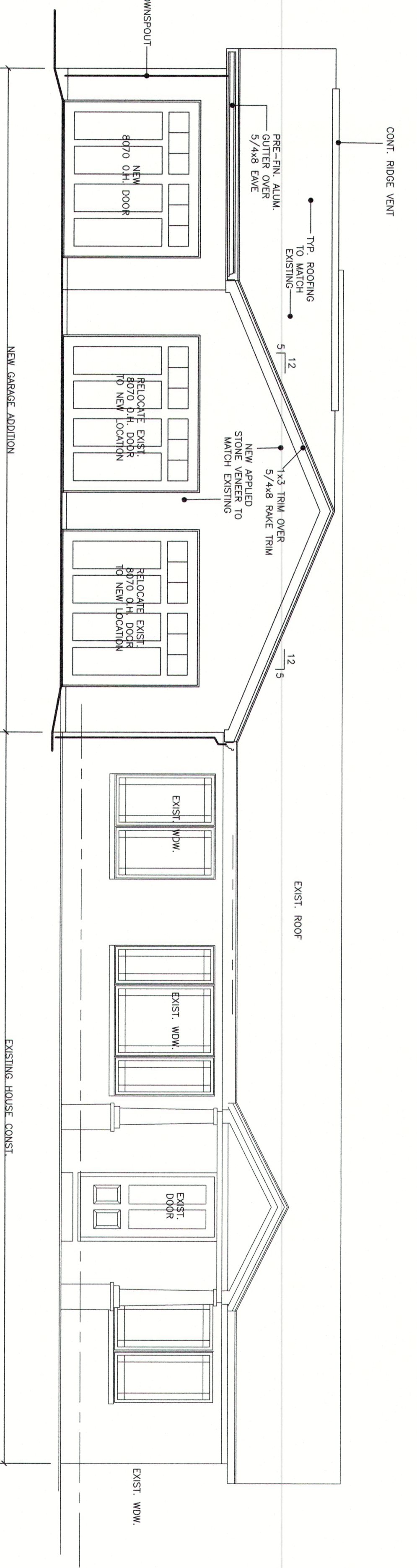
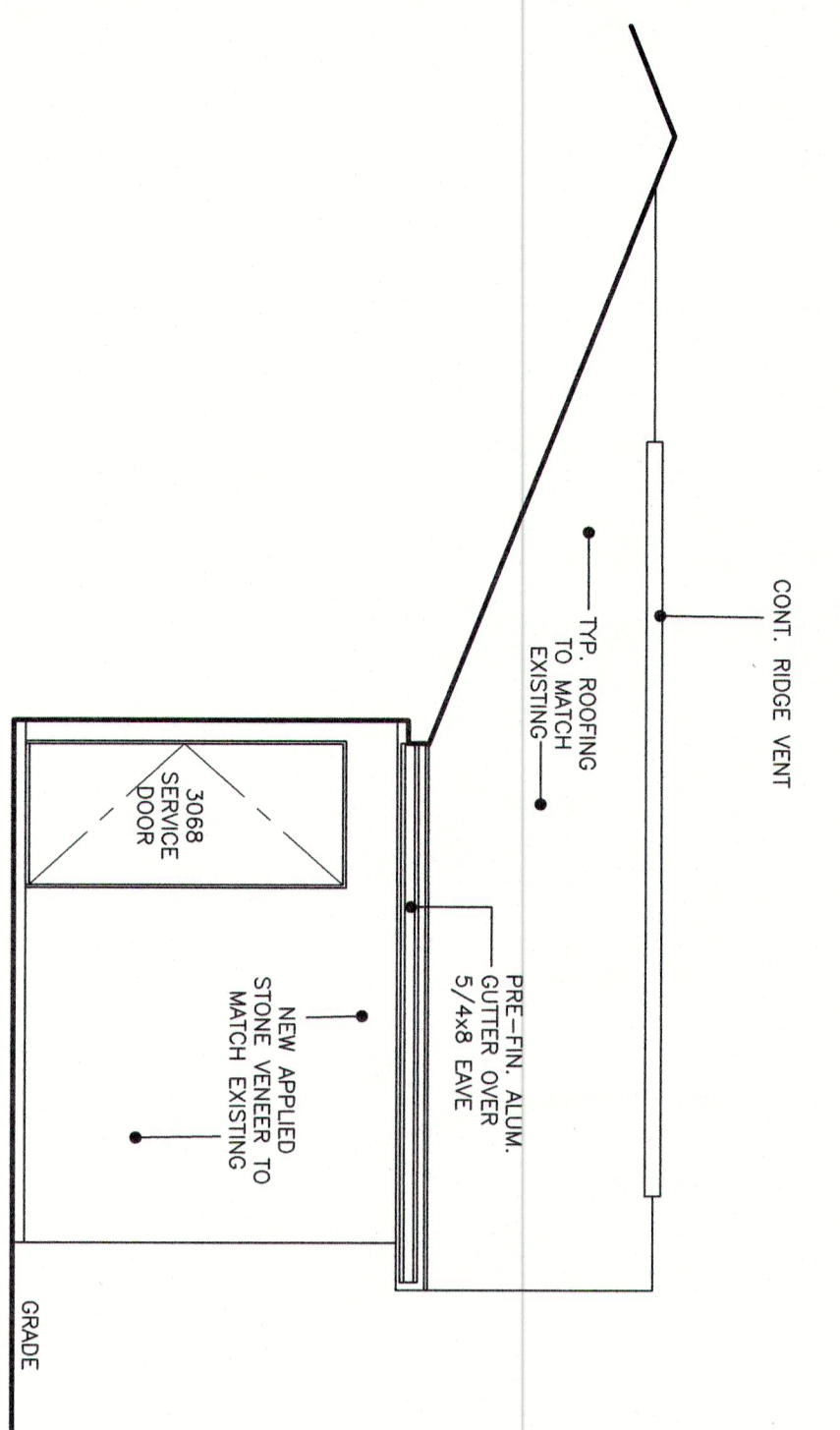
A-4



FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"



NO.	REVISIONS	DATE
1		1/11/25
DESIGNER: [Name]		
CHECKED BY: [Name]		
PROJECT DESCRIPTION: [Name]		
SHEET NO. A-4		



FREDERICK C.
FOSNOT, NCARB
ARCHITECT

362 S STEWART AVENUE
CHICAGO, IL 60604
TEL: 630-207-8012

GARAGE ADDITION

TOMASZEWSKI RESIDENCE

580 E. HARRISON
VILLA PARK, IL 60181

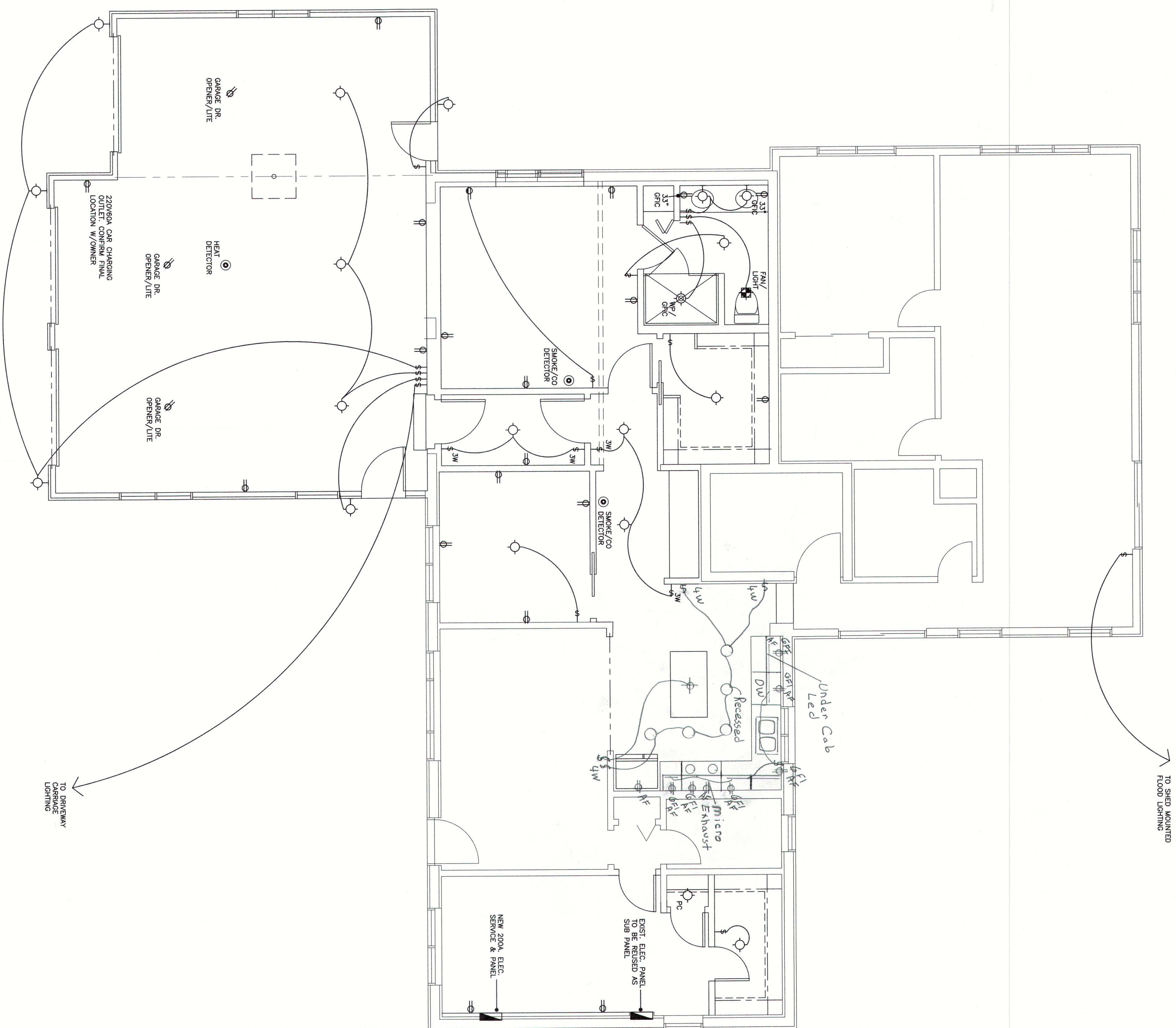
PROJECT TITLE	TOMASZEWSKI RESIDENCE	
PROJECT DESCRIPTION	CHICAGO, ILL	
OWNER	TOMASZEWSKI	
DESIGNED BY	FOSNOT ARCHITECTS	
DATE	7/1/25	
PERMIT ISSUE		
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		
41		
42		
43		
44		
45		
46		
47		
48		
49		
50		
51		
52		
53		
54		
55		
56		
57		
58		
59		
60		
61		
62		
63		
64		
65		
66		
67		
68		
69		
70		
71		
72		
73		
74		
75		
76		
77		
78		
79		
80		
81		
82		
83		
84		
85		
86		
87		
88		
89		
90		
91		
92		
93		
94		
95		
96		
97		
98		
99		
100		

EXTERIOR ELEVATIONS

A-5

© copyright 2025, FOSNOT ARCHITECTS
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF FOSNOT ARCHITECTS.

ELECTRICAL SYMBOL KEY		
	110V DUPLEX RECEPTACLE HEIGHT ABOVE FLOOR	TELEVISION JACK
	110V DUPLEX RECEPTACLE - SWITCHED	PHONE JACK
	SWITCH	PUSH BUTTON
	SWITCH INDICATES MULTIPLE W/ INDICATES MULTIPLE W/ SWITCH	DOOR CHIME
	CEILING MOUNTED JUNCTION BOX	GARBAGE DISPOSAL
	RECESSED LIGHT FIXTURE FC INDICATES FILL CHAIN	DISHWASHER DISCONNECT
	WALL MOUNTED LIGHT FIXTURE	ELECTRICAL METER
	RECESSED LIGHT AND EXHAUST FAN UNIT	ELECTRICAL METER
	EXHAUST FAN	GAS METER
	SMOKE DETECTOR - INTERCONNECTED	WATER METER
	THERMOSTAT	
	FROST PROOF HOSE BIB	
	THREE-WAY SWITCHED CIRCUIT	
	MOTION DETECTOR SWITCHED	
M.A.		



FREDERICK C.
FOSNOT, NCARB
ARCHITECT

382 S STEWART AVENUE
LOMBARD, IL 60148
TEL: 630-207-5012

GARAGE ADDITION

TOMASZEWSKI RESIDENCE

580 E. HARRISON
VILLA PARK, IL 60181

TOMASZEWSKI
RESIDENCE

ELECTRICAL PLANS

A-6

© COPYRIGHT 2025 FOSNOT ARCHITECTS
ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM FOSNOT ARCHITECTS.



Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-02 | 920 S Summit | Variation**

PETITIONER	OWNER
Michael Santiago 920 S. Summit Ave. Villa Park, IL 60181	Michael Santiago 920 S. Summit Ave. Villa Park, IL 60181

Request Summary

The Petitioner is seeking a Variation from Section 2.3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet instead of 40.0 feet. The Petitioner would like to add an addition to the existing home and attach the existing garage to the home.

Background

The Petitioner would like to add an addition to the house, enclosing the existing porch, which would connect the existing garage to the house. The permit for the detached garage was issued in April 2024 and meets all regulations for bulk regulation requirements of a detached garage. By attaching the garage to the house, the garage would no longer be considered a detached garage and would need to follow regulations for an attached garage.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
 Present Land Use: Residential
 Property Size: 7,902 sq. ft. / 0.18 acres
 PIN: 06-15-108-023

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
 West: Residential Single-Dwelling District- RS-7.5
 East: Residential Single-Dwelling District- RS-7.5
 South: Residential Single-Dwelling District- RS-7.5

Surrounding Land Use

Residential
 Residential
 Residential
 Residential

Comprehensive Plan Designation - Residential

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 should 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 seeking a Variation from Section 2.3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet instead of 40.0 feet, to add an addition to the existing home and attach the existing garage.

