

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

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

Zoning Board Of Appeals (ZBA)

February 11, 2026

6:00 PM

Chair Person: Rodney Pate

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

Board Liaison: President Kevin Patrick

Staff Liaison: Michelle House

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. Draft Minutes from January 14, 2026 Zoning Board of Appeals Meeting
- 3. Public Hearing - Old Business**
- 4. Public Hearing - New Business**
 - a. **ZBA-25-12** - 501-525 St. Charles Road - Special Use - **Petitioner:** Christian Church of Villa Park (Disciples of Christ) - **Continue to 3/11/26**
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

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**Village of Villa Park
Zoning Board of Appeals
January 14,2026**

I. CALL TO ORDER BY THE CHAIRMAN

Chairperson Pate called the meeting of the Zoning Board of Appeals to order at 6:01 p.m.

ROLL CALL AND DECLARATION OF A QUORUM

Commissioners Present Ackermann, Flaskamp, Clampit, Gonzales, Jarrett, Chairperson Pate (6)

Commissioners Absent: Cain

Staff/Liaison Present: Community & Economic Development Analyst Kristin Karl, Village Attorney Ryan Morton and Village President Kevin Patrick

A Quorum was present.

II. APPROVAL OF MINUTES

Commissioner Jarrett moved to approve the minutes from November 12, 2025, and December 10, 2025, as presented.

The Motion was seconded by Commissioner Gonzales.

On roll call:

AYES: Ackermann, Flaskamp, Clampit, Gonzales, Jarrett, Chairperson Pate (6)

NAYS: None (0)

The motion carried.

III. Public Hearing – Old Business

- a. ZBA-25-10 - 351-451 N. Ardmore Avenue & 400-416 N. Beverly Avenue - Planned Unit Development - Petitioner: Hawthorneworld Villa Park LP- Continued from December 10, 2025 meeting.

Presenting from Hawthornworld Villa Park LP

Nick Standiford with Schain Banks

Chris Lindley - CEMCON

Jyke Jones Architect – Jones and Jones

Doug Shann Landscape Architect- Gary Weber

Nick Stanford Land Use and Zoning attorney at Schain Banks presented.

Chris Lindley informed that an updated site plans was submitted and the changes were:

Drop off – Ubers and short term -The Planning Commission has recommended approval of loading zones at two of the parking spaces on the east side of Ardmore, as well as two of the parking spaces on the east side of Beverly. The Ardmore loading zone would likely be utilized for rideshare drop-offs/pick-ups, as well as for the delivery of packages by Amazon, etc.

The Beverly loading zone would be utilized for move-ins and move-outs by reserving such spaces through building staff. The Beverly loading zone could be utilized for rideshare drop-offs/pick-ups, as well as the delivery of packages, when the loading zone is not utilized for move-in and move-out purposes.

Garbage enclosure - The applicant proposes adding a trash enclosure on the south side of the building as shown in the revised concept to accommodate trash from the restaurant space. Another option is shown that provides access to the garage and a path of travel from the restaurant to the existing interior trash room. They have reviewed plans for other developments and found similar paths of travel for trash disposal for residents, so another interior trash shoot and trash room is not necessary.

Floor plan changes presented by Jyke Jones -Changes on the first floor - they worked to get an entrance from the train station, (East Side of the Building) added an elevator so they can go directly up from the entrance, trash enclosure on the east side of the building. They proposed one bike rack outside at the northwest corner of the building and another outdoor bike rack near the southwest corner of the building. Each rack can hold approximately 6 bikes. Residential units will be provided with a storage area in the parking garage. These storage units, located along the exterior walls (107), have sufficient capacity where they can store a bicycle. If the Village counts those storage units as long term bike parking, then the total parking count would be reduced by 26 spaces. They are also proposing a bike storage/repair room, which would expect to hold up to 24 bikes with a double deck storage rack. 33 bike parking spaces have also been added at various locations within the parking garage. In total, 57 bike spaces have been added. Those long-term bike parking spaces would reduce car parking spaces by 14 spaces. Given the feedback from the Fire Department, they have relocated the EV chargers to the northeast corner – near the garage exit onto Beverly. Garbage chutes would come down to the garbage enclosure.

