

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

Plan Commission

February 18, 2026

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. Public Comments on Non-Agenda Items**
- 4. Amendments to the Agenda**
- 5. Approval of Minutes**
 - a. Approval of the minutes from the December 17th meeting
 - b. Approval of minutes from the January 21st meeting
- 6. Unfinished 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 December 17th and January 21st meetings and staff has gathered additional information concerning the request.
 - 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

This item was tabled during the December 17th and January 21st meetings concerning the 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.
- 7. New Business**
 - a. Discussion on possible alternative parking options for the Terrace Alley Improvement Project

- 8. Chairperson Comments**
- 9. Commissioner Comments**
- 10. Village Board Liaison Comments**
- 11. Staff Liaison Comments**
- 12. 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.



MEMORANDUM

TO: Plan Commission
FROM:
DATE: February 18, 2026
SUBJECT: Approval of the minutes from the December 17th meeting

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Plan Commission
FROM:
DATE: February 18, 2026
SUBJECT: Approval of minutes from the January 21st meeting

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Plan Commission

FROM: Mike Guerra, Assistant Village Manager

DATE: February 18, 2026

SUBJECT: To review the Traffic Pattern on N. Yale Ave from North Ave (IL 64) to Armitage Ave

RECOMMENDED ACTION:

This item was tabled at the December 17th and January 21st meetings and staff has gathered additional information concerning the request.

BACKGROUND:

This issue was originally brought before the previous Traffic and Safety Commission dating back to 2019. Previously, the Village of Addison blocked off traffic at both N. Harvard Ave. and N. Chatham Ave. (North Ave. to E. Armitage Ave). Since that time, the Village has received complaints concerning cut-through traffic and speeding on Yale Ave and now Wildfire Ave. The Village has studied the location for traffic studies consisting of traffic counts and speed twice before, which have resulted in the current configuration of the area remaining the same. Currently, only right-hand turns are allowed in and out of N. Yale at North Ave with the right turns being restricted from the hours of 4-6pm (pm rush hour). Previous Traffic and Safety Commission minutes are included for review.

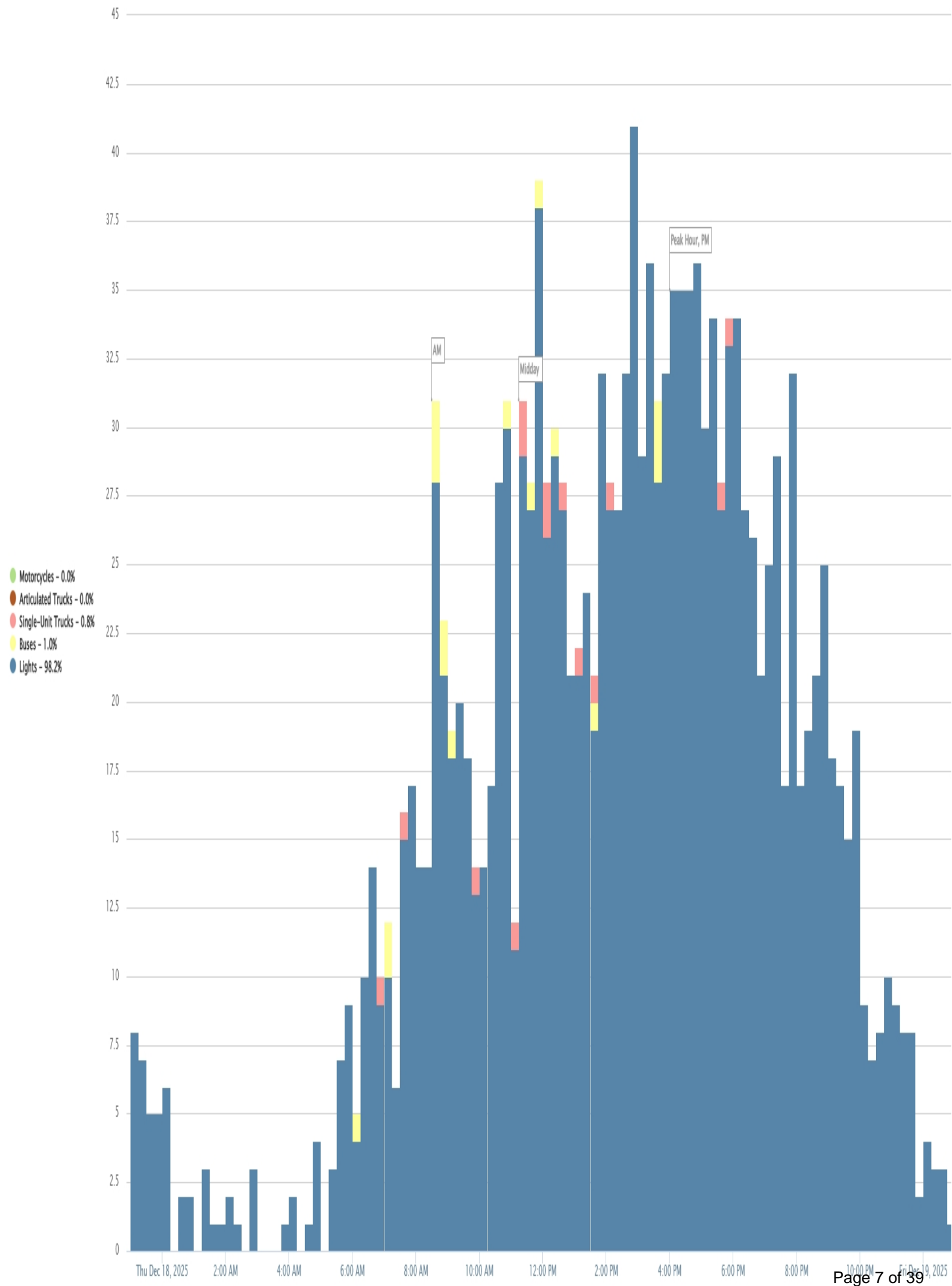
The Village staff was able to place our video traffic counter at the location in December of 2025. The Village staff was able to rerun the traffic counter reports from our device for 12/17-12/19 timeframe for a speed analysis. Attached is the previous traffic counts along with the speed analysis for this portion of the roadway. The report shows that the daily traffic was 1,650 vehicles and the median speed was 30 mph for the 24 hour period. The max speed for the timeframe was up to 50 mph in which 2 cars exceeded 45 mph for the 24 hour time frame. However, the 85% percentile of the traffic was 35 mph, meaning 85% of the traffic traveled 35 mph or less.

