

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)

April 8, 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. Approval of Minutes from March 11th
- 3. Public Hearing - Old Business**
 - a. **ZBA-26-01** - Text Amendment - 7.7.7 Parking - Continue to May 13, 2026
- 4. Public Hearing - New Business**
 - a. **ZBA-26-02** - 160 N. Villa Ave - Variation - **Petitioner:** Edward Russell
 - b. **ZBA-26-04** - 1110 S. Villa Ave - Variation - **Petitioner:** Matthew Toepper, FGM Architects
- 5. Old Business**
 - a. Establishment of Vice Chair
- 6. New Business**
- 7. Public Comments on Non-Agenda Items**
- 8. 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: Zoning Board of Appeals (ZBA)
FROM:
DATE: April 8, 2026
SUBJECT: Approval of Minutes from March 11th

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:

**Village of Villa Park
Zoning Board of Appeals
March 11,2026**

CALL TO ORDER BY THE CHAIRMAN

Chairperson Pate called the meeting of the Zoning Board of Appeals to order at 6:00 p.m.

I. ROLL CALL AND DECLARATION OF A QUORUM

Commissioners Present Ackermann, Cain, Flaskamp, Clampit, Gonzales, Jarrett,
Chairperson Pate (7)

Commissioners Absent: None

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

A Quorum was present.

II. APPROVAL OF MINUTES

Commissioner Jarrett moved to approve the minutes from February 11, 2026

The Motion was seconded by Commissioner Cain

On roll call:

AYES: Ackermann, Cain, Flaskamp, Clampit, Gonzales, Jarrett, Chairperson Pate (7)

NAYS: None (0)

The motion carried.

III. Public Hearing – Old Business

None

IV. Public Hearing - New Business

a. ZBA – 25-12 -501-525 St. Charles Road – Special Use – Petitioner: Christian Church of
Villa Park (Disciples of Christ)

Michelle House presented The Petitioner is seeking a Special Use from Section 6.1.1
Use Table, to permit Religious Assembly and Drive-in/Drive-through Facility uses within
the existing multi-tenant building.

Background

The Petitioner is looking to relocate from their previous location on Villa Avenue to
better suit their needs and

growing congregation. The Petitioners would utilize Suites C and D for their worship space and food pantry. Suite D would be dedicated to the food pantry which works as a drive-up operation. The pantry is open to clients once a week with deliveries of donations happening approximately 5 times per week. Worship services take place on Sunday mornings.

- a. Comments from the Stewardship Council Chairperson Doris Carter explaining the reason for moving locations.

Public Comments -none

Commissioner comments- Commissioner Cain commented that she thinks this is a good location for the food pantry.

Commissioner Jarrett explained there was a fence to block cars from the public. He also said they had plenty of places to stack vehicles in case of overflow.

Motion to recommend approval of ZBA-25-12 for a Special Use to permit Religious Assembly and Drive-in/Drive-through Facility uses within the existing multi-tenant building.

Motion was made by Commissioner Clampit

The motion was seconded by Commissioner Ackermann

On roll call:

AYES: Ackermann, Cain, Flaskamp, Clampit, Jarrett (5)

ABSTAIN: Chairperson Pate (1)

NAYS: Gonzales (1)

The motion carried.

- b. ZBA – 26 - 01 - Text Amendment to Zoning Ordinance (Appendix C) – Article 7 “Parking”, Section 7.7- “Parking in R Districts”

Motion to continue ZBA-26-01- Text Amendment to Zoning Ordinance (Appendix C) – Article 7 “Parking”, Section 7.7- “Parking in R Districts” to April 8th, 2026.

Motion was made by Commissioner Gonzales

The motion was seconded by Commissioner Clampit

Voice vote

AYES: (7)

Motion carried.

V. Public Comments on Non-Agenda Items

None

VI. Commissioner Comments

Commissioner Jarrett reminds the commissioners to complete the Open Meetings Act training and submit the Statements of Economic Interest.

VII. Adjournment

Motion to Adjourn was made by Commissioner Jarrett

Seconded by Commissioner Clampit

AYES: Ackermann, Cain, Flaskamp, Clampit, Gonzales, Jarrett, Chairperson Pate (7)

NAYS: None (0)

The motion carried.

Meeting ended at 6:31



MEMORANDUM

TO: Zoning Board of Appeals (ZBA)
FROM:
DATE: April 8, 2026
SUBJECT: **ZBA-26-01** - Text Amendment - 7.7.7 Parking - Continue to May 13, 2026

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



MEMORANDUM

TO: Zoning Board of Appeals (ZBA)
FROM:
DATE: April 8, 2026
SUBJECT: **ZBA-26-02** - 160 N. Villa Ave - Variation - **Petitioner:** Edward Russell

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



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: April 8, 2026
RE: Petition ZBA-26-02 | 160 N. Villa Ave. | Variation

PETITIONER	OWNER
Edward Russell 160 N. Villa Ave. Villa Park, IL, 60181	Edward Russell 160 N. Villa Ave. Villa Park, IL, 60181

Request Summary

The Petitioner is seeking a Variation from Section 6.10.2 - Residential Accessory Structures, to permit a gazebo that is 2.3 feet from the residence where a distance of 5.0 feet is required.

Background

This request is the result of a violation received on March 11, 2025. The gazebo was constructed without a permit and was issued a violation. The permit was applied for on March 24, 2025 and was denied shortly after for lack of information. When the petitioner resubmitted in February, 2026, it was discovered that a variation would be necessary because of the reduced distance from the house.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
 Present Land Use: Residential
 Property Size: 18,825.94 sq. ft. / 0.43 acres
 PIN: 06-03-320-034

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
 West: Elmhurst- Single Family Residence – R2
 East: Residential Single-Dwelling District- RS-7.5
 South: Residential Single-Dwelling District- RS-7.5

Surrounding Land Use

Residential
 Residential
 Residential
 Residential

Comprehensive Plan Designation - Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

Zoning Request

The Petitioner is seeking a Variation from Section 6.10.2- Residential Accessory Structures, to permit a gazebo that is 2.3 feet from the residence where a distance of 5.0 feet is required.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The petitioner constructed a gazebo on their rear deck without a permit and received a violation notice in March, 2025. Additional information was requested and the petitioner resubmitted in February, 2026. The revised plans indicated that the gazebo was 2.3 feet from the primary structure where Section 6.10.2 – Residential Accessory Structures requires that accessory structures be setback a minimum of 5.0 feet. Section 6.10.2 also permits the accessory structure to be structurally attached to the residence. The petitioner has stated that due to the concrete siding the gazebo would not be able to be attached to residence. If the gazebo was moved 5.0 feet from the residence it would no longer be on the deck which was the main wish of the petitioner.

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. Due to the size of the deck, there is not room for the gazebo to be placed on top of the deck and also be setback 5.0 feet away from the residence.
 - b. The petitioner has stated the gazebo cannot be attached to the house because of the concrete siding.
 - c. The gazebo is in compliance with all other bulk regulations.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. The gazebo has a total area of 168.0 square feet and a height of 8.0 feet, which complies with the regulations set forth in Section 6.10.2.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. No new lot coverage would be added as a result of this project. The gazebo is on top of an existing deck.
4. Completeness - If the Zoning Board of Appeals requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**

The gazebo cost \$2,500, I would hate to lose that. Also deck is unusable in hot sun or rain without gazebo. I did not know when I bought the gazebo that I needed a permit or that there were rules about installation. So I bought the biggest one I could to cover the deck because I spend much time on the deck in nice weather.

- B. A reasonable return or use of your property is not possible under the existing regulations because:**
The gazebo is 12' x 14', the deck is 15' x 16' and does not allow me to be 5 feet from the house.
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**
Metal gazebo, concrete siding. I assume the 5 foot rule is for fire safety. Both gazebo and house siding are fire proof.
- D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:**
None of the above. I believe the gazebo will enhance and improve property. It is a nice gazebo.

Notification

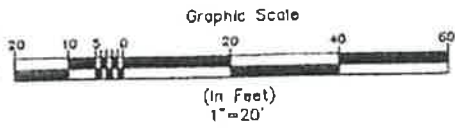
Legal Notice was published in the Daily Herald on March 23, 2026, a sign placed on the subject property, and notifications sent to property owners within a 250.0-foot radius of the subject property in advance of the Public Hearing.

Sample Motion

To recommend approval of ZBA-26-02 for a variation from Section 6.10.2- Residential Accessory Structures, to permit a gazebo that is 2.3 feet from the residence.

Exhibit List

- Exhibit A – Plat of Survey
- Exhibit B – Gazebo Manufacture Specifications



PLAT OF SURVEY

BY
GENTILE AND ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS

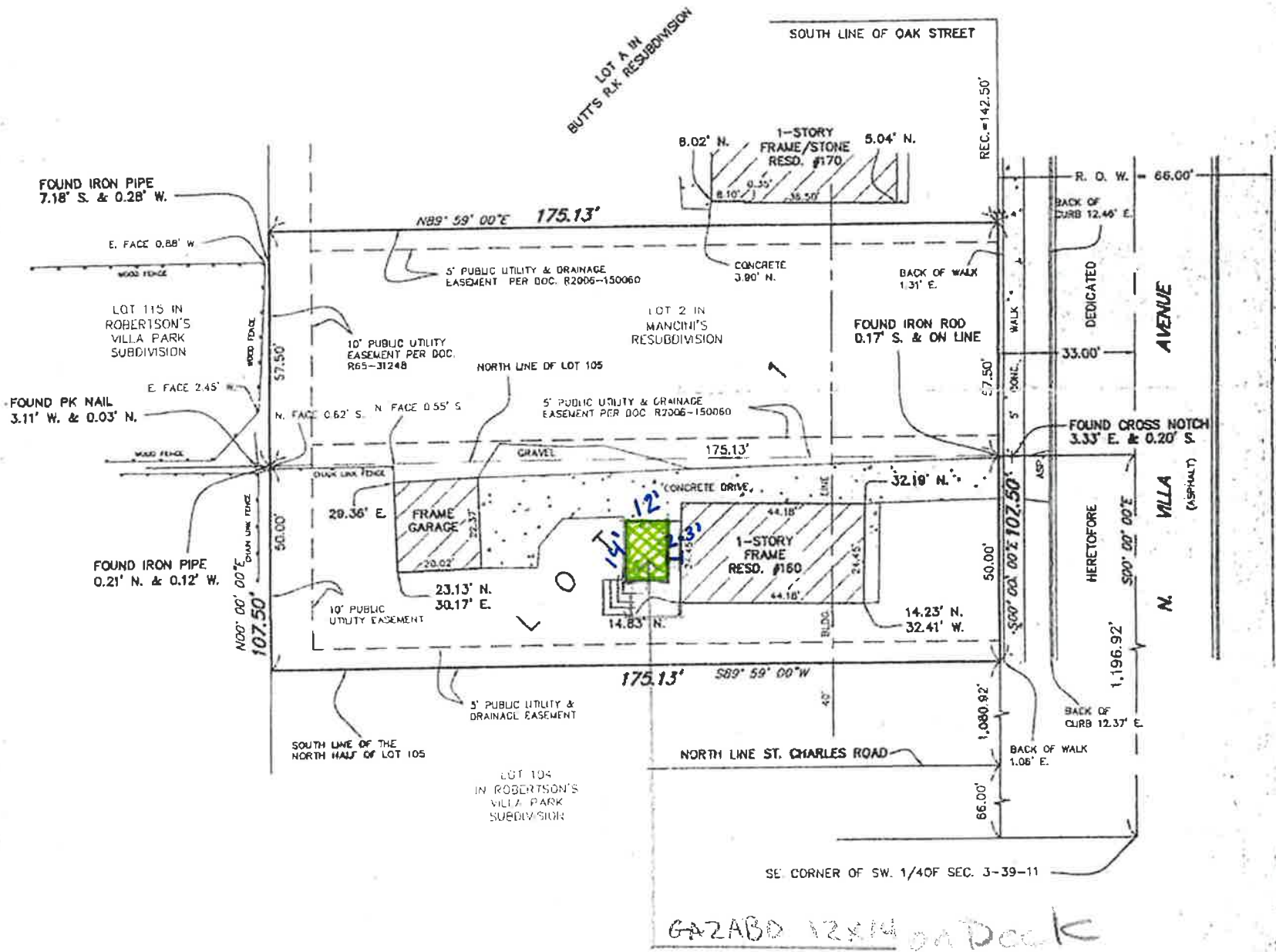
550 E. ST. CHARLES PLACE
 LOMBARD, ILLINOIS 60148
 PHONE : (630) 916-6262



LOT 1 IN RUSSELL'S PLAT OF CONSOLIDATION, OF THE NORTH HALF OF LOT 105 IN ROBERTSON'S VILLA PARK, 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 SEPTEMBER 23, 1911 AS DOCUMENT NO. 105545, AND LOT 2 IN MANCINI'S RESUBDIVISION OF LOT "B" IN R. K. BUTTS' RESUBDIVISION OF LOTS 103 AND 104 IN ROBERTSON'S VILLA PARK, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 18,825.94 SQ. FT.

PROPERTY COMMONLY KNOWN AS: 160 N. VILLA AVENUE, VILLA PARK



BASE SCALE : 1 INCH = 20 FEET
 DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF
 ORDERED BY : ED RUSSELL
 DRAWN BY : RWG
 CHECKED BY : JFC
 SURVEYED BY : FJM-JW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR ABSTRACT DEED, CONTRACT AND ZONING ORDINANCE.

ORDER NO. 17301-19

NOTE:
 EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

STATE OF ILLINOIS S.S.
 COUNTY OF DUPAGE

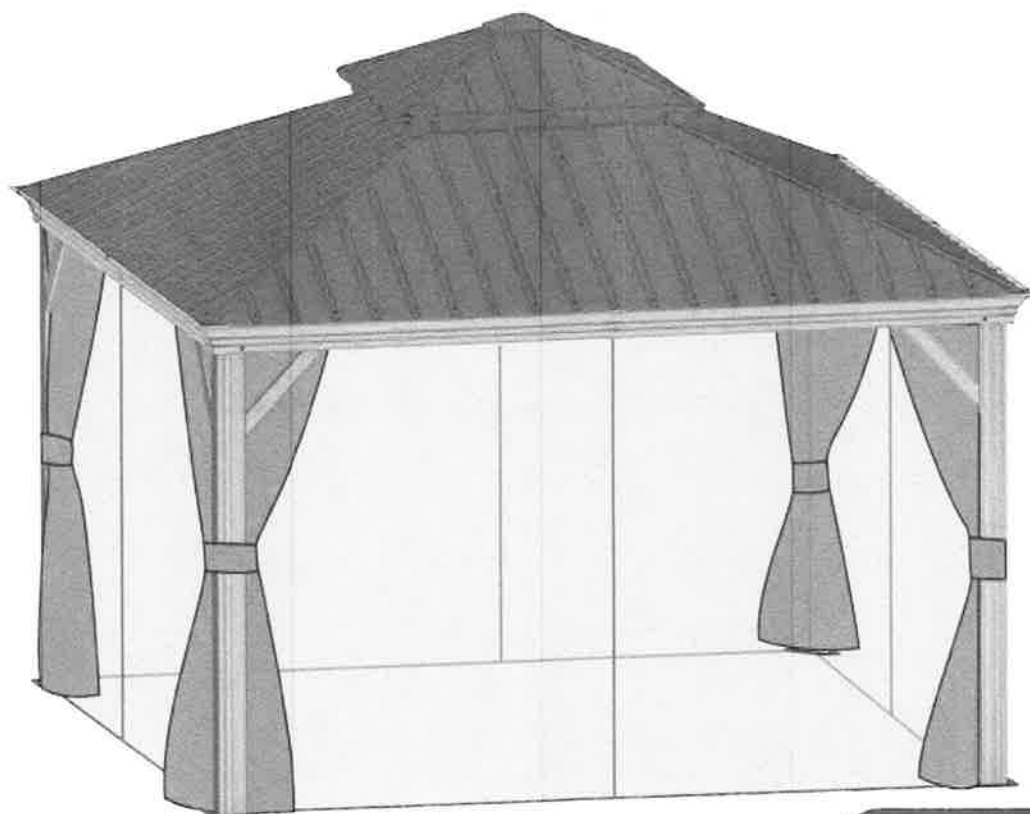
WE, GENTILE AND ASSOCIATES, INC., HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE AT AND UNDER MY DIRECTION, OF THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. THIS PLAT CONFORMS TO THE MINIMUM STANDARD REQUIREMENTS FOR A BOUNDARY SURVEY.

AUGUST 16, A.D. 2019

BY : Joseph F. Gentile
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
 MY LICENSE EXPIRES NOVEMBER 30, 2020
 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870



PURPLE LEAF



12' x 12'

SKU: ZY04GHTG12

**HARDTOP GAZEBO
WITH DOUBLE ROOF**

Assembly Manual

©Copyright 2016-2022 Purple Leaf Inc. All Rights Reserved

Thank you for your purchase of

PURPLE LEAF's Gazebo

Read and follow this assembly and operation guide.

To reduce personal injury and damage to your gazebo

Please **close** your gazebo curtain when it is incoming over **30 mph** wind.

We recommend a **two-person team** for assembly and disassembly.

If you like our products, please tell other customers

If you have prbblem with our products, please tell us

Please feel free to contact us.

PURPLE LEAF



Warnings and Cautions

Please retain this instruction for future usage and read carefully before assembly.

Make sure you have all the parts & hardware as item list shows.

2 adults or more are recommended to install your gazebo.

Do not discard any of the packaging until you have checked that you have all the parts and pack of fittings.

Check all bolts for tightness before use, and periodically check and tighten bolts ensure your gazebo works properly.

Some parts might have sharp edges/corners. Please follow basic safety precautions to reduce the risk of hurts.

*Maximum weight capacity is **1000 pounds**.*

*It is essential to place the gazebo on level ground and not less than **6 feet** from any obstruction such as fences, garages, the house, overhanging branches, laundry lines, or electrical wires.*

CHOKER HAZARD

**THIS ITEM CONTAINS SMALL PARTS WHICH CAN BE SWALLOWED BY CHILDREN.
PLEASE KEEP IT AWAY FROM CHILDREN UNDER 3 YEARS OLD and PETS DURING
INSTALLATION.**

Pre-assembly

TOOLS THAT MAY BE REQUIRED (Not included in boxes)

*NOTE: Tools / equipment are not shown to actual size and scale.



LEVEL



RUBBER Mallet



PHILLIPS SCREW



DRILL



ALLEN KEY



ALLEN KEY

EQUIPMENT REQUIRED (Not included in boxes)

*NOTE: Equipment are not shown to actual size and scale.



SAFETY HAT



GLOVES



SAFETY GOGGLES



STEPLADDER

Matters needing attention



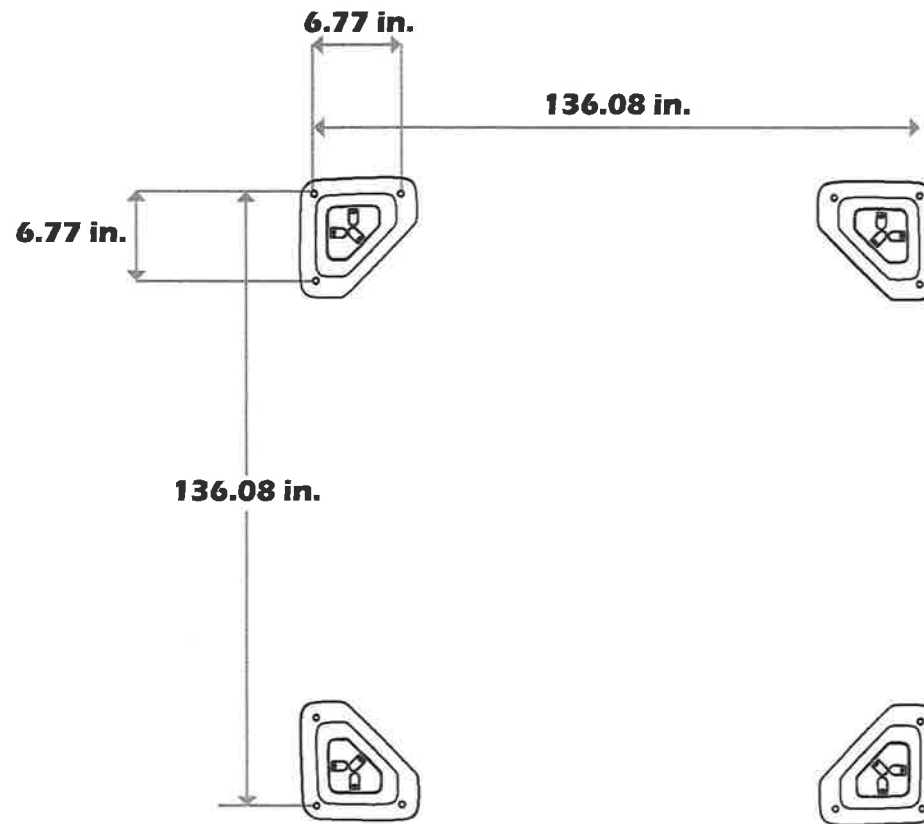
1. Two or more people are required for assembly.



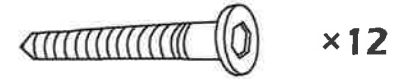
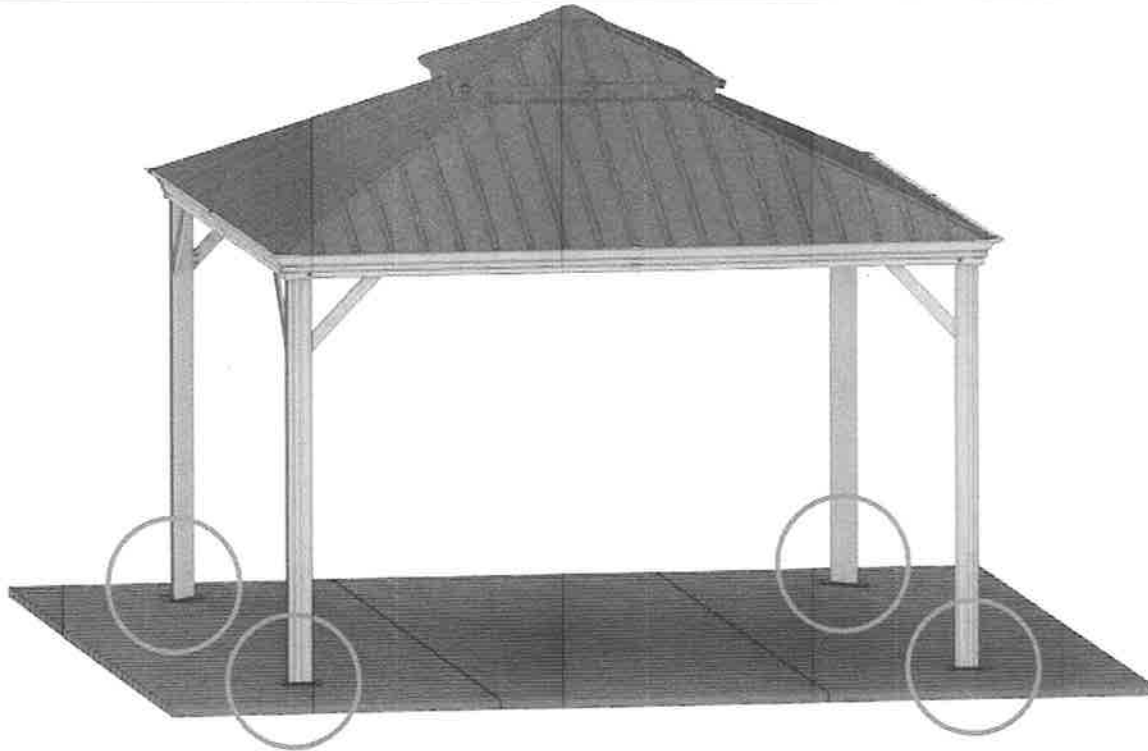
2. Do not fully tighten screws prior to complete assembly.