Second floor changes - Sheets A2.1 AND A2.2 that were previously provided contain an exterior finish legend. The colors used for the basis of design are from Sherwin-Willimas historic color palette. They have provided the following decorative elements at the entrance/exit on the south side of the development along Terrace Avenue shown below: extended the footprint of the building to increase the size of the lobby and added a 2-story brick and glass façade with signage to increase the visibility. They will also add additional landscaping on each side of the entrance/exit, which will consist of one or two ornamental trees to frame the entrance/exit. As for the interior of the entrance/exit space, they have increased the floor area and incorporated seating and other furniture to enhance the entrance/exit. They believe that these additions will increase the aesthetics of this area both inside and outside.

Commissioner Flaskamp asked for more bricks to be carried on to the other sides of the building.

Jyke Jones replied they tried not to accent everything. Starting, when you accent everything, you really accent nothing. We are proposing to accent the Ardmore side as the main entrance rather than on the other side of the building. Vertical elements have been added at the Metra Lobby and the garage entrance on Beverly, they have provided the following decorative elements at the entrance/exit on the south side of the development along Terrace Avenue, extended the footprint of the building to increase the size of the lobby and added a 2-story brick and glass façade with signage to increase the visibility. They will also add additional landscaping on each side of the entrance/exit, which will consist of one or two ornamental trees to frame the entrance/exit. As for the interior of the entrance/exit space, they have increased the floor area and incorporated seating and other furniture to enhance the entrance/exit. They believe that these additions will increase the aesthetics of this area both inside and outside.

Commissioner Gonzales is also concerned about not having enough interest on the other three sides of the building.

Commissioner Flaskamp was concerned about the building looking like a brick box and having no depth to the building.

Nick Standiford responded that they are looking for a recommendation tonight for the board and they will work with the recommendation to make changes. They can add more brick elements if wanted. They should try to match what was more recently approved of with the new design and see what that gets .

Doug Shannon Landscape architect - Given the feedback from the ZBA, the landscape plan can be updated to show six trees on the north side if adequate planting space is available. Five trees would be code. We will update our landscape plan to show two ornamental trees on the south side of the development if adequate planting space is available. Planting beds along the other sides of the building are less than five feet and thus ornamental trees cannot be planted on those sides. He explained where he would put trees and reasons that trees would not be able to be planted. The landscape plan covers the ground level. The pool area can have opportunities to have planters in

the pool area if they are wanted. Around the perimeter they have shrubs and perennials to provide year-round interest.

Commissioner Jarrett asked if they could include landscaping around the garbage enclosure.

Doug Shann replied that currently he has dogwoods, however if the board would like to see evergreens, they can do that. Doug confirmed that the species utilized would be resistant to salt and drought and submitted a report on the species being used.

Commissioner Ackermann asked what species would be used.

Doug Shann responded, a mix of species, Maples, Honey Locust, Ginko trees and Triumph Elm.

Jyke Jones informed about the lighting - Given the negative feedback from the ZBA regarding wall packs, we are instead proposing to use decorative fixtures as shown below. Lighting fixture "C" can be changed to "Luminis EG153 L2L20 SYM 30K MVOLT ." Staff need to give guidance to the light plan.

Some of the feedback from the ZBA indicated that the proposed tenant signage may be difficult to see when driving down Ardmore.

Jyke Jones said signage from a 18" band to a 2' x 12' sign area above the tenant space mounted on the building Larger signage was added for versatility. The logos and fonts of the tenant signage can vary greatly depending on the future tenant. All signage will meet current Zoning Ordinance.

Ryan Morton Village Lawyer wanted to clarify on the photometric the village just needs to know what the level is that the developer would propose for that site. There seems to be agreement on staff that what's called for in the code is too low so staff supporting a deviation wouldn't be a problem. Staff is waiting on the proposal.

Jyke Jones said that the guidance should be maximum five-foot Candles

Ryan Morton said that would be the deviation that you would be approving as part of the PUD to allow up to five-foot Candles along the public portions of the property.

Nick Standiford closed saying that the staff report had some proposed conditions at the end of the report. They had a chance to review those and think that they are fine if the ZBA recommends approval with those conditions we would agree to them. He asks that they get recommended for approval.

Questions from the Commission

Commissioner Flaskamp asked what does the petitioner believes that the rent would be for these particular units?

Dr. Visvabharathy replied \$3.15 per sq ft for one bedroom and \$3.20 per sq ft for two bedrooms. They are following a market study. He passed out a fee schedule. It is not final just a reference.

Commissioner Flaskamp wanted to know if a sun study has been done.