DISCUSSION:

The residents' concern is that with improvements in the area, additional traffic is utilizing Yale Ave to access and exit the area. This has caused additional traffic, speed and lack of stopping at the stop-controlled intersections. Additionally, they are requesting that the Village request Addison to remove the barriers in the roadway of N. Harvard Ave and N. Chatham Ave. to alligate the traffic flow. Staff have reached out previously in 2019, 2020 and early 2025 to Addison concerning these roadways

with no change to roadways. Additionally, the Village Staff reached out again in January 2026 to Addison, who wishes to keep the area the same.

Traffic Counts By Class



251218 - N Yale Ave - ATR

Wed Dec 17, 2025

Full Length (11 PM-1 AM (+1))

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

ID: 1369882, Location: 41.907134, -87.981754

Provided by: Village of Villa Park (IL)
 Village of Villa Park Public Works Department, 11 West Home Avenue,
 Villa Park, IL, 60181, US

Leg Direction	North Southbound		South Northbound		
Time	T	App	T	App	Int
2025-12-17 11:00PM	11	11	14	14	25
2025-12-18 12:00AM	6	6	4	4	10
1:00AM	2	2	3	3	5
2:00AM	3	3	3	3	6
3:00AM	0	0	1	1	1
4:00AM	1	1	6	6	7
5:00AM	3	3	16	16	19
6:00AM	12	12	27	27	39
7:00AM	19	19	32	32	51
8:00AM	23	23	59	59	82
9:00AM	33	33	38	38	71
10:00AM	44	44	46	46	90
11:00AM	44	44	66	66	110
12:00PM	58	58	49	49	107
1:00PM	54	54	45	45	99
2:00PM	69	69	59	59	128
3:00PM	53	53	75	75	128
4:00PM	68	68	73	73	141
5:00PM	64	64	62	62	126
6:00PM	58	58	50	50	108
7:00PM	53	53	50	50	103
8:00PM	56	56	26	26	82
9:00PM	43	43	26	26	69
10:00PM	26	26	8	8	34
11:00PM	15	15	12	12	27
2025-12-19 12:00AM	10	10	1	1	11
Total	828	828	851	851	1679
% Approach	100%	-	100%	-	-
% Total	49.3%	49.3%	50.7%	50.7%	-
Motorcycles	0	0	0	0	0
% Motorcycles	0%	0%	0%	0%	0%
Lights	816	816	832	832	1648
% Lights	98.6%	98.6%	97.8%	97.8%	98.2%
Single-Unit Trucks	7	7	7	7	14
% Single-Unit Trucks	0.8%	0.8%	0.8%	0.8%	0.8%
Articulated Trucks	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%
Buses	5	5	12	12	17
% Buses	0.6%	0.6%	1.4%	1.4%	1.0%

*T: Thru

251218 - N Yale Ave - ATR

Wed Dec 17, 2025

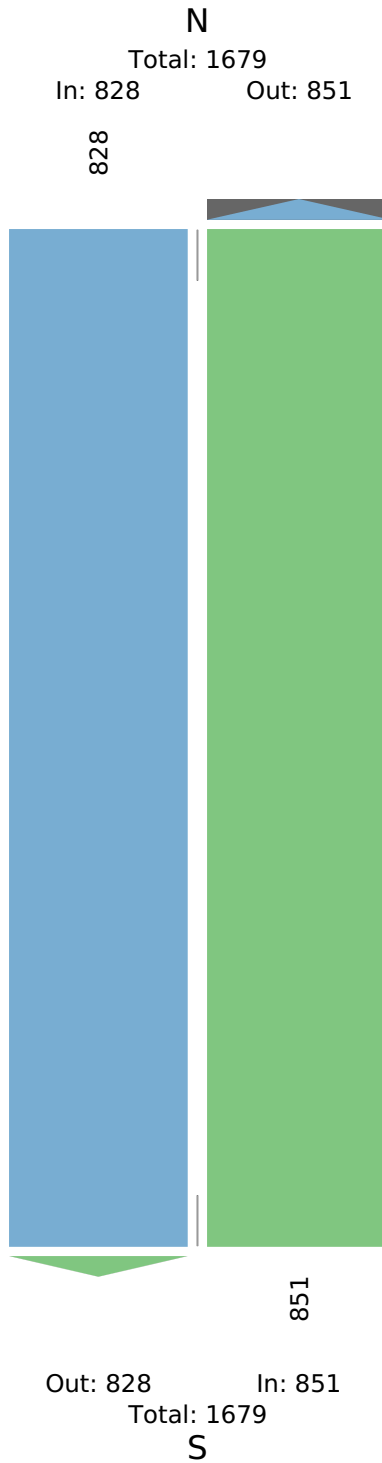
Full Length (11 PM-1 AM (+1))