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 proposed home addition would change the garage from a detached garage to an attached garage which features different bulk regulations for construction. The rear yard setback would increase in required distance to the rear lot line. No changes are currently proposed to the existing, currently detached garage. West of the 920 S. Summit Avenue property is an unimproved alleyway. The property is not under common ownership with the 920 S. Summit Avenue property. The approximate distance from the rear (west) garage wall to the property line to the west is approximately 35.0 feet.

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 addition would be built between the house and garage and have an area of 332.0 square feet.
 - b. The proposed addition would have a height of 13.0 feet to match the existing roof line. The maximum height permitted is 28.0 feet.
 - c. With the proposed addition, the new setbacks for the house would be a street side setback of 14.8 feet and a rear setback of 9.0 feet. The street side setback requirement is 15.0 ft, but with a difference of 0.2 feet, this qualifies for an administrative adjustment from staff and does not need to be considered on this variation. No changes are proposed to the front or interior side setbacks.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. With the new addition, the lot coverage would be 34.88%. Maximum lot coverage for RS-7.5 is 60%.
4. Completeness - If the Zoning Board of Appeals 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.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' 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:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
One particular hardship is to alleviate a pregnant mother with kids having to walk around the entire property with groceries/work supplies in the snow/rain/cold climates just to enter her residence. A connected garage will alleviate those hardships. Also providing the only dining space available.
- B. A reasonable return or use of your property is not possible under the existing regulations because:**

The garage is not connected to the house. This would also close the section off allowing a dog as well as children to roam the fenced in back/side yard.

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

We would like to make the most out of the space we have. Located on a corner lot, not having 40 feet to the rear of the property, growing family with a limited amount of space.

D. 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 addition would add to the living space, would not impair the characteristics above because it will be located in the center of the property, still allowing sunlight and air reasonably.

Notification

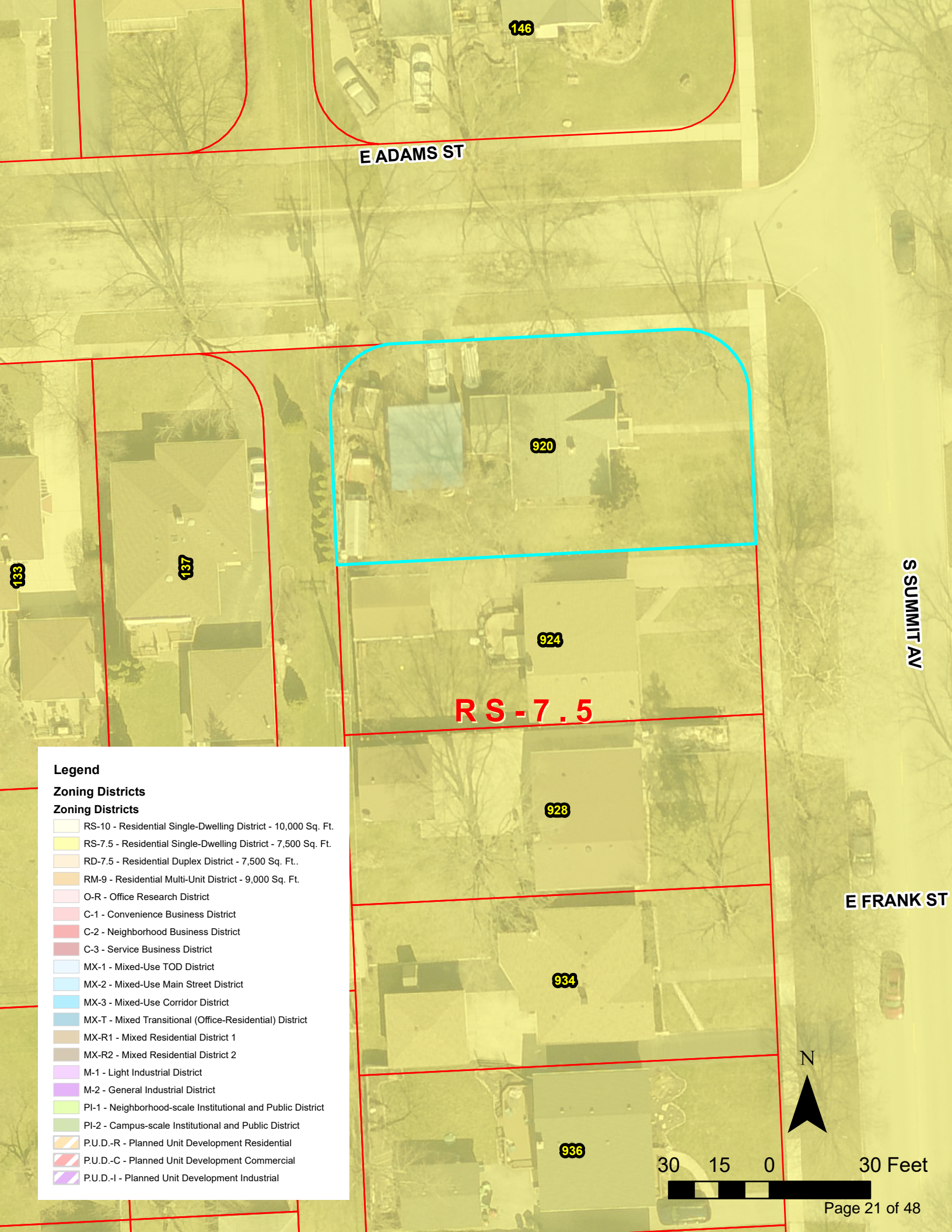
Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Sample Motion

To recommend approval of ZBA-25-02 for a variation from Section 2.3, Table 2-3 Lot and Building Regulations, to permit a rear yard setback of 9.0 feet.

Exhibit List

- Exhibit A - Plat of Survey
- Exhibit B - Proposed Addition Plans



E ADAMS ST

S SUMMIT AV

E FRANK ST

RS - 7.5

146

920

924

928

934

936






















133

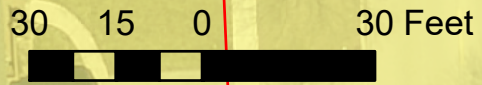
137

Legend

Zoning Districts

Zoning Districts

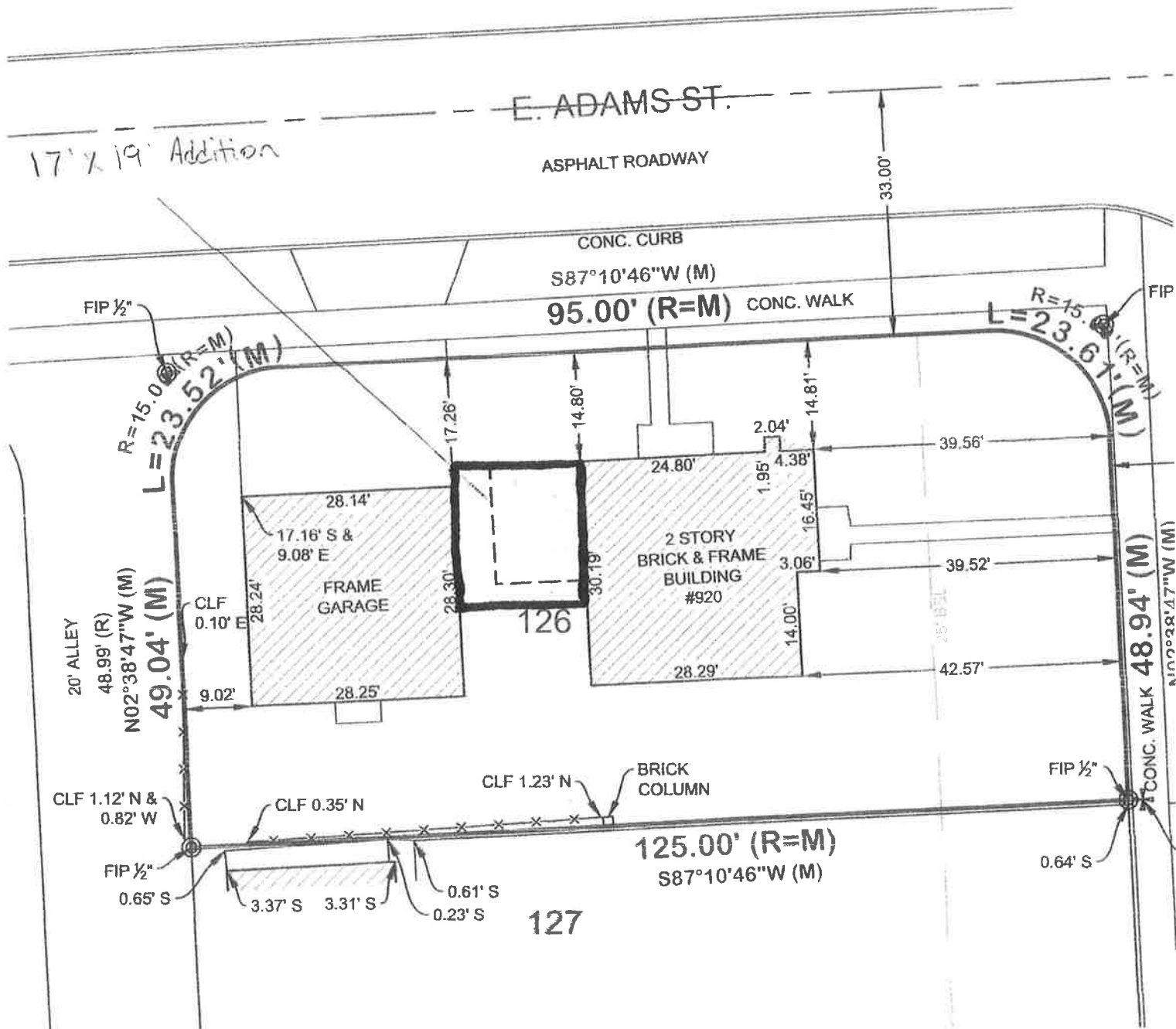
-  RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
-  RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
-  RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
-  RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
-  O-R - Office Research District
-  C-1 - Convenience Business 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
-  P.U.D.-R - Planned Unit Development Residential
-  P.U.D.-C - Planned Unit Development Commercial
-  P.U.D.-I - Planned Unit Development Industrial



PLAT OF SURVEY

OF

LOT 126 IN ROBERTSON'S MADISON STREET ARDMORE, BEING A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTIC EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1926 AS DOCUMENT 223461, IN DUP/

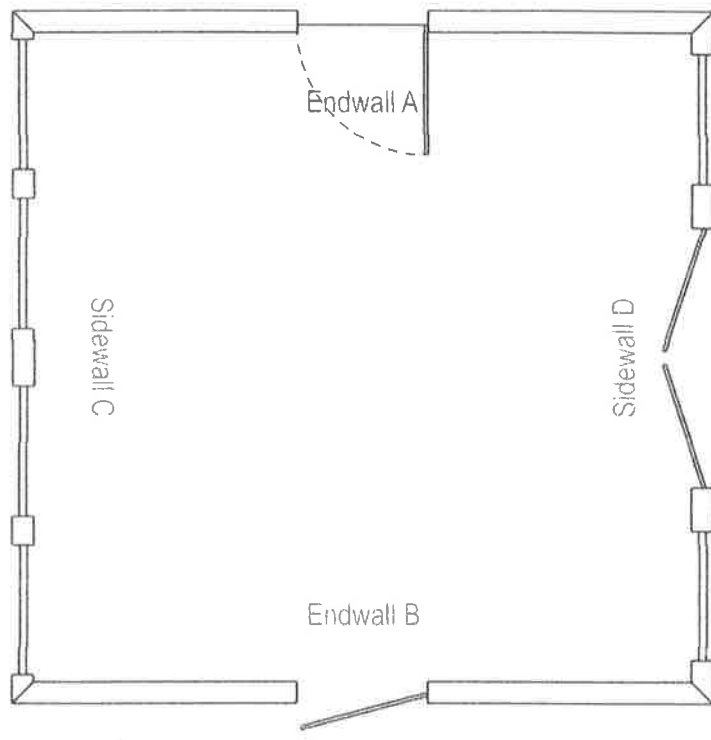


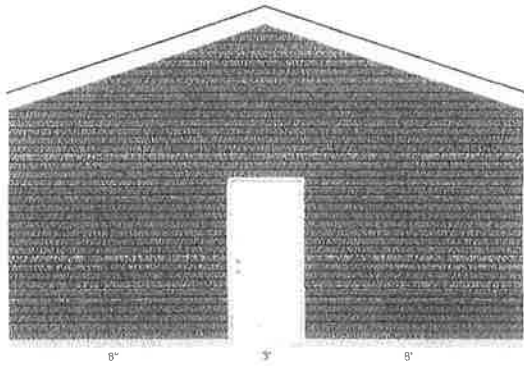
LEGEND

(M)	MEASURED DIMENSION	ONL	ON LINE	⊙	FOUND IR
(R)	RECORD DIMENSION	POB	POINT OF BEGINNING	⊙	SET IRON I
(D)	DEED DIMENSION	POC	POINT OF COMMENCEMENT	○	FOUND IR
CH	CHORD DIMENSION	OH	OVERHANG	●	SET IRON I
BSL	BUILDING SETBACK LINE	TYP	TYPICAL	+	CUT CROS
PC	POINT OF CURVATURE	CLF	CHAIN LINK FENCE	+	FOUND CR
PT	POINT OF TANGENCY	WF	WOOD FENCE	+	CUT NOTC