MOUNTING BLUEPRINT

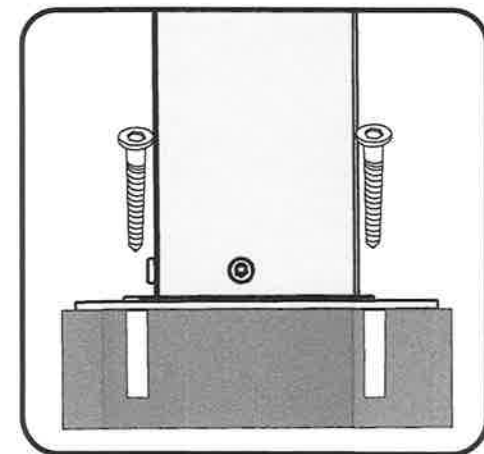
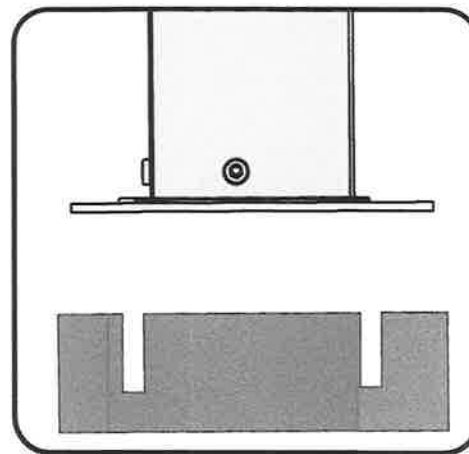
Gazebo 12×12



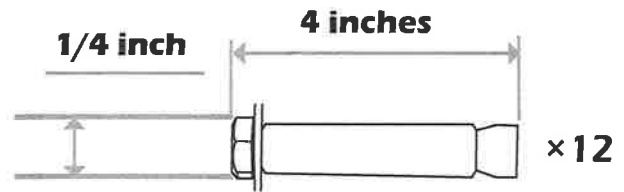
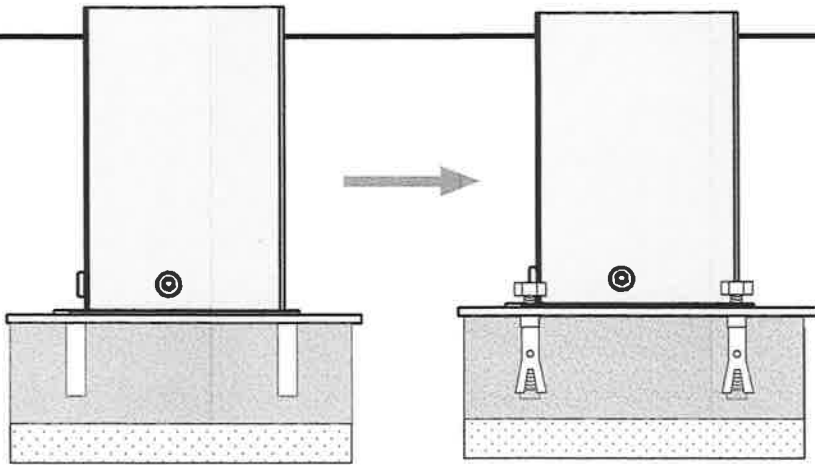
1



If the deck is hard wood and the depth of it is over 3 inch, you can use **5/16 in. x4 in. Structural Wood Screw** to mount the gazebo.



2



If the ground is concreted and the depth of it is over 3 inch, you can use 1/4 inch expansion bolts to mount the gazebo

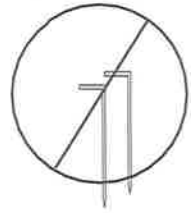
3



Or you can make a concrete footing for gazebo, **15×15×15 inches** is recommended. use expansion bolts to mount the gazebo like (2) shows.



IMPORTANT:
Anchor is not recommended



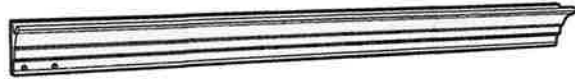
CHECK LIST



A×4



B×4



B1×4



B2×4



C×4



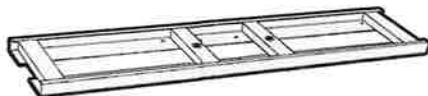
C1×4



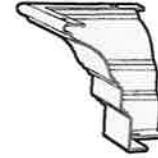
C2×4



F×4



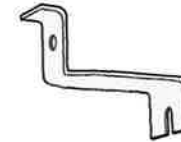
G×4



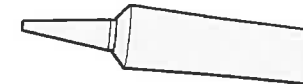
H×4



H1×4



H2×1

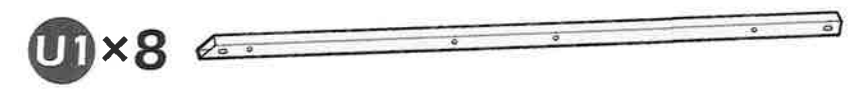
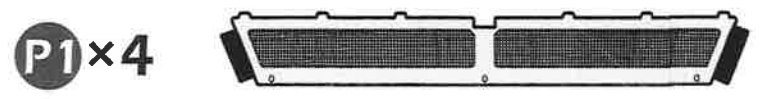
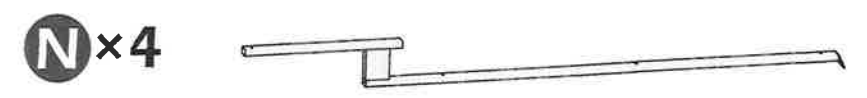
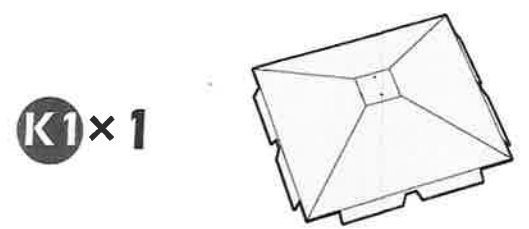
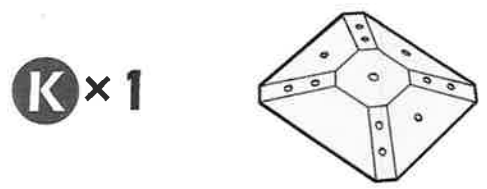


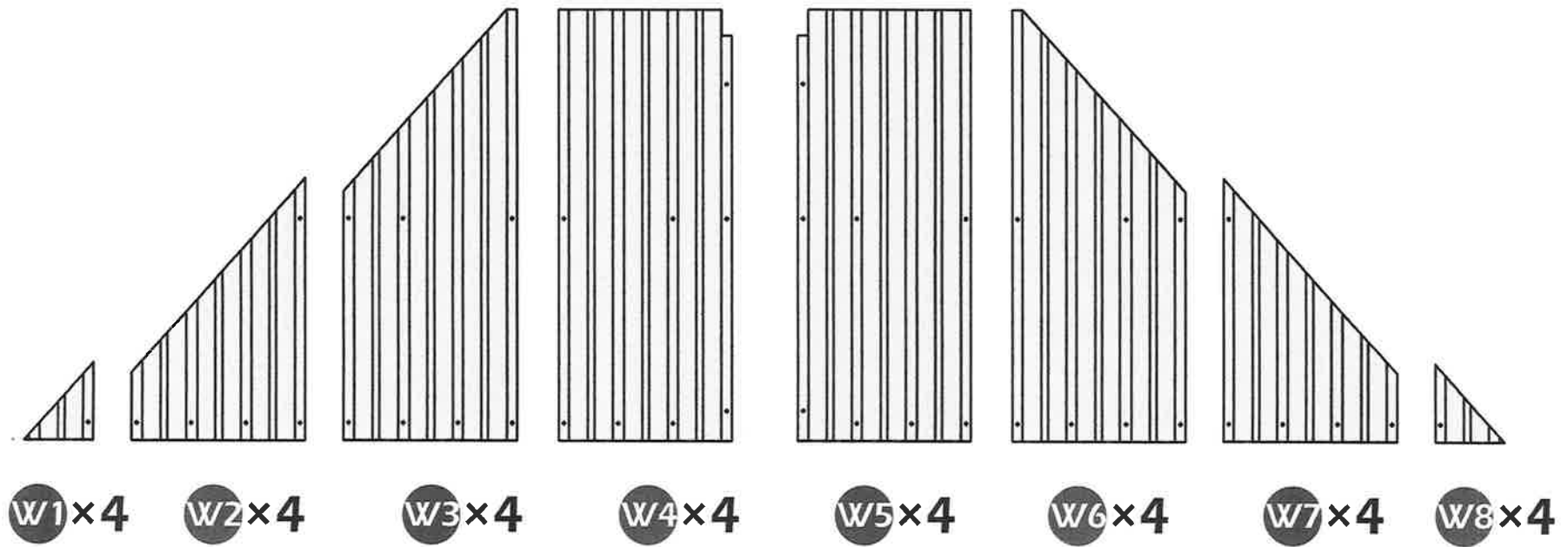
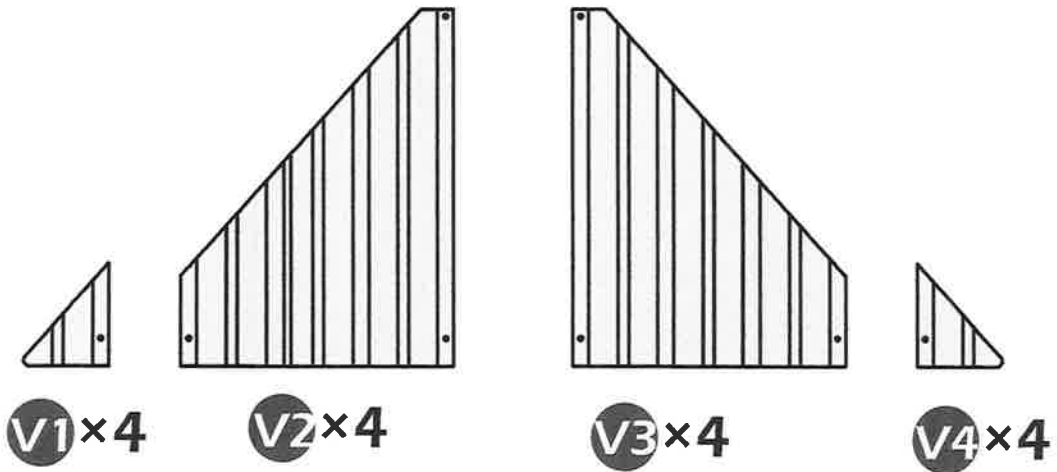
J1×4



J2×4

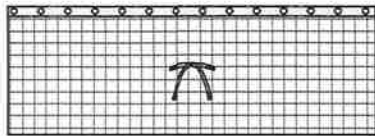




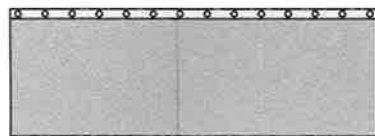


0

Y×4



Y1×4



Z×72



Z1×8



Z2×8



1#×213

(M6×16)



2#×16

(M6×20)



3#×16



4#×112



5#×72

(M6×28)



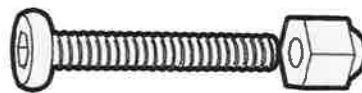
6#×8

(M6×45)



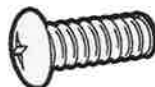
7#×32

(M6×50)



8#×4

(M5×16)



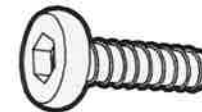
9#×24

(ST4.8×13)



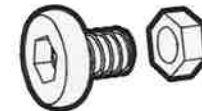
10#×4

(M6×25)



11#×8

(M6×10)



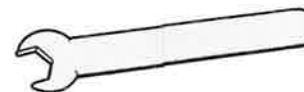
12#×1



13#×1



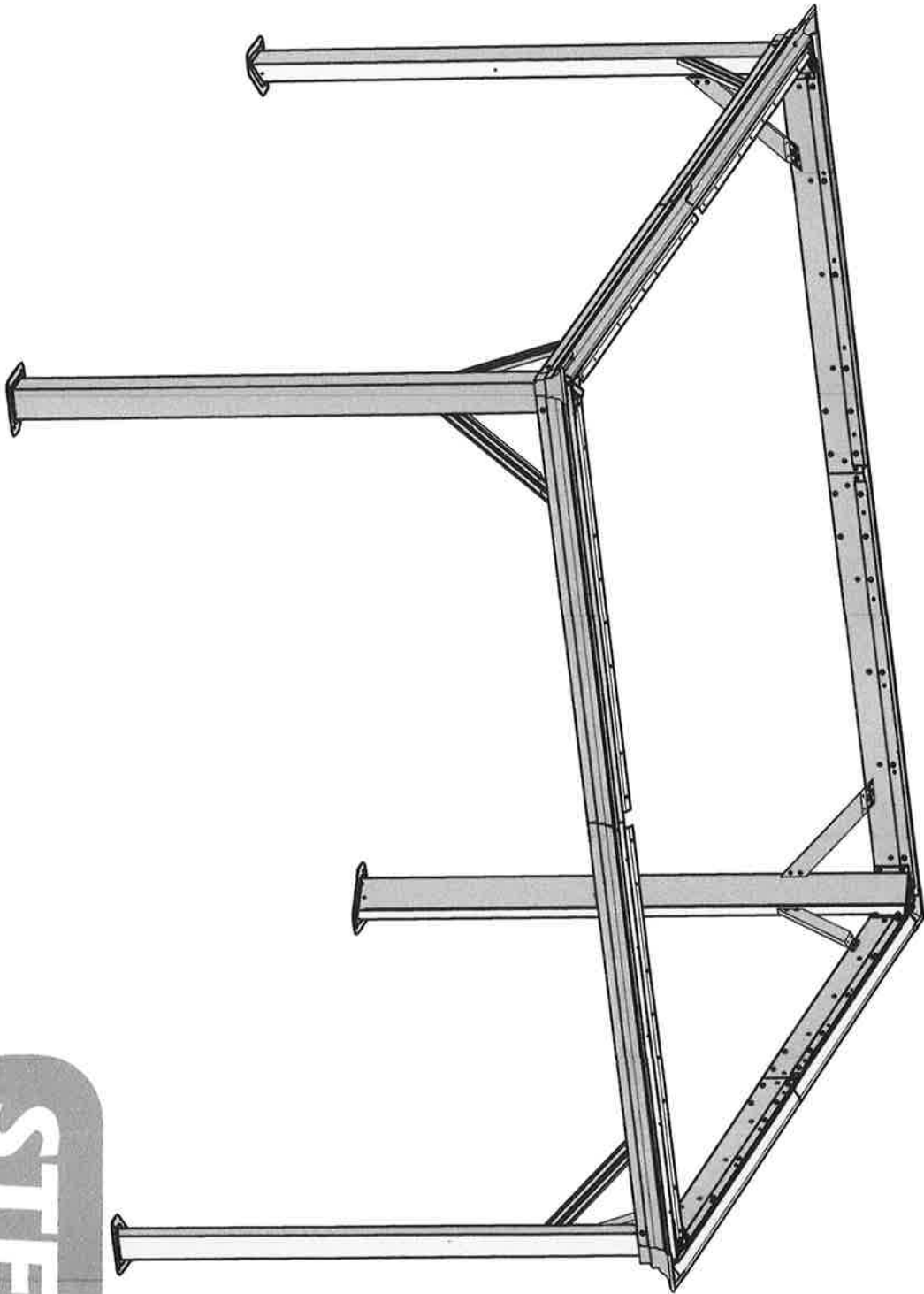
14#×1



15#×1



STEP 1

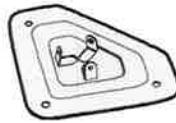




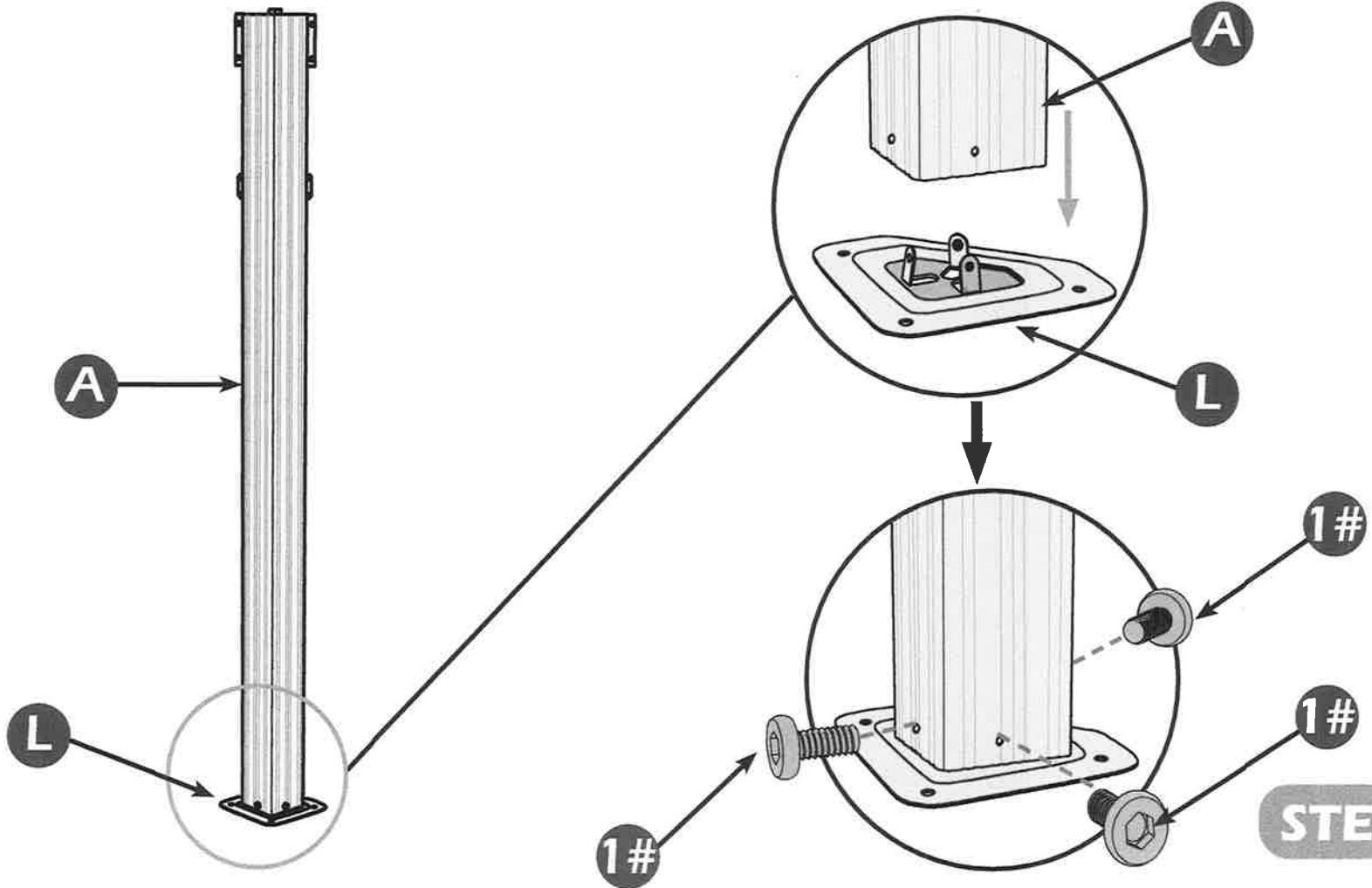
A × 4



L × 4



1# × 12



STEP 1



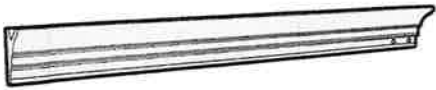
B × 4



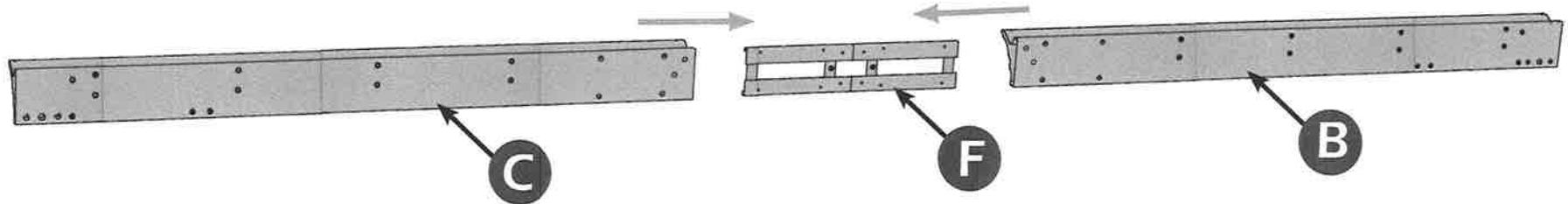
F × 4



C × 4

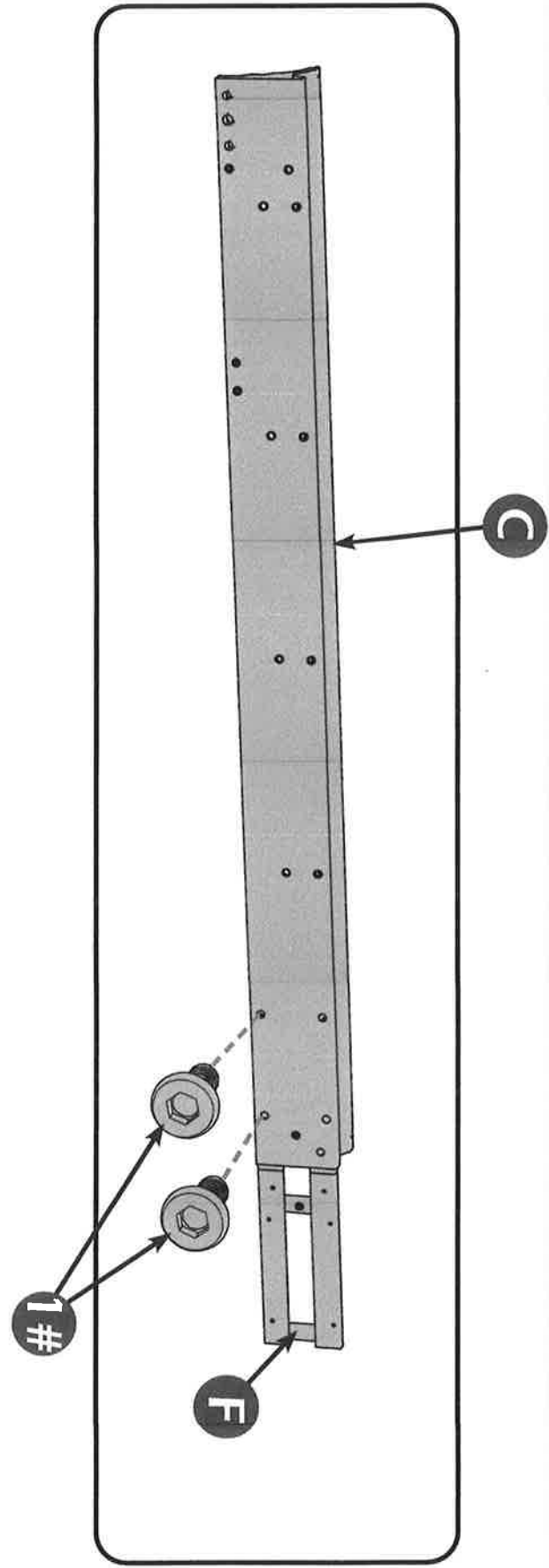
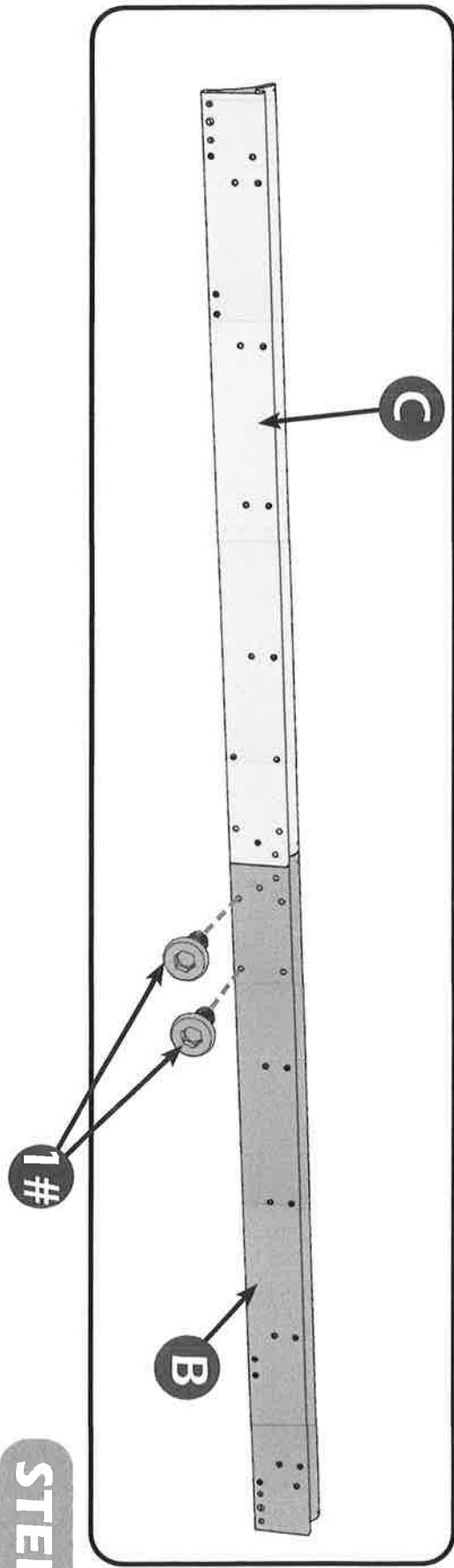


1# × 16



STEP 1

STEP 1





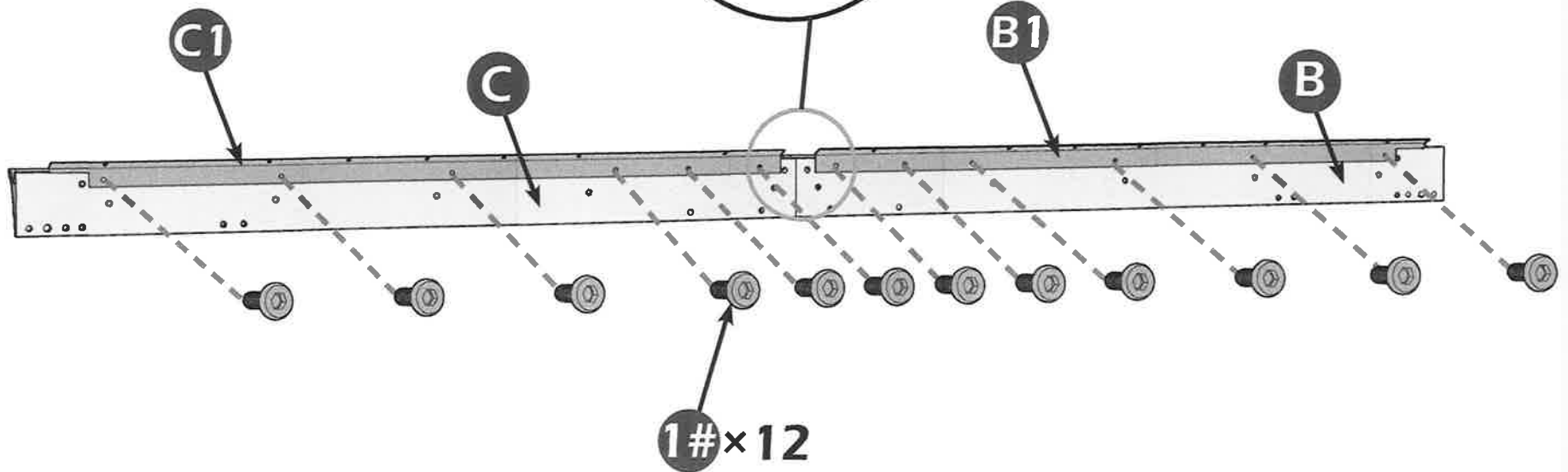
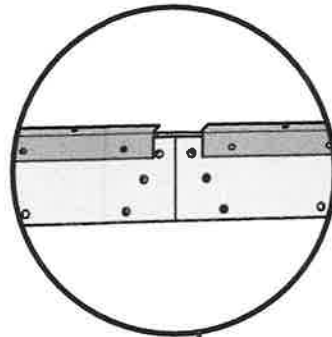
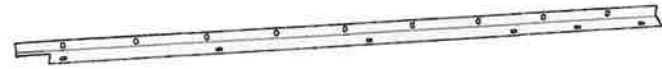
B1 × 4



1# × 48



C1 × 4

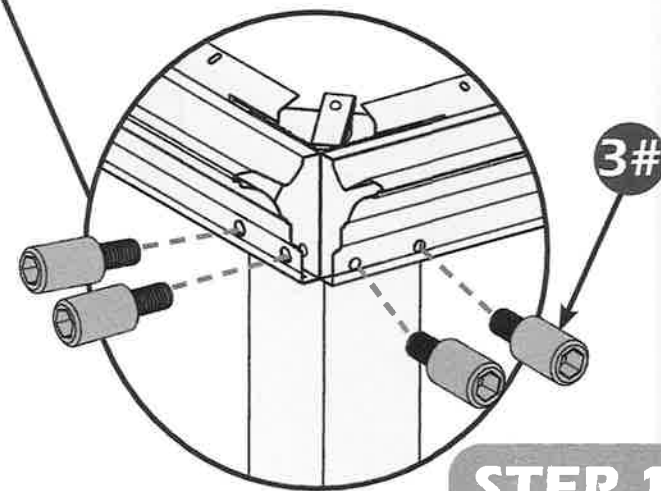
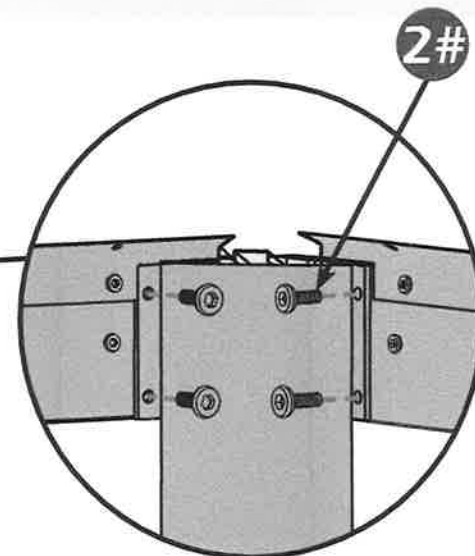
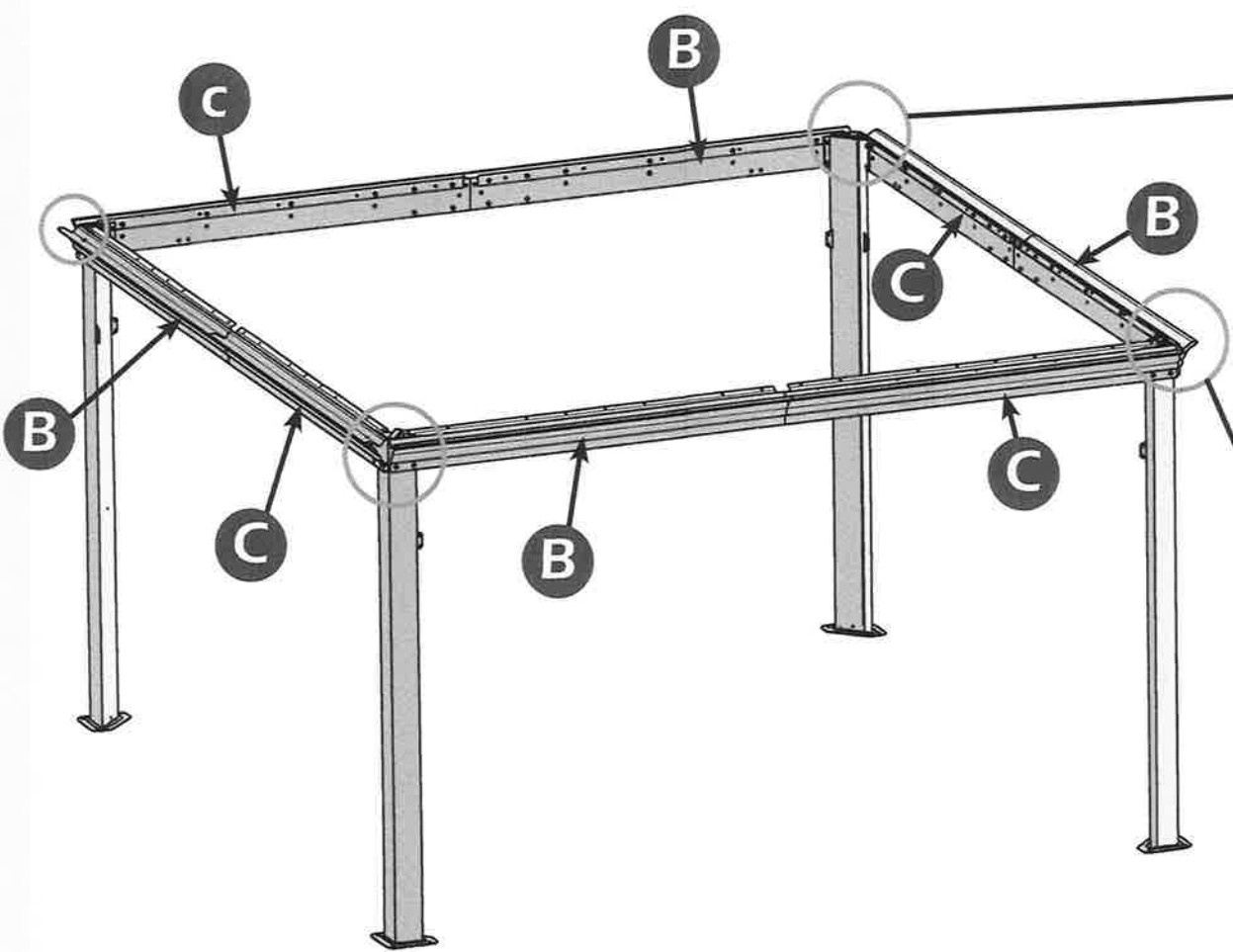


STEP 1



2#×16 

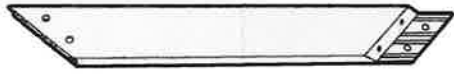
3#×16 



STEP 1



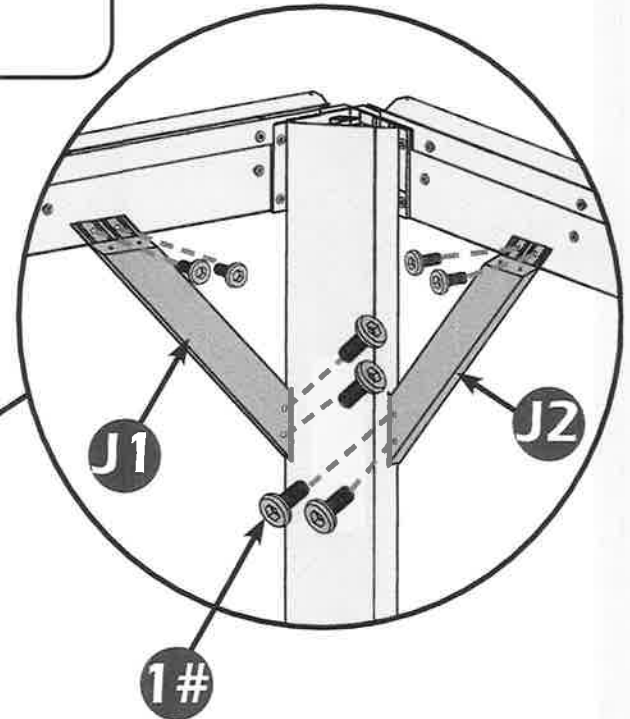
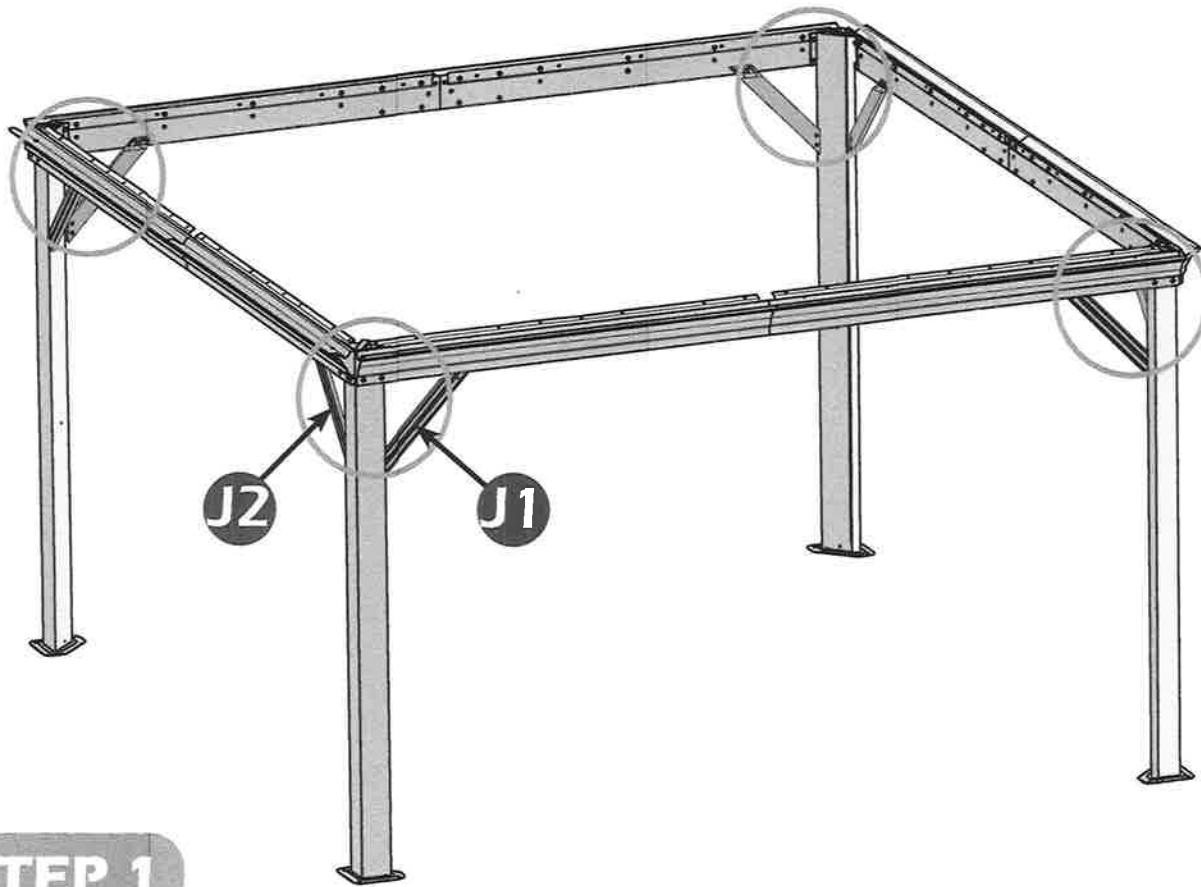
J1×4



1#×32

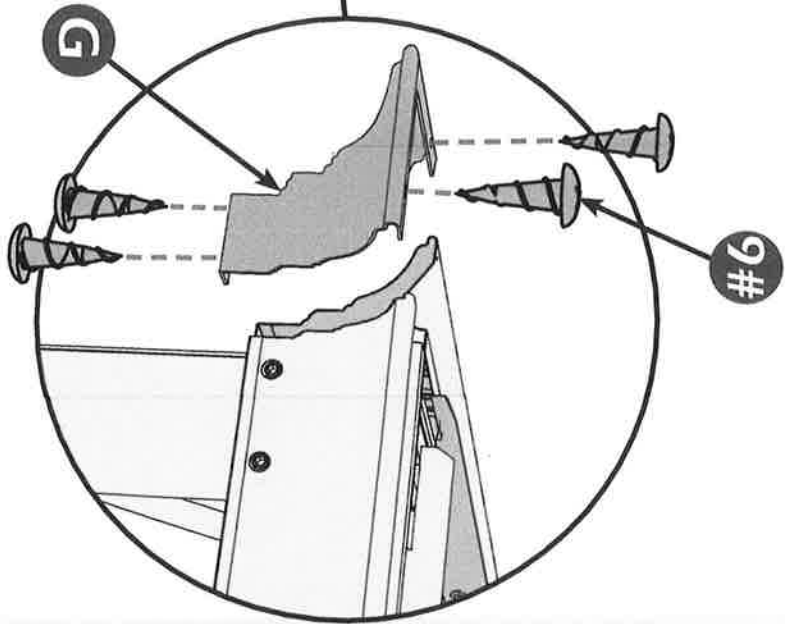
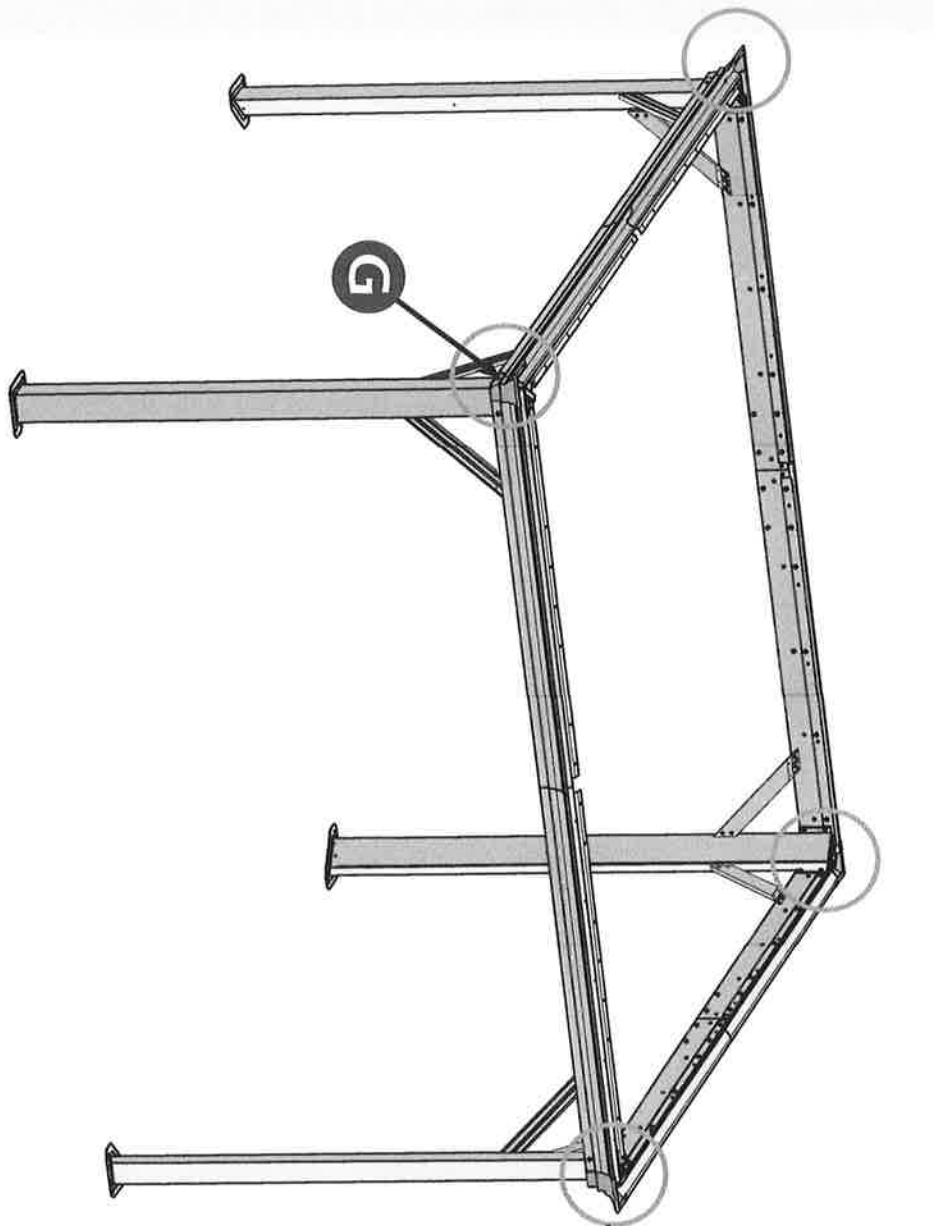





J2×4



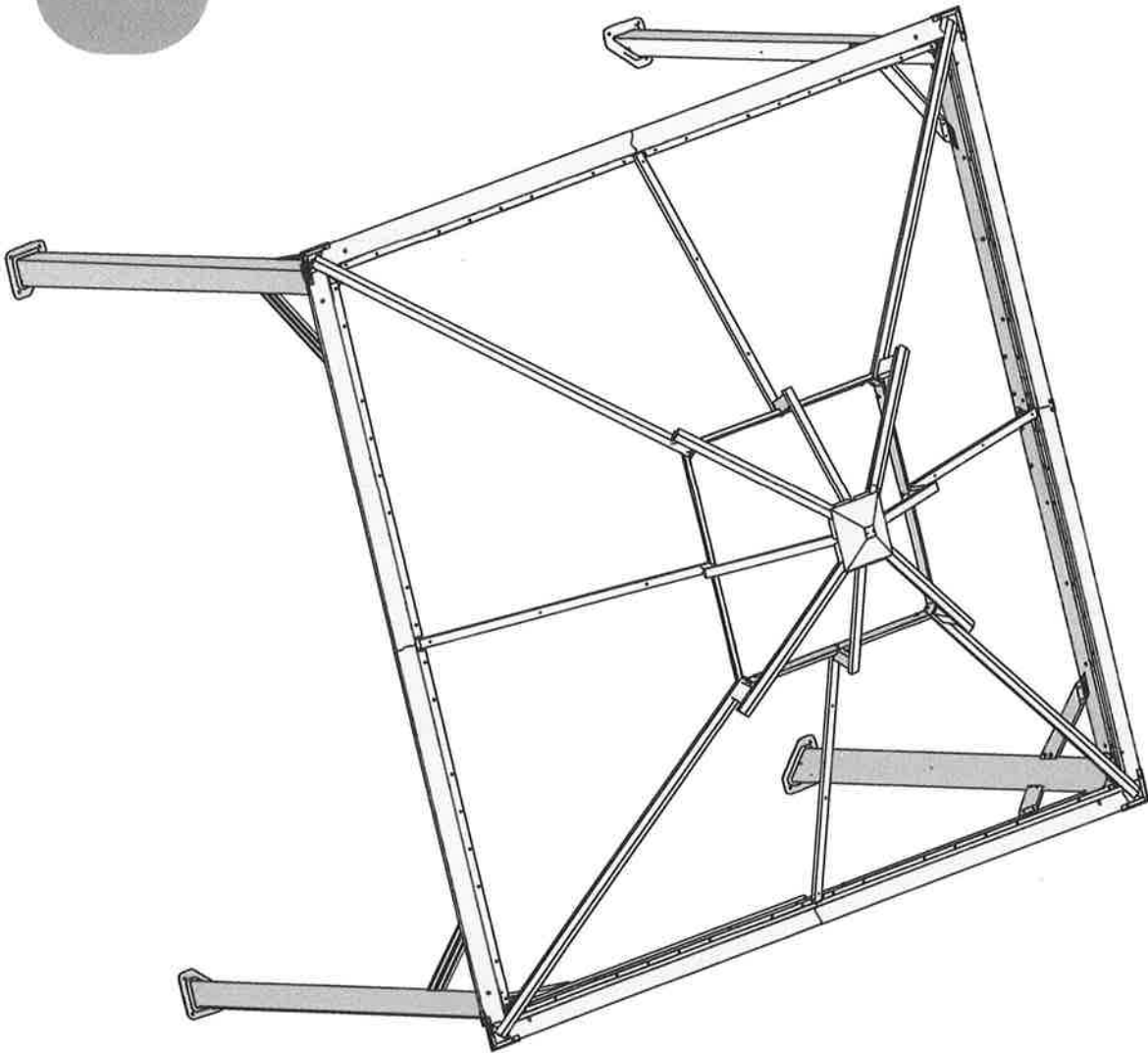
STEP 1

STEP 1



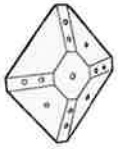
 **G** × 4  **#9** × 16 

STEP 2

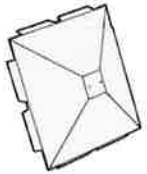




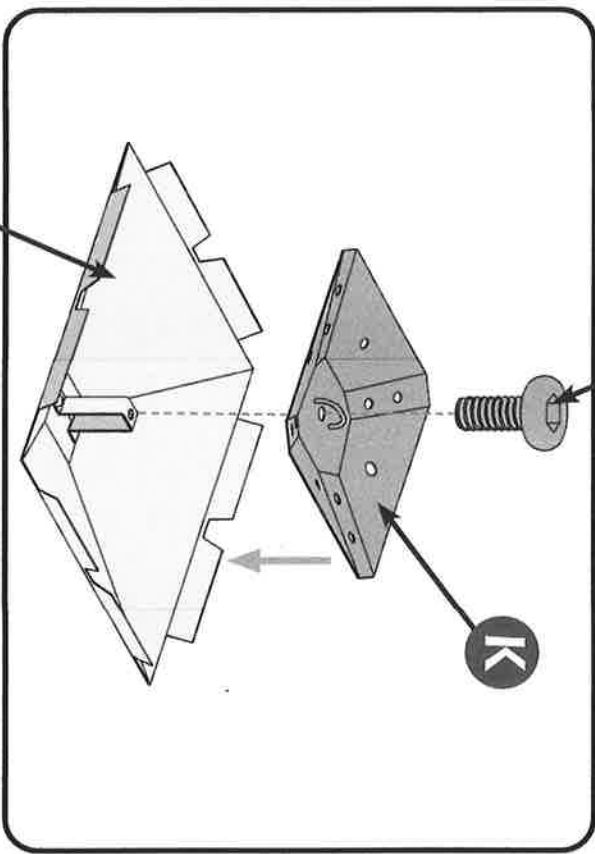
K × 1



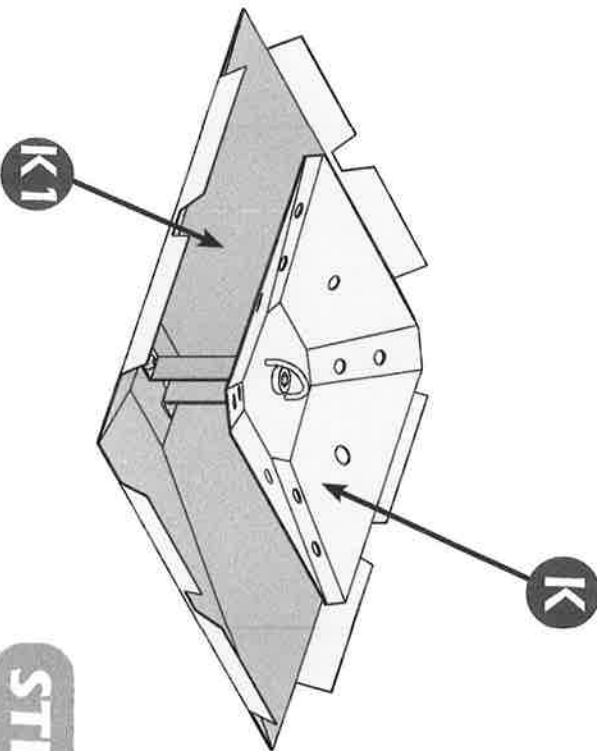
K1 × 1



1# × 1



Don't fully tighten the screw **1#**, It might cause problem on roofs installation.



STEP 2



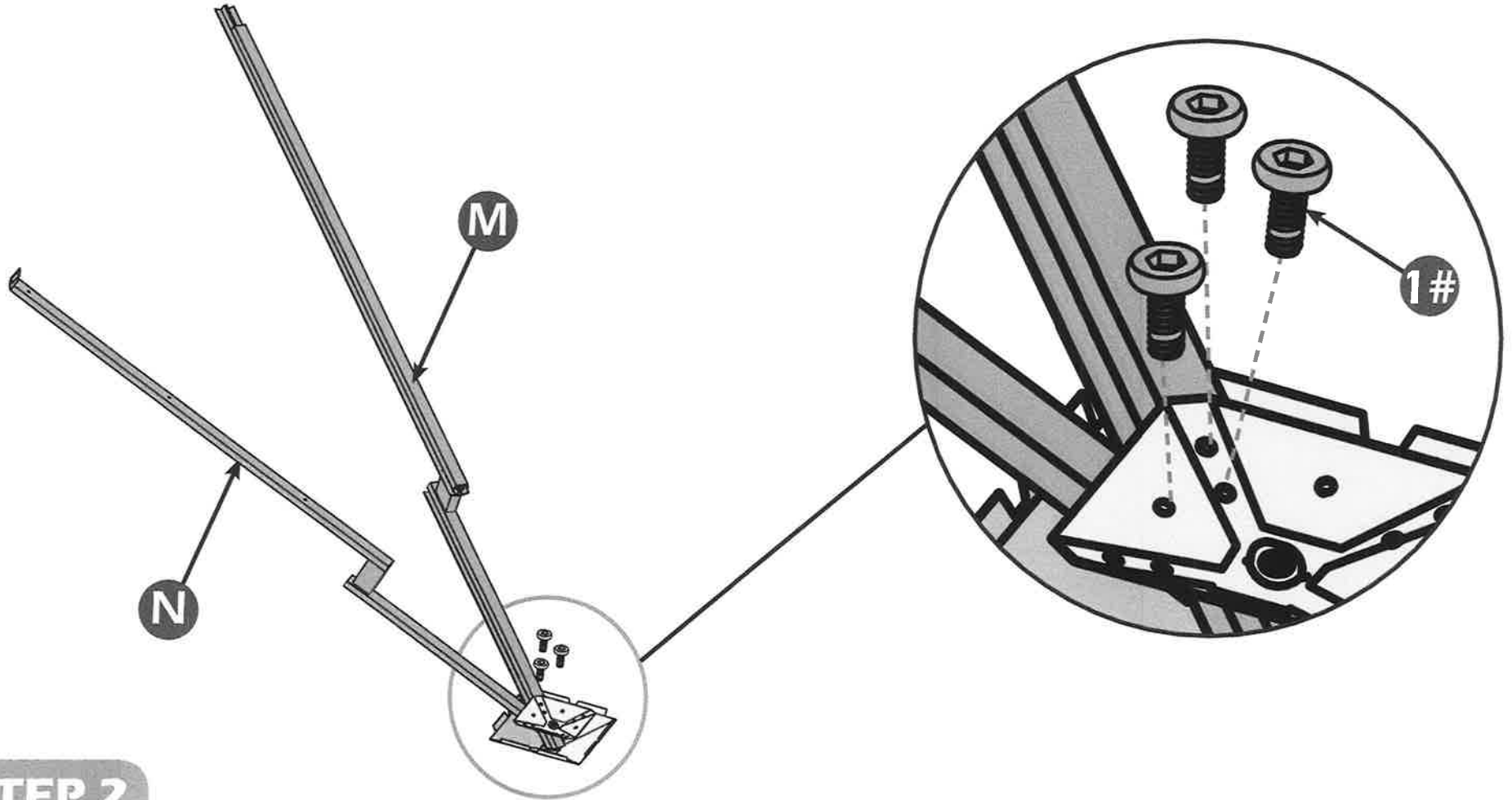
M × 1



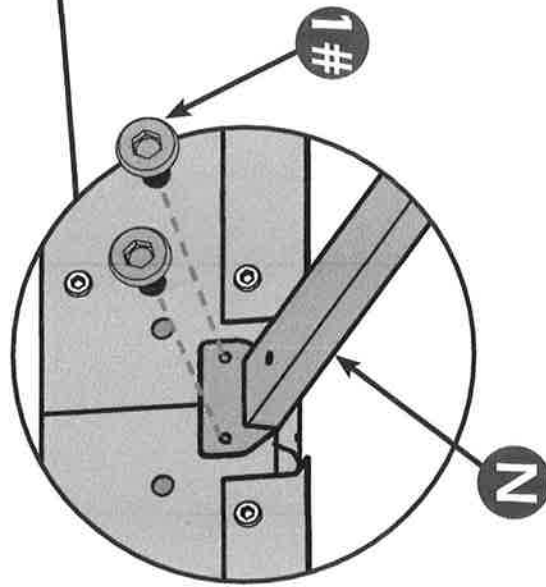
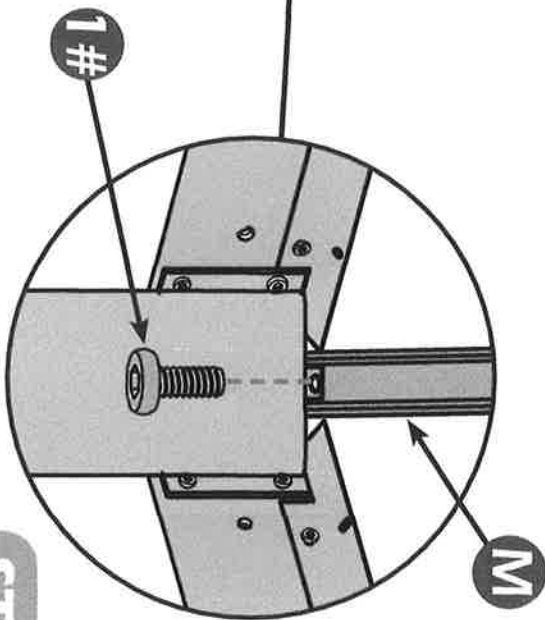
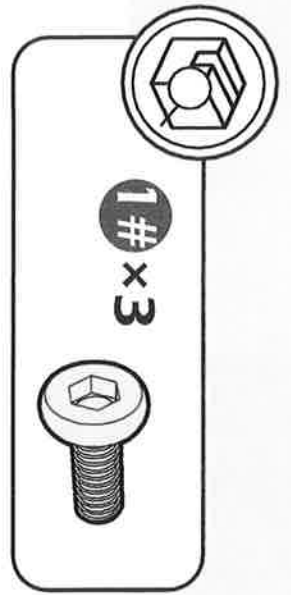
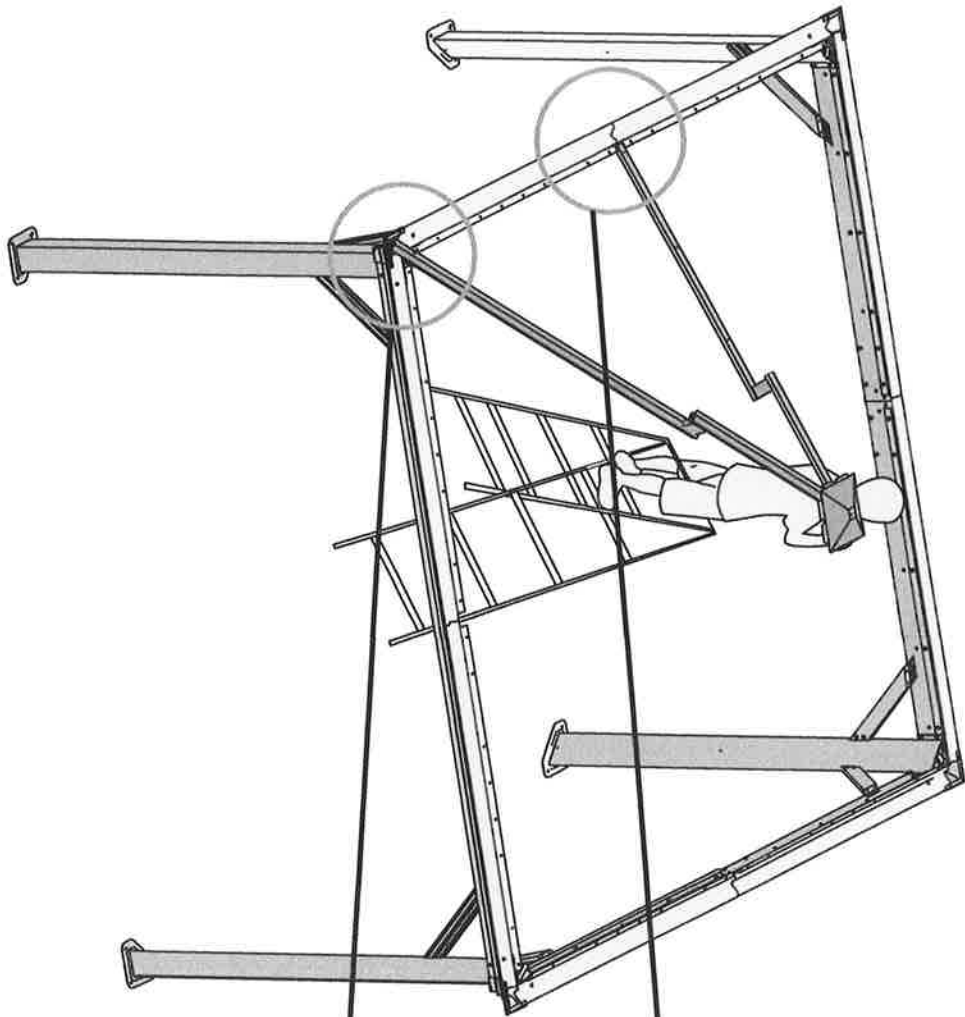
N × 1



1# × 3

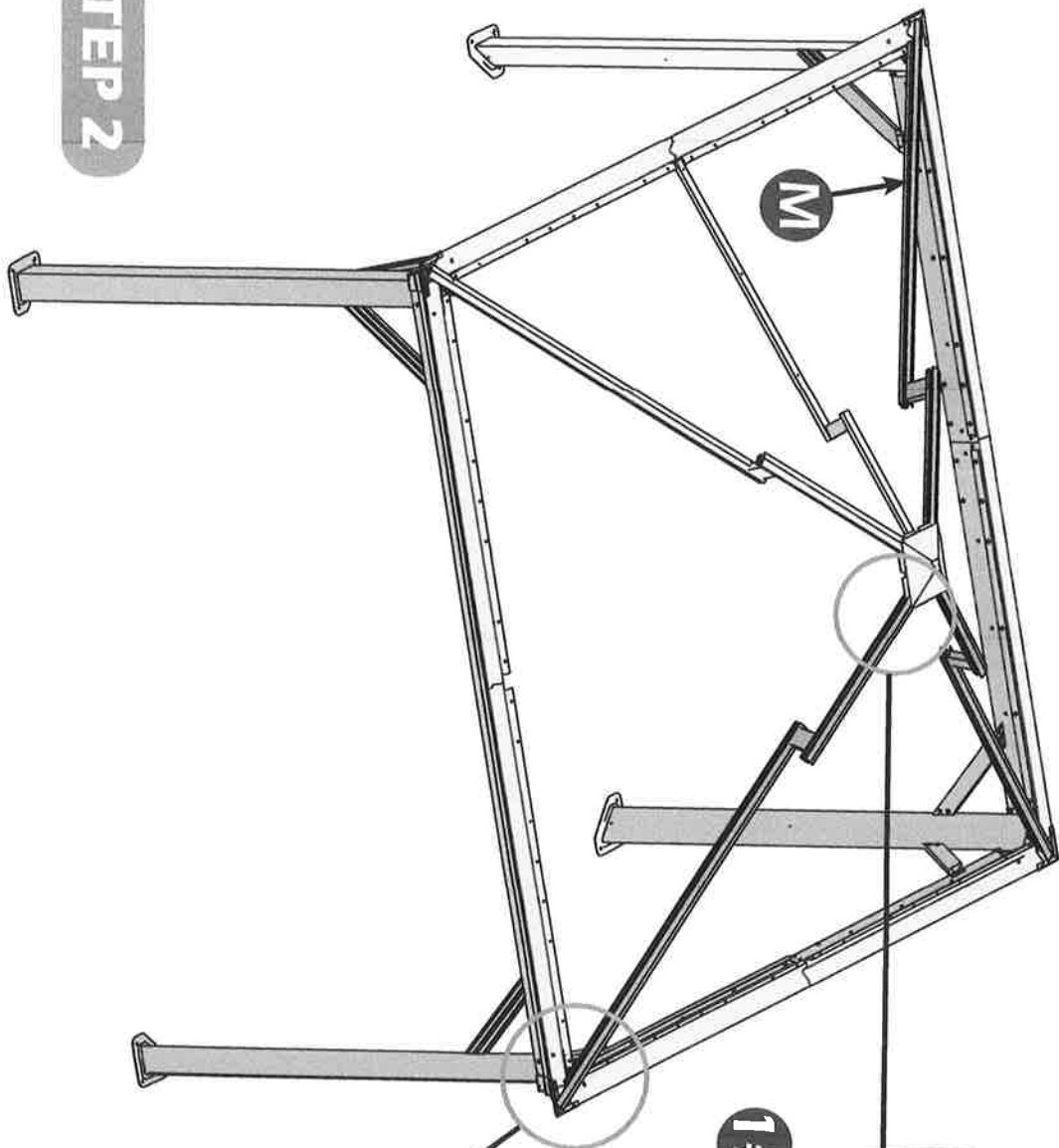


STEP 2

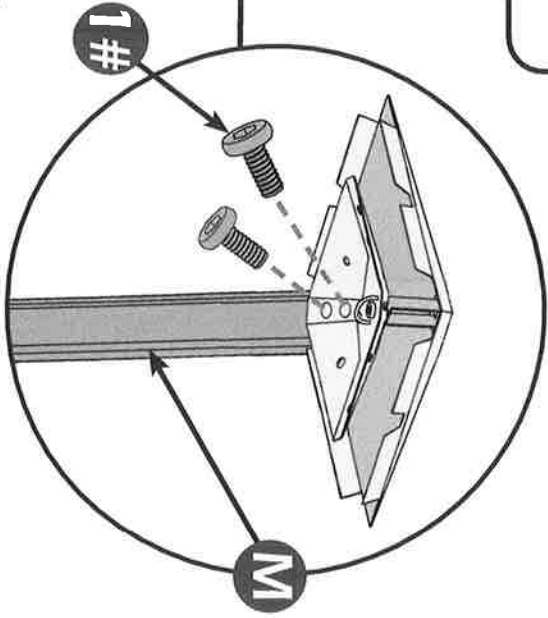
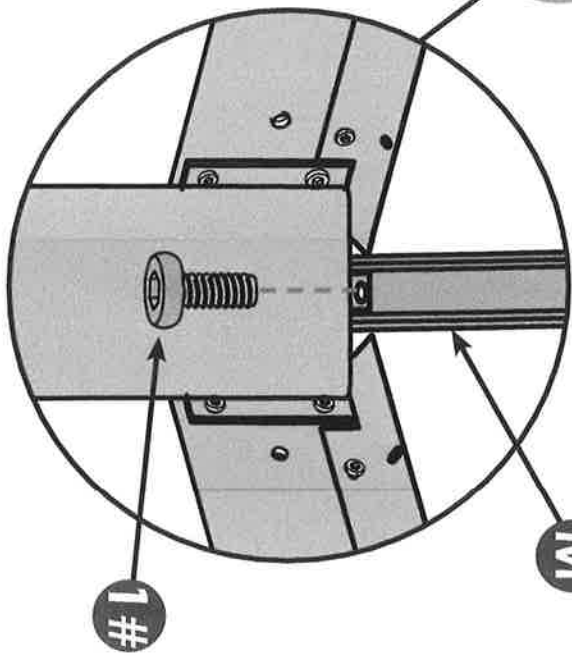


STEP 2

STEP 2



A legend box containing three items: a hexagonal nut, a screw labeled **M x 3**, and a longer screw labeled **1# x 9**. The screws are shown with their respective heads and threads.