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

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Village of Villa Park Public Works Department, 11 West Home Avenue,
Villa Park, IL, 60181, US



251218 - N Yale Ave - ATR

Thu Dec 18, 2025

AM Peak (Dec 18 2025 8:30AM - 9:30 AM)

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

ID: 1369882, Location: 41.907134, -87.981754

Provided by: Village of Villa Park (IL)
 Village of Villa Park Public Works Department, 11 West Home Avenue,
 Villa Park, IL, 60181, US

Leg Direction	North Southbound		South Northbound		
Time	T	App	T	App	Int
2025-12-18 8:30AM	4	4	27	27	31
8:45AM	5	5	18	18	23
9:00AM	8	8	11	11	19
9:15AM	10	10	10	10	20
Total	27	27	66	66	93
% Approach	100%	-	100%	-	-
% Total	29.0%	29.0%	71.0%	71.0%	-
PHF	0.675	0.675	0.611	0.611	0.750
Motorcycles	0	0	0	0	0
% Motorcycles	0%	0%	0%	0%	0%
Lights	25	25	62	62	87
% Lights	92.6%	92.6%	93.9%	93.9%	93.5%
Single-Unit Trucks	0	0	0	0	0
% Single-Unit Trucks	0%	0%	0%	0%	0%
Articulated Trucks	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%
Buses	2	2	4	4	6
% Buses	7.4%	7.4%	6.1%	6.1%	6.5%

*T: Thru

251218 - N Yale Ave - ATR

Thu Dec 18, 2025

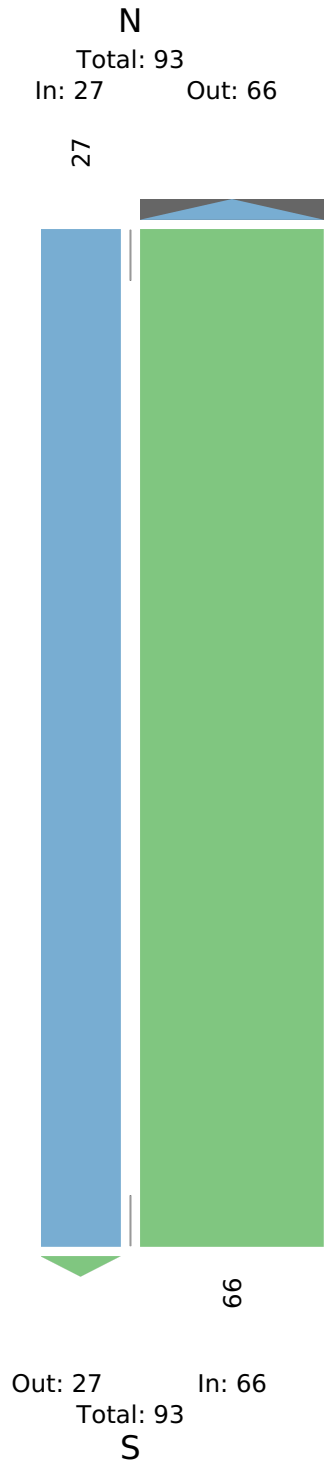
AM Peak (Dec 18 2025 8:30AM - 9:30 AM)

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All Channels

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251218 - N Yale Ave - ATR

Thu Dec 18, 2025

Midday Peak (Dec 18 2025 11:15AM - 12:15 PM)

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

ID: 1369882, Location: 41.907134, -87.981754

Provided by: Village of Villa Park (IL)
 Village of Villa Park Public Works Department, 11 West Home Avenue,
 Villa Park, IL, 60181, US

Leg Direction	North Southbound		South Northbound		
Time	T	App	T	App	Int
2025-12-18 11:15AM	15	15	16	16	31
11:30AM	12	12	16	16	28
11:45AM	14	14	25	25	39
12:00PM	15	15	13	13	28
Total	56	56	70	70	126
% Approach	100%	-	100%	-	-
% Total	44.4%	44.4%	55.6%	55.6%	-
PHF	0.933	0.933	0.700	0.700	0.808
Motorcycles	0	0	0	0	0
% Motorcycles	0%	0%	0%	0%	0%
Lights	53	53	67	67	120
% Lights	94.6%	94.6%	95.7%	95.7%	95.2%
Single-Unit Trucks	3	3	1	1	4
% Single-Unit Trucks	5.4%	5.4%	1.4%	1.4%	3.2%
Articulated Trucks	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%
Buses	0	0	2	2	2
% Buses	0%	0%	2.9%	2.9%	1.6%

*T: Thru

251218 - N Yale Ave - ATR

Thu Dec 18, 2025

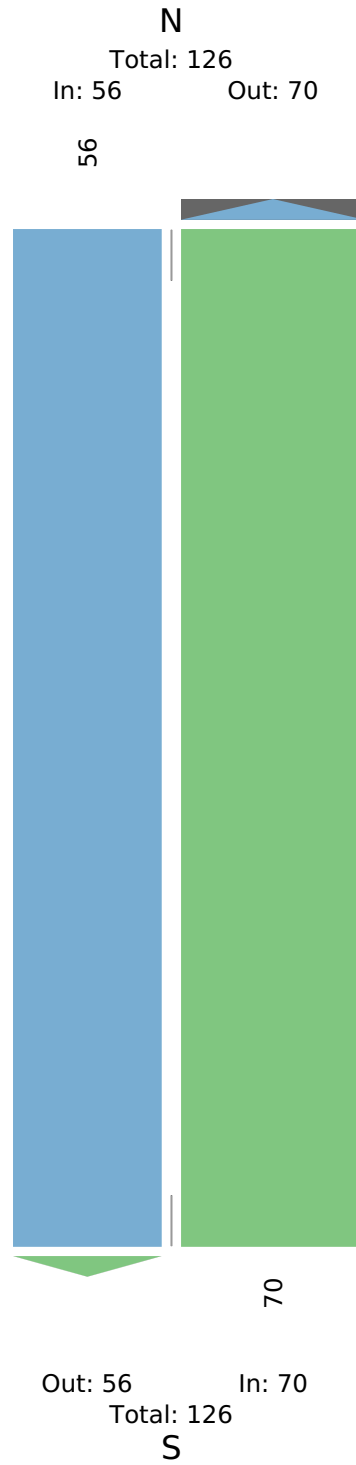
Midday Peak (Dec 18 2025 11:15AM - 12:15 PM)

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

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251218 - N Yale Ave - ATR

Thu Dec 18, 2025

PM Peak (Dec 18 2025 4PM - 5 PM) - Overall Peak Hour

All Classes (Motorcycles, Lights, Single-Unit Trucks,
Articulated Trucks, Buses)

All Channels

ID: 1369882, Location: 41.907134, -87.981754

Provided by: Village of Villa Park (IL)
Village of Villa Park Public Works Department, 11 West Home Avenue,
Villa Park, IL, 60181, US

Leg Direction	North Southbound		South Northbound		
Time	T	App	T	App	Int
2025-12-18 4:00PM	18	18	17	17	35
4:15PM	15	15	20	20	35
4:30PM	21	21	14	14	35
4:45PM	14	14	22	22	36
Total	68	68	73	73	141
% Approach	100%	-	100%	-	-
% Total	48.2%	48.2%	51.8%	51.8%	-
PHF	0.810	0.810	0.830	0.830	0.979
Motorcycles	0	0	0	0	0
% Motorcycles	0%	0%	0%	0%	0%
Lights	68	68	73	73	141
% Lights	100%	100%	100%	100%	100%
Single-Unit Trucks	0	0	0	0	0
% Single-Unit Trucks	0%	0%	0%	0%	0%
Articulated Trucks	0	0	0	0	0
% Articulated Trucks	0%	0%	0%	0%	0%
Buses	0	0	0	0	0
% Buses	0%	0%	0%	0%	0%

*T: Thru

251218 - N Yale Ave - ATR

Thu Dec 18, 2025

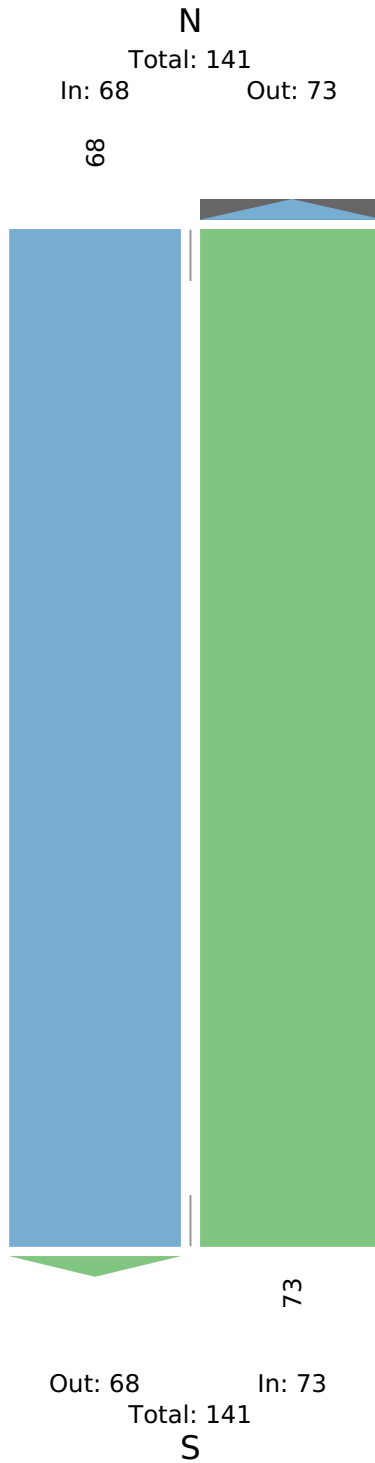
PM Peak (Dec 18 2025 4PM - 5 PM) - Overall Peak Hour

All Classes (Motorcycles, Lights, Single-Unit Trucks, Articulated Trucks, Buses)

All Channels

ID: 1369882, Location: 41.907134, -87.981754

Provided by: Village of Villa Park (IL)
Village of Villa Park Public Works Department, 11 West Home Avenue,
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Traffic Data Report - Speed

Study Name: 251218 - N Yale Ave #2
Location: N Yale #2
Coordinates: 41.907439, -87.981722
Site Code:
Start Date: 12/17/2025

Classification Summary		
Classification	Count	Mean Speed (mph)
Motorcycles	0	0
Cars	1030	30
Pickup Trucks	75	30
Buses	14	28
Single Unit Trucks	10	27
Vans	19	28
Articulated Trucks	0	0
Other Vehicles	0	0
Total	1148	30

Speed Summary (mph)	
15th Percentile Speed	25
50th Percentile Speed	30
85th Percentile Speed	35
95th Percentile Speed	38
Mean Speed	30
Min Speed	3
Max Speed	50

Classification Speed Summary - All Directions (mph)

Study Date: 12/17/2025	Speed Percentiles				Speed Variances		
Classification	15th	50th	85th	95th	Mean Speed	Max Speed	Min Speed
Motorcycles	0	0	0	0	0	0	0
Cars	25	30	34	37	30	50	3
Pickup Trucks	26	30	35	38	30	42	18
Buses	24	27	31	36	28	38	20
Single Unit Trucks	20	26	30	31	27	38	17
Vans	24	29	35	35	28	37	4
Articulated Trucks	0	0	0	0	0	0	0
Other Vehicles	0	0	0	0	0	0	0
All Classes	25	30	35	38	30	50	3

Classification Speed Summary - Northbound (mph)

Study Date: 12/17/2025	Speed Percentiles				Speed Variances		
Classification	15th	50th	85th	95th	Mean Speed	Max Speed	Min Speed
Motorcycles	0	0	0	0	0	0	0
Cars	26	31	36	39	31	45	3
Pickup Trucks	26	32	37	40	32	42	23
Buses	27	27	27	27	27	27	27
Single Unit Trucks	17	26	30	30	28	38	17
Vans	25	29	30	33	28	34	18
Articulated Trucks	0	0	0	0	0	0	0
Other Vehicles	0	0	0	0	0	0	0
All Classes	26	31	36	39	31	45	3

Classification Speed Summary - Southbound (mph)

Study Date: 12/17/2025	Speed Percentiles				Speed Variances		
Classification	15th	50th	85th	95th	Mean Speed	Max Speed	Min Speed
Motorcycles	0	0	0	0	0	0	0
Cars	24	29	34	37	29	50	5
Pickup Trucks	25	29	33	37	29	42	18
Buses	24	29	31	36	29	38	20
Single Unit Trucks	20	25	29	29	26	31	20
Vans	24	30	35	35	28	37	4
Articulated Trucks	0	0	0	0	0	0	0
Other Vehicles	0	0	0	0	0	0	0
All Classes	24	29	34	37	29	50	4

Direction	Northbound
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Traffic Count by Speed: Daily Total

Date	Speed (mph)															
	0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	> 70	Total
12/17/2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12/18/2025	2	1	1	4	31	143	144	60	11	0	0	0	0	0	0	397
12/19/2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Study Total	2	1	1	4	31	143	144	60	11	0	0	0	0	0	0	397

Traffic Count by Speed: 15 minute bins

Date: 12/17/2025	Speed (mph)															
Time	0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	> 70	Total
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Date: 12/18/2025																
00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
06:45	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
Hourly Total	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2
07:00	0	0	0	0	0	3	1	1	1	0	0	0	0	0	0	0	6
07:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
07:30	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3

07:45	0	0	0	0	0	1	0	4	0	0	0	0	0	0	0	5
Hourly Total	0	0	0	1	0	6	1	5	1	0	0	0	0	0	0	14
08:00	0	0	1	0	1	0	5	0	0	0	0	0	0	0	0	7
08:15	0	0	0	1	1	3	2	0	0	0	0	0	0	0	0	7
08:30	0	0	0	0	0	2	1	1	0	0	0	0	0	0	0	4
08:45	0	0	0	0	0	1	3	0	0	0	0	0	0	0	0	4
Hourly Total	0	0	1	1	2	6	11	1	0	0	0	0	0	0	0	22
09:00	0	1	0	0	1	3	3	0	0	0	0	0	0	0	0	8
09:15	1	0	0	0	0	2	3	1	0	0	0	0	0	0	0	7
09:30	0	0	0	0	0	2	2	2	0	0	0	0	0	0	0	6
09:45	0	0	0	1	1	1	4	1	0	0	0	0	0	0	0	8
Hourly Total	1	1	0	1	2	8	12	4	0	0	0	0	0	0	0	29
10:00	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
10:15	0	0	0	0	2	3	4	1	0	0	0	0	0	0	0	10
10:30	0	0	0	0	0	5	7	1	1	0	0	0	0	0	0	14
10:45	0	0	0	0	0	5	4	1	1	0	0	0	0	0	0	11
Hourly Total	0	0	0	0	2	15	16	3	2	0	0	0	0	0	0	38
11:00	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
11:15	0	0	0	0	4	3	4	2	0	0	0	0	0	0	0	13
11:30	0	0	0	0	1	5	4	0	0	0	0	0	0	0	0	10
11:45	0	0	0	0	1	6	4	1	1	0	0	0	0	0	0	13
Hourly Total	0	0	0	0	6	16	12	3	1	0	0	0	0	0	0	38
12:00	0	0	0	0	1	3	5	1	0	0	0	0	0	0	0	10
12:15	0	0	0	0	0	5	5	4	1	0	0	0	0	0	0	15
12:30	0	0	0	0	3	1	3	5	0	0	0	0	0	0	0	12
12:45	0	0	0	0	2	5	1	2	1	0	0	0	0	0	0	11
Hourly Total	0	0	0	0	6	14	14	12	2	0	0	0	0	0	0	48
13:00	0	0	0	0	2	4	4	1	0	0	0	0	0	0	0	11
13:15	0	0	0	0	0	6	4	3	0	0	0	0	0	0	0	13