0

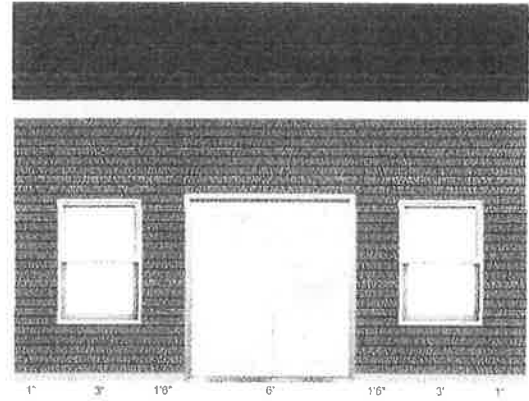
0





ENDWALL B

Mastercraft® 36W x 80H Primed Steel Flush



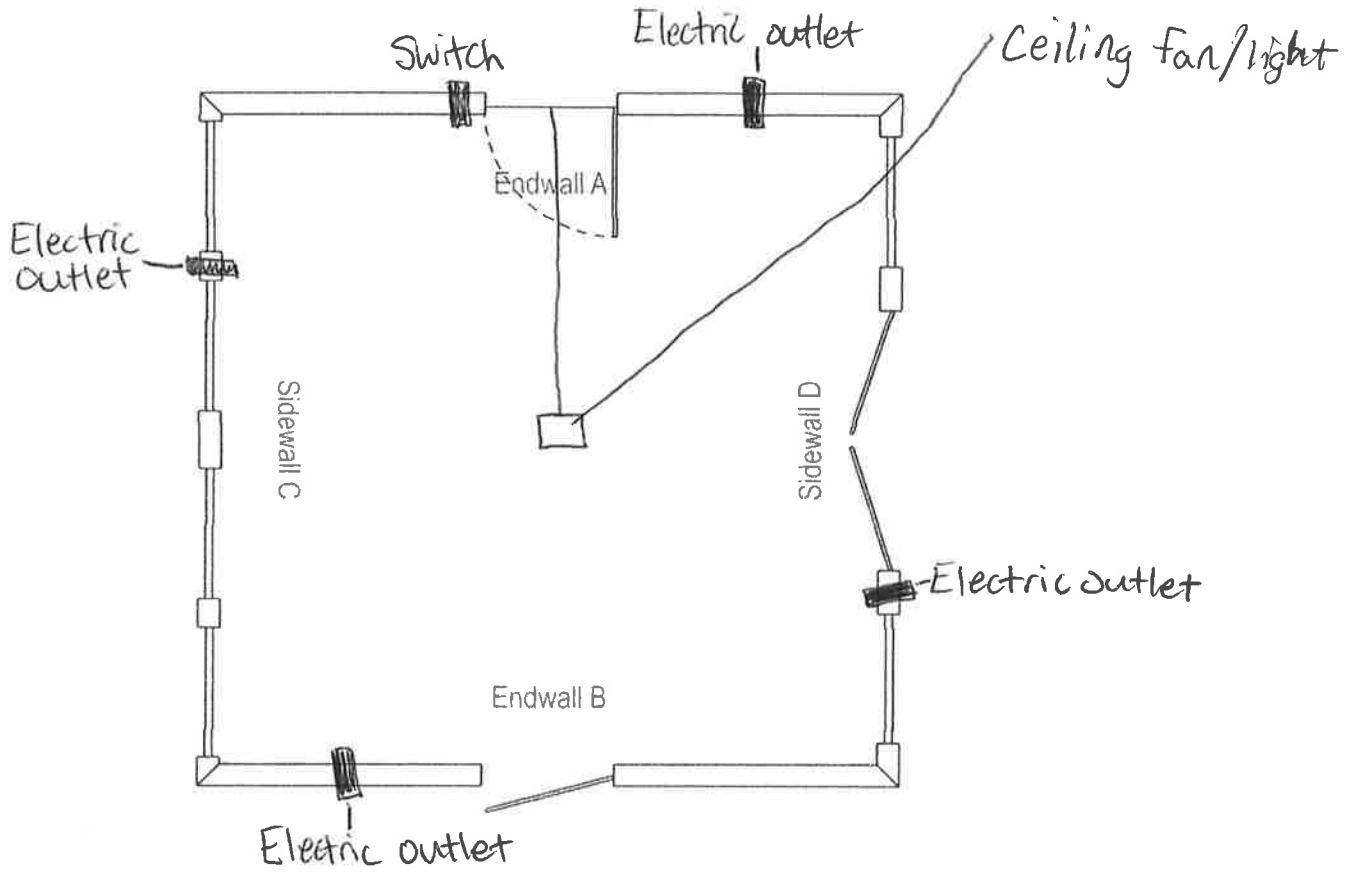
SIDEWALL D

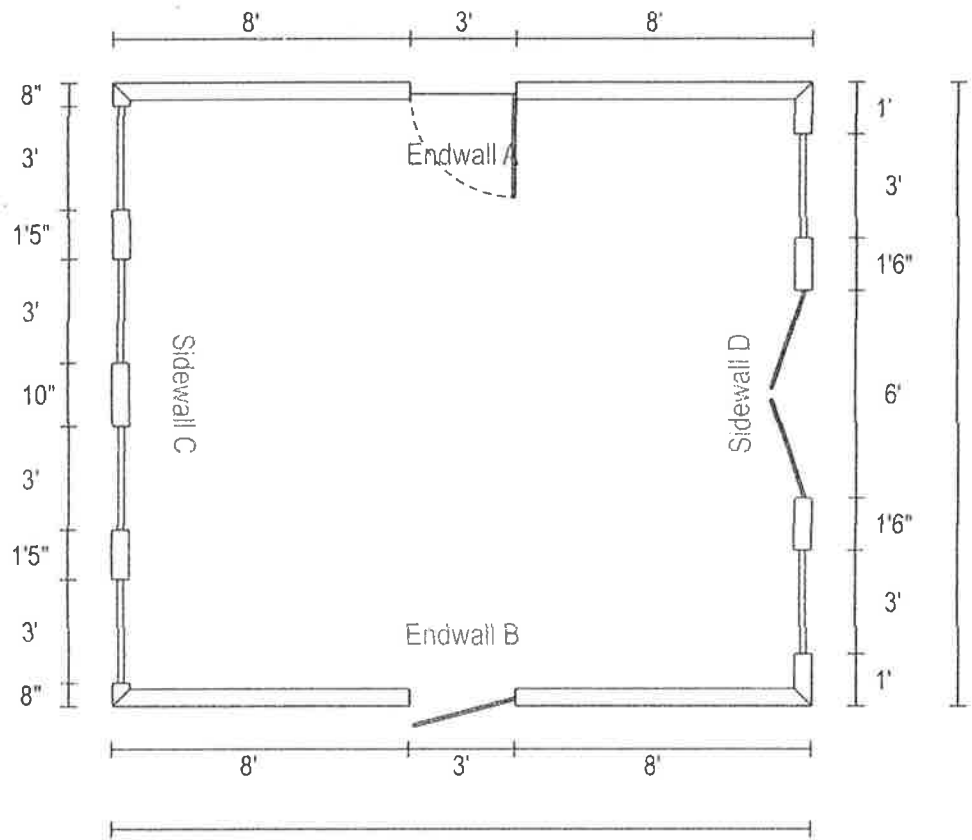
Mastercraft® 72W x 80H Primed Steel Low-E Internal Blinds French
Patio

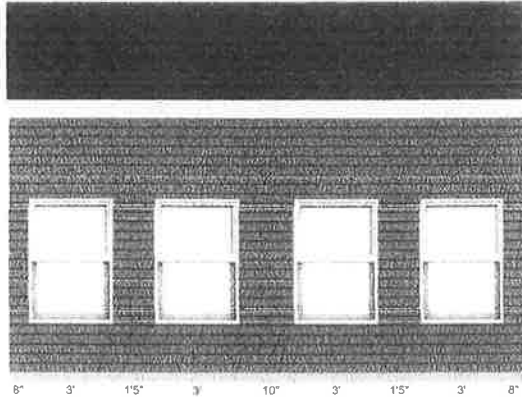
36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

Electrical

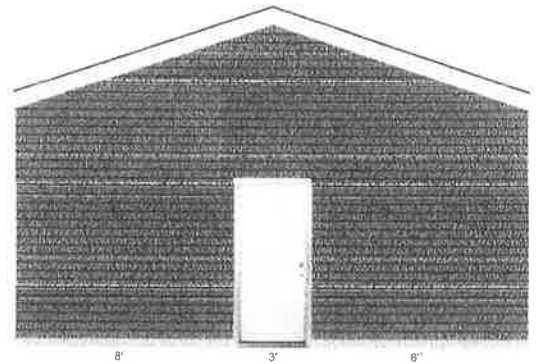






SIDEWALL C

- 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
- 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
- 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
- 36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange



ENDWALL A

Mastercraft® 36W x 80H Primed Steel 6-Panel

Materials

Building Type

Building Location Zip Code: 60181
Building Type: Gable
Framing Type: Stud Wall Framing

Building Info

Building Width: 19'
Building Length: 17'
Building Height: 13'
Wall Framing Stud: 2 x 4
Roof Framing: Truss Construction (Sealed truss designs available on request)
Truss Type: Scissors (24" on center spacing)
Roof Pitch: 4/12 Pitch
Eave Overhang: None
Gable Overhang: None
Curb: Poured Curb
Curb Height: 4"
Foundation Type: Poured
Building Plan: Yes I need a Building Plan

Wall Info

Siding Material Types: Vinyl
Vinyl Siding: ABTCO® Cedar Creek™ Double 4, Color: Slate Blue
Vinyl Corner Trim Color: Slate Blue
Accent Material Type: None
Wainscot Material Type: None
Wall Sheathing: 5/8 x 4 x 8 Plywood
House Wrap: Kimberly-Clark BLOCK-IT® 9' x 75' House Wrap
Gable Vents: None

Roof Info

Roof Sheathing: 1/2 x 4 x 8 OSB(Oriented Strand Board)

Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Atlas Castlebrook™ Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.), Color: Weathered Wood
Roof Underlayment:	VB Shield Synthetic Underlayment 48" x 250' (1000 sq. ft.)
Ice and Water Barrier:	None
Fascia Material Type:	Vinyl Fascia
Fascia:	ABTCO® 8" x 12' 6" Vinyl Fascia, Color: White
Gutter Material Type:	Aluminum
Gutter:	Spectra Metals 5" x 10' K-Style Aluminum Gutter, Color: White
Ridge Vent:	None
Roof Vents:	None

Openings

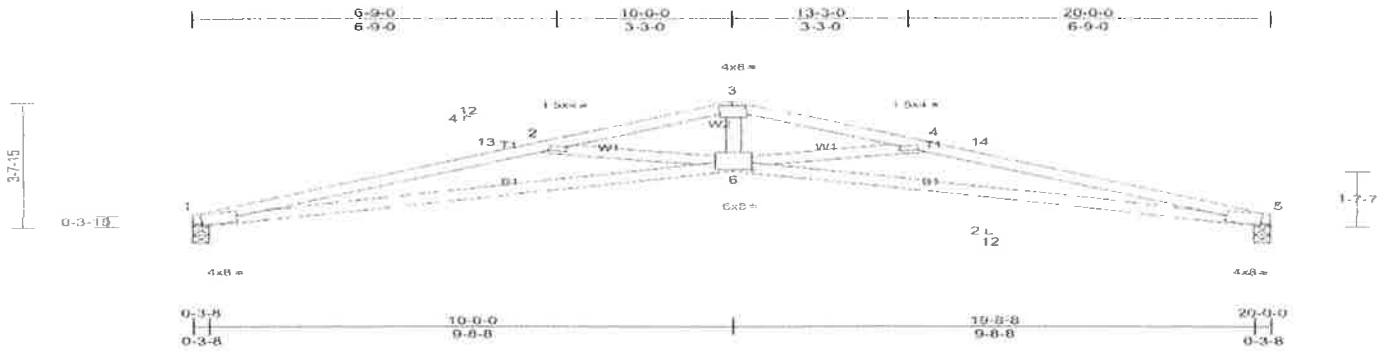
Service Door:	Mastercraft® 72W x 80H Primed Steel Low-E Internal Blinds French Patio
Service Door:	Mastercraft® 36W x 80H Primed Steel Flush
Service Door:	Mastercraft® 36W x 80H Primed Steel 6-Panel
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange
Windows:	36"W x 54"H Jeld-Wen® Double Hung Window with Nailing Flange

Additional Options

Ceiling Insulation:	Fiberglass batts
Ceiling Insulation R Value:	R13 Kraft Faced Roll

Wall Insulation:	
Ceiling Finish:	5/8 x 4 x 8 Type X Fire-Rated Drywall
Wall Finish:	5/8 x 4 x 8 Type X Fire-Rated Drywall
Mounting Blocks:	No
Hydronic Radiant Heat:	No
Anchor bolt:	Grip Fast® 1/2 x 10 HDG Anchor Bolt w/ Nut & Washer
Framing Fasteners:	Grip Fast® 3-1/4 16D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Sheathing Fasteners:	Grip Fast® 2-1/2 8D Vinyl-Coated Smooth Shank Sinker Nail - 5 lb. Box
Roofing/Shingle Fasteners:	Grip Fast® 1-1/4 Electro-Galvanized Coil Roofing Nails - 7,200 Count
Truss Fastener:	FastenMaster® TimberLOK® 5/16 x 6 Hex Drive Black Hex Head Timber Screw - 50 Count

F-15



Scale = 1:20.0

Plate Offsets (X, Y): [1'-0-2-4-0-0-5], [5'-0-2-4-0-0-5], [6'-0-4-0-0-2-14]

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/dell	L/d	PLATES	GRIP
TCLL (roof)	30.0	Plate Grip DOL	1.15	TC	0.83	-0.38	6-12	>638	240	MT20	197/144
Snow (Ps/Pg)	27.7/40.0	Lumber DOL	1.15	BC	0.87	Var(CT)	-0.89	6-12	>348		
TCDL	7.0	Rep Stress Incr	YES	WB	0.70	Horz(CT)	0.28	5	n/a		
BCLL	0.0*	Code	IRC2015/TPI2014	Matrix-MS							
BCDL	10.0									Weight: 57 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No 2
 BOT CHORD 2x4 SPF 1650F 1.5E
 WEBS 2x4 SPF Stud

BRACING

TOP CHORD
 BOT CHORD

Structural wood sheathing directly applied or 2-1-10 oc purlins
 rigid lining directly applied or 10'-0-0 oc bracing

AirTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer installation guide.

REACTIONS

(lb/size) 1=894/0-3-8, (min 0-1-8), 5=894/0-3-8, (min 0-1-8)
 Max Horiz 1=-44 (LC 15)
 Max Uplift 1=-72 (LC 1U), 5=-72 (LC 11)
 Max Crav 1=940 (LC 2), 5=940 (LC 2)

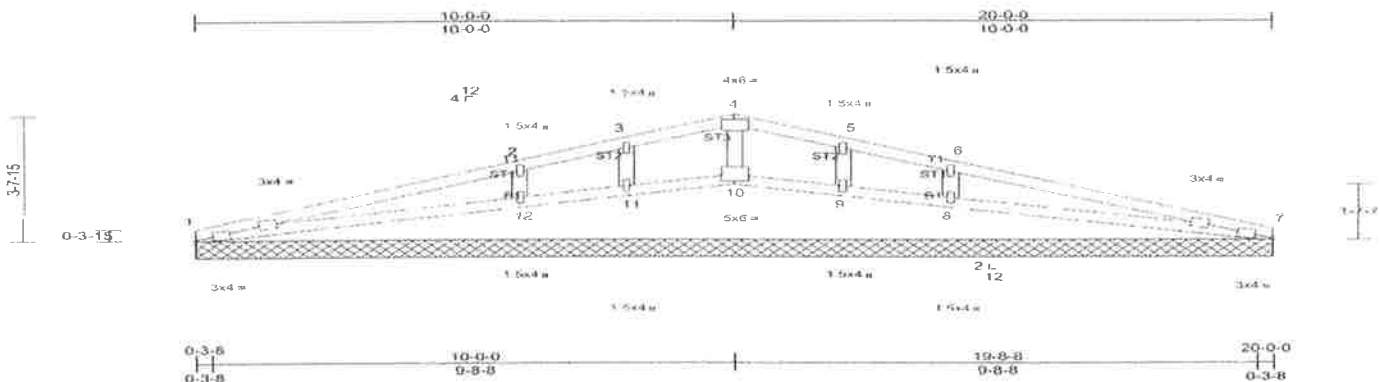
FORCES

(lb) - Max Comp/Max. Ten. - All forces 250 (lb) or less except when shown.
 TOP CHORD 1-13=-3765/564, 2-13=-3678/570, 2-3=-2939/364, 3-4=-2939/364, 4-14=-3678/570, 5-14=-3765/564
 BOT CHORD 1-6=-504/3603, 5-6=-504/3603
 WEBS 3-6=-143/1622, 2-6=-909/242, 4-6=-909/242

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10; vult=115mph (3-second gust) Vmax=91mph; TCOL=4.2psf; MUQL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- TCLL-ASCE 7-10; Pr=30.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=40.0 psf (ground snow); Ps=27.7 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II, Exp B; Fully Exp.; Cl=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-06'-00 tall by 2'-00'-00 wide will fit between the bottom chord and any other members.
- Bearing at joint(s) 1, 5 considers parallel to grain value using ANSI/TPI 1 angle to grain formula. Building designer should verify capacity of bearing surface.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 72 lb uplift at joint 1 and 72 lb uplift at joint 5.

LOAD CASE(S) Standard



Scale = 1/32 = 3

Plate Offsets (X, Y): [1'-0"-4'-0" Edge], [7'-0"-4'-0" Edge]

Loading	(psf)	Spacing	2'-0"-0"	CSI	0.32	DEFL	in	(loc)	l/d	L/d	PLATES	GRIP
TCLL (roof)	25.0	Plate Grip DOL	1.15	TC	0.32	Ver(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	24 3/35 0	Lumber DOL	1.15	BC	0.34	Ver(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.08	Horiz(TL)	0.00	1	n/a	n/a		
BCLL	0.0*	Code	IRC2015/TP12014	Matrix-MS							Weight: 54 lb	FT = 15%
BCDL	10.0											

LUMBER

- TOP CHORD 2x4 SPF No 2
- BOT CHORD 2x4 SPF No 2
- OTHERS 2x4 SPF Stud

BRACING

- TOP CHORD
- BOT CHORD

Structural wood sheathing directly applied or 6'-0'-0" oc purlins.
 Solid ceiling directly applied or 10'-0'-0" oc bracing.
 MITek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

- All bearings 20'-0'-0"
- (lb) - Max Horiz 1=-44 (LC 15), 13=-44 (LC 15)
- Max Uplift All uplift 100 (lb) or less at joint(s) 1, 7, 8, 9, 11, 12, 13, 17
- Max Grav All reactions 250 (lb) or less at joint(s) 1, 7, 9, 10, 11, 13, 17 except 9=553 (LC 21), 12=553 (LC 20)

FORCES

- (lb) - Max Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS

- 2-12=-362/132, 6-8=-362/132

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-10: Vult=115mph (3-second gust) Vwind=91mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior (2) zone, cantilever left and right exposed, and vertical left and right exposed. C-C for members and forces & MWFRS for reactions shown, Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/ IPI 1.
- TCLL: ASCE 7-10: Pr=25.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=35.0 psf (ground snow); Pe=24.3 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Cf=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-06'-00 tall by 2'-00'-00 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 1, 7, 11, 12, 9, 8, 1, 7.
- Beweled plate or shim required to provide full bearing surface with truss chord at joint(s) 7, 10, 11, 12, 9, 8.
- This truss is designed in accordance with the 2015 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/ITP 1

LOAD CASE(S) Standard



Village of Villa Park

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

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-03 | 1046 S. IL Route 83 | Variation**

PETITIONER	OWNER
Mario Hernandez 1046 S. Route 83 Villa Park, IL 60181	Marllo Construction LLC 1046 S. Route 83 Villa Park, IL 60181

Request Summary

The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 6.0-ft. tall privacy fence in the front yard, instead of 4.0-ft. tall open style fence.

Background

The subject lot is on the corner of E. Van Buren St. and Route 83's frontage road. The house faces Route 83 but the residence's driveway can only be accessed from Van Buren Street. As the smallest street facing lot line, Route 83 would be considered the front yard of this lot. The Petitioner proposes a 6.0-foot tall privacy fence to block the noise and sight of Route 83. The fence plan would follow intersection visibility regulations. The southernmost 20.0 feet of fence at the Route 83 and Van Buren intersection would have a maximum height of 3.0 feet to allow for driving visibility.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-10
 Present Land Use: Residential
 Property Size: 14,374.99 sq. ft. / 0.33 acres
 PIN: 06-15-201-031

Surrounding Zoning

North: Residential Single-Dwelling District- RS-10
 West: Residential Single-Dwelling District- RS-10
 East: Residential Single-Dwelling District- RS-10
 South: Residential Single-Dwelling District- RS-10

Surrounding Land Use

Residential
 Residential
 Residential
 Residential

Comprehensive Plan Designation- Residential

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 should 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 seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 6.0-ft. tall privacy fence in the front yard, instead of 4.0-ft. tall open style fence.

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 front yard of this property faces Route 83 and the Route 83 frontage road as the smaller dimension of the property lines but the residence's driveway can only be accessed by E. Van Buren Street. East Van Buren Street and Route 83 do not connect at the southeast corner of the property where the two right-of-ways intersect. The property owner is looking for a taller fence with a solid style to help block noise and traffic from the busy road. Following the permitted regulations of a 4.0 foot tall open style fence would not accomplish this goal. The 20.0 foot visibility triangle at the southeast corner of the property would still be maintained for drivers turning around at the eastern end of E. Van Buren St.

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 6.0-foot tall privacy fence would run along the front (east) property line, along the frontage road for Route 83.
 - b. The required 20.0-foot visibility triangle at the southeast corner of the property would still be maintained. The first 20 feet, from the southeast corner of the lot running north, would have a maximum height of 3.0 feet.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. No new lot coverage would be added as a result of this project.
4. Completeness - If the Zoning Board of Appeals 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.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' 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:*

- A. **State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
We lack privacy and safety being on a main road.
- B. **A reasonable return or use of your property is not possible under the existing regulations because:**
It is technically a front yard but would not be used as a front yard.
- C. **Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**

It is facing a very busy road. Also, truckers park directly in front of the property.

- D. 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:**

It will only provide privacy and safety.

Notification

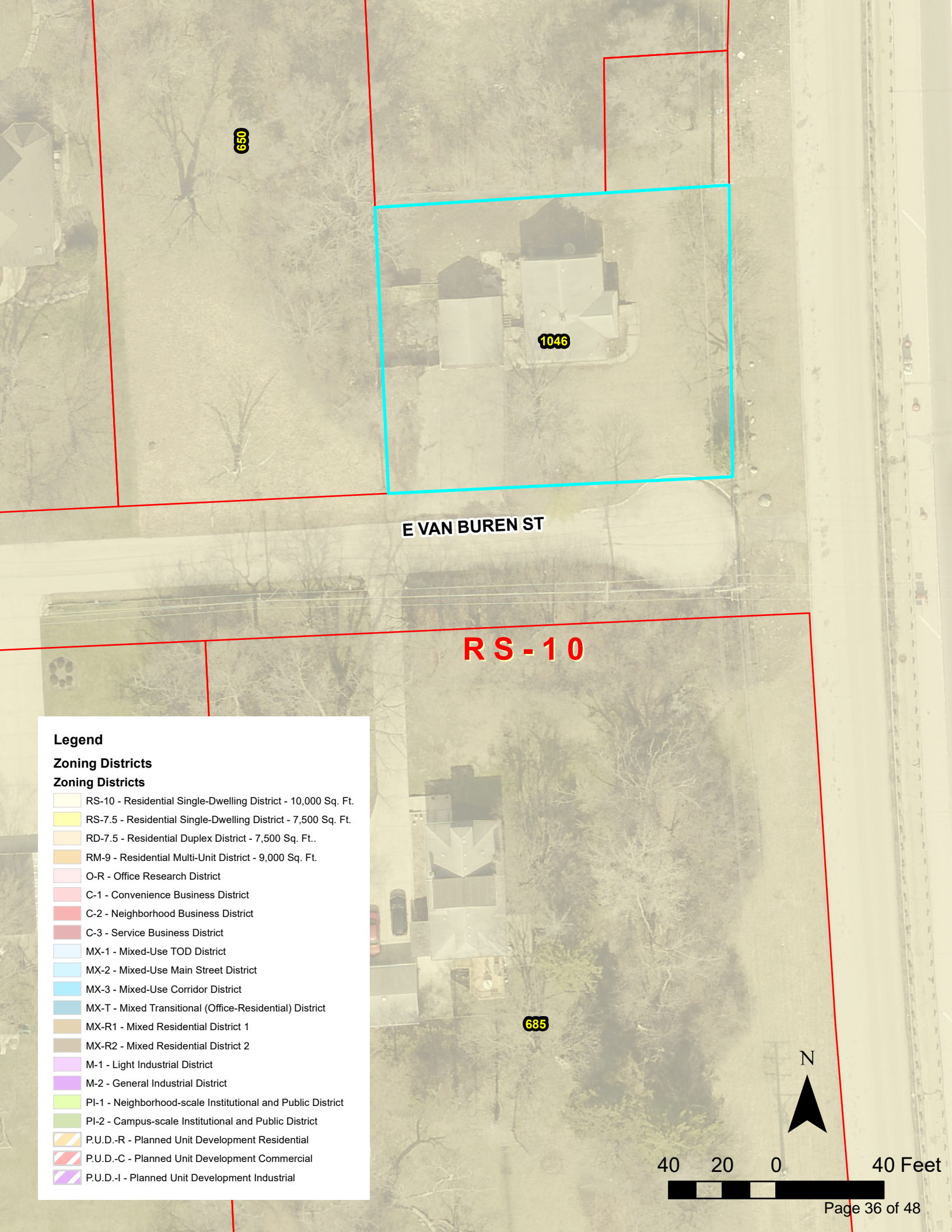
Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0-foot radius of the subject property in advance of the Public Hearing.

Sample Motion

To recommend approval of ZBA-25-03 for a variation from Section 9.2.2, Allowed Fence Heights and Locations, to permit a 6.0-foot solid fence in the front yard.

Exhibit List

- Exhibit A - Plat of Survey with Fence Plans



650

1046

E VAN BUREN ST






















RS-10

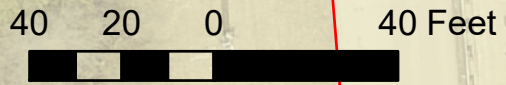
685

Legend

Zoning Districts

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
-  P.U.D.-R - Planned Unit Development Residential
-  P.U.D.-C - Planned Unit Development Commercial
-  P.U.D.-I - Planned Unit Development Industrial





Village of Villa Park

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

TO: Zoning Board of Appeals
FROM: Community & Economic Development Department
DATE: September 10, 2025
RE: **Petition ZBA-25-04 | 300 W. High Ridge Road | Amendment to Special Use**

PETITIONER	OWNER
Islamic Foundation 300 W. High Ridge Rd. Villa Park, IL 60181	Islamic Foundation 300 W. High Ridge Rd. Villa Park, IL 60181

Request Summary

The Petitioner is seeking an amendment to the Special Use to allow for an addition to the building to add a body wash for funeral preparations.

Background

The Subject Property has a previous Special Use which includes the existing religious facility as well as the private school and offices. This amendment to the existing Special Use would allow for a building addition to be added to the existing religious facility. This new addition would contain a body wash facility to conduct funeral preparations.

Site Information

Present Zoning: RS-7.5- Residential
 Present Land Use: Religious Assembly and School
 Property Size: 7.31 acres
 PINs: 06-16-400-014, 06-16-212-004

Surrounding Zoning

North: Residential Single -Dwelling District – RS-7.5
 West: Village of Lombard - Limited General Residential Planned Development- R4PD
 East: Residential Single -Dwelling District – RS-7.5
 South: Residential Single -Dwelling District – RS-7.5

Surrounding Land Use

School
 Multi-Family Residential
 Park
 School

Comprehensive Plan Designation – Residential

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 should 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 an amendment to the existing Special Use to allow for the construction of a building addition and the addition of a body wash facility for funeral preparations. The amendment is required because the prior Special Uses did not include a body wash use on the property.

Internal Staff Review

Special Use

The Zoning Ordinance specifically allows for the right to request a Special Use. 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.

This Special Use Permit would expand on previous ordinances for the property. In 1983, Ordinance 2087- allowed for the creation of a private school and church. This Ordinance required the property owners to apply to the village to increase the scope of the Special Use to add any new buildings, additions, or uses to the property.

In 1991, Ordinance 2534 amended the Special Use Permit granted by Ordinance 2087, to include increased parking facilities and to allow for additional buildings to be used for private school and religious purposes. This Ordinance included a school building addition of 12,240.0 square feet, a mosque building addition with full basement, first floor, and mezzanine totaling 31,770.0 square feet, set a maximum building height of 40.0 feet, and added 230 parking stalls. This Ordinance also allowed for the property owners to obtain approval from school districts for use of parking lots for special event overflow parking and required that all buildings must be sprinklered.

In 2001, Ordinance 3092 was approved for construction of a new 19,650.0 square foot two-story school building, a 7,200.0 square foot addition to existing school building, a 860 square foot addition to the existing mosque, and a minaret. Ordinance 3092 also approved 171 additional parking spaces, created “no parking zones” during school hours, and included a traffic management plan for Friday Prayer.

This new Special Use application is seeking to amend the prior approvals to permit a body wash facility, in addition to the previously approved religious and school uses. The proposal would feature a 871.2 square feet addition.

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 addition would have a total area of 871.2 square feet. The addition would have a height of 12.0 feet.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The addition is an appropriate scale for the building as a whole.
3. Building Architecture - The following comments relate to the issue of architecture in regard to the proposed development plans:
 - a. No changes to the façade are proposed as part of the Special Use application.
4. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Current Lot Coverage is 66.55%. After the addition the Lot Coverage would be 66.77%.
5. Site Circulation - The following comments relate to the issue of site circulation in regard to the proposed development plans:
 - a. The proposed body wash facility will be fully accessible from the exterior of the building only. The addition will not feature any connecting doors to the existing building.
 - b. No expansions of the existing parking areas are proposed.
 - c. The existing paver parking area west of the proposed addition will now feature compliant striped parking stalls.

6. Parking Lots - The following comments relate to the issue of parking lots in regard to the proposed development plans:
 - a. The site currently has 431 parking stalls. Per section 7.2 only 407 parking stalls are required.
7. Landscaping - The following comments relate to the issue of landscaping in regard to the proposed development plans:
 - a. Landscaping would be installed around the proposed addition.
8. Signage - The following comments relate to the issue of signage in regard to the proposed development plans:
 - a. No new signage is currently proposed.
9. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. An additional light outside of the entrance door to the addition is proposed. No variations for lighting are being requested.
10. Completeness - If the Zoning Board of Appeals 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.

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: Yes
- 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
- 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: Yes
- 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: Yes
- 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: Yes
- 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: Yes

Notification

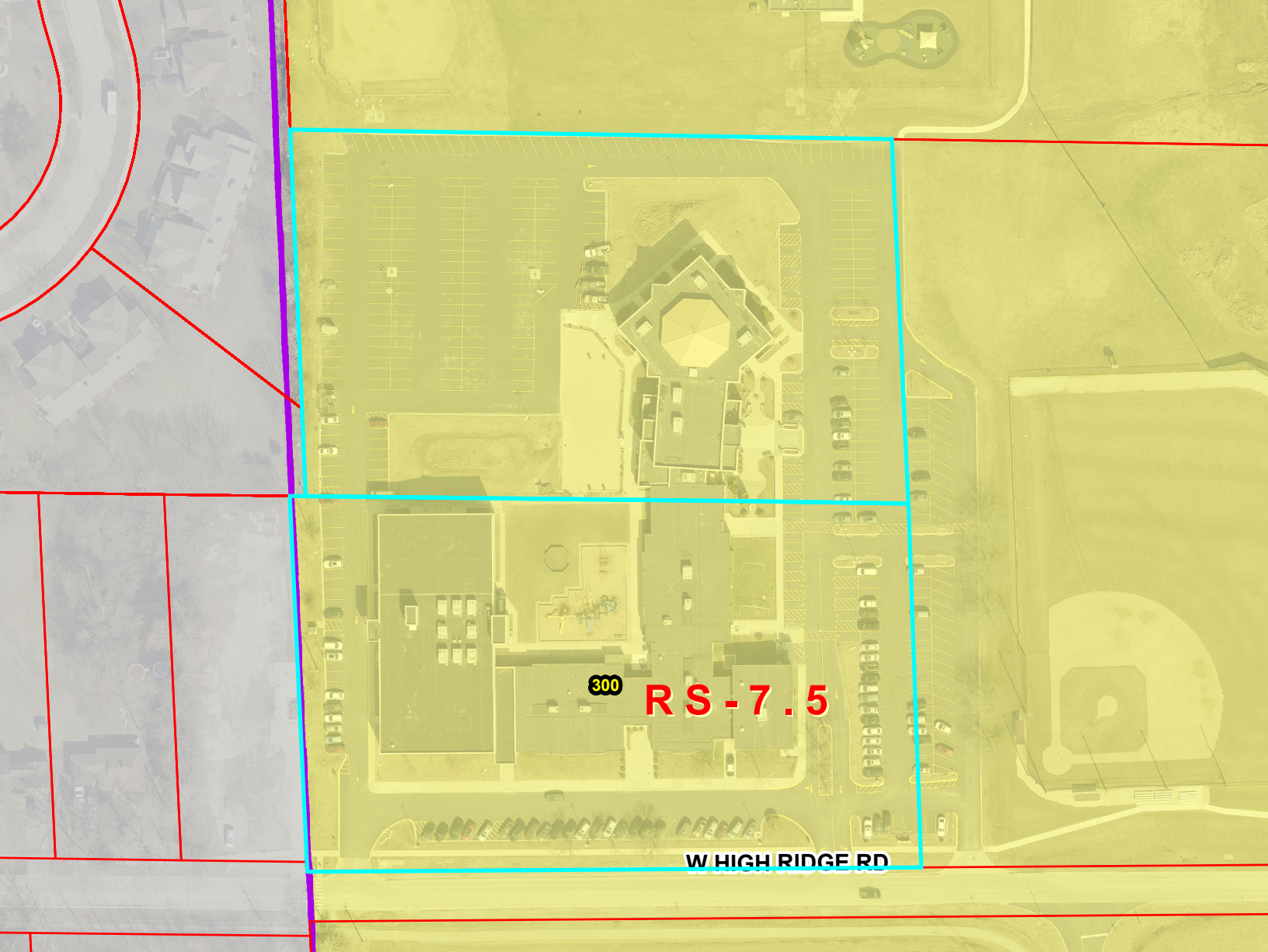
Legal Notice was published in the Daily Herald on August 25, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Recommended Action

To recommend approval of ZBA-25-04 for an amendment to the Special Use to permit a body wash facility use on the existing property.

Exhibit List

- A. Exhibit A- Plat of Survey
- B. Exhibit B- Proposed Plans

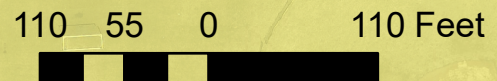


Legend

Zoning Districts

Zoning Districts

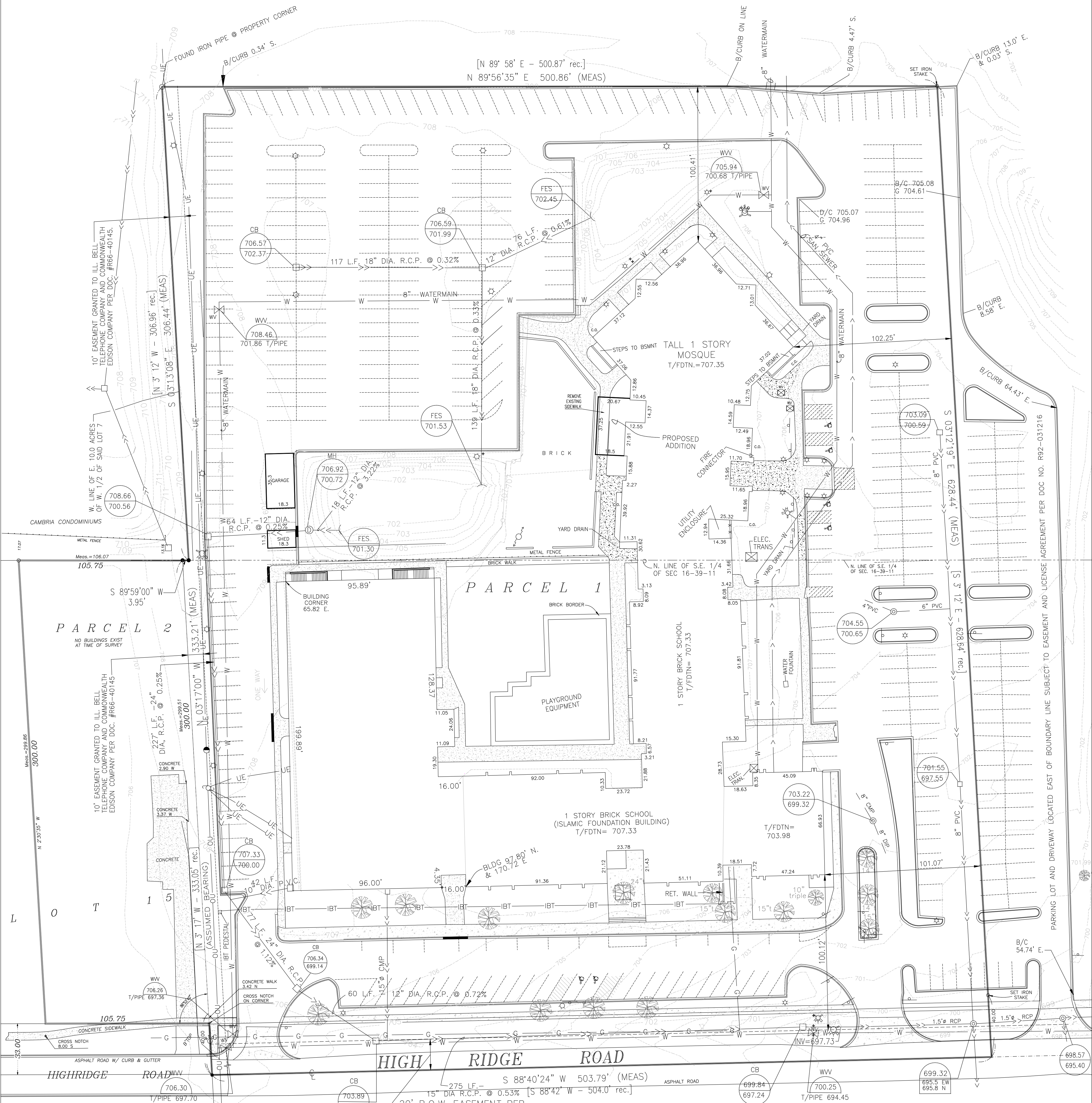
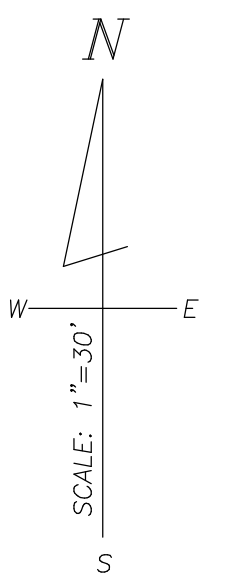
- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business 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
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial



PLAT OF SURVEY

PARCEL 1
 THAT PART OF THE EAST 1/2 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (BEING PART OF LOTS 7, 11 AND 12 IN SCHOOL TRUSTEE'S SUBDIVISION IN SAID SECTION), DESCRIBED BY BEGINNING AT THE POINT OF INTERSECTION OF THE EAST LINE OF YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 2, (A SUBDIVISION OF PART OF SAID SECTION), WITH THE CENTER LINE OF HIGH RIDGE ROAD IN SAID ASSESSMENT PLAT, AND RUNNING THENCE NORTH 3 DEGREES 17 MINUTES WEST ON THE EAST LINE OF SAID ASSESSMENT PLAT, 333.05 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE NORTH 89 DEGREES 59 MINUTES EAST ON SAID NORTH LINE, 3.95 FEET TO THE WEST LINE OF THE EAST 10.0 ACRES OF THE WEST HALF OF SAID LOT 7; THENCE NORTH 3 DEGREES 12 MINUTES WEST ON SAID WEST LINE, 306.96 FEET TO THE NORTH LINE OF THE SOUTH QUARTER OF THE EAST 10 ACRES; THENCE NORTH 89 DEGREES 56 MINUTES EAST ON THE NORTH LINE OF SAID SOUTH QUARTER AND ON THE NORTH LINE OF THE SOUTH QUARTER OF THE EAST HALF OF SAID LOT 7, 500.87 FEET TO THE NORTHWEST CORNER OF LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, RECORDED AS DOCUMENT R68-4658; THENCE SOUTH 3 DEGREES 12 MINUTES EAST ALONG THE WEST LINE OF SAID LOT 1 IN HIGH RIDGE ASSESSMENT PLAT, 628.65 FEET TO A POINT IN THE CENTER OF HIGH RIDGE ROAD, AS DEDICATED BY DOCUMENT R67-4339; THENCE SOUTH 88 DEGREES 42 MINUTES WEST ALONG SAID CENTER LINE, 504.0 FEET TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2
 THE EAST HALF OF LOT 15 IN YORK TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NO. 2 AND KNOWN AS WESTMORE LANDS, OF PART OF THE SOUTH HALF OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1943 AS DOCUMENT NO. 452576, IN DUPAGE COUNTY, ILLINOIS.