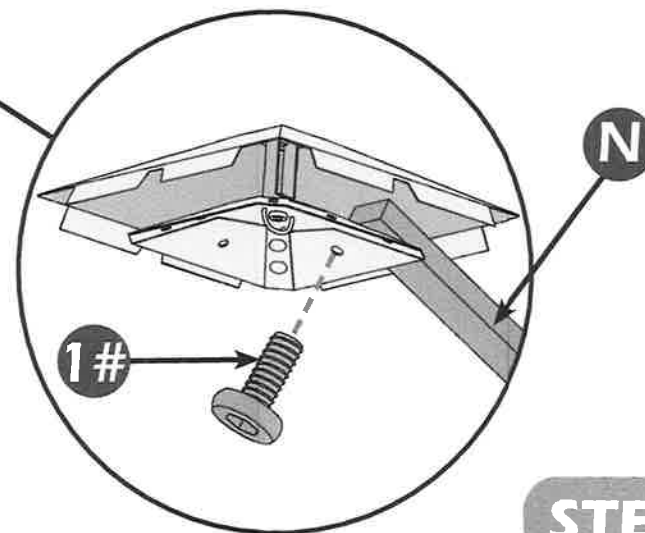
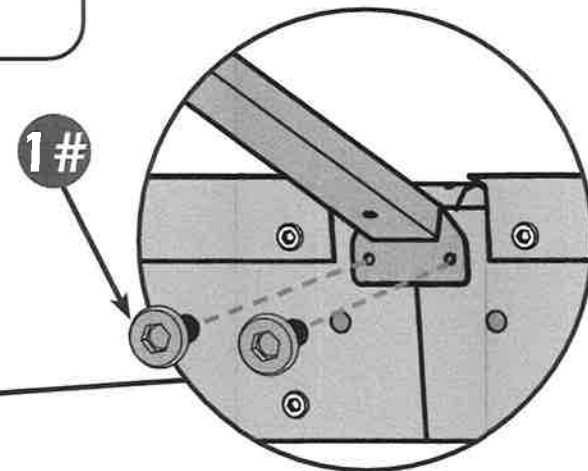
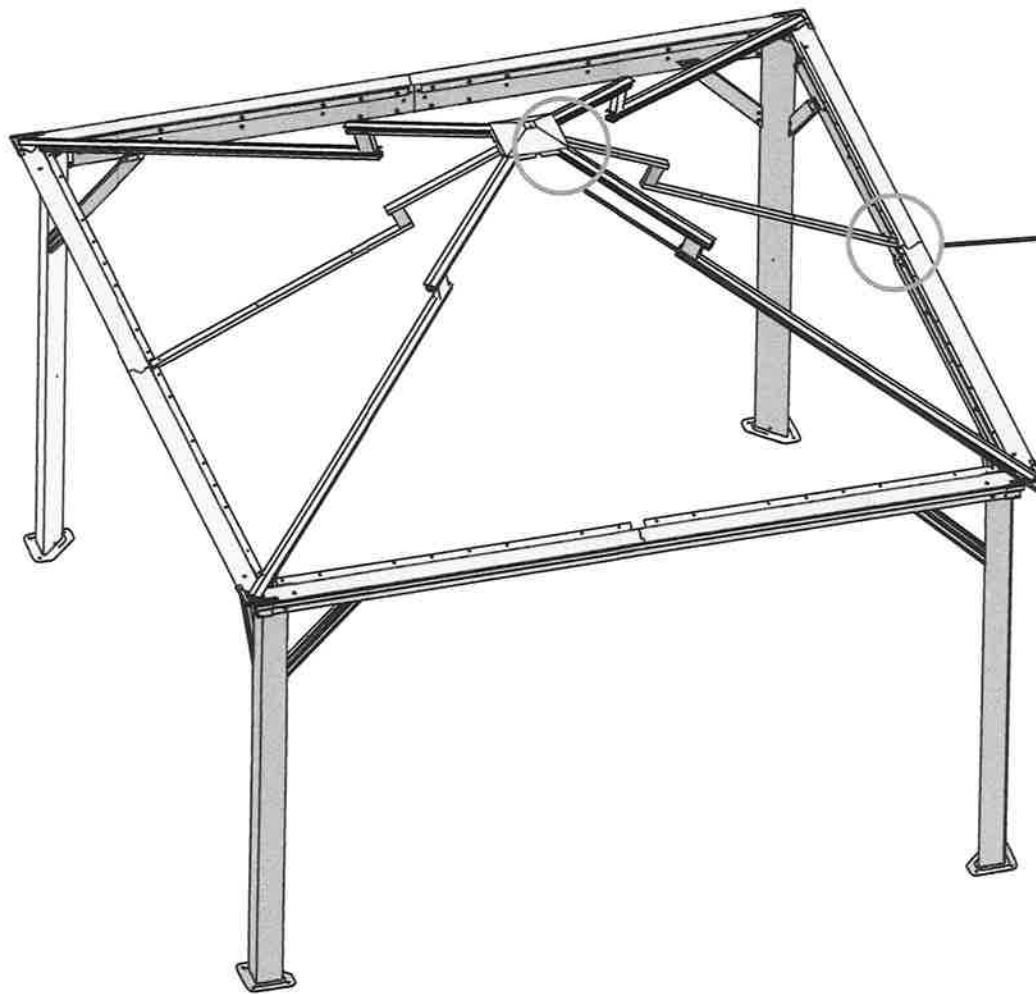




N × 1

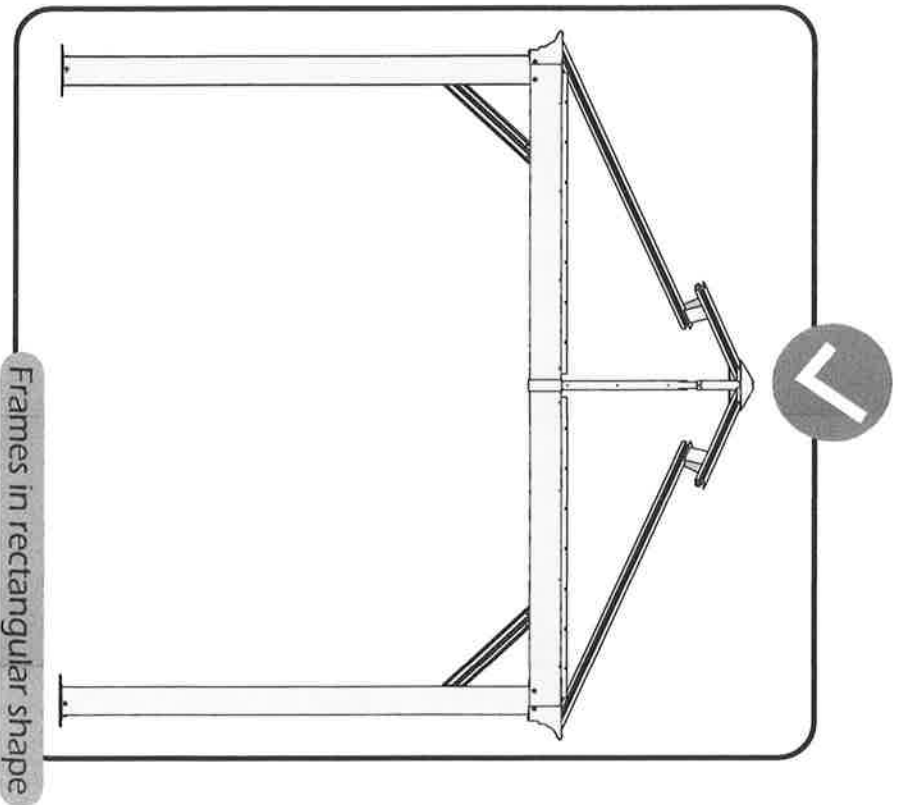
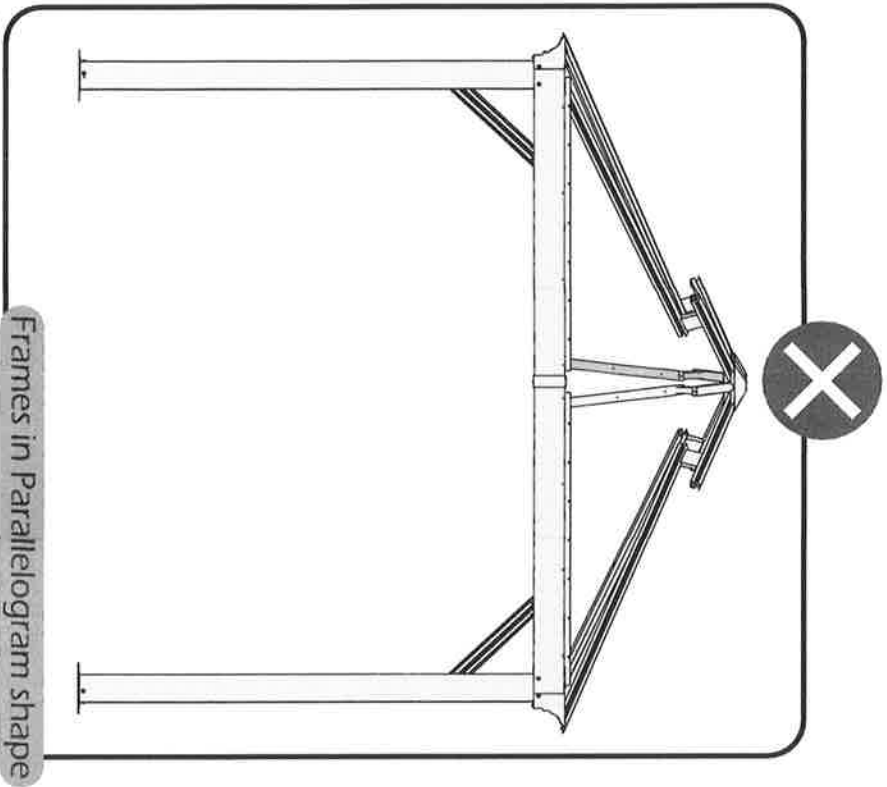


1# × 3

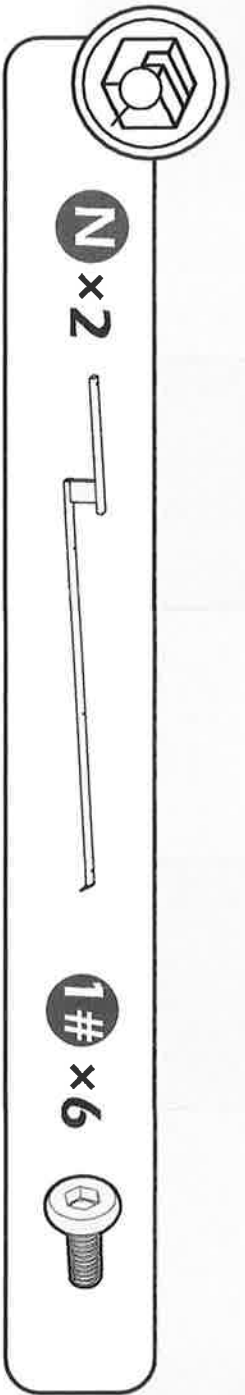
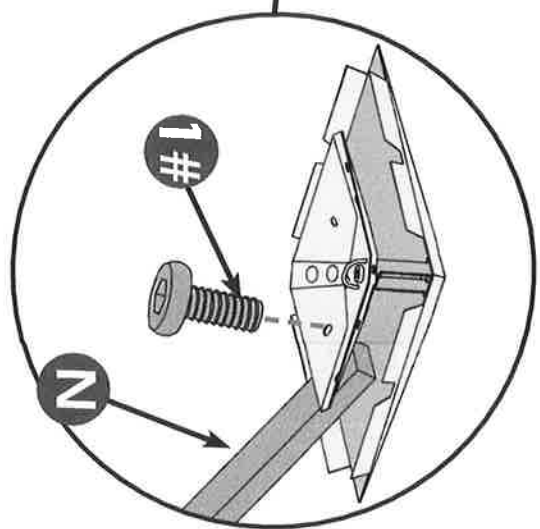
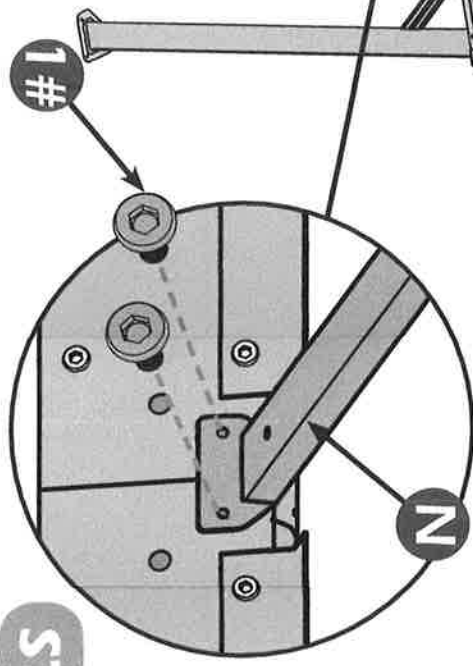
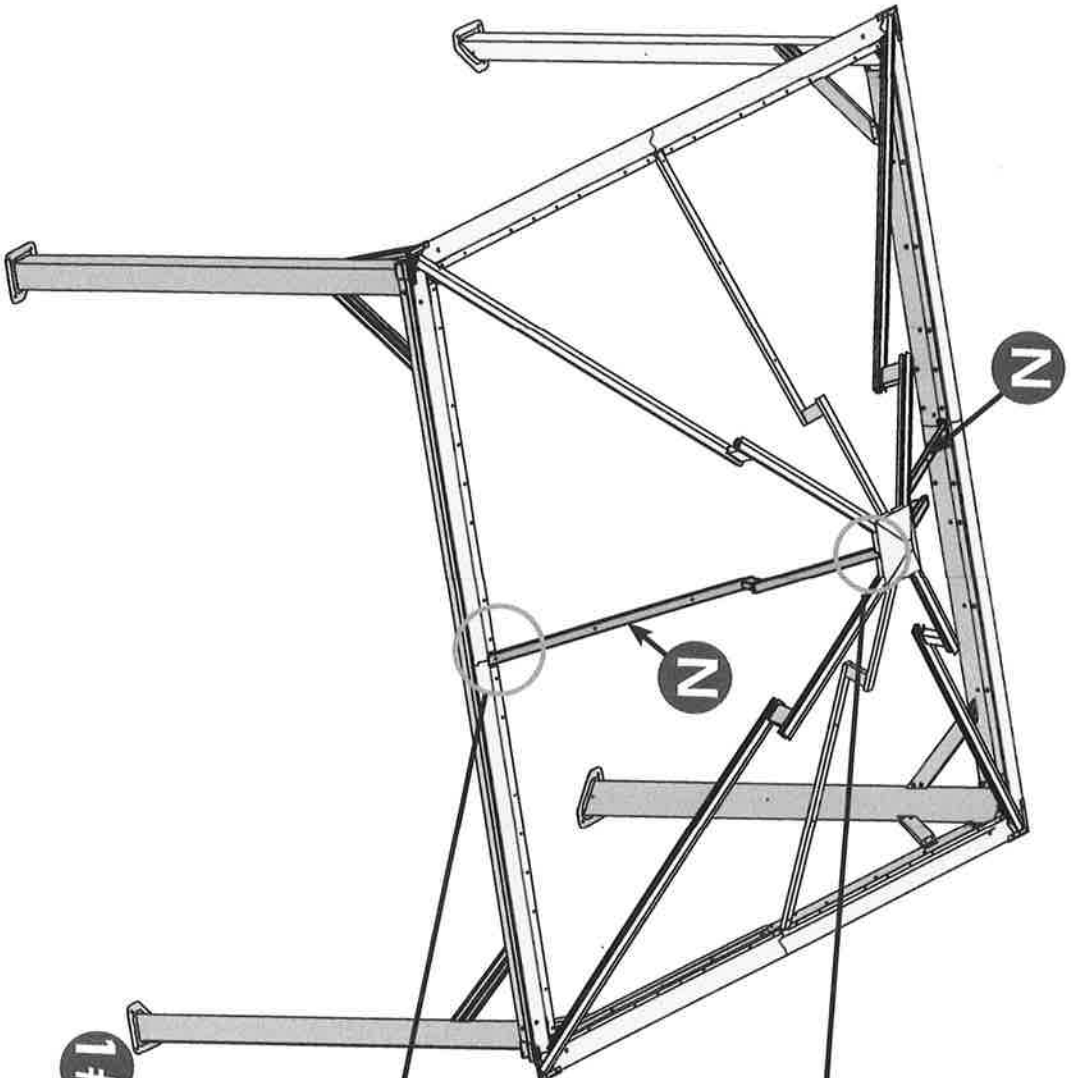


STEP 2

Check the the frame as pictures below shows.



STEP 2



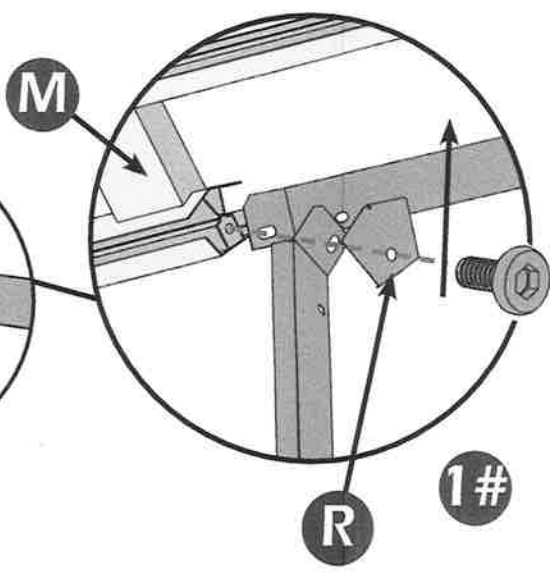
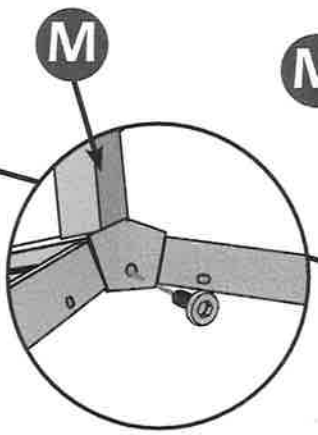
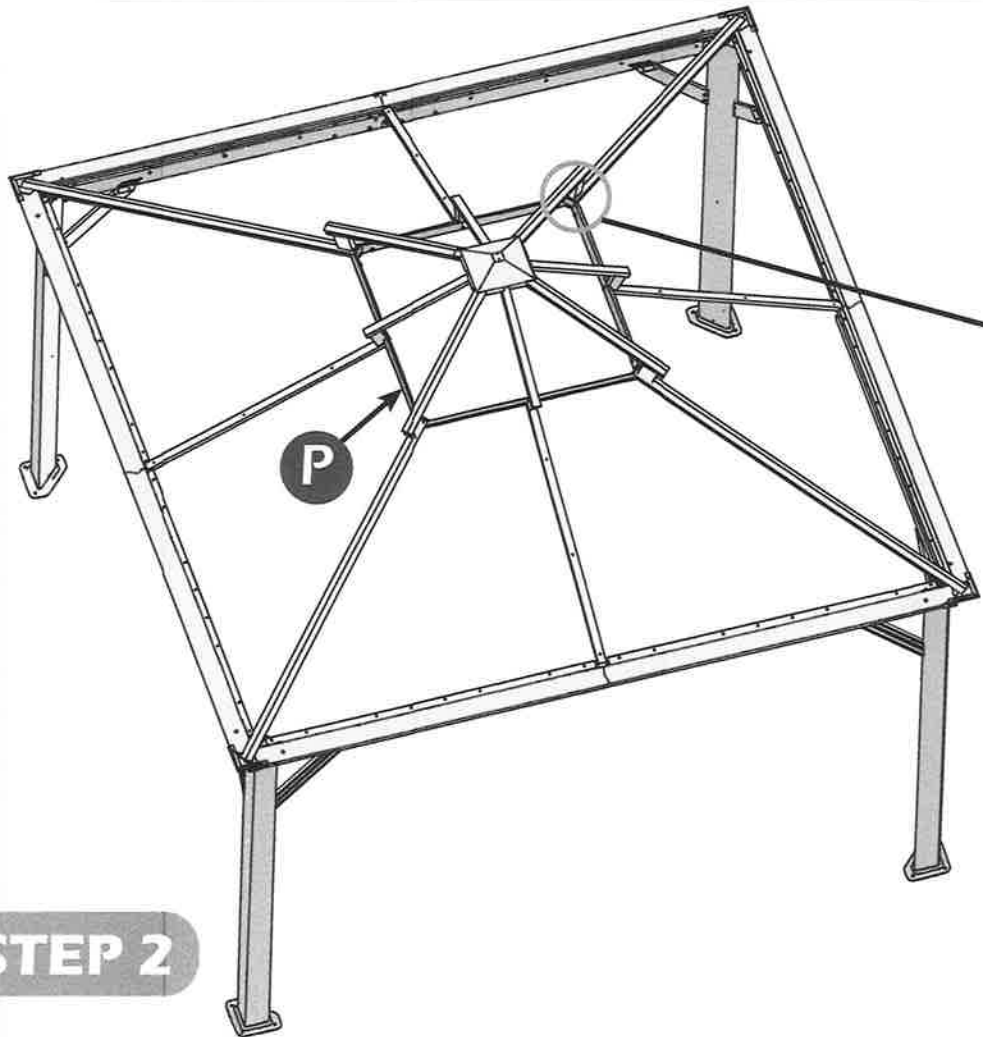
STEP 2