13:30	0	0	0	0	0	5	7	0	1	0	0	0	0	0	0	13
13:45	0	0	0	0	1	5	2	1	0	0	0	0	0	0	0	9
Hourly Total	0	0	0	0	3	20	17	5	1	0	0	0	0	0	0	46
14:00	0	0	0	0	0	6	3	3	1	0	0	0	0	0	0	13
14:15	0	0	0	0	1	3	7	0	1	0	0	0	0	0	0	12
14:30	0	0	0	0	1	6	8	4	0	0	0	0	0	0	0	19
14:45	0	0	0	0	1	7	8	3	0	0	0	0	0	0	0	19
Hourly Total	0	0	0	0	3	22	26	10	2	0	0	0	0	0	0	63
15:00	0	0	0	0	5	3	5	1	1	0	0	0	0	0	0	15
15:15	0	0	0	0	1	5	6	5	0	0	0	0	0	0	0	17
15:30	0	0	0	0	0	2	1	3	1	0	0	0	0	0	0	7
15:45	1	0	0	1	0	6	1	2	0	0	0	0	0	0	0	11
Hourly Total	1	0	0	1	6	16	13	11	2	0	0	0	0	0	0	50
16:00	0	0	0	0	0	8	8	1	0	0	0	0	0	0	0	17
16:15	0	0	0	0	0	3	8	2	0	0	0	0	0	0	0	13
16:30	0	0	0	0	0	5	2	3	0	0	0	0	0	0	0	10
16:45	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
Hourly Total	0	0	0	0	0	16	20	6	0	0	0	0	0	0	0	42
17:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
17:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
17:30	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
17:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	1	1	0	0	0	0	0	0	0	0	0	2
18:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
18:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
18:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
19:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

19:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
19:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
20:30	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
20:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
21:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:15	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
21:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
21:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
22:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
23:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Date: 12/19/2025																	
00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Study Total	2	1	1	4	31	143	144	60	11	0	0	0	0	0	0	397

Direction	Southbound
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Traffic Count by Speed: Daily Total

Date	Speed (mph)															
	0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	> 70	Total
12/17/2025	0	0	0	1	1	5	4	1	0	0	0	0	0	0	0	12
12/18/2025	2	0	6	20	123	304	222	51	9	2	0	0	0	0	0	739
12/19/2025	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Study Total	2	0	6	21	124	309	226	52	9	2	0	0	0	0	0	751

Traffic Count by Speed: 15 minute bins

Date:	Speed (mph)															
12/17/2025	0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	> 70	Total
Time																
23:00	0	0	0	0	1	1	1	0	0	0	0	0	0	0	0	3
23:15	0	0	0	1	0	1	3	0	0	0	0	0	0	0	0	5
23:30	0	0	0	0	0	2	0	1	0	0	0	0	0	0	0	3
23:45	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Hourly Total	0	0	0	1	1	5	4	1	0	0	0	0	0	0	0	12
Date:	Speed (mph)															
12/18/2025	0-5	6-10	11-15	16-20	21-25	26-30	31-35	36-40	41-45	46-50	51-55	56-60	61-65	66-70	> 70	Total
00:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	1	1	0	0	0	0	0	0	0	0	2
00:45	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Hourly Total	0	0	0	0	1	1	2	0	0	0	0	0	0	0	0	4
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:15	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
01:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:45	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1

Hourly Total	0	0	0	0	0	2	1	0	0	0	0	0	0	0	0	3
02:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
02:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
02:45	0	0	1	0	1	0	0	0	0	0	0	0	0	0	0	2
Hourly Total	0	0	1	0	2	0	0	0	0	0	0	0	0	0	0	3
03:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
03:45	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Hourly Total	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
04:00	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
04:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
04:30	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
04:45	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Hourly Total	1	0	0	0	1	2	0	0	0	0	0	0	0	0	0	4
05:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	3
05:30	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2
05:45	0	0	0	0	2	2	2	1	0	0	0	0	0	0	0	7
Hourly Total	0	0	0	0	5	2	4	1	0	0	0	0	0	0	0	12
06:00	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1
06:15	0	0	0	0	3	2	1	0	0	0	0	0	0	0	0	6
06:30	0	0	0	2	1	6	2	0	0	0	0	0	0	0	0	11
06:45	0	0	0	1	3	2	2	0	0	0	0	0	0	0	0	8
Hourly Total	0	0	0	3	7	10	6	0	0	0	0	0	0	0	0	26
07:00	0	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5
07:15	0	0	0	0	1	1	3	0	0	0	0	0	0	0	0	5
07:30	0	0	0	0	1	2	6	1	1	0	0	0	0	0	0	11

07:45	0	0	1	1	2	1	2	2	1	1	0	0	0	0	0	11
Hourly Total	0	0	1	1	6	6	12	3	2	1	0	0	0	0	0	32
08:00	0	0	0	0	2	2	4	0	0	0	0	0	0	0	0	8
08:15	0	0	0	0	1	3	3	0	0	0	0	0	0	0	0	7
08:30	0	0	0	0	3	12	10	2	0	0	0	0	0	0	0	27
08:45	0	0	0	1	2	7	7	0	1	0	0	0	0	0	0	18
Hourly Total	0	0	0	1	8	24	24	2	1	0	0	0	0	0	0	60
09:00	0	0	0	0	3	2	6	0	0	0	0	0	0	0	0	11
09:15	0	0	0	2	1	2	3	2	0	0	0	0	0	0	0	10
09:30	0	0	0	0	1	6	5	0	0	0	0	0	0	0	0	12
09:45	0	0	0	0	1	3	1	0	0	0	0	0	0	0	0	5
Hourly Total	0	0	0	2	6	13	15	2	0	0	0	0	0	0	0	38
10:00	0	0	0	0	2	4	4	0	0	0	0	0	0	0	0	10
10:15	0	0	0	0	1	5	1	0	0	0	0	0	0	0	0	7
10:30	0	0	0	1	3	3	5	0	0	0	0	0	0	0	0	12
10:45	0	0	0	0	2	13	2	0	0	0	0	0	0	0	0	17
Hourly Total	0	0	0	1	8	25	12	0	0	0	0	0	0	0	0	46
11:00	0	0	0	1	3	2	1	1	1	0	0	0	0	0	0	9
11:15	0	0	0	0	1	4	8	2	0	1	0	0	0	0	0	16
11:30	0	0	0	0	2	6	6	2	0	0	0	0	0	0	0	16
11:45	0	0	0	0	2	11	7	3	1	0	0	0	0	0	0	24
Hourly Total	0	0	0	1	8	23	22	8	2	1	0	0	0	0	0	65
12:00	0	0	0	0	0	5	5	2	1	0	0	0	0	0	0	13
12:15	0	0	0	0	2	4	8	0	0	0	0	0	0	0	0	14
12:30	0	0	0	1	0	6	4	1	0	0	0	0	0	0	0	12
12:45	0	0	1	0	1	2	3	0	0	0	0	0	0	0	0	7
Hourly Total	0	0	1	1	3	17	20	3	1	0	0	0	0	0	0	46
13:00	0	0	0	0	0	2	6	1	0	0	0	0	0	0	0	9
13:15	0	0	0	0	0	5	4	0	0	0	0	0	0	0	0	9

13:30	0	0	0	1	0	1	4	2	0	0	0	0	0	0	0	8
13:45	0	0	0	0	4	3	9	3	1	0	0	0	0	0	0	20
Hourly Total	0	0	0	1	4	11	23	6	1	0	0	0	0	0	0	46
14:00	0	0	0	0	0	10	3	2	0	0	0	0	0	0	0	15
14:15	0	0	0	0	1	3	4	2	1	0	0	0	0	0	0	11
14:30	0	0	0	0	2	6	3	2	0	0	0	0	0	0	0	13
14:45	1	0	0	1	1	11	5	0	0	0	0	0	0	0	0	19
Hourly Total	1	0	0	1	4	30	15	6	1	0	0	0	0	0	0	58
15:00	0	0	0	2	1	3	7	1	0	0	0	0	0	0	0	14
15:15	0	0	0	0	1	9	8	1	0	0	0	0	0	0	0	19
15:30	0	0	0	0	1	13	7	3	0	0	0	0	0	0	0	24
15:45	0	0	0	0	0	9	4	6	1	0	0	0	0	0	0	20
Hourly Total	0	0	0	2	3	34	26	11	1	0	0	0	0	0	0	77
16:00	0	0	0	0	1	5	8	4	0	0	0	0	0	0	0	18
16:15	0	0	1	0	2	8	8	1	0	0	0	0	0	0	0	20
16:30	0	0	0	0	0	10	2	1	0	0	0	0	0	0	0	13
16:45	0	0	0	0	3	9	4	0	0	0	0	0	0	0	0	16
Hourly Total	0	0	1	0	6	32	22	6	0	0	0	0	0	0	0	67
17:00	0	0	0	0	4	8	1	0	0	0	0	0	0	0	0	13
17:15	0	0	0	1	4	5	3	0	0	0	0	0	0	0	0	13
17:30	0	0	1	0	0	2	0	0	0	0	0	0	0	0	0	3
17:45	0	0	0	0	5	2	2	0	0	0	0	0	0	0	0	9
Hourly Total	0	0	1	1	13	17	6	0	0	0	0	0	0	0	0	38
18:00	0	0	0	0	3	5	2	0	0	0	0	0	0	0	0	10
18:15	0	0	0	0	1	4	2	0	0	0	0	0	0	0	0	7
18:30	0	0	0	0	3	3	0	0	0	0	0	0	0	0	0	6
18:45	0	0	0	1	3	2	0	0	0	0	0	0	0	0	0	6
Hourly Total	0	0	0	1	10	14	4	0	0	0	0	0	0	0	0	29
19:00	0	0	1	0	3	2	1	1	0	0	0	0	0	0	0	8

19:15	0	0	0	0	7	2	1	0	0	0	0	0	0	0	0	10
19:30	0	0	0	0	1	3	1	0	0	0	0	0	0	0	0	5
19:45	0	0	0	0	4	6	1	0	0	0	0	0	0	0	0	11
Hourly Total	0	0	1	0	15	13	4	1	0	0	0	0	0	0	0	34
20:00	0	0	0	0	2	2	1	0	0	0	0	0	0	0	0	5
20:15	0	0	0	1	0	3	0	1	0	0	0	0	0	0	0	5
20:30	0	0	0	0	2	1	0	0	0	0	0	0	0	0	0	3
20:45	0	0	0	0	2	5	0	0	0	0	0	0	0	0	0	7
Hourly Total	0	0	0	1	6	11	1	1	0	0	0	0	0	0	0	20
21:00	0	0	0	0	2	1	1	0	0	0	0	0	0	0	0	4
21:15	0	0	0	0	1	3	0	0	0	0	0	0	0	0	0	4
21:30	0	0	0	0	0	3	1	0	0	0	0	0	0	0	0	4
21:45	0	0	0	1	2	0	1	1	0	0	0	0	0	0	0	5
Hourly Total	0	0	0	1	5	7	3	1	0	0	0	0	0	0	0	17
22:00	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
22:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
22:30	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
22:45	0	0	0	1	0	2	0	0	0	0	0	0	0	0	0	3
Hourly Total	0	0	0	1	0	5	0	0	0	0	0	0	0	0	0	6
23:00	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	3
23:15	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
23:30	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2
23:45	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
Hourly Total	0	0	0	1	2	4	0	0	0	0	0	0	0	0	0	7
Date: 12/19/2025																
00:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
00:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

00:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
01:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Hourly Total	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Study Total	2	0	6	21	124	309	226	52	9	2	0	0	0	0	0	751

VILLA PARK POLICE DEPARTMENT

DEPARTMENTAL MEMORANDUM



DATE: November 16th, 2025
TO: Plan Commissioners
FROM: Sergeant Haimann #337
SUBJECT: Agenda Item Report

Commissioners:

I am unfortunately out of town for this upcoming meeting but have compiled some data to assist you in your discussion of the items listed on the proposed agenda.

1. In reference to the traffic pattern on Wildfire between Harvard & Ardmore, I pulled any call for service that listed Wildfire in the location and reviewed them to see if they were remotely related to vehicles or pedestrian traffic on the street. Between 2021 and 2025 there were 19 police related calls including 7 traffic violations, observed by officers, and 5 extra patrols conducted by officers. Please see the attached Excel spreadsheet for the data.
2. In reference to the parking study on Park between Villa & Oakland I did not observe any parking citations issued in that area in 2024 and 2025.
3. In reference to the request for a no parking sign at the dead end of Hamilton, I have compiled another spreadsheet which lists all the calls for service between the dead end and Vermont St. There have been 138 calls for service since the beginning of 2020. 129 of those are medic assists which would require the Fire Department to respond.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "EMH" with the number "337" written below it.

Sergeant Eric Haimann #337



MEMORANDUM

TO: Plan Commission

FROM:

DATE: February 18, 2026

SUBJECT: Review of Parking Study for the Villa Business District — Possible 2 hour time limit for parking stalls on Park Ave from Villa to Oakland

RECOMMENDED ACTION:

This item was tabled during the December 17th and January 21st meetings concerning the 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.

BACKGROUND:

Based on the recommendation of the Plan Commission, Village staff has installed some public parking signs at this location along with signage on Villa Ave as shown.



DISCUSSION:

The Police Department has increase the patrol in this area to observe the amount of overnight parking at this location.



MEMORANDUM

TO: Plan Commission
FROM: Mike Guerra, Assistant Village Manager
DATE: February 18, 2026
SUBJECT: Discussion on possible alternative parking options for the Terrace Alley Improvement Project

RECOMMENDED ACTION:

The Village is planning on improving the Terrace Alley from Ardmore to Princeton to allow for greater access to the properties. This project will impact the properties at 8, 12, 16 and 20 W. Terrace as the available parking will be decreased to allow for the construction of the alley. This discussion is to discuss possible options to offset the loss of parking at these properties.

BACKGROUND: The Terrace alley from Ardmore to Princeton has been problematic for the Village over the past year. The Village has Right of Way (ROW) along the back of the properties located at 8, 12, 16, and 20 W Terrace along with the corner property at 333 N. Princeton Ave. The current configuration is separate parking lot pavements associated with the adjacent property which allows for parking for the tenants. Access to the properties is only from the east as they do not connect internally to Princeton. Due to the current configuration and parking in this corridor, access has been problematic for solid waste collection, snow removal and access to the properties, as there is not enough clear space through the parking.

To address the issue, the Village began the design to improve the area by providing a designated alley in its ROW with a connection to Princeton. This would allow a clear path and access to all the properties equally and allow for solid waste and snow removal to occur. The proposed design is attached.

In order to construct the proposed alley, the properties' parking lots will be impacted by the loss of designated parking stalls. The properties are affected as follows:

- 8 W. Terrace will lose 2 parking stalls
- 12 W. Terrace will lose 2 parking stalls
- 16 W. Terrace will lose 4 parking stalls
- 20 W. Terrace will lose 4 parking stalls
- 333 N. Princeton will not lose any stalls but will be slightly impacted.

The Village met three out of the 4 owners, as one didn't respond to a request, and they were all in favor of the improvements. The only concern is that almost all these units do not have any excess parking stalls as these buildings were built prior to current zoning requirements. 16 and 20 W. Terrace only has 8 stalls for 5 units, so removal of 4 stalls would reduce them to below one stall per unit. This, coupled with several tenants wishing to have 2 stalls, makes parking an issue with the improvements to the alley.

DISCUSSION: Village staff is requesting guidance from the Plan Commission on whether permitted overnight parking should be allowed on the Terrace Street for this block or in the Metra Parking Lot for this location. These suggestions have pros and cons associated with them.

To allow for permitted overnight parking on Terrace Street

Pro's

1. Will be limited to only this block
2. Direct correlation to the buildings
3. Street width is 32 ft which would allow for 2-way traffic and parking on one side

Con's

1. Can lead to overcrowding on the street, limiting traffic flow and snow removal and other Village services
2. Possible vehicles being parked in the ROW for an extended amount of time
3. Increased location in town may lead to additional requests that have previously been denied.

To allow for permitted overnight parking in the Metra Lot

Pro's

1. Available Parking stalls available with reduced use of the lot
2. Possible increase in revenue with parking permitted sales
3. Will not impact the Village operations on Terrace Street

Con's

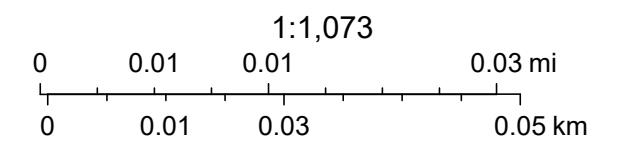
1. Possible vehicles being parked in the lot for an extended amount of time without being moved
2. Possible other commercial housing in the area may request permitted parking in lot and thus reduce the amount of available parking for commuters.
3. Distance from the parking lot to the affected units is 1–2 blocks.

There is also the possibility of other alternatives that the Plan Commission may have along with the option of leaving the area as is.

Terrace Street Location



2/13/2026



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community