Nick Standiford said they have not done a study, but this is adjacent to the Metra, and the Villages goal is to develop multifamily adjacent to transportation. This is a development that is tailor made for this location. There is a parking lot to the east and the buildings to the west are commercial. To the south is the Metra. The only thing is to the north the single-family homes can experience some loss of daylight potentially.

Commissioner Flaskamp asked if looking at the current amenity's situation on the north side of the building, could there be potential that that could become commercial spaces. You are not going to have entrances into that area.

Nick Standiford there is no exit into the We Workspace, this is for the people who live there. Anything is a possibility, but we will have to go back to the village for approval.

Commissioner Flaskamp asked if they could open the We Works portion of the building to the public.

Dr. Visvabharathy responded that they would have to ask the SSA they could request that after they open the building.

Commissioner Gonzales asked about the placement of the security cameras

Nick Standiford said they will get a positioning plan prior to the board meeting.

Commissioner Flaskamp asked about guest parking.

Jyke Jones explained that not every spot would be filled, some units would not be using spots.

The board discussed and took a voice vote on each deviation section and came up with conditions.

Motion made by Commissioner Jarrett:

To approve the findings of facts and to recommend approval of ZBA-25-10 for a Special Use for a Planned Unit Development on the properties 351-415 N. Ardmore Avenue and 400-416 N. Beverly Avenue, as updated by Petitioner, with the following requested deviations:

1. Sec. 4.7.2.A. (window panels);
2. Sec. 4.4.2.A.2. (north/south building setbacks);
3. Sec. 4.4.2.A.3. (corner setbacks);
4. Sec. 4.4.2.A.6. (maximum impervious coverage);
5. Sec. 4.4.2.A.9. (garage entrance locations);
6. Sec. 4.4.2.D.17. (facade transparency);
7. Sec. 4.4.2.D.20. (pedestrian entrances);
8. Sec. 4.4.2.D.21. (entrance recesses);
9. Sec. 4.7.1.A. (primary façade materials);
10. Sec. 4.7.7 (principal entryway);
11. Sec. 9.4.4 (maximum illumination); of up to 5-foot candles abutting the public Right-of way

12. Sec. 7.9.6 (driveway width);
13. Sec. 9.1.5.C.2.a. (shade trees); and
14. Sec. 7.2. (minimum parking rations);

and with the following conditions:

- A. Petitioner shall submit revised landscape plans to the Village to reflect changes discussed, including additional landscaping on each side of the entrance/exit, additional trees to meet Code requirements, additional ornamental trees along Terrace Street, and a statement that the plantings are salt- and drought-tolerant;
- B. Petitioner shall provide outdoor park space, pay a fee in lieu, or obtain a waiver of this requirement from the Village Board;
- C. Petitioner shall provide a revised photometric plan including the proposed lighting plan
- D. Additional public bicycle parking racks shall be installed around the building;
- E. Customer/staff interior parking stalls shall be clearly delineated and shall not be rented out;
- F. The rental office for the building shall include parking for the staff of the building, as required by Code; and
- G. Increase use of brick and other natural materials as approved by staff and provide final percentage of CMU to the Village Board.
- H. Provide security plan demonstrating key fob access and cameras at all entrances and law enforcement access to all video that will be reviewed by staff.
- I. Renderings of all elevations to be provided to the Village Board.

Clampit Seconded the motion

Roll Call

Ayes (5) Ackermann, Clampit, Gonzales, Jarrett, Chairperson Pate

Nays (1) Flaskamp

Motion Approved

Motion to close the public hearing was made by Commissioner Jarrett

Seconded by Commissioner Gonzales

III. Public Hearing New Business

None

Motion to close New Business was made by Commissioner Flaskamp

Seconded by Commissioner Gonzales

V. Public comments on Non-Agenda items

None

Motion to close non agenda items made by Commissioner Flaskamp

Seconded by Chairperson Pate

Motion to adjourn was made by commissioner Flaskamp

Seconded by Commissioner Gonzales

Adjourned 8:58 P.M.



MEMORANDUM

TO: Zoning Board of Appeals (ZBA)
FROM:
DATE: February 11, 2026
SUBJECT: **ZBA-25-12** - 501-525 St. Charles Road - Special Use - **Petitioner:** Christian Church of Villa Park (Disciples of Christ) - ***Continue to 3/11/26***

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION: