

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

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

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.

**MINUTES OF TRAFFIC & SAFETY
COMMISSION**

JANUARY 5, 2021

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Chairman Pienkos called the meeting to order at 8:02 P.M.

PRESENT: Jack Cuthbertson, Marie Geishecker, Kevin Meeker, Jeff Pett, Ed McMurray, Chairman
J. Pienkos, Carl Timmerman

ABSENT: Karen Timmerman

EX-OFFICIO PRESENT: Kevin Mantels, Chief Michael Rivas

EX-OFFICIO ABSENT: Sgt. Jim Cihak

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

PUBLIC PARTICIPATION ON AGENDA ITEMS

Jack Kozar from 324 E. Central Blvd. thanked Public Works for marking the holes with stakes discussed at the December meeting. Jack also asked if item number #872 could be removed from the agenda.

Joe Amore sent an email to the Commission regarding agenda item #868 was read out loud.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None.

APPROVE MINUTES OF OCTOBER 6, 2020 MEETING

A motion was made by Commissioner Geishecker to approve Traffic and Safety's minutes from the December 12, 2020 meeting, second by Commissioner Pett. An acclamation vote was taken with all ayes.

OLD BUSINESS

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Ex-Officio Mantels commented that he had not heard anything from Addison, and their commission that would discuss this issue has not had a meeting yet. Chairman Pienkos said the traffic counts did not have any data that would cause concerns; we will not get anywhere with Addison at this point. Ex-Officio Mantels said Public Works Staff is in favor of closing this item. Chairman Pienkos asked

for a motion to close. Commissioner Cuthbertson made a motion to close, Chairman C. Timmerman seconds the motion. An acclamation vote was taken with all yes.

ITEM #867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE – CLOSED.

#868 TRAFFIC AROUND CENTRAL AND MYRTLE - PEDESTRIAN, BICYCLE, AND VEHICLE

Chairman Pienkos explained to the Commission that since the minutes have been approved, Public Works will present the approved minutes and supporting documents to the Village Board for their approval. Ex-Officio Mantels stated Public Works had removed the signpost requested at the December meeting and moved the No Parking sign on Myrtle 8 feet back. Item Pending.

#872 4-WAY STOP AT YALE AND SCHOOL

Chairman Pienkos stated District 45 is planning on presenting at the February meeting. Ex-Officio Mantels said their main presentation would be on Jackson School and the Early Childhood Center, was not sure about Ardmore School. Item pending.

#876 TRUCK TRAFFIC ON WILDWOOD AND MONTEREY

Commissioner Cuthbertson says the traffic for this area is going to be seasonal. Chairman Pienkos asked if a specific truck route would be best in this situation. Ex-Officio Mantels stated Public Works reached out to AK Mulch about six months to provide a truck route that staff felt works best. Commissioner Cuthbertson asked if Wildwood and Villa is the designated truck route, what are the specifications of the intersection. Ex-Officio Mantels is having staff look into that. Chairman Pienkos asked if staff creates a truck route, then how it can be enforceable? Ex-Officio Mantels explained that an ordinance is to be written and taken to the Village Board. Ex-Officio Mantels stated that staff has exhausted all options and feels creating a truck route is the best choice. Chairman Pienkos said we would wait on staff and then look for the recommendation. Item pending.

#877 JACKSON MIDDLE SCHOOL CONSTRUCTION AND EARLY CHILDHOOD CENTER

Chairman Pienkos informed the commission that the presentation from the school district is scheduled for February. Item pending.

COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Commissioner C. Timmerman – Nice to see everyone, and looking forward to the New Year.

Commission Geishecker – Looking for additional signage on S. Cornell St. Also, if Public Works creates the truck route, will the traffic deteriorate the sidewalk quicker?

Commissioner Meeker – None.

Ex-Officio Chief Rivas – Thank you for the warm welcome to Traffic and Safety. If there is anything I can be of assistance with, please let me know.

Ex-Officio Mantels – The previous month, Commissioner Cuthbertson brought up the property at IL. Route 83 and Riverside Dr. An update to the concern is that a traffic study will be conducted and inform when the results are completed.

Trustee Wagner – Thank you, staff, for completing the Bicycle Friendly Community application completion. In December, Villa Park was awarded an Honorable Mention and was given vital steps to obtain a higher status. Also, St. A's will be having Tri-town YMCA move in and run programs with kids in the facility.

Ex-Officio Director Guerra – Sitting in on the meeting just like Chief Rivas.

Commissioner Cuthbertson – The frontage road in front of Camp BowWow is sinking where they did work a while back. Can that area be looked at?

Commissioner Pett – Happy New Year.

Commission Secretary Raffel – None.

Commissioner Cuthbertson – Wishing everyone a Happy New Year.

Chairman Pienkos – I would like to extend Congratulations to Director Guerra and Chief Rivas. Each one has joined us at Villa Park, and we wish them the best of luck. I would also like to congratulate Commission Secretary Raffel on her new role as Executive Administrative Assistance to the Village Manager.

ADJOURNMENT

Motion to adjourn was made by Commissioner Geishecker and seconded by Commissioner C. Timmerman. Roll call vote was taken with all ayes. The meeting was adjourned at 9:17 P.M.

The next meeting will be held on **TUESDAY, February 2, 2020, at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION
JULY 7, 2020**

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Chairman Pienkos called the meeting to order at 8:04 p.m.

PRESENT: Jack Cuthbertson, Marie Geishecker, Grace Visser, Carl Timmerman, Ed McMurray, Kevin Meeker, Chairman J. Pienkos

ABSENT: Karen Timmerman, Bob Allen

EX-OFFICIO PRESENT: Kevin Mantels, Sgt. James Krupiczowicz

EX-OFFICIO ABSENT: Sgt. Jim Cihak

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

1. PUBLIC PARTICIPATION ON AGENDA ITEMS

Kathy Halloran of 538 E. Wildwood Ave informed Traffic and Safety of new updates that she had regarding truck traffic on Wildwood.

Mary Brunner of 512 E. Wildwood Ave presented her concerns regarding truck traffic on Wildwood to Traffic and Safety.

Patrice Gallgher of 36 S. Monterey Ave gave a synopsis of truck traffic on Monterey to the Commissioners of Traffic and Safety.

Tracy Gabriel of 306 E Central Blvd expressed her concerns with pedestrian and vehicle traffic on Central Blvd and Myrtle Ave.

Karen Solem of 324 E Central Blvd talked about her concerns with the bike, pedestrian, and vehicle traffic on Central Blvd and Myrtle Ave.

2. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None

3. APPROVE MINUTES OF JUNE 2, 2020 MEETING

A motion was made by Commissioner Geishecker to approve Traffic and Safety's minutes from the June 2, 2020 meeting, seconded by Commissioner C. Timmerman. Acclamation vote taken with all ayes.

4. OLD BUSINESS

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Ex-Officio Mantels stated that he had contacted Addison's Village Engineer and discussed the issue with him. Addison's Village Engineer stated the Village of Addison is unlikely to open the streets in question. Ex-Officio Mantels requested that Addison's Public Health, Safety & Judicial Committee add this issue to their agenda. Addison's Engineer responded that the Village of Addison would need to look into the matter and would follow up with further information. Item pending.

#868 TRAFFIC AROUND CENTRAL AND MYRTLE - PEDESTRIAN, BICYCLE, AND VEHICLE

Ex-Officio Mantels stated that Public Works did not conduct any traffic counts due to COVID – 19 but will conduct counts since businesses are opening up. Ex-Officio Mantels said he would like to put out Public Works traffic counters two or three times and have data by early fall. Chairman Pienkos asked about the traffic study. Ex-Officio Mantels asked that Traffic and Safety make a motion to have a traffic study completed for this item. Further discussion ensued. Item pending.

Chairman Pienkos asked Traffic and Safety for a motion of recommendation to conduct a traffic study for item #868 TRAFFIC AROUND CENTRAL AND MYRTLE – PEDESTRIAN, BICYCLE, AND VEHICLE. Commission Cuthbertson made the motion, Commissioner Geishecker second the motion. Acclamation vote taken with all ayes.

#869 STUDENT DROP OFF & PICK UP PROCEDURE FOR ALBRIGHT MIDDLE SCHOOL

Ex-Officio Mantels explained the sign change Albright Middle School was requesting would not be possible, and the signage for drop off and pick up would remain the same. Chairman Pienkos asked for a motion to close this item. Commissioner McMurray made a motion with Commissioner C. Timmerman second the motion. Acclamation vote taken with all ayes.

#869 STUDENT DROP OFF & PICK UP PROCEDURE FOR ALBRIGHT MIDDLE SCHOOL CLOSED.

#872 4-WAY STOP AT YALE AND SCHOOL

Commissioner Cuthbertson said with the future construction of the schools, this item should be pended. Chairman Pienkos stated he attended the school board meeting regarding improvements for District 45. Chairman Pienkos explained to Traffic and Safety he would like the school to conduct a traffic study around Jackson Middle School and Ardmore Elementary School. Discussion ensued. Item pending.

Chairman Pienkos asked for a motion to add #877 JACKSON MIDDLE SCHOOL CONSTRUCTION AND EARLY CHILDHOOD CENTER to the agenda. Commissioner Cuthbertson made the motion, Commissioner Meeker second. Acclamation vote taken with all ayes.

#873 TRAFFIC AROUND THE INTERSECTION OF ELM AND CORNELL

Commissioner Geishecker asked if we can pend this item until traffic returns to normal Item still pending.

#875 TRAFFIC AROUND THE INTERSECTION OF ADDISON AND JACKSON

Chairman Pienkos stated a traffic study was completed by the Village of Lombard a while back, and they concluded that no additional stop signs were necessary at this intersection. Commissioner C. Timmerman asked if this intersection would be impacted by Jackson Middle School construction. Chairman Pienkos said he believes no additional investigation needs to be completed, and this item can be closed. Chairman Pienkos asked for a motion to close. Commissioner Meeker made a motion and Commissioner C. Timmerman second. Acclamation vote taken with all ayes.

#875 TRAFFIC AROUND THE INTERSECTION OF ADDISON AND JACKSON CLOSED.

#876 TRUCK TRAFFIC ON WILDWOOD AND MONTEREY

Commissioner Cuthbertson explained he observed the traffic on Wildwood and Monterey and has some concerns. Commissioner Geishecker said she also noted the area and had concerns as well. Chairman Pienkos urges commissioners to investigate this item so that Traffic and Safety can make recommendations to the Village Board. Further discussion ensued. Item pending.

5. COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Commissioner Visser – None.

Commissioner Geishecker – Is N. Charles Ave construction going to start anytime soon? Noticed two potholes that need some attention.

Commissioner Meeker – Thank you for all that have come out for the public participation.

Commission Secretary Raffel – None.

Commissioner Cuthbertson – The frontage road had some work completed and noticed that it still needs some cleanup.

Commissioner C. Timmerman – I will not be able to attend next month's meeting.

Commissioner McMurray – I will not be able to attend August or September's meeting.

Trustee Wagner – None.

Ex-Officio Mantels – None.

Chairman Pienkos – Thank you, everyone, for attending the meeting.

6. ADJOURNMENT

Motion to adjourn was made by Commissioner C. Timmerman and seconded by Commissioner McMurray. Roll call vote was taken with all ayes. The meeting was adjourned at 10:30 p.m.

The next meeting will be held on **TUESDAY, AUGUST 4, 2020, at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION
AUGUST 13, 2019**

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Chairman Pienkos called the meeting to order at 8:09 p.m.

PRESENT: Chairman J. Pienkos, Jack Cuthbertson, Carl Timmerman, Karen Timmerman, Marie Geishecker, Ed McMurray, Pamela Hoehl, Grace Visser

ABSENT: Kevin Meeker

EX-OFFICIO PRESENT: Kevin Mantels **EX-OFFICIO ABSENT:** Sgt. Jim Cihak

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

1. PUBLIC PARTICIPATION ON AGENDA ITEMS

Barb and Mark Huizenga from 901 N. Yale, Thelene Tornow from 1005 N. Yale and Kathi Espinoza from 1032 N Yale came to the board with concerns regarding traffic on N. Yale from Wildfire to Armitage. Barb explained that when Target opened about 20 years ago, the residents of Addison that lived on Chatham had that road closed. Shortly after, they noticed another increase in traffic when North Ave was widened and Wildfire Harley Davidson opened up. Barb explained that they regularly see traffic patterns of people trying to avoid the trains and traffic lights in Villa Park. Barb also said that she and her neighbors feel Yale has become a short cut for Addison traffic and most of them do not stop at Belden. One serious incident that has happened due to traffic was a friend's elderly mother was riding her scooter down the street and ended up in the culvert. Barb says she and other neighbors walk their dogs every night and have to yell at traffic to slow down. They also see the mechanics from Harley fly down the street when test driving motorcycles for repairs. Barb also is concerned with the response time from emergency vehicles that need to snake around the neighborhood due to the closure of streets. She feels that it also causes difficulty for the Postmaster, Roy Strom, and Villa Park plows. Barb did note that they are very pleased with the sidewalks but they still do not feel safe due to the volume and speed of traffic.

2. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Tracy Gabriel at 306 E. Central Blvd Unit 1 and Don Macdonald and BJ Gregory of 306 E. Central Blvd Unit 6 raised concerns about the vehicle, pedestrian and bicycle traffic around Fuel/Crème at 324 E. Central Blvd. Tracy said that she knows this business is good for the community but is very concerned about the safety of the residents that visit the establishment. The first concern is that there is only 1 sign posting the 25 mph for both sides to remind drivers of the speed zone. Tracy states that most vehicles are traveling 30-50 mph on that stretch of roadway. Tracy explained that when More Brewing went in, parking spots on the south side of Central were

installed. Until recently, those spots were hardly used, maybe during a beer release. Now those spots are constantly filled which causes a bottleneck on Central with all the new vehicle traffic in the area. Tracy suggests that Central Blvd should be a one-way street. Before she attended the Traffic and Safety meeting, she and other residents witnessed a bicycle and truck accident. Due to the weather, the bicycle did not stop at the crosswalk and hit a vehicle. Tracy says each day brings cringe-worthy, scary close calls. Tracy has a few questions that she wanted to ask Traffic and Safety. First is why did the village remove a few parking spots on Central? Was it due to a safety concern? The second issue is regarding zoning and the planters around the perimeter of the property being so high. Tracy states that because of the height of the planters, traffic on Myrtle that is turning onto Central cannot see what is coming westbound and pulls out into the intersection. Third, Tracy would like to know what will be done about the lighting of the surrounding area. She says it is very dark over there at night and with all the pedestrian traffic, cars will not be able to see them cross the street. Fourth, Tracy wanted to know who decided to put a bike rack right across the street. She feels it is the worst spot due to kids running around and bike speeding down the path; that a collision will occur. Don Macdonald also commented that families are coming to this area and letting kids run around the property and run across the street. He is very concerned that one of them will get hurt. Tracy also commented that the bike rack will cause poor visibility for traffic on Central Blvd. Lastly, Tracy, Don, and BJ are all concerned about the cars that are using their driveway as a turnaround and parking lot. All the extra cars have started to deteriorate the parking lot quicker due to the extra volume. Plus they do not like having all the strange cars due to fears of break-ins that have occurred in the past. Tracy would like all these things taken into consideration and implement new parking restrictions and traffic flow around Fuel/Crème.

3. APPROVE MINUTES OF JUNE 11, 2019

A motion was made by Commissioner C. Timmerman to approve minutes from the June 11, 2019 meeting; second by Commissioner K. Timmerman. Acclamation vote was taken with all ayes.

4. OLD BUSINESS

865 TRAFFIC ON RIVERSIDE FROM WASHINGTON TO MADISON

Chairman Pienkos explained that no additional info has become available and will continue to pend item.

866 TRAFFIC ON VERMONT FROM SECOND TO THIRD

Chairman Pienkos explained that no additional info has become available and will continue to pend item.

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Commission Secretary Raffel read a letter from Barb Huizenga regarding traffic issues on Yale. Chairman Pienkos asked if everyone received the map, letter and traffic counts. Chairman Pienkos stated that the average speed southbound is at 25 mph. Commissioner McMurray noted that over 10,000 cars had passed on that road over a weeks' time is a lot. Chairman Pienkos said that northbound average speed was 25.5 with 50% of the cars at 26 mph and 85% of the cars at 32 mph. Commissioner Hoehl was concerned regarding the 136 mph posted. Ex-Officio Mantels stated that count is a false positive and in that area, that kind of speed is impossible to

achieve. Commissioner Hoehl also brought up the issue with not stopping at the stop signs. Chairman Pienkos believes it is more of a rolling stop than a total blow off of the stop sign. Commissioner Cuthbertson stated that northbound traffic has a handful of traffic counts between the speeds of 41-50 mph. Commissioner C. Timmerman thinks that is due to residents trying to get around or beat the train. Chairman Pienkos stated that most of them are after 1 p.m. Ex-Officio Mantels pointed out that the hours between 2 p.m. to 8 p.m. is the busiest for that area. Commissioner Cuthbertson also feels that is when a majority of Addison residents are heading back home. Ex-Officio Sgt. Cihak stated that some of those numbers and speeds could be motorcycles from Wildfire. Commissioner C. Timmerman said that we should talk with the owner. Ex-Officio Sgt. Cihak stated that we have done that on a few occasions. Chairman Pienkos commented that he is not surprised the residents are not saying anything about the noise from the motorcycles driving up and down the road. Chairman Pienkos also stated that Traffic and Safety need to examine this matter more. Commissioner Geishecker asked if we add additional stop signs. Chairman Pienkos suggested a round-about. Commissioner C. Timmerman said that was not a bad idea, they decrease fatality accidents by 86%. Commissioner C. Timmerman asked if we could look into federal funding Ex-Officio Sgt. Cihak stated we could show accident data to support. Ex-Officio Mantels said we will look into this as a possible solution. Chairman Pienkos stated that he does not like them but if it helps in this situation, it would help slow down the traffic. This item still pending.

5. COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Trustee Wagner informed the commission that Villa Park was awarded the Metropolitan Mayor Caucus grant that helped purchase the flashing stop signs by Willowbrook High School and Albright Middle School. Trustee Wagner also commented that Villa Park was not awarded the Safe Routes to School grant.

Ex-Officio Mantels stated that construction on the Saint Charles Bridge has started and to be aware of any new traffic patterns. At this time, traffic seems to be moving well.

Commissioner Geishecker let the commission know that on July 7th, she and the family barely missed an accident at the corner of Elm and Cornell. She said this is the second accident they have seen in a short time. She feels that section should be a 4-way stop to slow traffic down. She feels the signs of cross-traffic does not stop helps a bit but a stop sign would be better. She worries for kid's safety and that there is a bus stop there with a handful of kids.

Commissioner Visser – None

Commissioner C. Timmerman welcomed Grace to the commission.

Commissioner Hoehl stated that she has received a lot of phone calls regarding all the noise at the demolition of Lufkin pool and wanted to know when they are allowed to start work in the morning.

Commissioner K. Timmerman welcomed Grace to the commission.

Commissioner Cuthbertson welcomed Grace to the commission. Also informed the commission about the traffic around Fuel/Crème. He says that his daughter works there and they see a lot of these issues. Commissioner Cuthbertson feels that making Central Blvd a one way should be in for consideration.

Commissioner McMurray asked if Public Works was waiting on asphalt to finish the job on Princeton.

Commission Secretary Raffel welcomed Grace to the commission.

Chairman Pienkos – None

6. ADJOURNMENT

Motion to adjourn was made by Commissioner C. Timmerman and seconded by Commissioner Hoehl. Acclamation vote was taken with all ayes. The meeting was adjourned at 9:35 p.m.

The next meeting will be held on **TUESDAY, SEPTEMBER 10, 2019 at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION
SEPTEMBER 1 2020**

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Chairman Pienkos called the meeting to order at 8:08 P.M.

PRESENT: Jack Cuthbertson, Marie Geishecker, Karen Timmerman, Carl Timmerman, Ed McMurray, Chairman J. Pienkos

ABSENT: Bob Allen, Kevin Meeker, Grace Visser

EX-OFFICIO PRESENT: Kevin Mantels, Sgt. Jim Cihak

EX-OFFICIO ABSENT: None

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

PUBLIC PARTICIPATION ON AGENDA ITEMS

Jack Kozar of 324 E. Central Blvd was looking for an update on agenda item #868 and if the traffic study has been completed.

PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Joe Amore from 309 E Maple St came in front of the Commission to express his concerns with the bike paths in Villa Park.

APPROVE MINUTES OF JULY 7, 2020 AND AUGUST 11, 2020 MEETING

A motion was made by Commissioner Geishecker to approve Traffic and Safety's minutes from the July 7, 2020 meeting, second by Commissioner McMurray. Acclamation vote was taken with all ayes.

A motion was made from Commissioner K. Timmerman to approve Traffic and Safety's minutes for the August 11, 2020 meeting, second by Commissioner Geishecker. Acclamation vote was taken with all ayes.

OLD BUSINESS

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Ex-Officio Mantels explained that he was contacted by the Addison's Village Engineer regarding their commission holding a meeting. This commission would like to know what information Traffic and Safety would want them to review. Once they have that information, they will consider if they will hold a meeting. Commissioner Cuthbertson and Chairman Pienkos reviewed who had jurisdiction regarding the closed roads. Chairman Pienkos asked if we had heard from the

residents who brought this item up and if we should complete another round of traffic counts. The Commission agreed to complete traffic counts in two areas. Item pending.

#868 TRAFFIC AROUND CENTRAL AND MYRTLE - PEDESTRIAN, BICYCLE, AND VEHICLE

Ex-Officio Mantels explained that the traffic counts and study are not ready and hopes to present all the data at the October meeting. Chairman Pienkos stated the traffic around Central and Myrtle has slowed down. Chairman Pienkos also commented on the screening at the bike racks and if that has been addressed. Ex-Officio Mantels said that Public Works is looking to pave around that area but needs to obtain a permit from DuPage County, and that may take time. Chairman Pienkos asked about the No Parking on Central on the west side and wanted to know if we needed to extend it. Ex-Officio Mantels said that he would have staff look into that. Ex-Officio Mantels added that staff supports adding signs around the area but not speed humps. Item pending.

#872 4-WAY STOP AT YALE AND SCHOOL

Ex-Officio Mantels explained that staff would like a recommendation from Traffic and Safety to conduct an impact study around Ardmore School. Commissioner K. Timmerman made the motion, and Commissioner Geishecker seconds the motion. An acclamation vote was taken with all ayes. Item pending.

#873 TRAFFIC AROUND THE INTERSECTION OF ELM AND CORNELL

Commissioner Geishecker asked to remove the item #873 from the agenda because traffic activity is low and does not see it returning to normal for a while. Commissioner K. Timmerman made the motion, and Commissioner C. Timmerman seconds the motion. An acclamation vote was taken with all ayes.

Item #873 TRAFFIC AROUND THE INTERSECTION OF ELM AND CORNELL CLOSED.

#876 TRUCK TRAFFIC ON WILDWOOD AND MONTEREY

Commission Secretary Raffel handed out traffic counts. Commissioner K. Timmerman was surprised at the traffic volume, but Commission Secretary Raffel explained that the counts were for a week. Commissioner Cuthbertson asked if Monterey is in decent condition to handle the volume of traffic. Ex-Officio Mantels explained that when the counts are broken down, it comes to 20 trucks a day using Monterey. Ex-Officio Mantels explained that the amount of traffic is ok, but that road is not rated for it, but they can make local deliveries. Chairman Pienkos stated that we could not keep sending traffic all over the area. Ex-Officio Mantels indicated that the staff is in contact with A.K. Mulch to keep traffic patterns consistent. Chairman Pienkos stated that the landscaping season is slowing down, but hopes to have a solution before the next year. Further discussion ensued. Item pending.

#877 JACKSON MIDDLE SCHOOL CONSTRUCTION AND EARLY CHILDHOOD CENTER

Ex-Officio Mantels explained that staff would like a recommendation from Traffic and Safety to conduct an impact study around Jackson Middle School. Commissioner Geishecker made the

motion, and Commissioner McMurray seconds the motion. An acclamation vote was taken with all ayes. Item pending.

COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Commissioner Geishecker –Noticed two potholes that need some attention on Charles Avenue. Condolences to the Hoehl family.

Commissioner McMurray – Condolences to the Hoehl family.

Commission Secretary Raffel – Spoke with the Hoehl family over the week. They appreciated the gesture of flowers from Traffic and Safety. Commission Secretary Raffel suggested a gift card for a restaurant while taking care of Pamela’s items at the house.

Commissioner K. Timmerman – Condolences to the Hoehl family.

Trustee Wagner –Last Saturday from 9:00 A.M. to 1:00 P.M., the Villa Park Police Department registered 44 bicycles and looking forward to holding another event like this. Trustee Wagner handed out an email from a resident at 22 N. Yale Ave regarding observations at the Great Western Trail and traffic on N Yale from St. Charles to Division. Trustee Wagner would like Traffic and Safety to address these items.

Chairman Pienkos asked for a motion regarding N. Yale Ave. Commissioner K. Timmerman made a motion, and Commissioner McMurray seconds the motion. An acclamation vote was taken with all ayes.

ITEM # 878 SPEED AND SOUND ON N. YALE FROM ST. CHARLES TO DIVISION added.

Chairman Pienkos asked for a motion regarding bicycle safety and visibility at Monterey. Motion made by Commissioner McMurray and Commissioner C. Timmerman seconds the motion. An acclamation vote was taken with all ayes.

ITEM #879 BICYCLE TRAFFIC AND VISIBILITY CONCERNS AT MONTEREY AVENUE added.

Commissioner Cuthbertson – Has noticed aggressive driving all over Villa Park. Commissioner Cuthbertson stated that Lombard residents have placed Drive Responsible signs in their parkways and wanted to know if Villa Park would be willing to partake in an initiative as Lombard. Commissioner Cuthbertson stated that he drove all over Villa Park after the storm and noticed how hard the Public Works crew worked to clean up the aftermath. Commissioner Cuthbertson wanted to take a moment and thank Public Works and other surrounding communities that sent their units to assist.

Ex-Officio Mantels – None.

Ex-Officio Sgt. Cihak - Fuel & Crème will be hosting Tip a Cop for Special Olympics on September 11, 2020, from 5:00 P.M. to 9:00 P.M.

Commissioner C. Timmerman – Condolences to the Hoehl family.

Chairman Pienkos – Great job by the Village Public Works cleaning up after the storms.

ADJOURNMENT

Motion to adjourn was made by Commissioner C. Timmerman, and seconded by Commissioner K. Timmerman. Roll call vote was taken with all ayes. The meeting was adjourned at 9:24 P.M.

The next meeting will be held on **TUESDAY, OCTOBER 6, at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION**

SEPTEMBER 10, 2019

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Acting Chairman Cuthbertson called the meeting to order at 8:07 p.m.

PRESENT: Acting Chairman Jack Cuthbertson, Carl Timmerman, Karen Timmerman, Marie Geishecker, Ed McMurray, Pamela Hoehl, Grace Visser, Kevin Meeker

ABSENT: Chairman J. Pienkos

EX-OFFICIO PRESENT: Kevin Mantels, Sgt. Jim Cihak **EX-OFFICIO ABSENT:** None

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

1. PUBLIC PARTICIPATION ON AGENDA ITEMS

Barb and Mark Huizenga of 901 N. Yale Avenue informed the commission that on September 19, their 19-year-old son was attempting to pull out of the driveway. A Villa Park resident riding a motorcycle came around the corner and collided with their son's car. Mark and Barb assured everyone that both parties were ok. Barb and Mark still would like Traffic and Safety's advice regarding different options Villa Park can implement to calming traffic on Yale Avenue.

Kathi and David Espinoza from 1032 N. Yale Ave. attended the meeting but chose not to speak during public participation.

Michael Tornow from 1005 N. Yale Ave. attended the meeting but chose not to speak during public participation.

Deborah DeMito from 213 E. Park Blvd. attended the meeting but chose not to speak during public participation.

Angie Rojek from 639 S. Riverside Dr. attended the meeting but chose not to speak during public participation.

Stephen Bohn attended the meeting but chose not to speak during public participation.

Tracy Gabriel from 306 E Central Blvd Unit 1 updated the commission regarding her concerns with traffic on E Central Blvd. She also wanted to thank Trustee Wagner for coming out and observing the traffic situation.

BJ Gregory from 306 E Central Blvd Unit 6 attended the meeting but chose not to speak during public participation.

Anthony Oddo attended the meeting but chose not to speak during public participation.

2. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None

3. APPROVE MINUTES OF AUGUST 13, 2019 MEETING

A motion was made by Commissioner K. Timmerman to approve Traffic and Safety's minutes from the August 13, 2019 meeting; seconded by Commissioner Hoehl. Acclamation vote was taken with all ayes.

4. OLD BUSINESS

865 TRAFFIC ON RIVERSIDE FROM WASHINGTON TO MADISON

Commission Secretary Raffel passed out the traffic study conducted by the Villa Park PD. Acting Chairman Cuthbertson commented that only 1 vehicle traveled over 40 mph. Commissioner K. Timmerman stated that the range of traffic speeds was reasonable. Commissioner Meeker asked if the speed counts were conducted for 1 day after reviewing the results. Commission Secretary Raffel answered that the PD conducted this study for 6 days. Acting Chairman Cuthbertson pointed out that only a handful of cars going NB registered on the higher end of the speed range. Commissioner K. Timmerman commented on the SB results were very reasonable. Commissioner K. Timmerman asked if we had heard from the resident. Commission Secretary Raffel answered that the resident has not reached out to Traffic and Safety. Acting Chairman Cuthbertson asked for a motion to close item #865. Commissioner McMurray made the motion. Commissioner Hoehl second the motion. Acclamation vote was taken with all ayes.

#865 Traffic on Riverside from Washington to Madison is closed.

866 TRAFFIC ON VERMONT FROM SECOND TO THIRD

Commission Secretary Raffel explained that the speed study handed out last month was the correct data. Acting Chairman Cuthbertson commented that drivers traveling on Vermont did not speed in the range of 31-40mph. Acting Chairman Cuthbertson pointed out that the stats on Eastbound Vermont were reasonable as well. Commissioner Geishecker asked if we have heard from the resident on Vermont. Acting Chairman Cuthbertson stated no and asked for a motion to close this agenda item. Commissioner Meeker made the motion. Commissioner Geishecker second the motion. Acclamation vote was taken with all ayes.

**865 Traffic on Vermont from Second to Third is closed.*

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Acting Chairman Cuthbertson stated that he had been studying the traffic patterns in the afternoon on Yale Ave. Chairman Geishecker commented on how narrow Yale Ave is. Commission Secretary Raffel read a letter that was sent to Traffic and Safety from Barb Huizenga regarding a recent accident that involved her son. Commission Hoehl asked if we had reached out to Addison regarding the street closures of Chatham and Harvard. Commission Secretary

Raffel stated that she had contacted Addison and was informed that Addison has no plans to open Harvard or Chatam. Commission Secretary Raffel handed out a map of Yale and the surrounding area, speed counts, accident reports and information regarding traffic calming. Commission Secretary Raffel stated she had a conversation with a traffic engineer regarding traffic calming and felt the best traffic calming device would be a permanent speed radar up. Commission Secretary Raffel stated that the presence of speed radars can bring speeds down 3-5 mph. Acting Chairman Cuthbertson stated he has seen a few speed radar signs and watched if drivers really slow down. Acting Chairman Cuthbertson wondered if a little more police presence or possible speed humps would help. Ex-Officio Sgt. Cihak stated that the PD could show their presence a little more and that speed humps would not be a good idea in this area due to the lack of street lights. Ex-Officio Sgt. Cihak explained that the poor visibility of speed humps in the area might cause more accidents. Commissioner C. Timmerman suggested that the residents on Yale attend Addison's meeting. Commissioner Meeker asked if the street closings have been recent. Acting Chairman Cuthbertson answered the question with a no and explained that the streets have been closed for over 20 years. Acting Chairman Cuthbertson stated that he would be interested in attending an Addison meeting. Ex-Officio Mantels explained that on Harvard, 1/2 of the street is Addison and 1/2 is Villa Park. Ex-Officio Mantels said that Villa Park does not have full pavement on our side of the street. He also stated that this could become a political issue with Addison and that Villa Park would like to work with Addison to attain a mutual decision. Ex-Officio Mantels stated that Chatham was 100% Addison's responsibility for closing the street. Trustee Wagner stated that President Bulthuis has a good relationship with Mayor Rich Veenstra. Commissioner McMurray stated that in a perfect scenario, opening up one of the streets would help but he feels that if one street opens, the problem will also move over to the newly opened street. Acting Chairman Cuthbertson stated that this item still needs further investigation and to pend this item.

#868 TRAFFIC ON CENTRAL BLVD FUEL & CRÈME PEDESTRIAN, BICYCLE AND VEHICLE

Acting Chairman Cuthbertson asked if anyone visited Fuel to observe the vehicle, pedestrian and bicycle traffic. Commissioner Hoehl stated that she noticed the No Parking signs on the south side of Central. Commissioner Meeker stated that he observes the traffic issues around Central on a daily basis. Commissioner Meeker feels that a 3 way stop at Central and Myrtle would help with traffic control. Commissioner Meeker also feels that added speed signs on Central are needed along with One Way signs for Cortesi. Acting Chairman Cuthbertson asked if Ex-Officio Mantels could look into the speed and one-way signs. Commissioner Meeker asked if Ex-Officio Mantels could look into installing a 3 way stop sign on Myrtle and Central. Commissioner McMurray stated that Central is very narrow and wondered how parking on the street was installed. Ex-Officio Mantels explained that Villa Park is in the process of acquiring AK Mulch and looking to install a municipal parking lot with 150-180 parking spots in early 2020. Ex-Officio Mantels stated that after that happens, Villa Park can look into different traffic calming measures on Central Blvd if any persists. Ex-Officio Mantels stated that with that plan in place, Villa Park would like to hold off on installing a three-way stop sign at Myrtle. Ex-Officio Mantels said that they are looking into some of the signage to better clarify correct traffic patterns around the area. Ex-Officio Mantels stated that Villa Park is trying to look at the long term traffic patterns and staff would like to put this item on hold temporarily. Commissioner C. Timmerman asked if we could make Central and Park both a one-way avenue. Acting Chairman Cuthbertson stated that we need to investigate this issue more and will be pending until next meeting.

#869 STUDENT DROP OFF & PICK UP PROCEDURE FOR ALBRIGHT MIDDLE SCHOOL

Acting Chairman Cuthbertson asked if the signs were correct around the school. Ex-Officio Mantels stated that if the school signs that list start and end times need to change, then we can work on changing the ordinance as long as that is the correct time going forth without any changes in the future. Acting Chairman Cuthbertson stated that we were involved with the ordinance parking change around North School. Ex-Officio Mantels said that once we know this is permanent, we will move forward to change the signs. Commissioner C. Timmerman asked if we have addressed this with the principal since school ended. Commission Secretary Raffel explained that she did leave messages for the principal but had not heard anything back. Commissioner Hoehl stated that the buses have been running for a while now without any issues. Item is still pending.

5. COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Commissioner Meeker had no comments.

Commissioner McMurray informed the commission that the Villa Park Junior Women's Club will be hosting a Trick or Trot 5k Run/Walk and Lil' Devil Dash 1k on Saturday, October 26. Please register at vpjwc.org if you plan to attend.

Commissioner Hoehl asked if anyone knew what the plans were for Lufkin green space.

Commission Secretary Raffel read an email from a resident regarding traffic on Central Ave from Ardmore to Harvard. Commissioner Raffel stated that she had spoken with Chairman Pienkos and they both felt most of the traffic is residents going to or coming from Fuel/Crème. Reached out to the resident and said that Traffic and Safety will keep an eye on this issue.

Commissioner K. Timmerman wished Commissioner C. Timmerman a Happy Birthday.

Commissioner Geishecker had no comments.

Commissioner Visser had no comments.

Commissioner Visser had no comments.

Ex-Officio Sgt. Cihak had no comments.

Trustee Wagner had no comments.

Ex-Officio Mantels had no comments.

6. ADJOURNMENT

Motion to adjourn was made by Commissioner McMurray and seconded by Commissioner C. Timmerman. Acclamation vote was taken with all ayes. The meeting was adjourned at 9:09 p.m.

The next meeting will be held on **TUESDAY, OCTOBER 8, 2019 at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION
OCTOBER 8, 2019**

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Acting Chairman Cuthbertson called the meeting to order at 8:21 p.m.

PRESENT: Acting Chairman Jack Cuthbertson, Chairman J. Pienkos, Carl Timmerman, Karen Timmerman, Marie Geishecker, Grace Visser, Kevin Meeker
Chairman J. Pienkos arrived at 8:35

ABSENT: Pamela Hoehl, Ed McMurray

EX-OFFICIO PRESENT: Kevin Mantels, Sgt. Jim Cihak **EX-OFFICIO ABSENT:** None
VILLAGE BOARD LIAISON PRESENT: Robert Wagner
VILLAGE BOARD LIAISON ABSENT: None
COMMISSION SECRETARY PRESENT: Amy Raffel

1. PUBLIC PARTICIPATION ON AGENDA ITEMS

Tracy Gabriel from 306 E Central Blvd Unit 1 attended the meeting but chose not to speak during public participation.

BJ Gregory from 306 E Central Blvd Unit 6 attended the meeting but chose not to speak during public participation.

Anthony Oddo attended the meeting but chose not to speak during public participation.

2. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

None

3. APPROVE MINUTES OF AUGUST 13, 2019 MEETING

A motion was made by Commissioner Geishecker to approve Traffic and Safety's minutes from the September 10, 2019 meeting; seconded by Commissioner Meeker. Acclamation vote was taken with all ayes.

4. OLD BUSINESS

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Acting Chairman Cuthbertson stated he spent some time observing traffic on Yale. Noticed

common traffic patterns of avoiding lights and speeding. Acting Chairman Cuthbertson asked if we can install a No Thru Traffic sign in the area. Ex-Officio Sgt. Cihak stated that the police could not enforce that sign. Acting Chairman Cuthbertson stated that he had planned to attend Addison's Public Health, Safety & Judicial Committee meeting but it was canceled at the last minute. Commissioner Geishecker explained that Addison's meeting may not happen for a while since the commission has not convened since April. Commissioner Geishecker talked with Executive Secretary Mary Heneghan who stated that she would talk with Community Development and see if they collectively believe the road closures are warranted or if the issue should be placed on the agenda. Commissioner Geishecker informed everyone that according to Addison's online calendar, the next meeting is slated for October 14 and then another later in November. Commissioner Geishecker also stated that the meetings only occur if an issue is added to their agenda by an Addison employee or official. Commissioner C. Timmerman said he is starting to feel this issue is moot with Addison. Commissioner Geishecker stated that she would still attend the meeting to show support on behalf of our concerned residents. Commissioner Geishecker informed everyone that the next meeting is October 14 and then in November. Trustee Wagner asked what should be the next steps. Commissioner Geishecker stated that it will be up to Traffic and Safety to come up with a traffic calming solution.

#868 TRAFFIC ON CENTRAL BLVD FUEL & CRÈME PEDESTRIAN, BICYCLE AND VEHICLE

Acting Chairman Cuthbertson asked if anyone had new information or comments. Ex-Officio Mantels stated that Public Works is in the process of adding speed signs, 2 one-way signs, and additional parking signs to move parking over to Park Blvd. Ex-Officio Mantels stated that there are no plans to make Central and Park one way streets. Public Works is also adding bicycle stop signs up by Cortesi and Myrtle. Ex-Officio Mantels stated that any other changes are pending on the development of A.K. Mulch and how the additional parking spaces will impact parking around Villa Business District. Commissioner K. Timmerman asked about the Do Not Enter sign on the NW corner on Myrtle. Commissioner Meeker stated that traffic turning left from Myrtle to Central is an issue due to the last parking spot on Myrtle. Commissioner Meeker suggested that reducing the parking area could help with visibility. Ex-Officio Mantels stated that he will discuss any additional signage with higher administration.

#869 STUDENT DROP OFF & PICK UP PROCEDURE FOR ALBRIGHT MIDDLE SCHOOL

Commission Secretary Raffel stated that she needed to reach out to the principal and ask if she still needed Traffic and Safety's recommendation. Commissioner K. Timmerman stated that she thought only the school time could be changed. Chairman Pienkos commented that we would have to change the sign and school times with an ordinance. Ex-Officio Mantels stated that Public Works would be looking into the changing of the times on the sign.

#870 TRAFFIC ON HARRISON FROM ARDMORE TO SUMMIT

Acting Chairman Cuthbertson asked if everyone received the speed counts that were handed out. Acting Chairman Cuthbertson commented on how the new reports look with nice charts and matrix which makes it easy to read. Commissioner Geishecker pointed out that all speeds are within range. Ex-Officio Sgt. Cihak stated he had a few officers patrol the area and as of October 11 nobody was stopped for violations. Commissioner K. Timmerman also pointed out the speed numbers are below the speed limit. Ex-Officio Mantels commented on the 85% range

and that it was reasonable as well. Chairman Pienkos stated that we should have the officers out of a little longer and see if anything else changes before the November meeting. Chairman Pienkos stated that according to the statistics, everything looks to be acceptable. Ex-Officio Mantels did point out that there are the spikes of 7a.m.-9 a.m. and then again from 4 p.m.-6 p.m. Also noted that there are a few sprinkles of elevated speed shortly after 3 p.m. Acting Chairman Cuthbertson pointed out that is when the high school gets out. Ex-Officio Sgt. Cihak stated that he would put patrol on during these times in hopes to calm traffic down. Acting Chairman Cuthbertson stated that this item will be pended until the next meeting.

5. COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Ex-Officio Mantels – Was contacted by a resident on Kenilworth inquiring about the installation of signs explaining children are playing in the area. The resident was informed at that time that according to IDOT, those signs are no longer permitted. The resident explained their child has Autism and is concerned about the cars speeding up and down the street. Ex-Officio Mantels asked the PD to post speed radar signs up on Kenilworth between Michigan to Wisconsin.

Trustee Wagner pointed out that there are no stop signs as you cross the bike path on Cortesi Ave after exiting the Great Western Trail. Trustee Wagner asked the commission if they had any knowledge of plans to install sidewalks on Jackson. Trustee Wagner stated that there is a bus stop in the area and kids are standing on the side of the road or in a driveway.

Commissioner Geishecker – No comments.

Ex-Officio Sgt. Cihak – No comments.

Commissioner Visser- No comments.

Commissioner C. Timmerman – Happy Birthday Karen.

Commissioner K. Timmerman – Received a Code Red call stating a bad accident had occurred on 83 and Washington and was wondering if anyone had any updates on the outcome of the accident.

Commissioner Meeker – Let the commission know about the Trick or Trot 5k Run/Walk, Trick or Treat around Villa Ave and Trunk or Treat at Fuel on October 26 from 1-4 p.m. Also, Troop 199 will be selling pumpkins at Fuel until Halloween.

Acting Chairman Cuthbertson – No comments.

Commission Secretary – No comments.

Chairman Pienkos – Sorry for the tardiness. Please stop by the Fire Department on October 24 for their open house.

6. ADJOURNMENT

Motion to adjourn was made by Commissioner C. Timmerman and seconded by Commissioner Geishecker. Acclamation vote was taken with all ayes. The meeting was adjourned at 9:17 p.m.

The next meeting will be held on **TUESDAY, NOVEMBER 12, 2019 at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel

**MINUTES OF TRAFFIC & SAFETY
COMMISSION**

NOVEMBER 12, 2019

**2ND FLOOR COMMITTEE OF WHOLE ROOM IN
VILLAGE HALL
20 S. ARDMORE AVE, VILLA PARK
ILLINOIS**

Chairman Pienkos called the meeting to order at 8:10 p.m.