NOTES

- AREA:**
 GROSS AREA = 318,264 SQ. FT. = 7.306 ACRES
 AREA IN HIGH RIDGE ROAD PER DEDICATION PER DOC. # R67-4339 = 10,076 SQ. FT. = 0.231 ACRES
 NET AREA = 308,188 SQ. FT. = 7.075 ACRES
- BENCHMARK:**
 TOP OF FINISHED FLOOR AT MAIN SCHOOL ENTRANCE ELEV. - 707.33 (U.S.G.S. DATUM)
- PARKING SPACES:** 450 STANDARD SPACES
 6 HANDICAPPED SPACES
- TOPOGRAPHICAL DATA AND UTILITY LOCATION INFORMATION SHOWN PER SURVEY BY ACCURATE SURVEY SERVICE INC., DATED APRIL 9TH, 2001, AND AS RESURVEYED JUNE 27TH, 2003 AND BUILDING ADDITION (WHICH NOW IS SHOWN AS IT EXISTS) ADDED AUGUST 30TH, 2004.

LEGEND

- IBT— UNDERGROUND TELEPHONE
- UE— UNDERGROUND ELECTRIC
- G— GAS
- W— WATER MAIN
- SS— SANITARY SEWER
- S— STORM SEWER
- CONCRETE PAVEMENT
- BITUMINOUS PAVEMENT
- ☆ LIGHT SIGN
- ⊙ CATCH BASIN
- ⊙ MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE VAULT
- ⊙ CLEAN OUT
- = found iron stake
- = set iron stake



PLAT REVISED 06/09/2025
 (ADD PROPOSED ADDITION & SHED & GARAGE)

ORDERED BY: THE ISLAMIC FOUNDATION
 STATE OF ILLINOIS } S.
 COUNTY OF KENDALL }

THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL AT OSWEGO, ILLINOIS, THIS 20TH DAY OF OCTOBER, A. D., 2023.

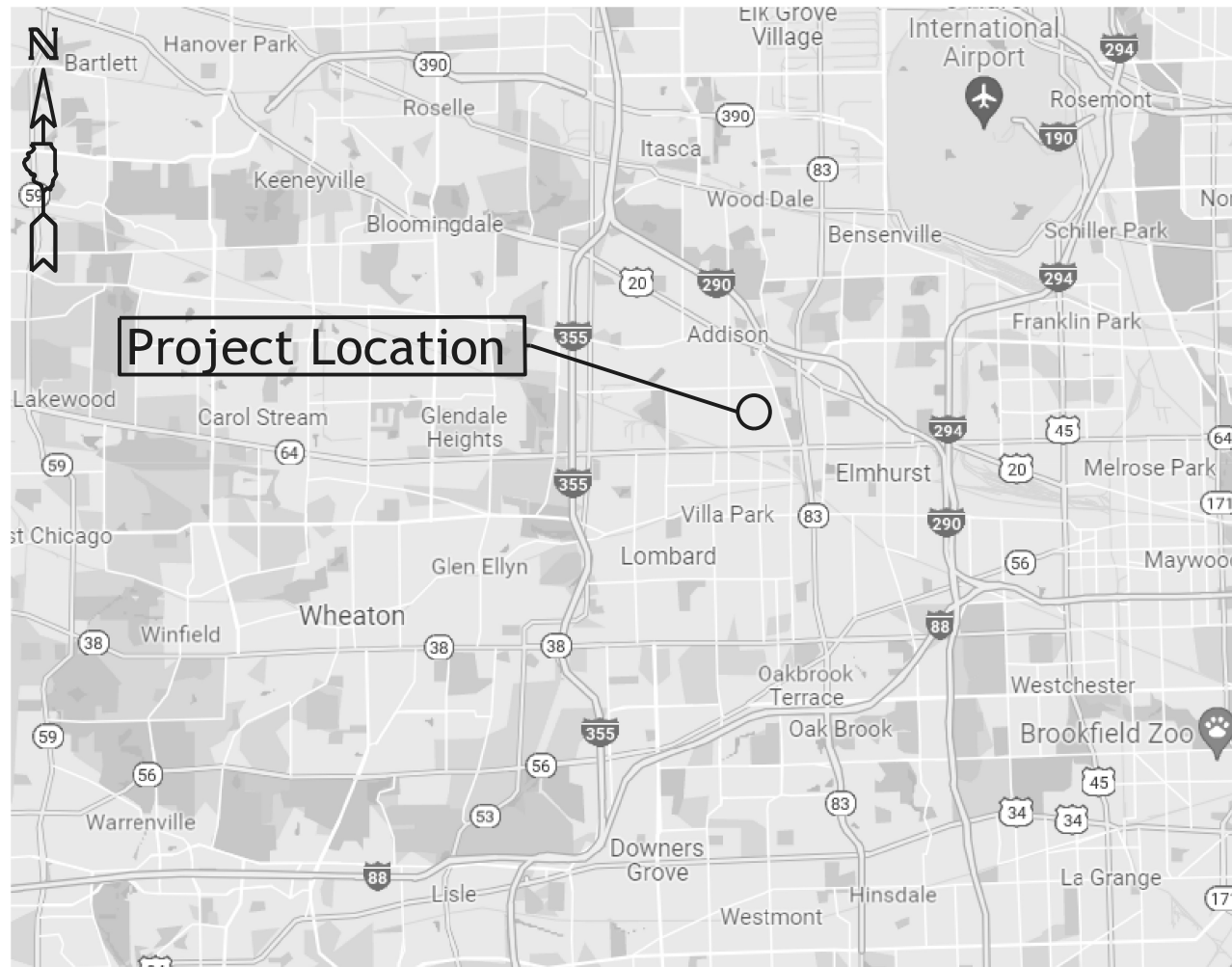
ISLAMIC FOUNDATION 010424.DWG
 ● = found iron stake
 ○ = set iron stake
 FIELD WORK COMPLETED, BUILDINGS AND OTHER IMPROVEMENTS LOCATED AS SHOWN ON THE 20TH OF OCTOBER, A. D., 2023.

ILLINOIS LAND SURVEYOR NO. 2674
 (LICENSE SUBJECT TO RENEWAL AND EXPIRES 11/30/2024)
 REFER TO DEED OR GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
 ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
 LINE DIRECTIONS AND BEARINGS, WHERE SHOWN, ARE BASED ON AN ASSUMED DATUM LINE.
 PLEASE COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES

ORDER NO. 24 A 005 FILE NO. 240005
WILLIAM M. WINGSTEDT
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 329 WHITE PINES CT., OSWEGO, ILLINOIS 60543
 PHONE: (630) 554-8209 FAX (630) 551-1207
 EMAIL: wwing@aol.com

Proposed Improvement Islamic Foundation Addition

330 W Highridge Rd., Villa Park
Illinois, DuPage County, 60181



Index of sheets:

- C1 - Cover Sheet
- C2 - Existing Conditions Plan
- C3 - Proposed Conditions Plans
- C4 - General Notes
- L1 - Landscaping Plan

Civil Engineer:
Val Lykholap
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: (773)-349-5881

Client:
Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-8800

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

SITE BENCH MARK (BM)

Existing Top of Foundation


ELEV. = 705.57' NAVD88

DUPAGE BENCH MARK (BM)

Benchmark # YK03001

ELEV. = 679.61' NAVD88



By 
August 27, 2025
Illinois Professional Engineer
Certificate No. 062.067021
Expiration date: 11-30-2025

No.	Revision/Issue	Date



Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Islamic Foundation,
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-8800









Project
Date
Scale 1" = 20'
Sheet

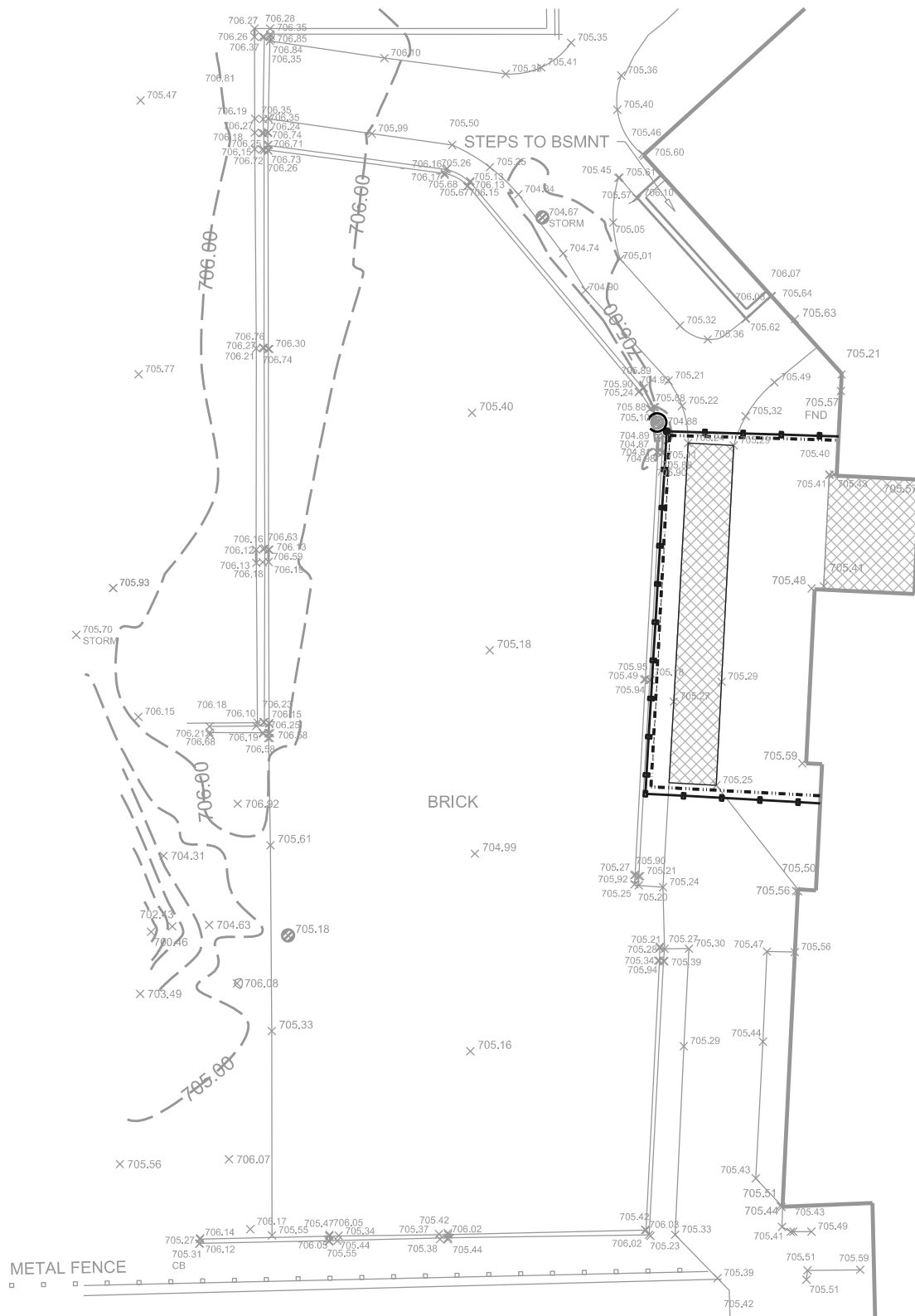
C1

Existing Conditions Plan



LEGEND

- 671.57 EXISTING ELEVATION
-  CONSTRUCTION ENTRANCE
-  TREE REMOVAL
-  SILT FENCE
-  CONSTRUCTION FENCE
-  PAVEMENT REMOVAL
-  STRUCTURE REMOVAL
-  CONSTRUCTION ENTRANCE
-  INLET BASKET



NOTES:

- a.) Utility data other than physical evidence visible on the ground is shown as per records obtained from private and public sources as indicated and should be assumed to be approximate.
- b.) Compare all points before building by same and at once report any difference. For building and easement lines and other restrictions not shown hereon, refer to your abstract, deed contract or zoning ordinance.

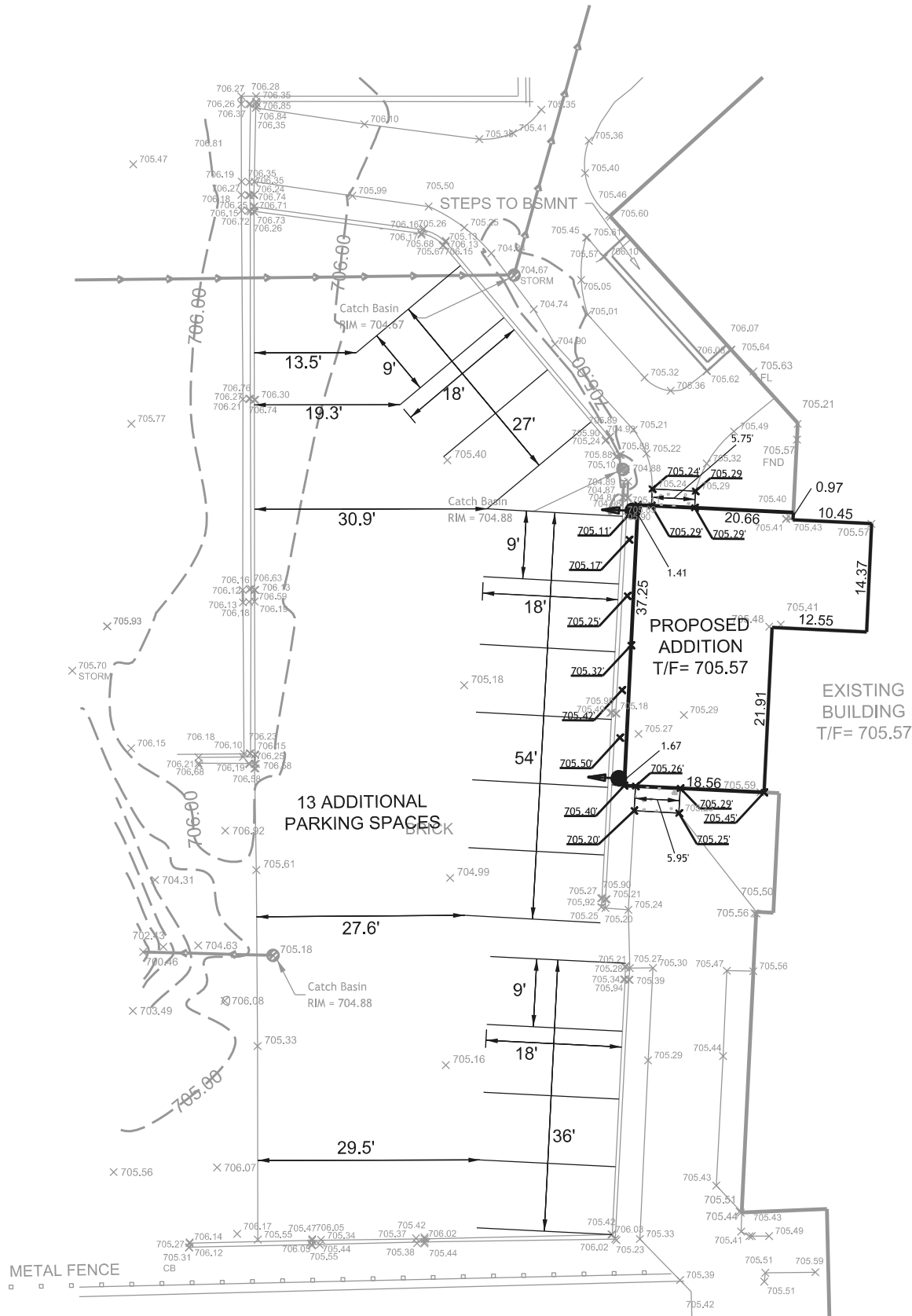
C2	Sheet	Scale 1" = 20'	Date	Project	Client Name and Address:	Firm Name and Address:	FLUENTA CONSULTING	No.	Revision/Issue	Date
					Islamic Foundation. 330 W Highridge Rd., Villa Park IL 60181 Tel: (630) 941-880	Fluenta Consulting 201 E. Lakeside Dr., Vernon Hills, IL 60061 Tel: 773-349-5881				

Proposed Conditions Plan



LEGEND

- 671.57 EXISTING ELEVATION
- 609 - EXISTING CONTOUR
- 98.63 PROPOSED ELEVATION
- 97.5 - PROPOSED CONTOUR
- POWER POLE
- TREE
- AC AIR CONDITION
- BUSH
- EXISTING DRAINAGE PIPE
- FIRE HYDRANT
- DRAIN INLET
- STORMWATER INLET
- EXISTING MANHOLE
- B-BOX
- SUMP PUMP
- CLEANOUT
- ELECTRIC METER
- GAS METER
- DOWNSPOUT
- B/S BOTTOM OF STEPS
- B/P BOTTOM OF PIPE
- T/P TOP OF PIPE
- AC AIR CONDITION
- DRAINAGE FLOW
- CONSTRUCTION ENTRANCE
- TREE REMOVAL
- SILT FENCE
- CONSTRUCTION FENCE
- TREE FENCE
- PROPOSED MOUNTABLE CURB
- PROPOSED CONCRETE
- PROPOSED B-6.12 CURB



IMPERVIOUS AREA CALCULATIONS:

	EXISTING	PROPOSED
HOUSE AREA =	0.00 SF	871.20 SF
PARKING AREA =	6198.74 SF	6198.74 SF
SIDEWALK AREA =	1978.28 SF	1597.49 SF
WINDOW WELL AREA =	86.63 SF	86.63 SF

IMPERVIOUS TOTAL = 8263.65 SF 8754.06 SF

ADDITIONAL IMPERVIOUS = 490.41 SF

TOTAL IMPERVIOUS: 290023 SF:

ADDITIONAL IMPERVIOUS PERCENTAGE:
490.41/290023.00=0.17%

AREA:

GROSS AREA = 318,264 SQ. FT. = 7.306 ACRES
 AREA IN HIGH RIDGE ROAD PER DEDICATION PER DOC. # R67-4339 = 10,076 SQ. FT. = 0.231 ACRES
 NET AREA = 308188 SQ. FT. = 7.075 ACRES

Building Area: Existing: 59,922.9 sq ft; Proposed: 60,794.1 sq ft
 Parking Lot: Existing: 117,229.5 sq ft; Proposed: 117,229.5 sq ft
 Sidewalks: Existing: 27,847.8 sq ft; Proposed: 27,661.6 sq ft
 Total Existing: 205,100.2 sq ft; Proposed: 205,785.2 sq ft
 Lot Coverage: Existing: 66.55 % Proposed 66.77 %

IN-LIEU FEE CALCULATION:

0.581 CFS/AC x 490.41 SF/43560 = 0.00654 CFS
 0.00654 x 43560 x 3.00 \$ = 854.78 \$

C3

Sheet

Scale 1" = 20'

Date

Project

Client Name and Address:

Islamic Foundation.
 330 W Highridge Rd.,
 Villa Park IL 60181
 Tel: (630) 941-880

Firm Name and Address:

Fluenta Consulting
 201 E. Lakeside Dr.,
 Vernon Hills, IL 60061
 Tel: 773-349-5881



No.	Revision/Issue	Date

General Notes and Standards

EARTHWORK, GRADING, AND PAVING:

1. ALL UNSUITABLE MATERIAL MUST BE REMOVED FROM THE PROPOSED BUILDING AREA OR AS INDICATED ON THE SOILS REPORT FOR THE SUBJECT DEVELOPMENT.
2. PRIOR TO COMMENCEMENT OF CONSTRUCTION OF THE MASS GRADING OPERATIONS OF A SUBDIVISION OR PARCEL OF LAND, THE DEVELOPER OR BUILDER, MUST NOTIFY THE VILLAGE ENGINEER TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. IN ADDITION, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION, ALL REQUIRED BONDS MUST BE POSTED AND PERMIT FEES PAID, ALL MASS GRADING OPERATIONS OF A SUBDIVISION OR INDIVIDUAL BUILDING PARCEL, AS WELL AS ANY ROADWAY OR PARKING LOT IMPROVEMENT, MUST BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, IN ILLINOIS, CURRENT EDITION, AS WELL AS THE AMERICAN SOCIETY OF STATE HIGHWAY OFFICIALS, CURRENT EDITION.
3. ALL GRADING OPERATIONS MUST BE CONSTRUCTED ACCORDING TO THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE VILLAGE ENGINEER. ALL EXCAVATED MATERIAL SHALL BE PLACED AND STOCKPILED ON THE SUBJECT PROPERTY, AS PREVIOUSLY APPROVED. THE SUBDIVIDER OR BUILDER MUST ADHERE TO THE APPROVED ENGINEERING PLANS, DURING THE COURSE OF CONSTRUCTION OF THE DESIGNATED IMPROVEMENTS. POSITIVE DRAINAGE MUST BE PROVIDED AT ALL TIMES IN AN ATTEMPT NOT TO AFFECT THE SUBJECT DEVELOPMENT OR TO INFRINGE UPON ADJACENT PROPERTIES.

CONSTRUCTION NOTES:

1. MAINTAIN EXISTING DRAINAGE PATTERN. YOU SHALL NOT CAUSE STORMWATER RUNOFF TO RUN ON NEIGHBOR'S PROPERTY.
2. ALL EXCAVATED MATERIAL NOT USED TO BACKFILL AROUND FOUNDATION SHALL BE REMOVED FROM SITE.
3. SPLASH SUMP PUMP DISCHARGE AND ALL DOWNSPOUTS TO GRADE AND DIRECT FLOW TO BACK AND FRONT OF PROPERTY.
4. VILLAGE OF VILLA PARK NOTES AND DETAILS TAKE PRECEDENCE OVER ANY OTHER CONFLICTING NOTES AND DETAILS

SOIL EROSION AND SEDIMENT CONTROL:

1. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL EROSION CONTROL DEVICES INCLUDING, BUT NOT LIMITED, SILT FENCE AROUND THE CONSTRUCTION LIMITS, STONE ACCESS DRIVE AND FILTER FABRIC PROTECTORS IN ALL STORM MANHOLES AND/OR INLETS PER THE VILLAGE'S STANDARD DETAILS. IF THERE IS NO GENERAL CONTRACTOR, IT SHALL BE THE RESPONSIBILITY OF THE EXCAVATION/GRADING CONTRACTOR TO INSTALL ALL SOIL EROSION CONTROL DEVICES.
2. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
3. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAKE AN INSPECTION OF THE INSTALLATION ON A WEEKLY BASIS OR FOLLOWING A RAINFALL OF ½-INCH OR MORE OVER A 24-HOUR PERIOD. A RECORD OF SUCH INSPECTIONS SHALL BE KEPT ONSITE AT ALL TIMES UNTIL FINAL ACCEPTANCE OF THE WORK.
4. ANY SOIL EROSION CONTROL MEASURES THAT ARE DEEMED NECESSARY BY THE VILLAGE ENGINEER OR ANY OTHER AUTHORITY HAVING JURISDICTION SHALL BE IMPLEMENTED IMMEDIATELY BY THE CONTRACTOR.
5. ALL SILT FENCE SHALL BE INSTALLED AND APPROVED BY THE VILLAGE OF VILLA PARK PRIOR TO CONSTRUCTION.
6. ALL CONSTRUCTION SITES SHALL HAVE A 10-FOOT WIDE X 6-INCHES DEEP STONE ACCESS DRIVE COMPRISED OF CA-1 STONE. THE LENGTH SHALL BE A MINIMUM OF 50 FEET UNLESS OTHERWISE APPROVED BY THE VILLAGE ENGINEER. ALL ACCESS TO AND FROM THE SITE SHALL BE RESTRICTED TO THIS CONSTRUCTION ENTRANCE.
7. PUMPING SEDIMENT-LADEN WATER INTO ANY STORMWATER FACILITY EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED. WATER REMOVED FROM TRAPS, BASINS AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
8. MODIFICATIONS TO EXISTING STORMWATER FACILITIES SHALL BE STABILIZED WITHIN 48 HOURS.
9. ALL STORM DRAIN INLETS SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE WHEN THE AREA TRIBUTARY TO AN INLET IS DISTURBED.
10. ALL TRENCHES, HOLES OR OTHER EXCAVATIONS REQUIRED FOR UTILITY INSTALLATION SHOULD BE BACK-FILLED AND STABILIZED AT THE END OF EACH WORKING DAY. NO EXCAVATION SHOULD BE OPENED MORE THAN WHAT CAN BE STABILIZED BY THE END OF THE SAME DAY. IF AN EXCAVATION MUST BE LEFT UNSTABILIZED OR OPENED OVERNIGHT, SOIL EROSION AND SAFETY PROTECTION MEASURES SHALL BE INSTALLED.
11. THE SURFACE OF STRIPPED OR DISTURBED AREAS SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED OR WHEN LEFT IDLE FOR MORE THAN 7 DAYS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN ADEQUATELY ESTABLISHED.
12. ALL SPECIAL MANAGEMENT AREAS SHALL, AT A MINIMUM, HAVE A DUAL SILT FENCE BARRIER OF PROTECTION. ADDITIONAL SOIL AND SEDIMENT EROSION CONTROL MEASURES MAY BE REQUIRED TO ADEQUATELY PROTECT THESE AREAS.
13. STOCKPILES OF SOIL OR ANY OTHER BUILDING MATERIAL SHALL NOT BE LOCATED IN SPECIAL MANAGEMENT AREAS.
14. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
15. ALL WASTE GENERATED AS A RESULT OF SITE DEVELOPMENT (INCLUDING DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, SANITARY WASTE OR ANY OTHER WASTE) SHALL BE PROPERLY DISPOSED OF AND BE PREVENTED FROM BEING CARRIED OFF THE SITE BY EITHER WIND OR WATER.
16. ANY SOIL, MUD OR DEBRIS REACHING A PUBLIC OR PRIVATE ROADWAY OR SIDEWALK SHALL BE REMOVED IMMEDIATELY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
17. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30-DAYS AFTER FINAL STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF, AND THE AREA PERMANENTLY STABILIZED.