P × 4

R × 4

1# × 4



STEP 2

28



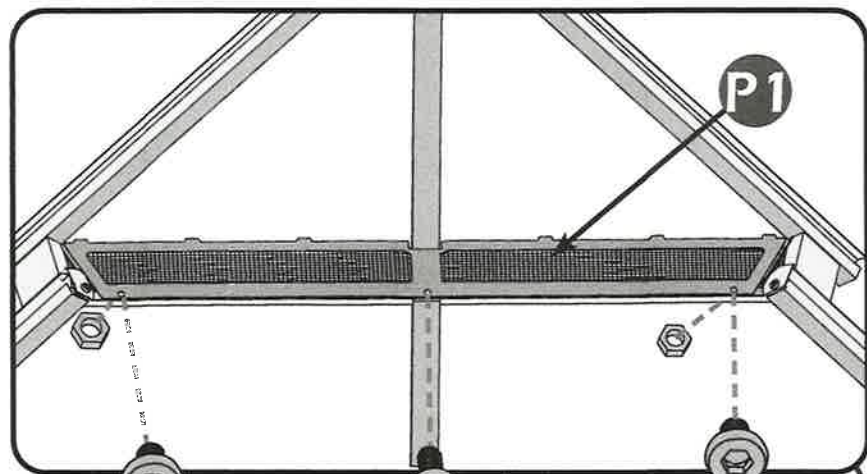
P1×4



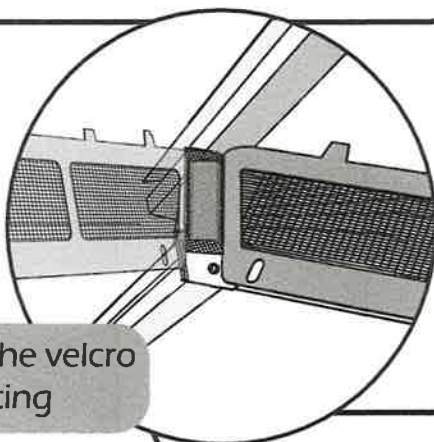
1#×4



11#×8



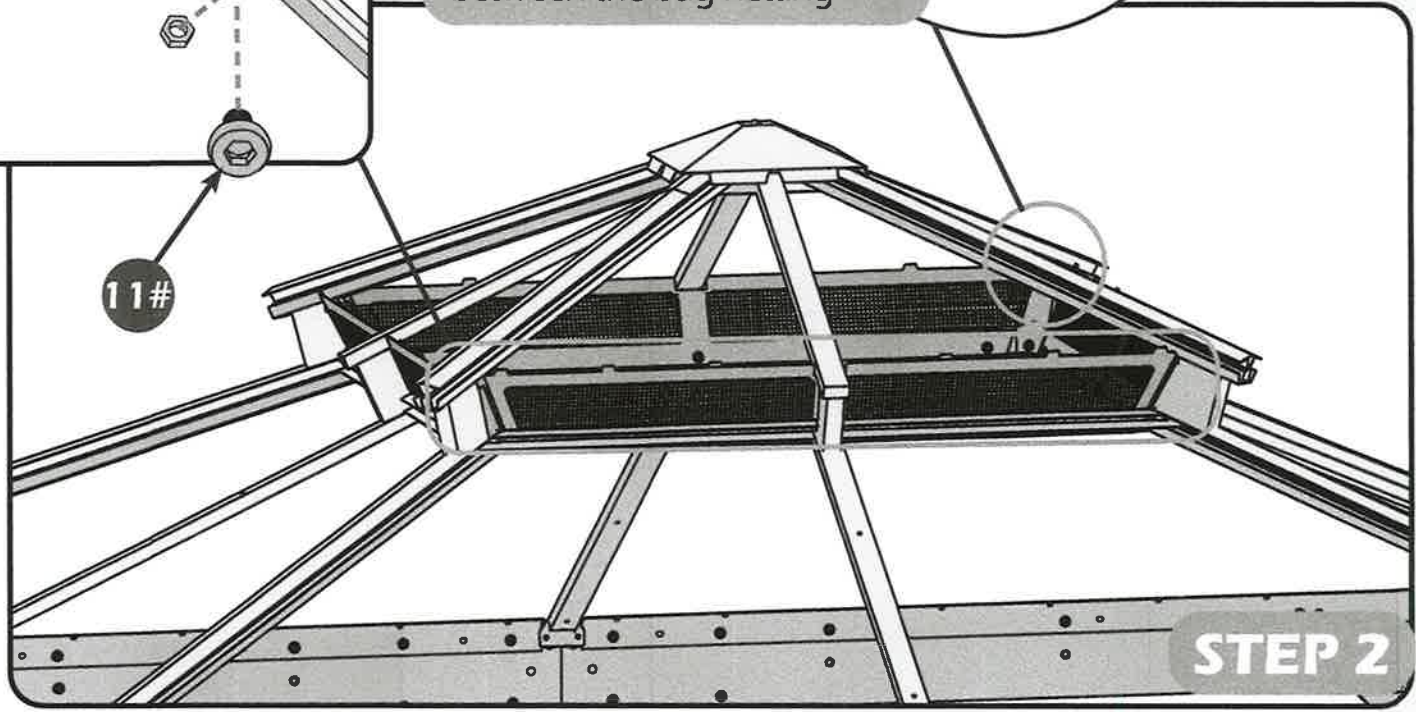
Don't forget to stick the velcro between the bug netting



11#

1#

11#



STEP 2



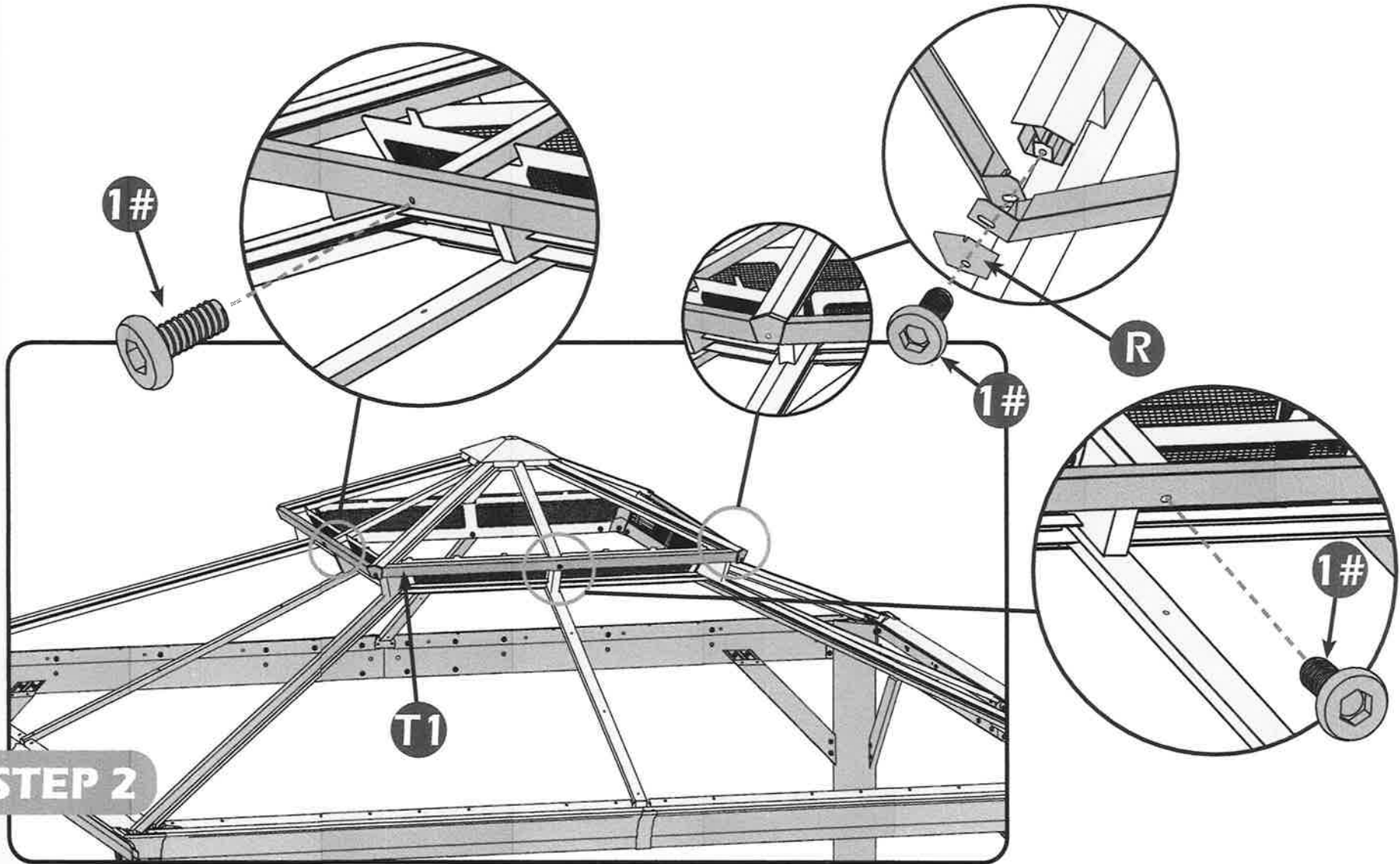
T1 × 4



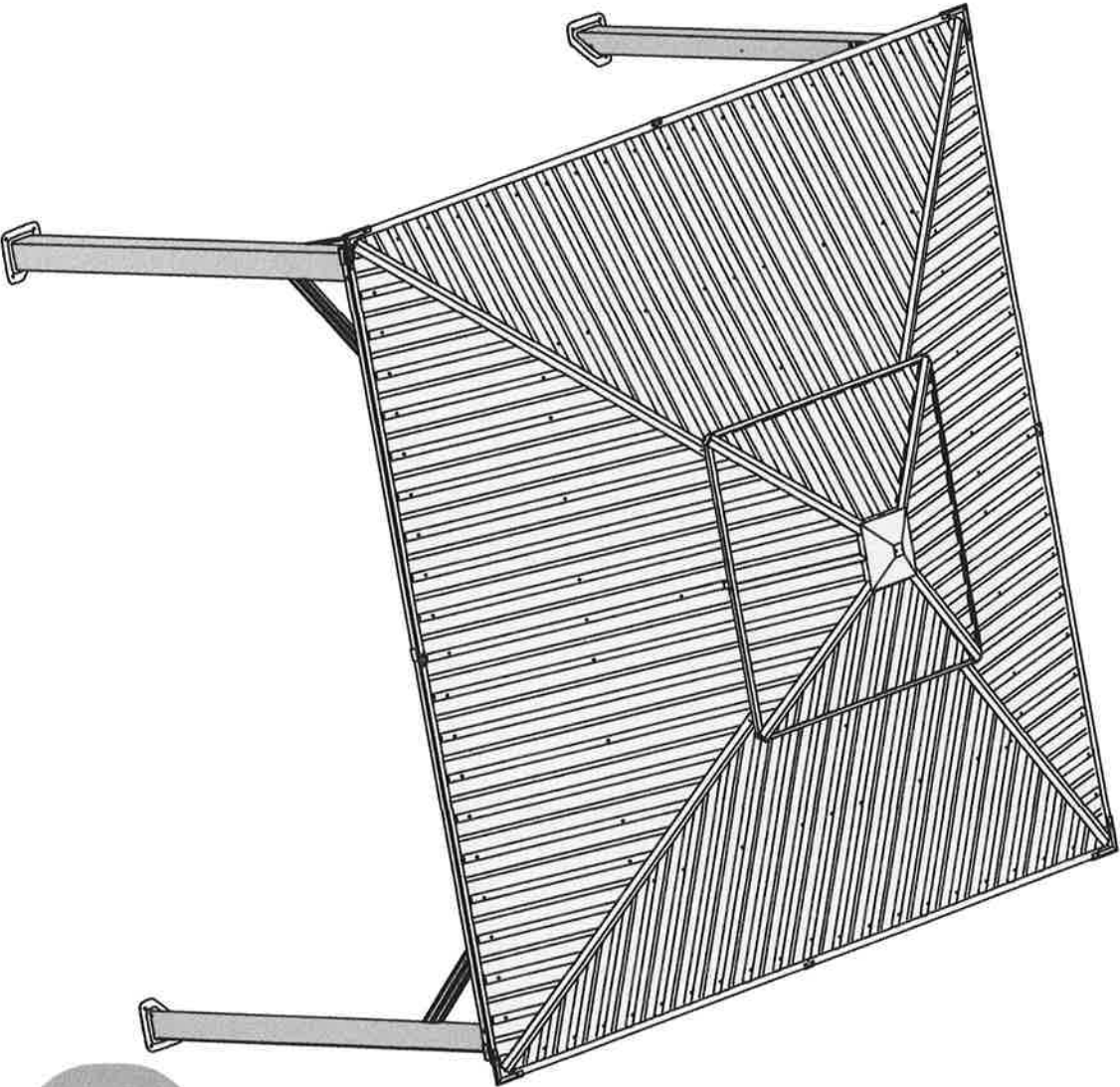
R × 4



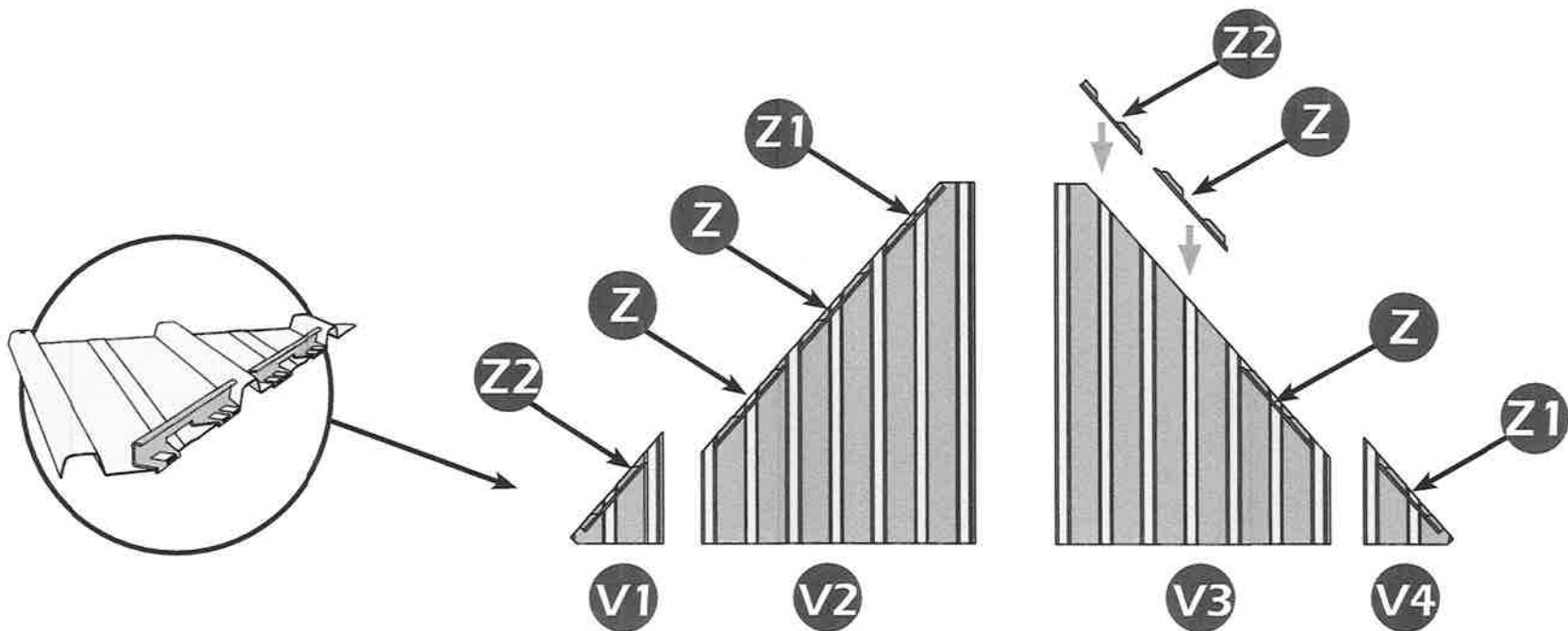
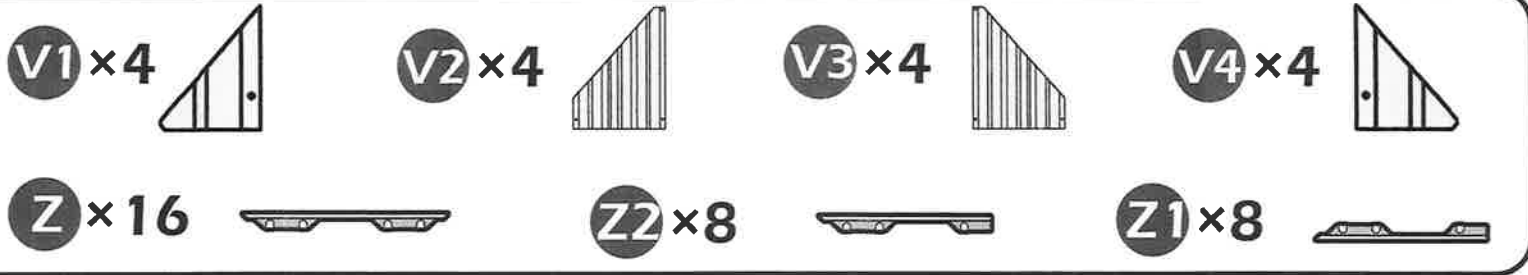
1# × 8



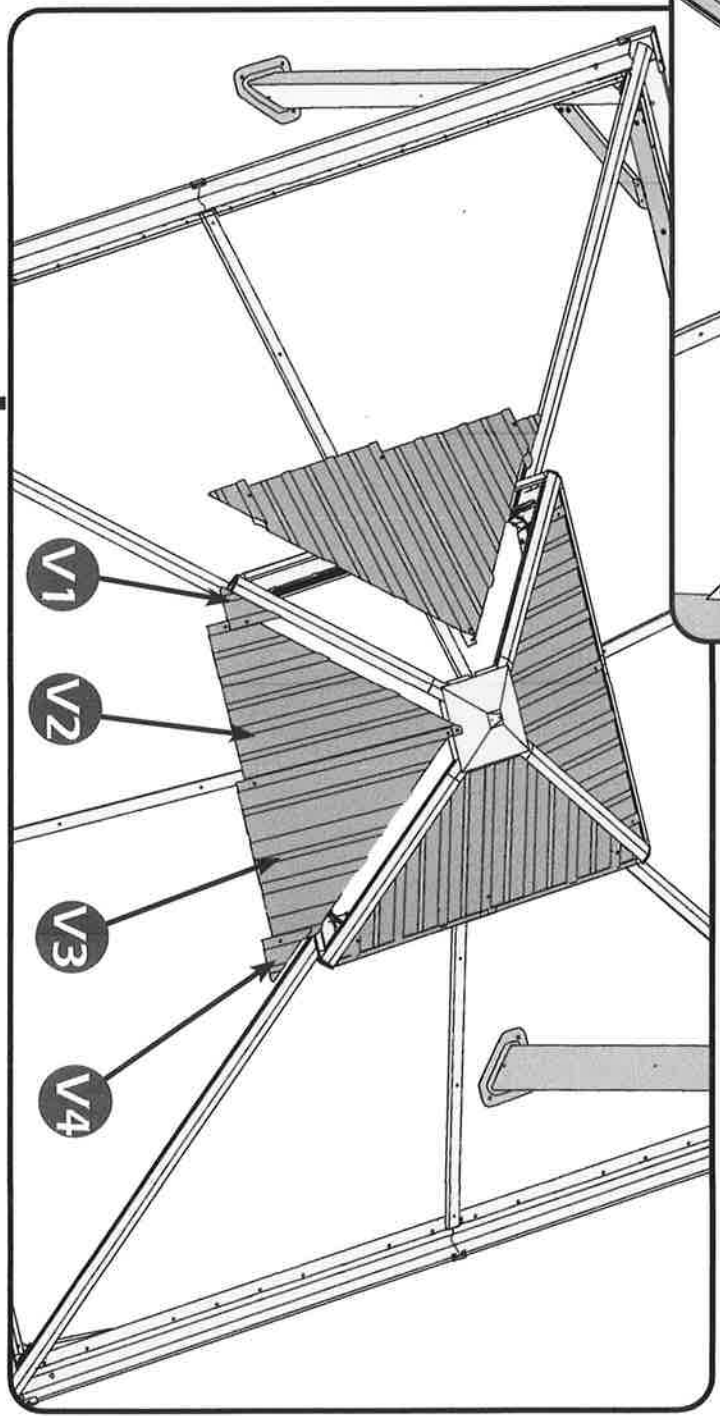
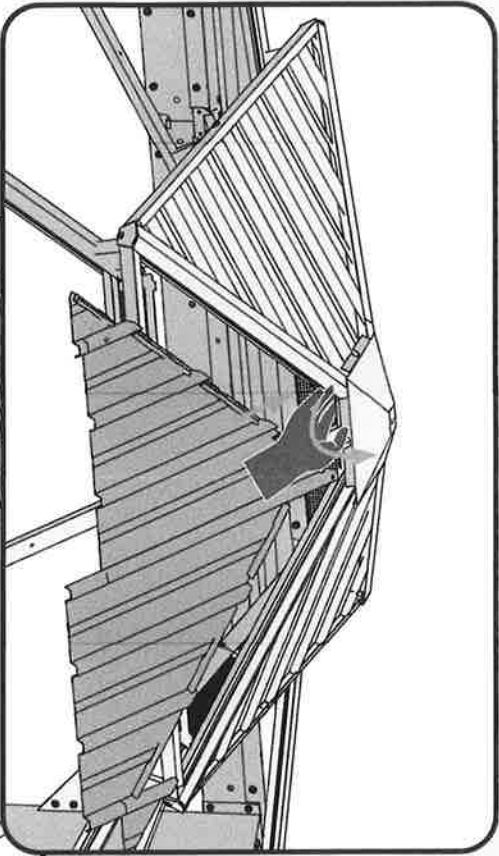
STEP 2