PRESENT: Jack Cuthbertson, Carl Timmerman, Karen Timmerman, Marie Geishecker, Grace Visser, Kevin Meeker, Pamela Hoehl, Ed McMurray, Chairman J. Pienkos

ABSENT: None

EX-OFFICIO PRESENT: Kevin Mantels, Sgt. Jim Cihak **EX-OFFICIO ABSENT:** None

VILLAGE BOARD LIAISON PRESENT: Robert Wagner

VILLAGE BOARD LIAISON ABSENT: None

COMMISSION SECRETARY PRESENT: Amy Raffel

1. PUBLIC PARTICIPATION ON AGENDA ITEMS

Tracy Gabriel from 306 E Central Blvd Unit 1 was thankful for the speed radar sign that was added on Central Blvd but noticed the batteries died after a week. Tracy stated that she would be interested to see if the data reflects drivers maintaining the speed limit. Tracy was also thankful for the No Left Turn and No Right Turn onto Myrtle but said that a tree is blocking the No Right Turn sign. Tracy stated that during the trunk or treat gathering, people were not obeying the signage.

2. PUBLIC PARTICIPATION ON NON-AGENDA ITEMS

Kelly Stemple from 452 S Harvard Avenue talked to the commission about adding a four-way stop at Yale and School. Kelly stated that adding a four-way stop at that intersection would help slow cars down, keep the students and the crossing guard safe. Kelly commented that the drop-off and pick-up are confusing to parents. Kelly wondered if making Yale or School a one-way street during posted times would be helpful.

3. APPROVE MINUTES OF AUGUST 13, 2019 MEETING

A motion was made by Commissioner McMurray to approve Traffic and Safety's minutes from the October 8, 2019 meeting; seconded by Commissioner Meeker. Acclamation vote was taken with all ayes.

4. OLD BUSINESS

867 TRAFFIC ON YALE FROM WILDFIRE TO ARMITAGE

Commissioner Geishecker stated that she has not had any communication from the Village of

Addison. Ex-Officio Mantels stated that Addison's engineer reached out to him and needs to return his call. Commissioner Cuthbertson asked if police presence was beneficial. Ex-Officio Sgt. Cihak said officers stopped only a handful of vehicles including one resident that was concerned about the traffic. Chairman Pienkos pending this time.

#868 TRAFFIC ON CENTRAL BLVD FUEL & CRÈME PEDESTRIAN, BICYCLE AND VEHICLE

Chairman Pienkos stated that he received an email from Trustee Wagner regarding the signage and bike path around the Villa Park business area. Ex-Officio Mantels asked the Commission for a consideration of a study that would be addressing a 3-way Stop at Central and Myrtle. Commissioner Geishecker asked if the Stop signs would be flashing? Ex-Officio Mantels explained that the Stop signs could be flashing. Commissioner Cuthbertson stated the study would be a good idea and hopefully will address all the safety concerns. Commissioner C. Timmerman commented on the number of signs that are in that area. Ex-Officio Mantels explained that once the new Stop signs are installed, the redundant signs will come down. Commissioner Meeker agreed with the consideration of the study as well but does not agree with installing flashing Stop signs. Commissioner Meeker explained that the flashing Stop sign at Villa is very bright and can see it from a distance. Commissioner C. Timmerman agrees with a consideration of a traffic study for this item. Chairman Pienkos asked if the traffic study is completed before the new parking lot is installed, could that change the outcome of the study? Ex-Officio Mantels stated that he feels that would not be the case. Commissioner C. Timmerman thinks that when the new parking lot is installed, the traffic on Central Blvd should decrease. Commissioner C. Timmerman also commented that once the new parking lot is installed, More Brewery and Demito's should see an increase in parking around their buildings. Commissioner Hoehl asked when the parking is slated to be installed. Ex-Officio Mantels responded with spring 2020, but certain work items need to be completed prior. Commissioner Meeker asked what the duration of the study. Ex-Officio Mantels explained that the study usually takes 2-3 months to complete. Commissioner Hoehl asked how much the study cost. Ex-Officio Mantels explained that Public Works will get three proposals first but usually the study costs \$10,000 to \$15,000. Commissioner Geishecker asked if the study would be completed in the Summer or Winter. Ex-Officio Mantels said that will depend on what the consultant feels is best. Commissioner C. Timmerman asked if we need to vote on it. Chairman Pienkos then asked for a motion. Commissioner C. Timmerman made a motion for a traffic study to be completed at Central and Myrtle. Commissioner Hoehl seconded the motion. Acclamation vote was taken with all ayes. Motion passed to have a traffic study done on item #868 Traffic On Central Blvd Fuel & Crème Pedestrian, Bicycle and Vehicle.

#869 STUDENT DROP OFF & PICK UP PROCEDURE FOR ALBRIGHT MIDDLE SCHOOL

Ex-Officio stated that Public Works is working on a new ordinance and hopes to present the ordinance next month. Chairman Pienkos asked if this ordinance would affect other schools. Ex-Officio Mantels said it should not. Chairman Pienkos stated when District 45 changed all their start and stop times and wanted to stagger times, District 45 was told all signs needed to be consistent within the village boundaries. Commissioner K. Timmerman stated that Albright is a different school district. Ex-Officio Mantels said we would have more information next month.

#870 TRAFFIC ON HARRISON FROM ARDMORE TO SUMMIT

Chairman Pienkos asked if the police could patrol Harrison more. Ex-Officio Sgt. Cihak explained his officers' did not pull over one person on Harrison. Commission Secretary Raffel said she received a few emails regarding the study and that residents on that block were unhappy. Ex-Officio Sgt. Cihak said that they will put the speed radar back up for a week.

Chairman Pienkos added two new items to the agenda.

#871 TRAFFIC ON KENILWORTH FROM WISCONSIN TO MICHIGAN

#872 4-WAY STOP AT YALE AND SCHOOL

Chairman Pienkos knew of a study that was done a few years back on the same issue. Chairman Pienkos explained the study presented 3 different options to help congestion around the school. Chairman Pienkos also stated the school decided to address the issue themselves. Chairman asked if we could find the old study and review it at the next meeting.

5. COMMENTS FROM COMMISSION AND EX-OFFICIO MEMBERS

Chairman Pienkos asked the Commission if anyone object to moving the Traffic and Safety meetings to either the 1st or 3rd Tuesday of the month.

Trustee Wagner stated that he talked with President Bulthuis, Chairman Pienkos and Justin S and created a sub-committee of the Environmental Concerns Commission called the Bike, Pedestrian, and Transit Sub-Committee. The first meeting will be on November 21, 2019, from 6 p.m. to 7 p.m.

Commissioner Geishecker – None

Ex-Officio Sgt. Cihak – None

Commissioner Meeker – Was doing business in the VP business district and tried parking on the southwest side of Cortesi Ave. He was not able to open his driver's door due to the snowplows pushing snow up on the curb. Wants to know if the planters in front of Cortesi Park could be moved to increasing parking. Also, at the intersection of St. Charles and Charles, the dentist office put in dividers in the back parking lot to eliminate drivers' ability to exit onto Charles Avenue. Nu-Look hair salon is between buildings and is concerned about emergency vehicles getting to businesses. And finally, a big thank you to all who supported the trunk or treat and trick or treat on Villa.

Commissioner Visser – None

Commissioner Hoehl – Will the work on St. Charles bridge proceed through the winter? Happy Thanksgiving.

Commissioner K. Timmerman – Happy Thanksgiving

Commissioner Cuthbertson – None

Commissioner C. Timmerman – None

Commissioner McMurray – None

Commission Secretary Raffel – Happy Thanksgiving

Chairman Pienkos – Happy Thanksgiving

6. ADJOURNMENT

Motion to adjourn was made by Commissioner K. Timmerman and seconded by Commissioner C. Timmerman. Acclamation vote was taken with all ayes. The meeting was adjourned at 9:20 p.m.

The next meeting will be held on **TUESDAY, DECEMBER 10, 2019 at 8:00 P.M.** in the Committee of the Whole conference room of the Village Hall.

Respectfully submitted,
Amy Raffel




North Hamilton Ave Dead-End Existing Parking Revisions

E VERMONT ST

N HAMILTON AV

Legend

 Current No Parking

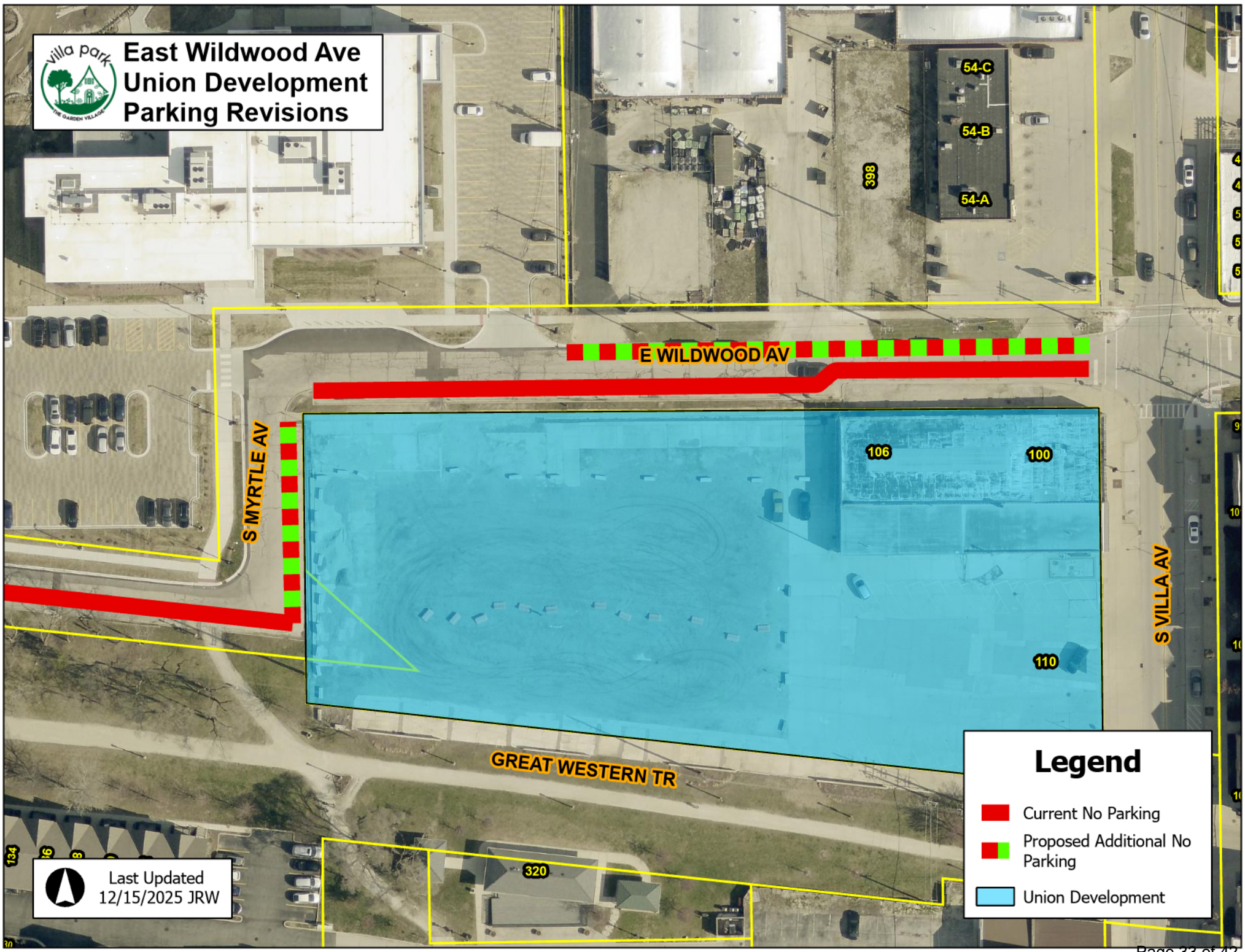


Last Updated
11/18/2025 JRW

TRACKS-UP/S



East Wildwood Ave Union Development Parking Revisions



Legend

- Current No Parking
- Proposed Additional Parking
- Union Development

Last Updated
12/15/2025 JRW



CURB LEGEND

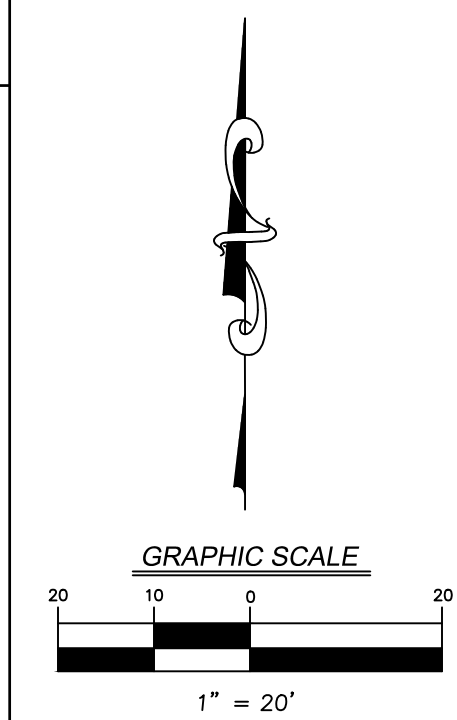
	B6.12 REGULAR PITCH CURB AND GUTTER
	B6.12 REVERSE PITCH CURB AND GUTTER
	B6.12 DEPRESSED CURB AND GUTTER

NOTES:

- ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED YELLOW UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

	HEAVY DUTY HMA PAVEMENT 2" HMA SURFACE COURSE, MIX C, N50 4" HMA BINDER COURSE, IL-19, N50 8" AGGREGATE BASE COURSE - CA6		CONCRETE PAVEMENT 8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9=W2.9) W.W.F. 4" AGGREGATE BASE COURSE - CA6		GRAVEL PATH MATCH EXISTING
	RESURFACE HMA PAVEMENT 2" HMA SURFACE COURSE, MIX C, N50		CONCRETE SIDEWALK 5" P.C. CONCRETE PAVEMENT 4" AGGREGATE BASE COURSE - CA6		PAVERS SEE LANDSCAPE DRAWINGS FOR DETAILS



REVISIONS

NO.	DATE	DESCRIPTION
1	02/02/24	PER VILLAGE REVIEW
2	02/26/24	PER VILLAGE REVIEW
3	08/21/24	PER VILLAGE REVIEW
4	08/29/24	PER VILLAGE REVIEW
5	09/05/24	PER VILLAGE REVIEW
6	10/08/24	PER IEPA REVIEW
7	07/16/25	PER COUNTY REVIEW
8	09/29/25	REVISED PER VILLAGE COMMENTS

ORIGINAL ISSUE DATE: 02-04-2022

PROJECT NO.: 211221
 PROJECT MANAGER: RMY
 DESIGNED BY: RA
 DRAWN BY: DB

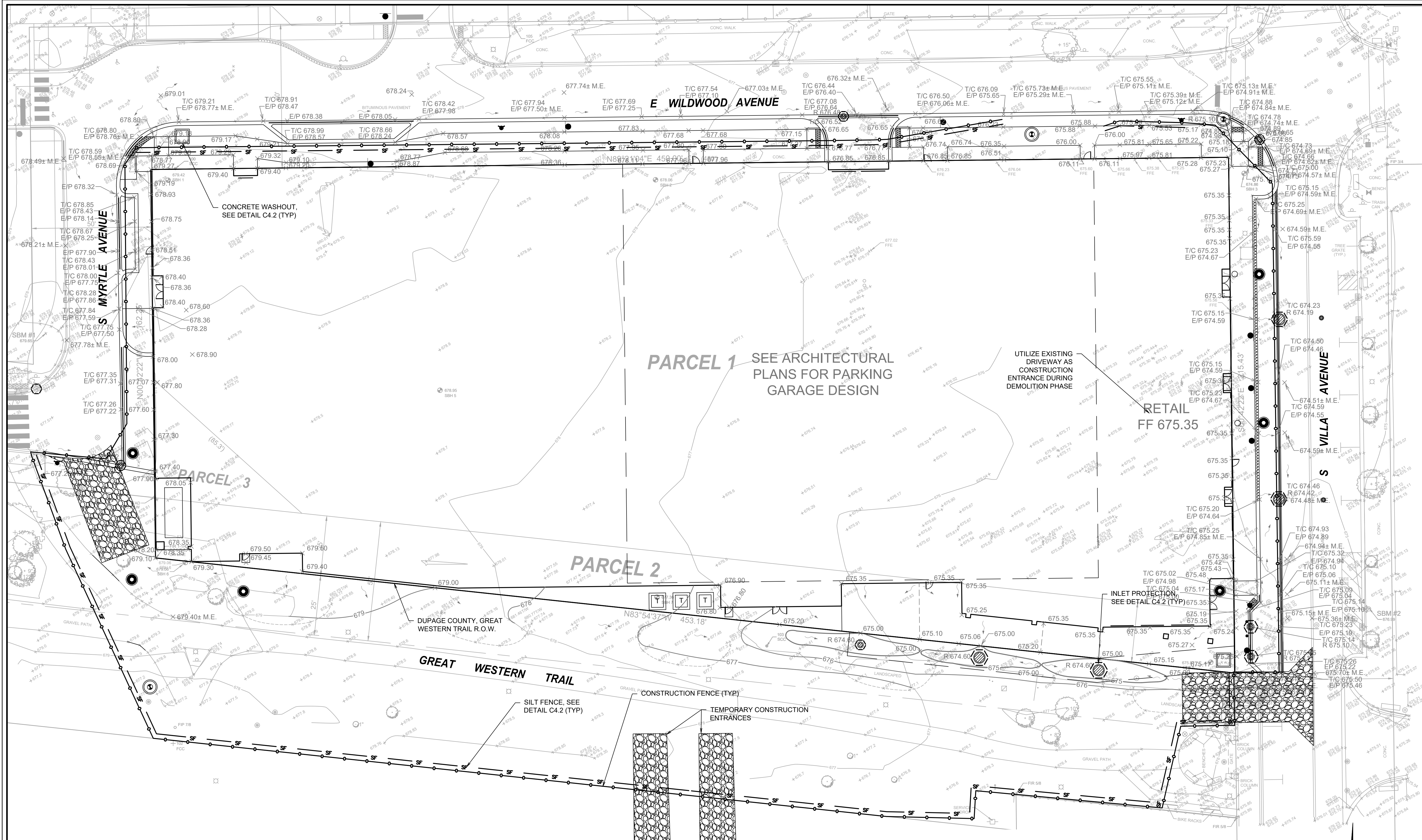
LAYOUT AND PAVING PLAN

THE UNION

VILLA PARK 110 SOUTH VILLA AVENUE ILLINOIS

7325 Janes Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com

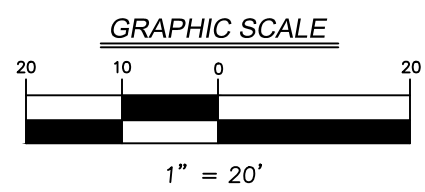
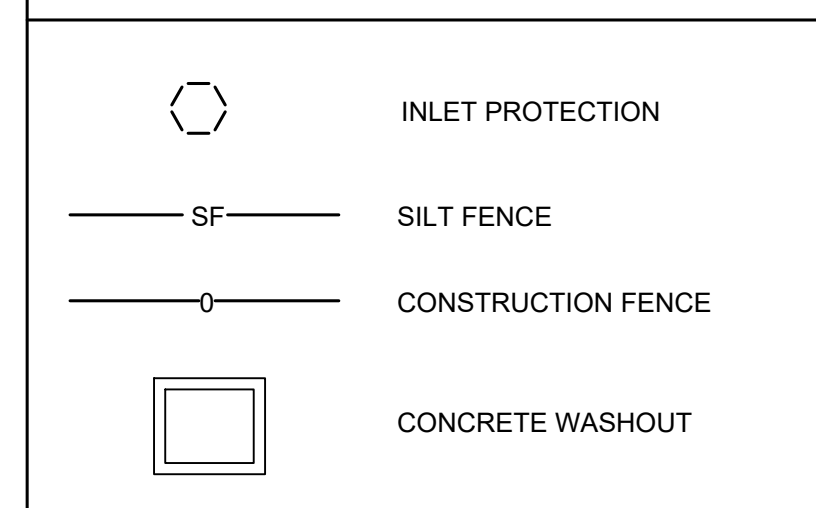
DRAWING NO.
C3.0



NOTES:

- CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHERE NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION.
- CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES. SEE INLET PROTECTION DETAIL ON SHEET C4.2.
- EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED.
- ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY V3 COMPANIES. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.

EROSION CONTROL LEGEND



REVISIONS	
NO.	DATE
1	02/02/24
2	02/26/24
3	08/21/24
4	08/29/24
5	09/05/24
6	10/08/24

NO.	DATE	DESCRIPTION
1	02/02/24	PER VILLAGE REVIEW
2	02/26/24	PER VILLAGE REVIEW
3	08/21/24	PER VILLAGE REVIEW
4	08/29/24	PER VILLAGE REVIEW
5	09/05/24	PER VILLAGE REVIEW
6	10/08/24	PER IEPA REVIEW

PROJECT NO.:	211221
PROJECT MANAGER:	RMW
DESIGNED BY:	RA
DRAWN BY:	DB
ORIGINAL ISSUE DATE:	02-04-2022

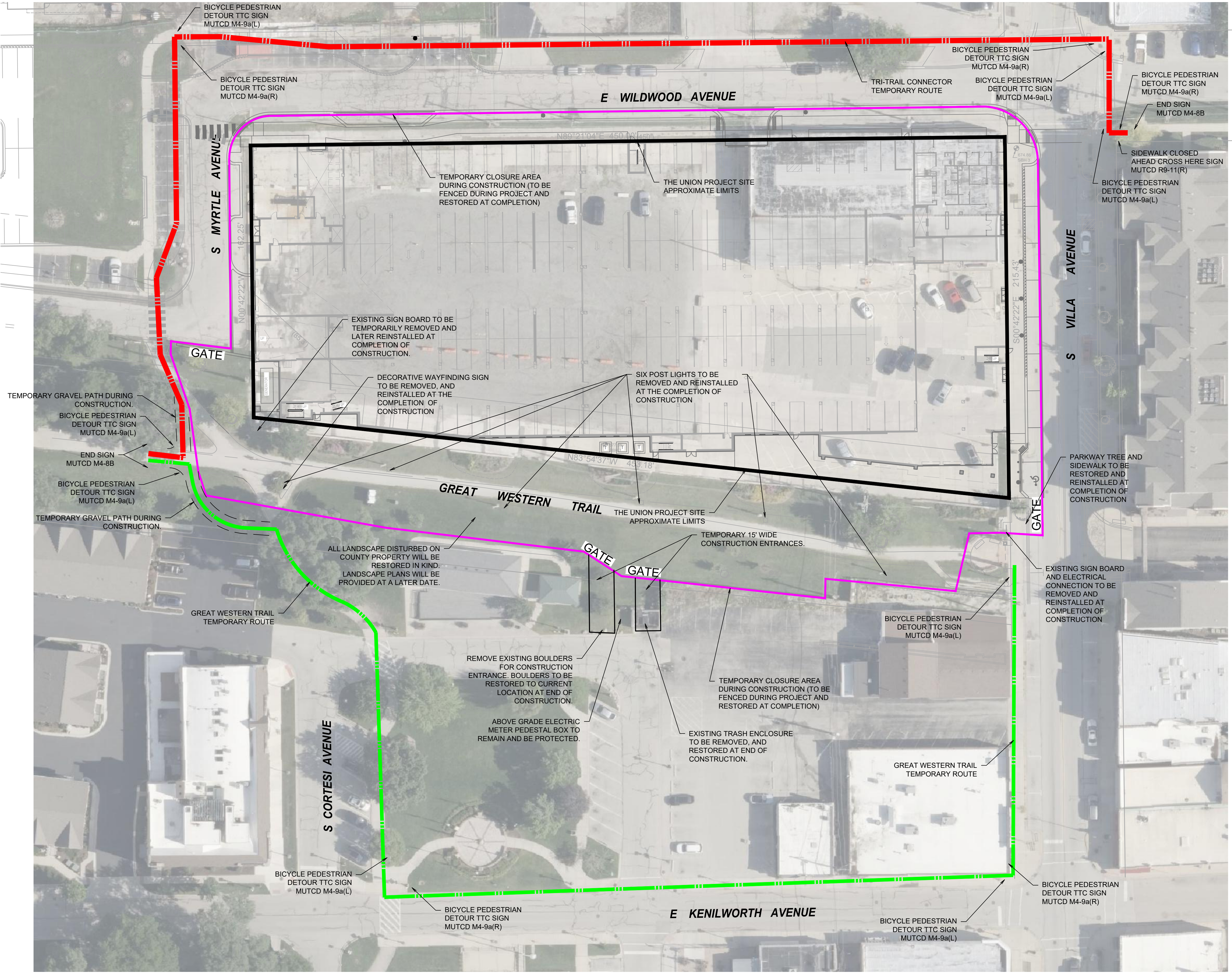
EROSION CONTROL PLAN

THE UNION

VILLA PARK 110 SOUTH VILLA AVENUE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
C4.1



ORIGINAL ISSUE DATE: 02-04-2022

NO.	DATE	DESCRIPTION
1	02/02/24	PER VILLAGE REVIEW
2	02/26/24	PER VILLAGE REVIEW
3	08/21/24	PER VILLAGE REVIEW
4	08/29/24	PER VILLAGE REVIEW
5	09/05/24	PER VILLAGE REVIEW
6	10/08/24	PER IEPA REVIEW
7	07/16/25	PER COUNTY REVIEW
8	09/29/25	REVISED PER VILLAGE COMMENTS

PROJECT NO.: 211221

PROJECT MANAGER: RMW

DESIGNED BY: RA

DRAWN BY: DB

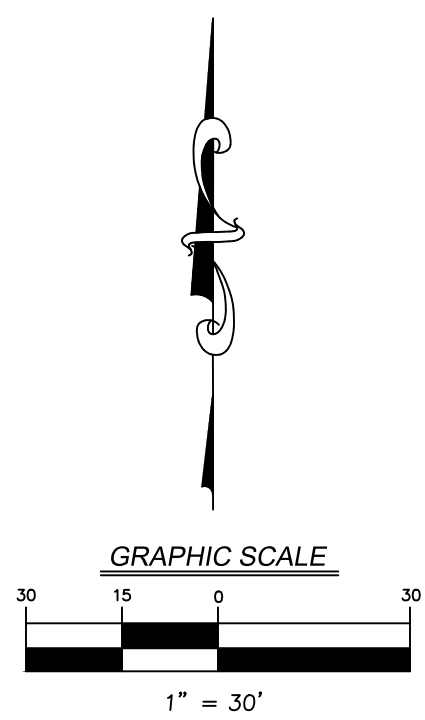
CONSTRUCTION ACCESS AND PEDESTRIAN DETOUR PLAN

THE UNION

VILLA PARK 110 SOUTH VILLA AVENUE ILLINOIS

7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

DRAWING NO.
D 1



OWNER AND NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)
THIS IS TO CERTIFY THAT HAWTHORNE DEVELOPMENT CORPORATION AS OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, HAS CAUSED THE SAME TO BE PLATTED AS INDICATED HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

WE FURTHER CERTIFY THAT THE PROPERTY HEREIN SUBDIVIDED LIES WITHIN:
HIGH SCHOOL DISTRICT: DUPAGE HIGH SCHOOL DISTRICT #88
GRADE SCHOOL DISTRICT: #D45
JR. COLLEGE DISTRICT: #502 COLLEGE OF DUPAGE
DATED AT _____, ILLINOIS,
THIS ____ DAY OF _____ A.D., 20____

BY: _____
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF HAWTHORNE DEVELOPMENT CORPORATION, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SECRETARY DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION, DID AFFIX SAID CORPORATE SEAL TO SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL AT A.D., 20____.

BY: _____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)
THIS IS TO CERTIFY THAT _____ AS MORTGAGEE UNDER THE MORTGAGE RECORDED AS DOCUMENT NUMBER _____ DATED _____ HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.

DATED AT _____, ILLINOIS, THIS ____ DAY _____, A.D., 20____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) _____ (TITLE) _____ OF _____ AND (NAME) _____ (TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) _____ AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____ AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

BY: _____
NOTARY PUBLIC

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, AT A MEETING HELD THIS ____ DAY OF _____, A.D., 20____

BY: _____
PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

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

DATED AT VILLA PARK, DUPAGE COUNTY, ILLINOIS

THIS DAY ____ OF _____, A.D. 20____.

BY: _____
CHAIRPERSON

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF VILLA PARK, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENT DESCRIBED IN THE PLAT AND SPECIFICATIONS THEREOF, MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF. DATED AT VILLA PARK, DUPAGE COUNTY, ILLINOIS

THIS ____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE ENGINEER

REGISTRATION NUMBER _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

DATED THIS ____ DAY OF _____, A.D., 20____.

BY: _____
VILLAGE TREASURER

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS "BLANKET EASEMENT" ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK, ITS SUCCESSORS, ASSIGNS, AND DESIGNEES FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, TEST, REPAIR, INSPECT, MAINTAIN, OPERATE, AND PATROL VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING ELECTRICAL SYSTEMS, WATER, SEWER, DRAINAGE OR STORMWATER SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, DUCTBANKS, MAINS, VALVE VAULTS, HYDRANTS, CATCH BASINS, CONNECTIONS, APPLIANCES, APPURTENANCES, AND OTHER STRUCTURES AS MAY BE DEEMED NECESSARY BY THE VILLAGE OR ITS DESIGNEES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, OVER, UPON, ALONG, UNDER, OR THROUGH SAID EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY WORKERS AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF ANY OF THE UTILITIES. PERMANENT STRUCTURES INCLUDING APPURTENANCES THEREOF (I.E. STOOPS, PATIOS, CANOPIES, ETC.) MAY BE PLACED ON SAID EASEMENT PER SITE PLANS APPROVED BY THE VILLAGE.

ALL CONSTRUCTION BY ANY ENTITY WITHIN THE EASEMENTS HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES AND REGULATIONS OF THE VILLAGE OF VILLA PARK.

THE ABOVE NOTWITHSTANDING, THE VILLAGE OF VILLA PARK, OR ITS DESIGNEES, SHALL, UPON COMPLETION OF ANY WORK AUTHORIZED BY THIS GRANT, RESTORE THE EASEMENT PREMISES TO THE SAME OR BETTER CONDITION THAN THAT EXISTING PRIOR TO BEGINNING OF THE WORK.

BLANKET EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY, GRANTEEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

ILLINOIS BELL TELEPHONE COMPANY, DBA AT&T ILLINOIS EASEMENT RELEASE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

EASEMENT PER DOCUMENT R77-18349 HEREBY RELEASED AND TERMINATED APPROVED AND ACCEPTED.

THIS ____ DAY OF _____, A.D., 20____.

ILLINOIS BELL TELEPHONE DBA AT&T ILLINOIS

BY: _____

TITLE: _____

COMMONWEALTH EDISON EASEMENT RELEASE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

EASEMENTS PER DOCUMENT R77-18349 HEREBY RELEASED AND TERMINATED APPROVED AND ACCEPTED.

THIS ____ DAY OF _____, A.D., 20____.

COMMONWEALTH EDISON

BY: _____

TITLE: _____

PREPARED BY:



CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
www.cemcon.com

DISC NO.: 904351 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D93 & NOTES
COMPLETION DATE: 09-14-21 JOB NO.: 904.351
REVISED 12-13-21\AJB REVISED EASEMENT PROVISIONS
REVISED 05-20-25\AJB PER VILLAGE COMMENTS DATED 04-23-25
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SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 89 THROUGH 97 INCLUSIVE, IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT NUMBER 172335, IN DUPAGE COUNTY ILLINOIS.

LOTS 1 THROUGH 11, BOTH INCLUSIVE, IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT NUMBER 196958, IN DUPAGE COUNTY, ILLINOIS.

LOTS 157 AND 158 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, IN DUPAGE COUNTY, ILLINOIS.

ALSO:
THE 15 FOOT VACATED PUBLIC ALLEY PER DOCUMENT R2010-013473 AND THE 15 FOOT PUBLIC ALLEY LYING SOUTH OF SAID LOT 94 PER SAID TOWNLEY'S VILLA PARK HIGHLANDS SUBDIVISION, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF VILLA PARK WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 17043C0088J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

DUPAGE COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

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

RECORDER OF DEEDS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 20____.

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION DATE _____

OWNER COMPANY NAME: _____

BY: _____ PRINT

ATTEST: _____ SIGNATURE

TITLE: _____ PRINT TITLE

PLOT FILE CREATED: 5/20/2025 BY: TONY BILIS



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: December 10, 2025
RE: 351-451 N. Ardmore Avenue & 400-416 N. Beverly Avenue | Planned Unit Development

PETITIONER	OWNER
Hawthorneworld Villa Park LP 100 Tower Drive, Suite 238 Burr Ridge, IL 60527	Hawthorneworld Villa Park LP 100 Tower Drive, Suite 238 Burr Ridge, IL 60527

The Petitioner is requesting a Plat of Subdivision with Vacation of public right-of-way.

