

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**  
**Villa Park Recreation Center**  
**320 E. Wildwood Ave**  
**Villa Park, IL 60181**

**Special Meeting**

**Plan Commission**

**December 17, 2025**

**7:00 PM**

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Chair Person: Marianne Gonzalez

Commissioners: John "Jack" Cuthbertson, Matt D'Alessandro, Mahmood Khan, Alan Hasler

Board Liaison: President Kevin Patrick

Staff Liaison: Stg Eric Haimann

- 1. Call to Order - Roll Call**
- 2. Public Comments on Agenda Items**
- 3. Chairperson Comments**
- 4. Public Comments on Non-Agenda Items**
- 5. Amendments to the Agenda**
- 6. Approval of Minutes**
- 7. Consent Agenda**
- 8. Old Business**
  - a. To review the Traffic Pattern on N. Yale Ave from North Ave (IL 64) to Armitage Ave  

This item was tabled at the November 19th meeting and staff has gathered additional information concerning the request. This request is for the Village to consider reopening the road closures in the 1000 block of North Chatham Ave and N Harvard. These roads were previously closed by Village of Addison and the resident concern is regarding the additional traffic created on Yale from these closures dating back to 2019.
  - b. Review of Parking Study for the Villa Business District — Possible 2 hour time limit for parking stalls on Park Ave from Villa to Oakland  

These parking stalls along Park Ave. from Villa Ave to Oakland in the public right-of-way seemed to be under utilized by the public for public parking in the area. This request is to review these stalls on how to better utilize them including the possibility of placing parking time limits to be in conjunction with other parking located in the Villa Right-of-Way.

- c. Resident request for no parking on Dead End Streets specifically N. Hamilton

This request was tabled from the November 19th meeting. This request from a resident is to review and consider a no parking restriction at the end of streets with no outlets to allow for vehicles to get in and out of their driveways along with access for emergency services. The specific request was made for N. Hamilton Ave and staff have provided additional information.

## **9. New Business**

- a. Recommendation of No Parking on the north side of Wildwood from Villa Ave to the Myrtle Ave and Myrtle Ave. from Wildwood to Wildwood.

To review the staff request for no parking restrictions along the northern edge of Wildwood Ave from Villa Ave to Myrtle Ave and the portion of Myrtle from Wildwood to Wildwood. The proposed Union Development is planned to begin construction in the upcoming months which will narrow Wildwood to a width of 22 feet. Due to the increased volume of traffic between the VPRC and the proposed union development, the proposed parking restriction will allow for safer passage of vehicles along this portion of the roadway.

- b. Approval of the subdivision plat for the Hawthorneworld 351-451 N. Ardmore Avenue and 400-416 N. Beverly Avenue

To review the proposed plat of subdivision for the proposed Eco Terra Development on Ardmore Ave. and to provide the Village Board with a recommendation for consideration. The Village has received a request from the petitioner for the proposed development which would require the consolidation of the parcels and vacation of right of way as presented in the proposed plat of subdivision. The Plan Commission is responsible for reviewing the proposed subdivision plat.

- c. Review and Approval of the Hawthorneworld Proposed Site Plan for 351-451 N. Ardmore Avenue & 400-416 N. Beverly Avenue

The village has received a proposed site plan as part of zoning for the Hawthorneworld Project for the Ardmore Ave Site. Currently, the Village Zoning Board of Appeals is considering this request and the Planning Commission has the responsibility to review and provide recommendation to the Village Board for consideration. The proposed site plan will adjust the current traffic flow around the proposed development along with request for no parking loading zones, fire lane and modification to parking stalls on Ardmore Ave., Beverly Ave, and Terrace St.

## **10. Commissioner Comments**

## **11. Village Board Liaison Comments**

## **12. Staff Liaison Comments**

## **13. Adjournment**

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