STEP 3



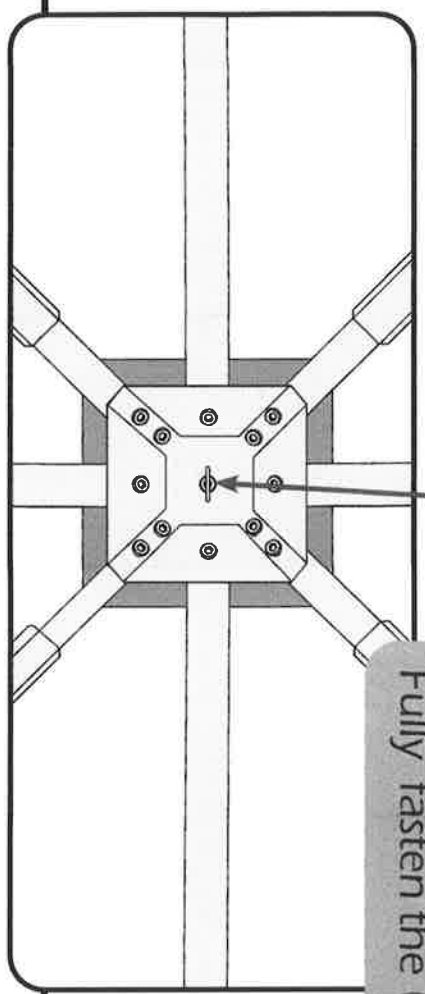
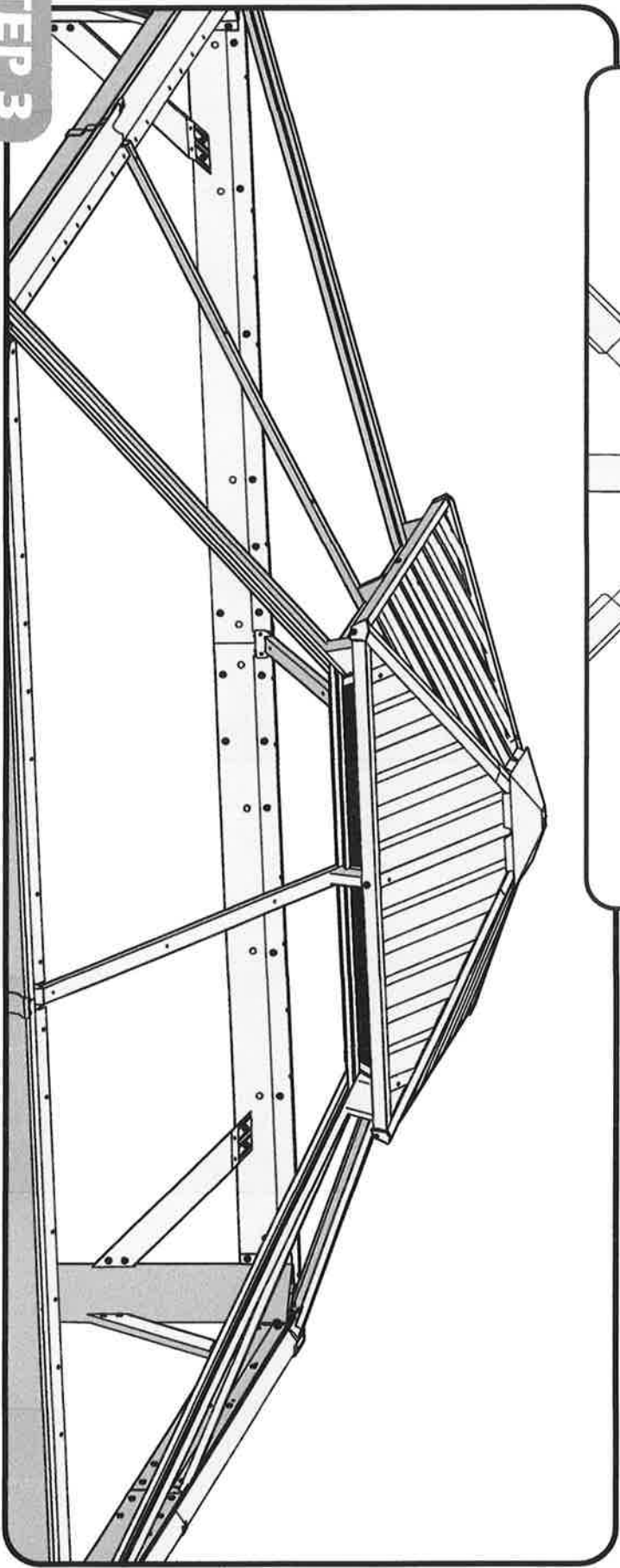
STEP 3



If you can't install **V2** or **V3**, push the part K up and try to insert them again.

STEP 3

STEP 3



1#

Fully fasten the **1#** bolts in **K** & **K1**.



U1×8



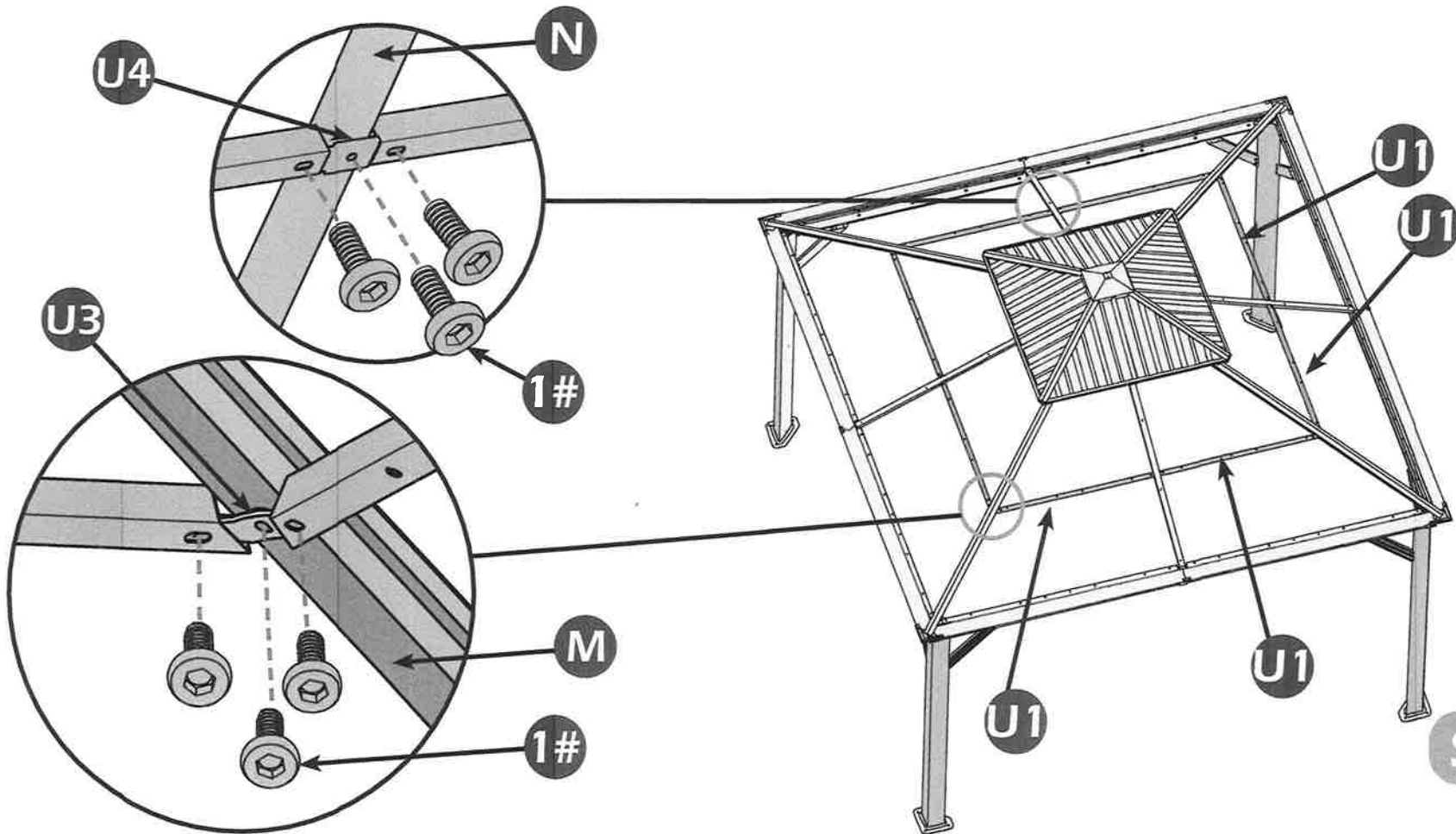
1#×24



U4×4



U3×4



STEP 3



W1 x 4



W2 x 4



W3 x 4



W4 x 4



Z x 56



W8 x 4



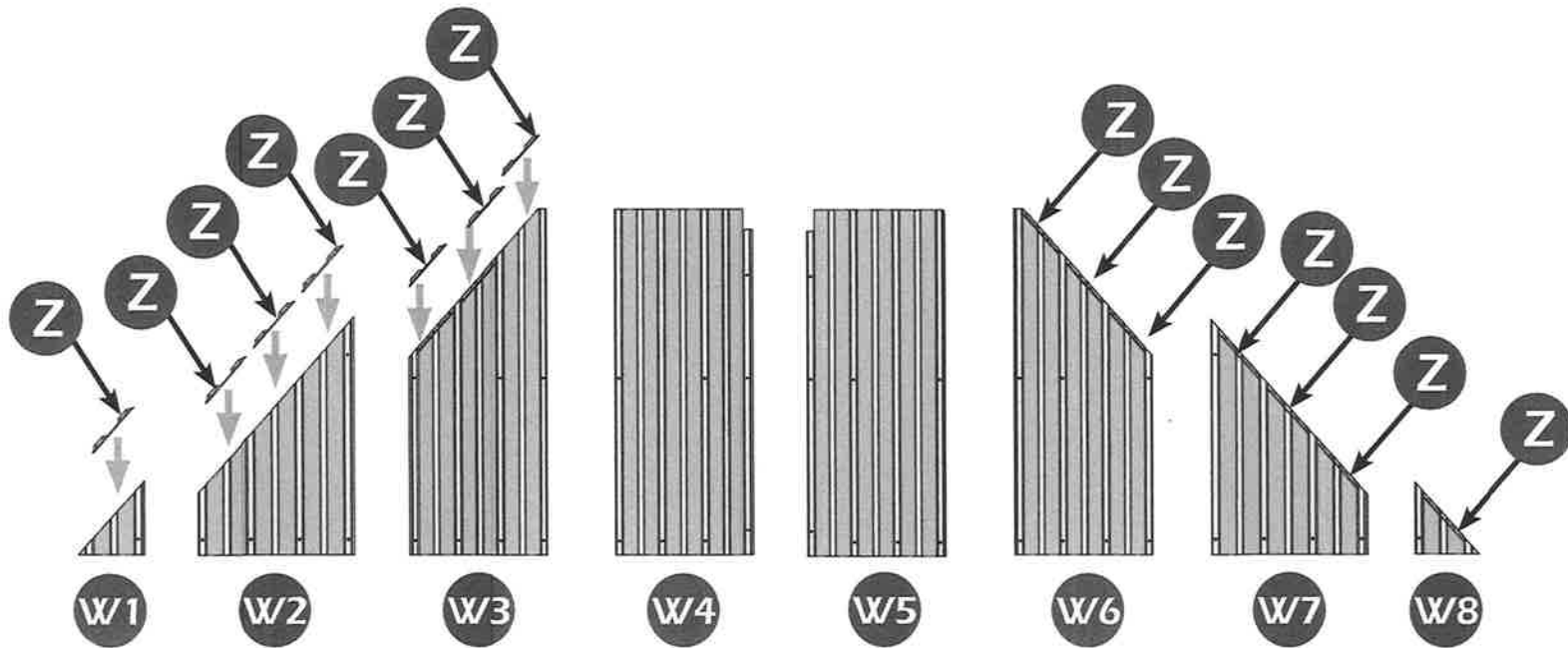
W7 x 4



W6 x 4

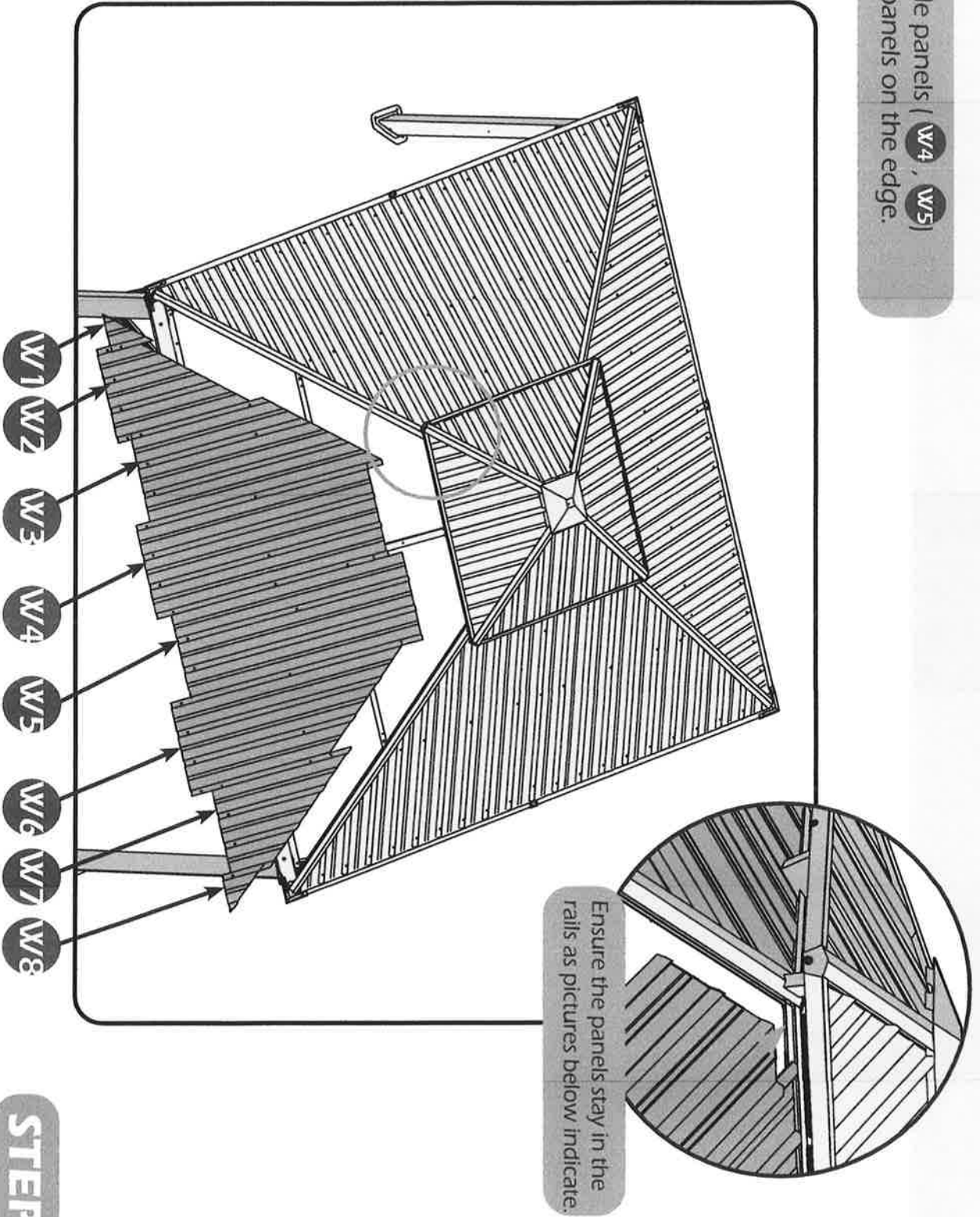


W5 x 4



STEP 3

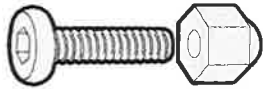
Install the middle panels (W/4 , W/5) then the small panels on the edge.



STEP 3



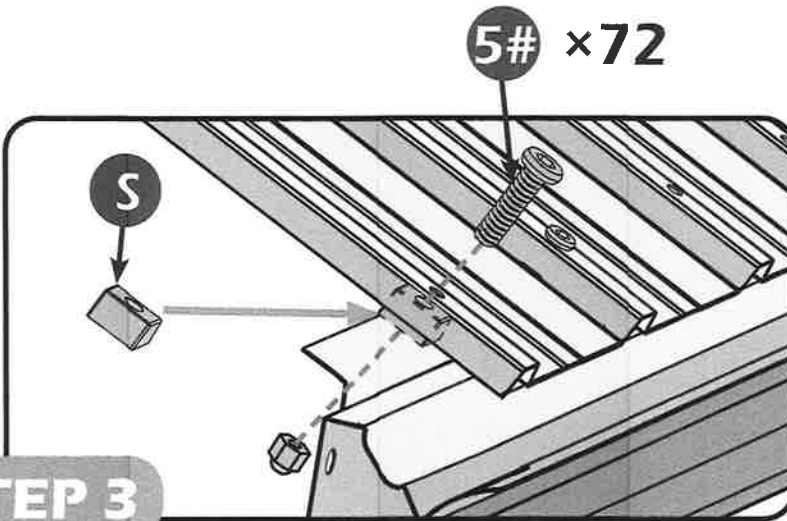
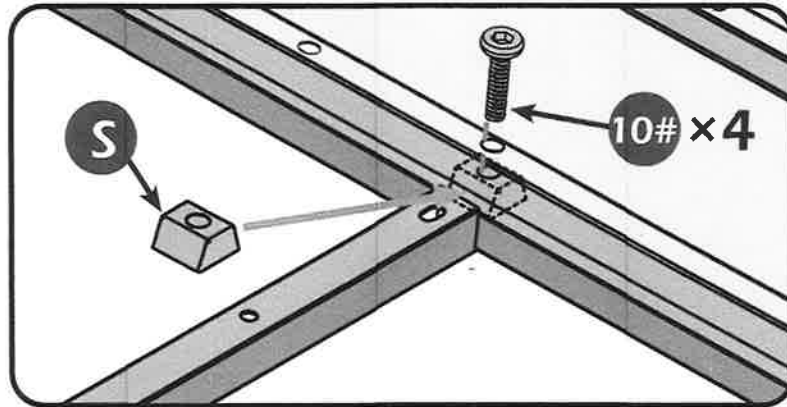
5# × 72



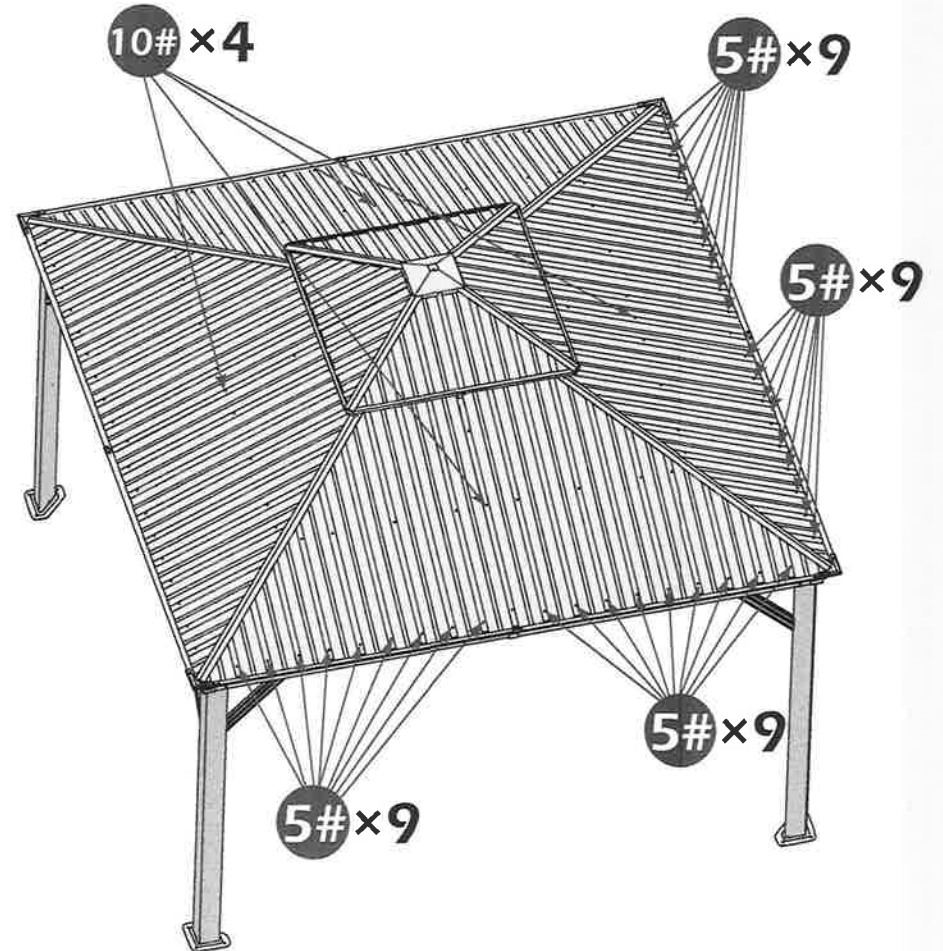
10# × 4



S × 76

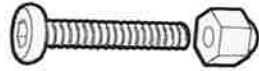


STEP 3





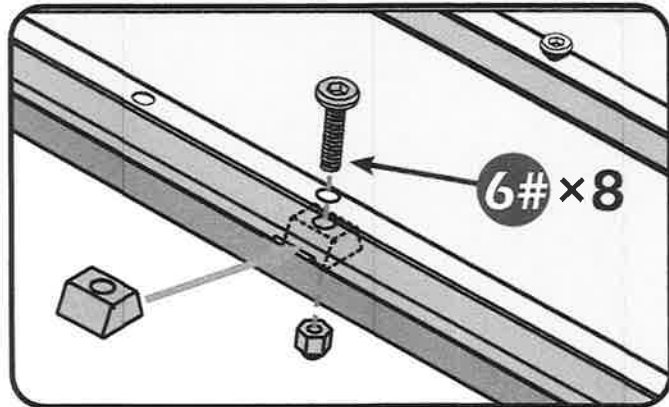
6#×8



7#×32

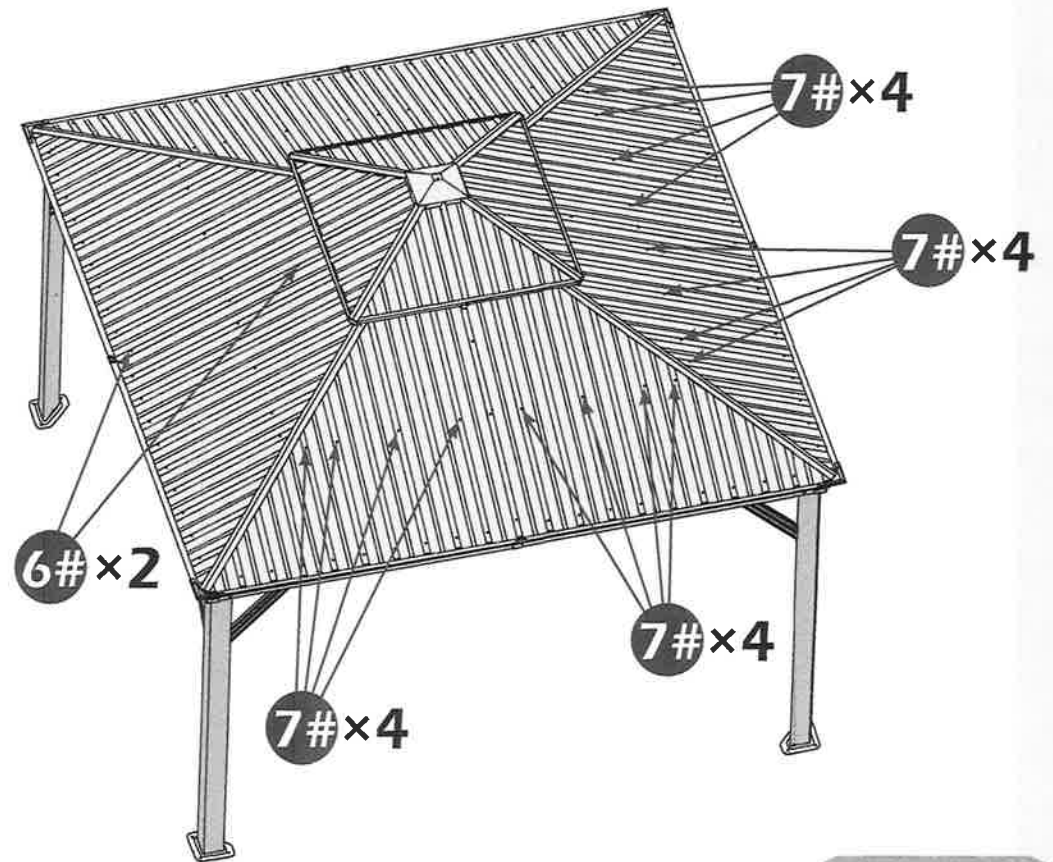
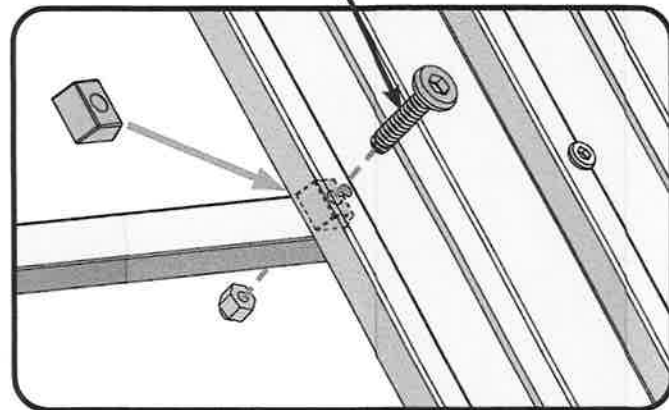