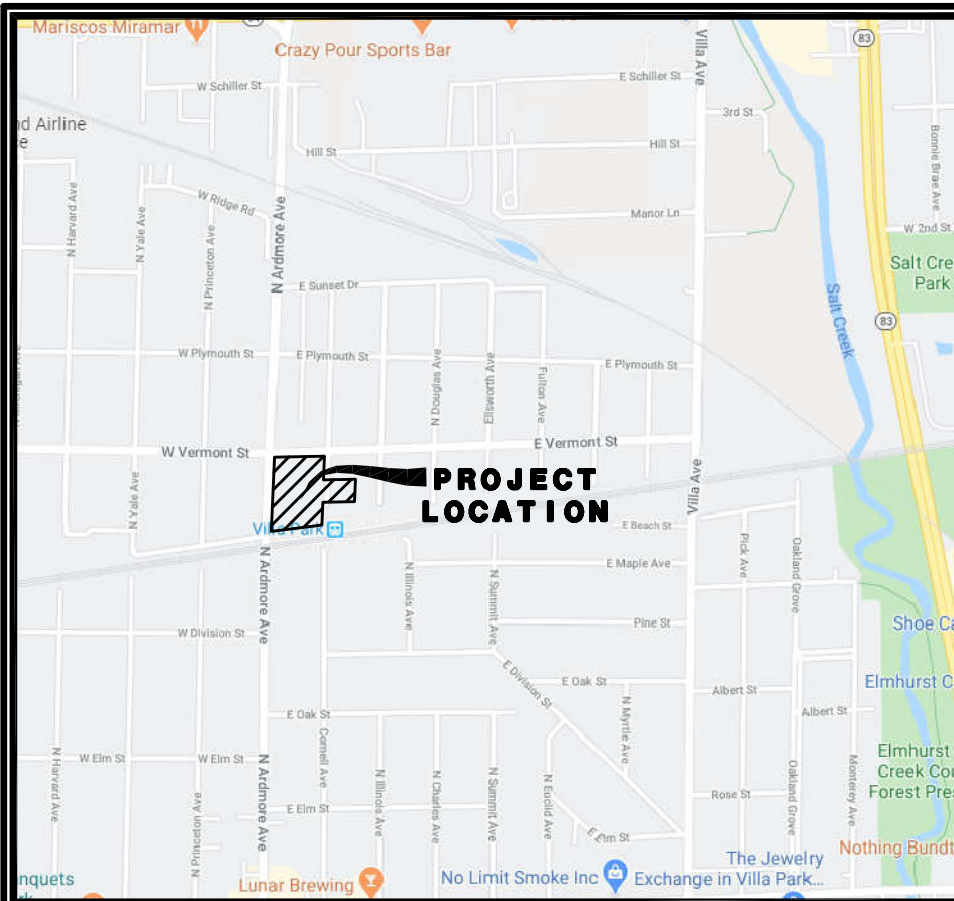
The Petitioner is requesting a plat of subdivision with vacation of the public right-of-way

Site Information

Present Zoning: Mixed-Use TOD District – MX-1
Present Land Use: Vacant
Property Size: 126,760 sq. ft. / 2.91 acres
PIN: 06-03-122-001, 06-03-122-009, 06-03-122-010, 06-03-122-012, 06-03-122-013, 06-03-122-014, 06-03-122-015, 06-03-122-016, 06-03-122-017, 06-03-123-006, 06-03-123-007, 06-03-300-006

Plat Request

The Petitioner is requesting approval of a Plat of Subdivision to vacate a portion of public right-of-way that is an unimproved roadway part of the east- west connection of the subject property. The Plat of Subdivision is shown in Exhibit B.



LOCATION MAP

TOTAL AREA OF SUBDIVISION
2.90 ACRES
(MORE OR LESS)

ZONING EXISTING & PROPOSED
MX-1

BUILDING SQ. FT. AREA:
1st = 114,104 SQ. FT.
2nd = 114,229 SQ. FT.
3rd = 71,622 SQ. FT.
4th THRU 7th = 71,024 SQ. FT. PER FLOOR
TOTAL AREA = 584,051 SQ. FT.

PARKING REQUIREMENTS

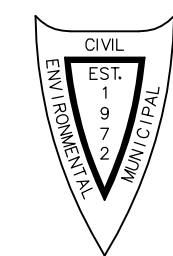
DEVELOPMENT SITE:
REQUIRED:
-RETAIL, 4 SPACES PER 1,000 SQ. FT. = 4 x (2,814,1,000) = 12 SPACES
-RESTAURANT, 0.33 SPACES PER SEAT = 0.33 x 45 = 15 SPACES
-RESIDENTIAL, 1 SPACE PER BEDROOM = 1 x 413 = 413 SPACES
-TOTAL REQUIRED = 440 SPACES

ACTUAL:
-INTERIOR PARKING GARAGE (FIRST FLOOR) = 202 SPACES
-INTERIOR PARKING GARAGE (SECOND FLOOR) = 219 SPACES
-ON STREET PARKING (ARDMORE AVENUE) = 13 SPACES
-ON STREET PARKING (TERRACE STREET) = 20 SPACES
-ON STREET PARKING (BEVERLY AVENUE) = 5 SPACES
-TOTAL ACTUAL = 459 SPACES

LEGEND

EXISTING	PROPOSED	DESCRIPTION
○	●	MANHOLE
□	■	CATCH BASIN
○	●	INLET
○	●	CLEANOUT
○	●	SLOPE INLET BOX
○	●	HEADWALL
○	●	END SECTION
○	●	STORM SEWER
○	●	SANITARY SEWER
○	●	WATERMAIN
○	●	VALVE & BOX
○	●	WATER VALVE IN VAULT
○	●	FIRE HYDRANT
○	●	CONTOURS
○	●	ELEVATIONS
○	●	STREET LIGHT
○	●	WATERMAIN PROTECTION
○	●	SILT FENCE INLET PROTECTOR
○	●	TEMPORARY STRAW BALE DITCH CHECK
○	●	SILT FENCE DITCH CHECK
○	●	RIP-RAP
○	●	OVERFLOW ROUTE

PREPARED FOR:
HAWTHORNE VILLA PARK LP
100 TOWER DRIVE, SUITE 238
BURR RIDGE, ILLINOIS 60527
(312) 235-6647



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS		
NO.	DATE	DESCRIPTION
10-31-25/BCD	REVISED PER VILLAGE REVIEW DATED 10-22-2025	
12-12-25/JJC	REVISED PER VILLAGE REVIEW DATED 12-17-2025	

FINAL SITE PLAN				
GARDEN STATION APARTMENTS				
FILE NAME: FINAL SITE PLAN	DSGN. BY: KTS	JOB NO.: 904.351	FLD. BK./PG.:	SHEET NO.
DIR: 904351	DRN. BY: KMS	DATE: 09-30-2025	SCALE: 1" = 30'	1 of 1

LEGAL DESCRIPTION
BEING A PART OF THE WEST HALF OF SECTION 3,
TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PLOT FILE CREATED: 12/12/2025 11:29 PM BY: JEFF CERANEC DRAWING PATH: P:\0404351\DWG\ENG\DRAWINGS\EXHIBITS\FINAL SITE PLAN.DWG



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: December 10, 2025
RE: 351-451 N. Ardmore Avenue & 400-416 N. Beverly Avenue | Planned Unit Development

PETITIONER	OWNER
Hawthorneworld Villa Park LP 100 Tower Drive, Suite 238 Burr Ridge, IL 60527	Hawthorneworld Villa Park LP 100 Tower Drive, Suite 238 Burr Ridge, IL 60527

Request Summary

The Petitioner is requesting a planned unit development (PUD) for a 7-story, 348-unit mixed-use building with ground-floor commercial space and residential apartment units on the upper floors. As part of this petition is a request for the proposed site plan.

Background

The Petitioner is requesting approval of a mixed-use 7-story building with commercial/retail/restaurant space and rental apartments on the subject property bordered by Ardmore Avenue on the west, Vermont Street on the north, Beverly Avenue on the east, and Terrace Street on the south. The Petitioner previously acquired all parcels within the block and demolished the commercial buildings. The site currently is grass and gravel from the demolition onsite. The building would feature an enclosed parking garage with 424 parking stalls with an additional 13 on-street parking stalls.

The Petitioner previously received approval of a planned unit development and redevelopment agreement (RDA) from the Village in August 2021. Under the terms of that RDA, the Petitioner was to commence construction by March 31, 2022. However, in September 2021, the Petitioner’s primary lender backed out at the last minute, leaving the Petitioner unable to fund its project. The RDA was extended several times to give the Petitioner time to find alternate funding, but by March 2024, the Petitioner still had not met the requirements of the RDA and it expired. As such, this application is being treated as a new application with no prior approvals. The Petitioner has indicated a new RDA will be necessary to complete this project, but any new requests for Village assistance will be considered by the Village Board of Trustees, not the Zoning Board of Appeals.

Site Information

Present Zoning: Mixed-Use TOD District – MX-1
 Present Land Use: Vacant
 Property Size: 126,760 sq. ft. / 2.91 acres
 PIN: 06-03-122-001, 06-03-122-009, 06-03-122-010, 06-03-122-012, 06-03-122-013, 06-03-122-014, 06-03-122-015, 06-03-122-016, 06-03-122-017, 06-03-123-006, 06-03-123-007, 06-03-300-006

Surrounding Zoning

North: Mixed Residential District – MX-R2
 West: Mixed-Use TOD District – MX-1
 East: Residential Single-Dwelling District- RS-7.5
 Mixed-Use TOD District – MX-1

Surrounding Land Use

Residential
 Mixed-Use
 Residential
 Mixed-Use

Mixed Residential District 1 – MX-R1
South: Mixed Residential District 1 – MX-R1

Residential
Residential

Comprehensive Plan Designation – Mixed-Use

Multi-dwelling residential development refers to properties that accommodate multiple units or households on a single lot. This can include independent buildings comprised of condominiums or apartments, structures within mixed-use developments, or specialized housing for seniors. Currently, such developments exist in various locations throughout the Village. These types of developments should be prioritized in areas close to transit options and commercial centers to facilitate easy access to amenities and transportation, enhancing residents’ quality of life.

Internal Staff Review

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 main entrance to the lobby is off the Ardmore right-of-way.
 - b. The proposed building has a door on the southeast corner into the stair corridor across from the METRA station.
2. Circulation – The following comments relate to the issue of circulation in regard to the proposed development plans:
 - a. The Petitioner has stated that loading and move-in/move-out would occur though the elevator bay in the middle of the garage. Trucks would need to park on Beverly Avenue for loading/unloading. Currently, the west side of Beverly Avenue does not permit parking so that Municipal Code amendment would need to go through the Plan Commission and Village Board separately.
 - b. The Petitioner has provided a traffic impact study which will also be reviewed by the Village’s third party consultant.
 - c. The Petitioner is proposing right-in/right-out at the Terrace and Ardmore intersection so that traffic would not all exit via Beverly Avenue. Terrace Street would be changed to two-way access.
 - d. The METRA drop-off will be modified to address the relocation of accessible parking stalls that were eliminated as part of the proposed project.