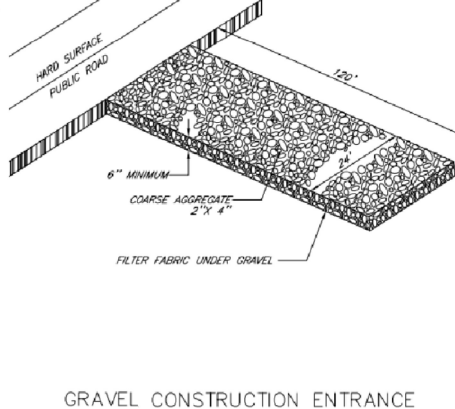
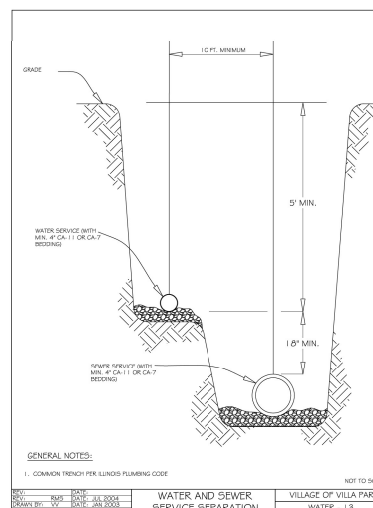
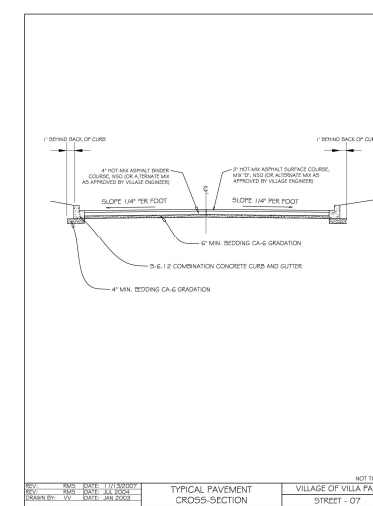
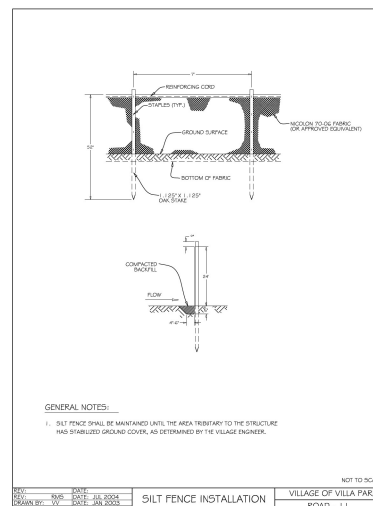
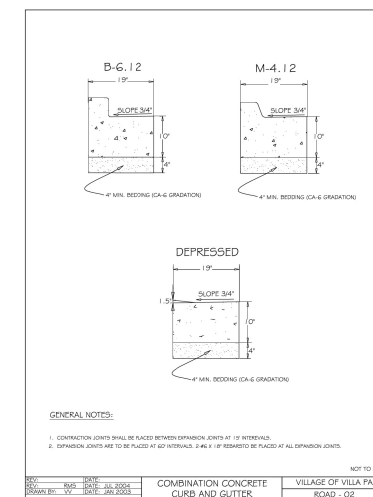
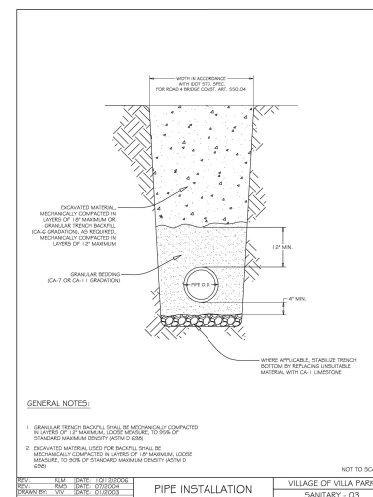
VILLAGE OF VILLA PARK STANDARD ENGINEERING NOTES Revised 05/02/2008

1. The Public Works Department, (630) 834-8505, must be notified twenty-four (24) hours in advance for inspections and shutoffs and forty-eight (48) hours in advance for water taps.
2. One (1) set of approved plans must be on the site at all times.
3. All paving, curb & gutter, driveways, and sidewalks, including earthwork required for preparation of sub-grade, will be constructed in accordance with the Illinois Department of Transportation's (IDOT) "Standard Specifications for Road and Bridge Construction," current edition and supplements, except as modified to conform with Village of Villa Park requirements.
4. Trenches under and within three feet (3') of pavement (streets, driveways, curb & gutter, and sidewalks) will be backfilled with granular trench backfill conforming to a gradation of CA-6/Grade 8. Granular trench backfill will be mechanically compacted in layers of 12" maximum, loose measure, to 95% of standard density (ASTM D698).
5. All existing pavement to be removed will be saw cut full depth along the limits of the removal.
6. Replacement of the street pavement subsequent to the installation of utilities will meet IDOT Standard Specifications for Road and Bridge Construction, Article 442.06, and be made as follows:
 - a. Asphalt - 2" Hot-Mix Asphalt Surface Course, Mx "D", N50, over a 4" Hot-Mix Asphalt Binder Course, N50, or to Village Engineer's specifications.
 - b. P.C.C. - 8" minimum thickness, tie into the existing pavement with #6 x 24" dowels, embedded 8" and staggered at 24" O.C.
7. All pavements will be replaced within one week of their removal.
8. All sidewalks will meet existing widths with a minimum thickness of four inches (4") except at any existing or proposed driveway(s) the thickness will be six inches (6"). Bedding will be a minimum of 4" of CA-6/Grade 8. All existing sidewalks and curb and gutter sections must be replaced unless waived by the Village Engineer.
9. All driveways will be replaced as follows:

Residential	Hot-Mix Asphalt	4"	Surface Course
	Portland Cement Concrete	6"	CA-6, Grade 8 Stone Class SI
Commercial	Hot-Mix Asphalt	4"	CA-6, Grade 8 Stone Surface Course
	Portland Cement Concrete	6"	CA-6, Grade 8 Stone Class SI

All manholes and buffalo boxes within a PCC driveway must be boxed out with 1" expansion material.
10. All parkways disturbed during construction will be restored with four inches (4") of topsoil and salt-tolerant sod.
11. All parkway and nearby trees on adjoining property will have guards to protect trees. A minimum of four (4) stakes shall be used and the fence shall be four (4) feet from the trunk of the tree.
12. All stumps must be removed to a minimum of one foot below proposed ground elevation.
13. Materials and installation for all water and sewer related work will be in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," current edition and the American Water Works Association except as modified to conform with Villa Park requirements.
14. All water main shutdowns will be performed by Village personnel only. A minimum of twenty-four (24) hours notice will be given to the Public Works Department prior to requested shutdown.
15. Existing water and sanitary sewer services will not be reused without a written approval from the Water/Wastewater Superintendent.
16. Band-seal flexible connectors (non-shear mission couplings) will be used to join pipes of dissimilar materials.
17. All PVC pipe joints will conform to ASTM D 3212 and shall be sealed by rubber gaskets conforming to ASTM F 477.
18. Down spouts and sump pumps will discharge at grade and be directed away from and at least ten feet (10') from adjacent properties.
19. Provide for the immediate removal of any mud and debris that is deposited onto the streets and sidewalks, which were caused by the construction.
20. Any soil erosion control measures that are deemed necessary by the Village Engineer will be implemented immediately by the contractor.
21. All footing and top of foundation elevations, and building setbacks and dimensions must be surveyed and a spot survey must be submitted and approved prior to any future construction.
22. All concrete curbs, sidewalk and driveway aprons require pre-inspection.
23. All construction sites will require a stone access road 10 feet wide with a 6" depth comprising of CA-1 stone.
24. Any activity that disturbs the pavement, vegetation or soil requires a DuPage County Stormwater Permit.
25. An RPZ valve is required for development other than single family residential, unless a written waiver is obtained from the Public Works Department.
26. Residential dual check valve backflow preventer (series 7) is required if a private well is located on the premises and is not capped by a certified well contractor.
27. All existing grades along property lines must be maintained.
28. 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.
29. Downspout drainage must discharge at grade and must not drain onto or toward adjacent properties. Indicate on the plans the proposed downspout locations and their direction of drainage.
30. Drainage swales must have sufficient depth and width to direct storm water runoff toward a storm drainage system. Swales must meet existing grades at the property lines and have a minimum slope of 1%. Damming or displacing water onto adjacent properties is not permitted.
31. Proposed driveway must meet existing grades along the property line and then slope 1/8" to 1/4" per foot away from the property line and toward the center of the driveway in order to keep water runoff on site and prevent runoff towards adjacent properties. Include details on the driveway and the property line (spot elevations at property line, centerline and at garage slab). If installing curb along the driveway make sure it will not dam water on adjacent properties. Show top of curb elevations and grades on adjoining property.
32. Landscaping that effectively changes yard elevations or existing drainage patterns will not be permitted unless a fill permit is issued by the Village.

DETAILS:



No.	Revision/Issue	Date



Firm Name and Address:
Fluenta Consulting
201 E. Lakeside Dr.
Vernon Hills, IL 60061
Tel: 773-349-5881

Client Name and Address:
Islamic Foundation,
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-880

Project
Date
Scale
Sheet

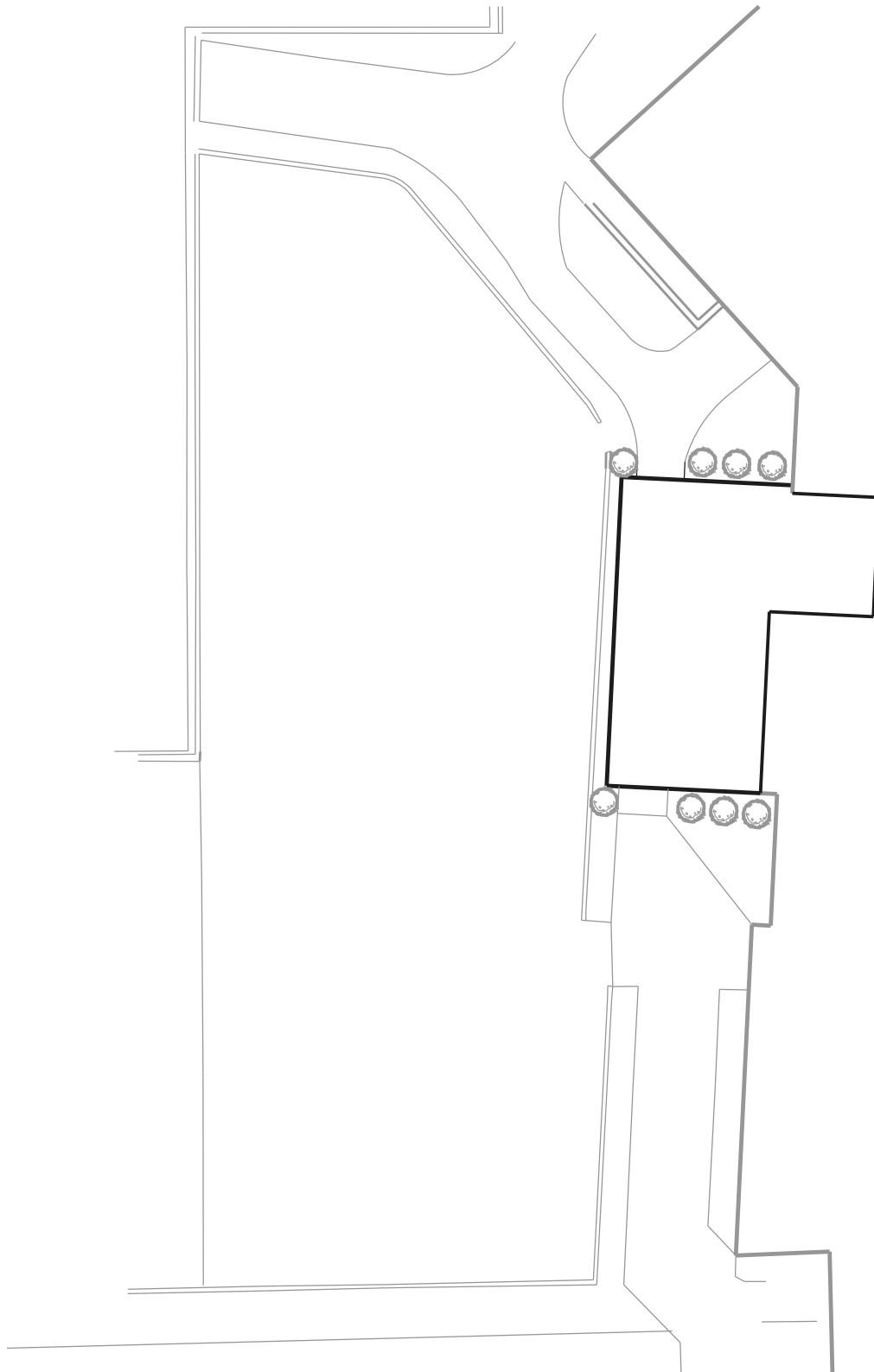
C4

Landscaping Plan



LEGEND

 Buxus sempervirens



Sheet
L1

Scale 1" = 20'

Date

Project

Client Name and Address:

Islamic Foundation.
330 W Highridge Rd.,
Villa Park IL 60181
Tel: (630) 941-880

Firm Name and Address:

Fluenta Consulting
201 E. Lakeside Dr.,
Vernon Hills, IL 60061
Tel: 773-349-5881



No.	Revision/Issue	Date