S×40



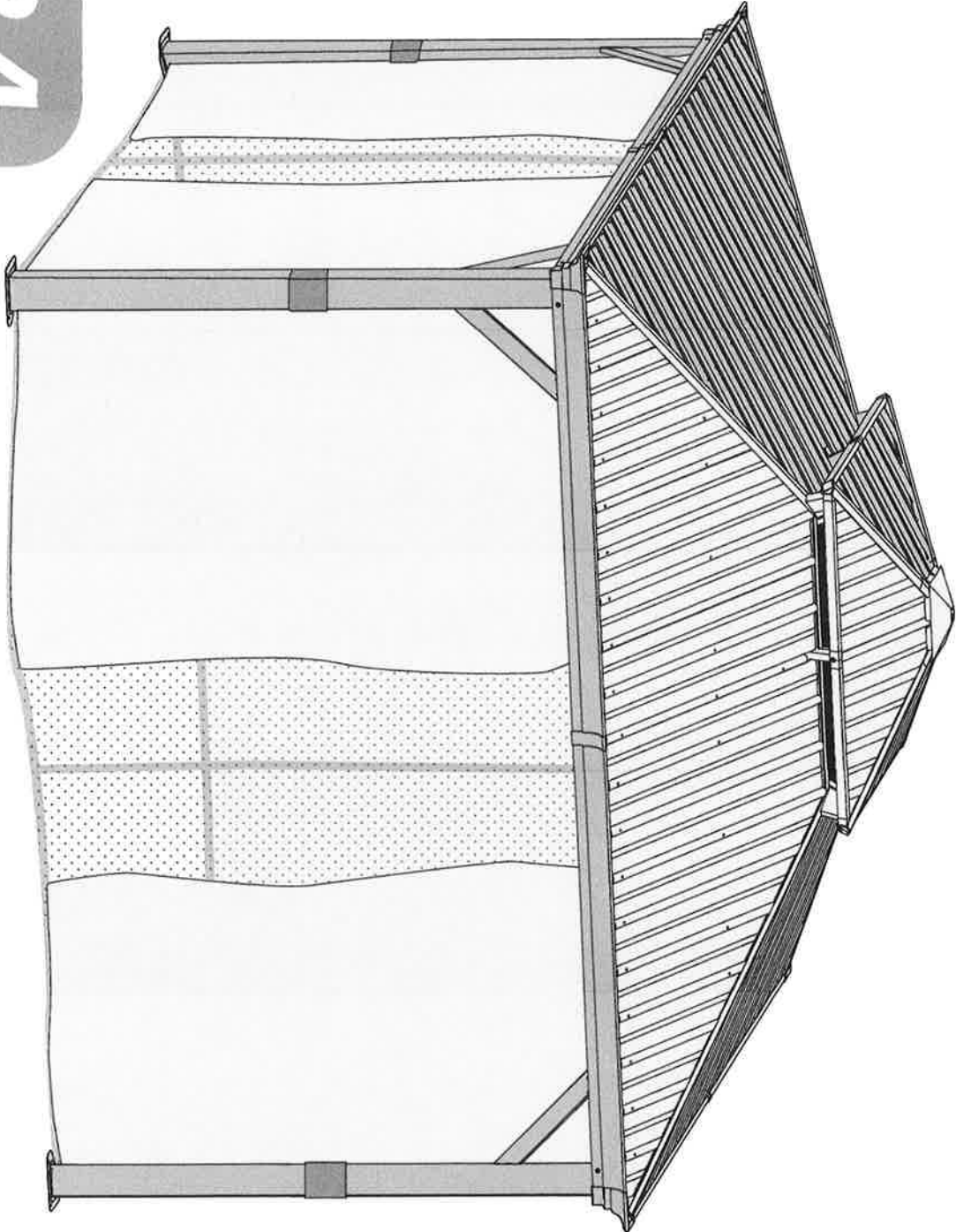
6#×8

7#×32



STEP 3

STEP 4





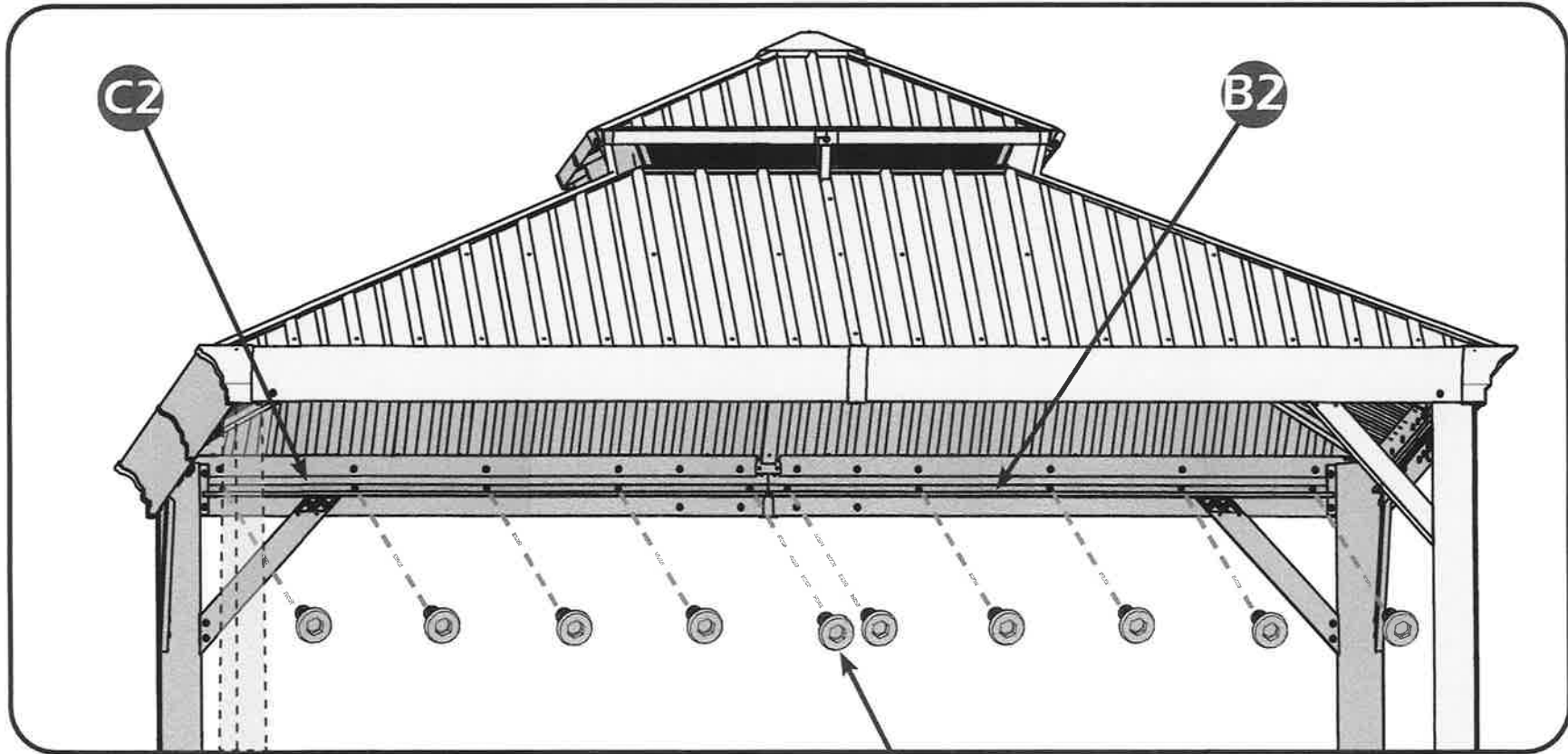
B2 × 4



1# × 40



C2 × 4

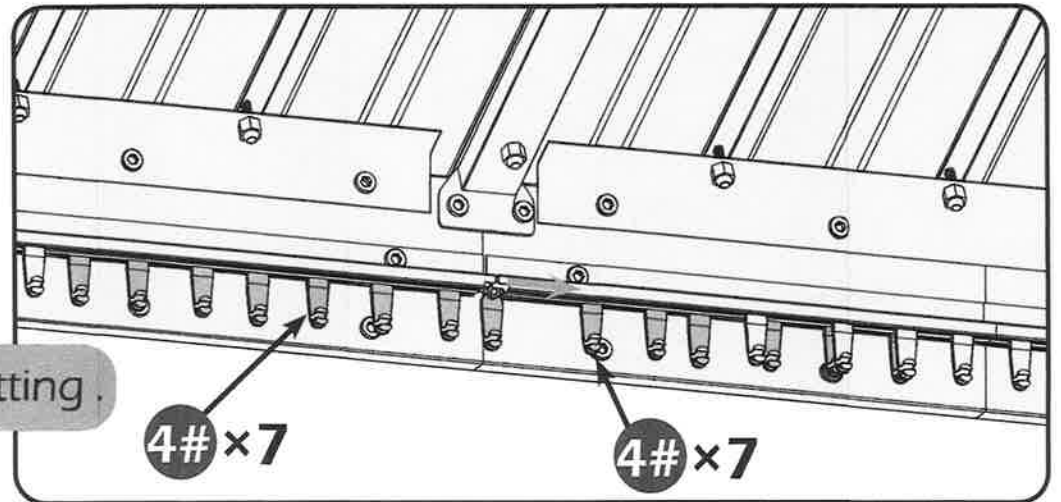
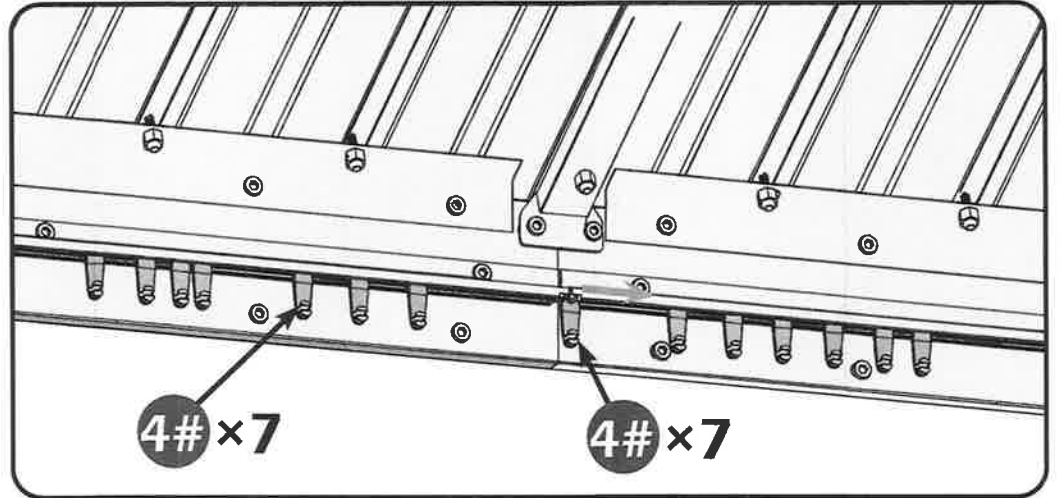
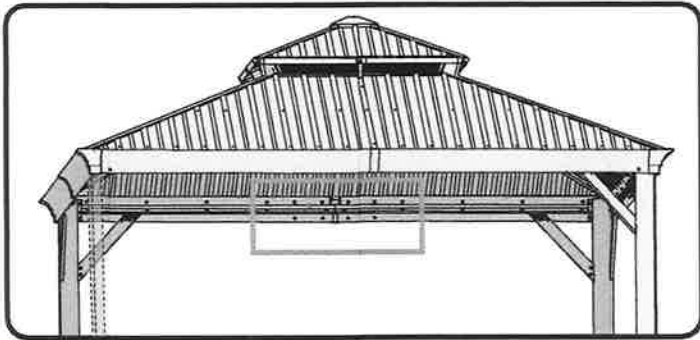


1# × 10

STEP 4



4#×112



Here are two rails for curtains and netting.

STEP 4



H×4



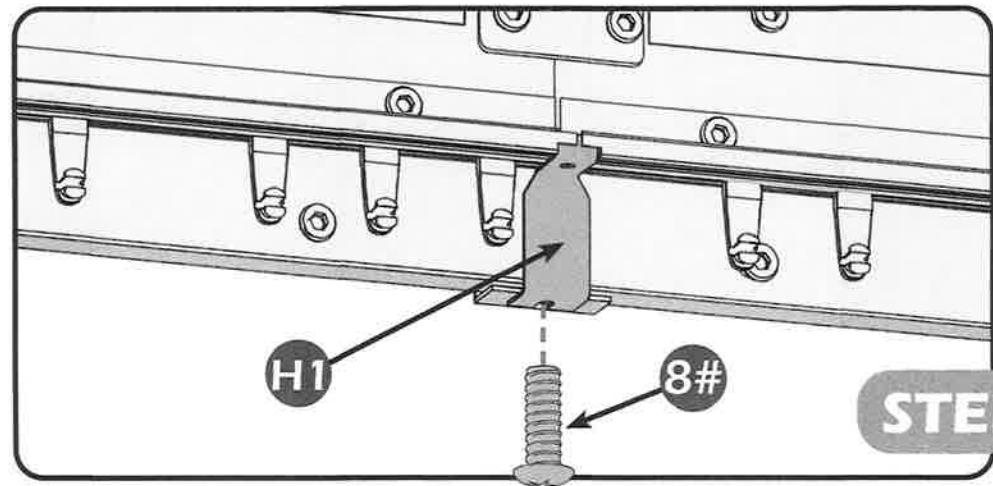
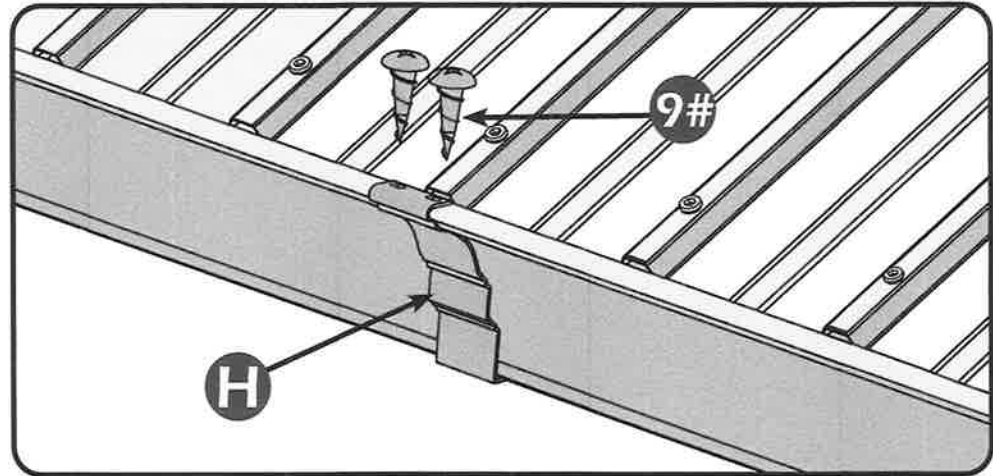
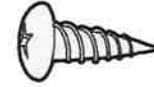
H1×4



8#×4



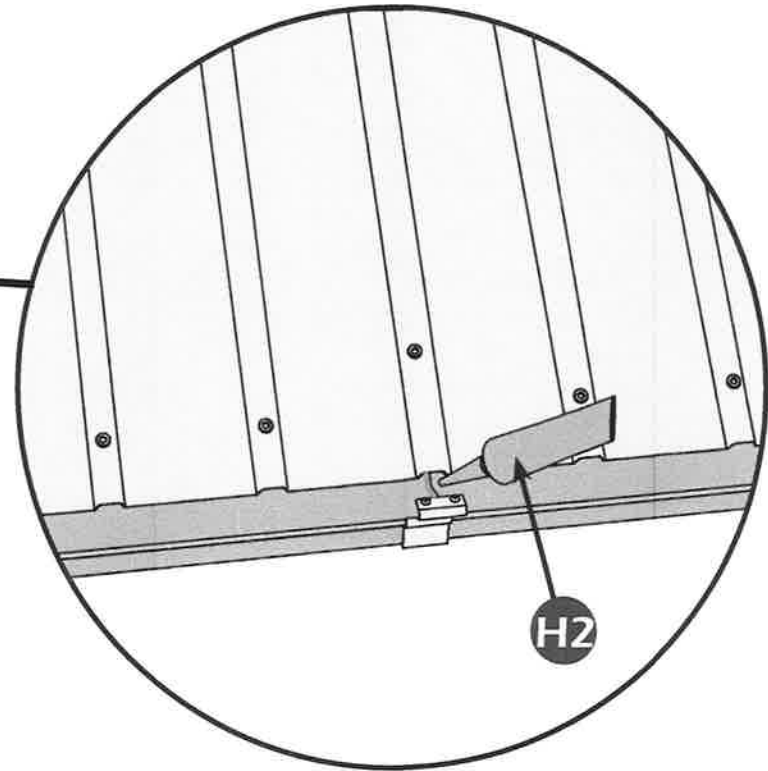
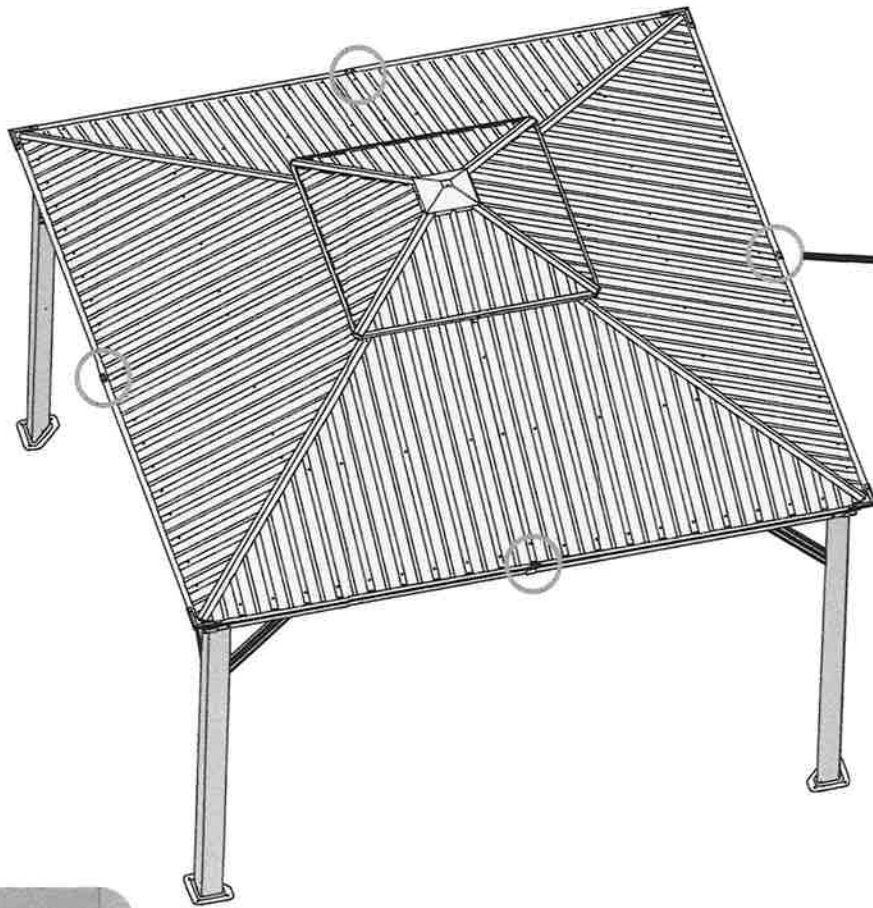
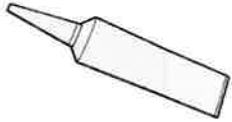
9#×8



STEP 4



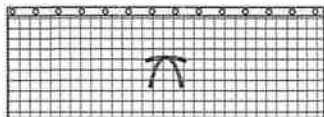
H2 x 1



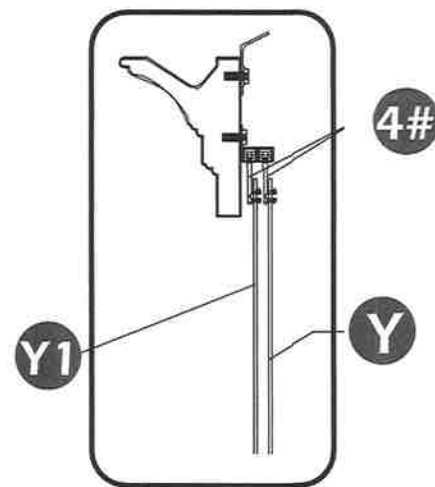
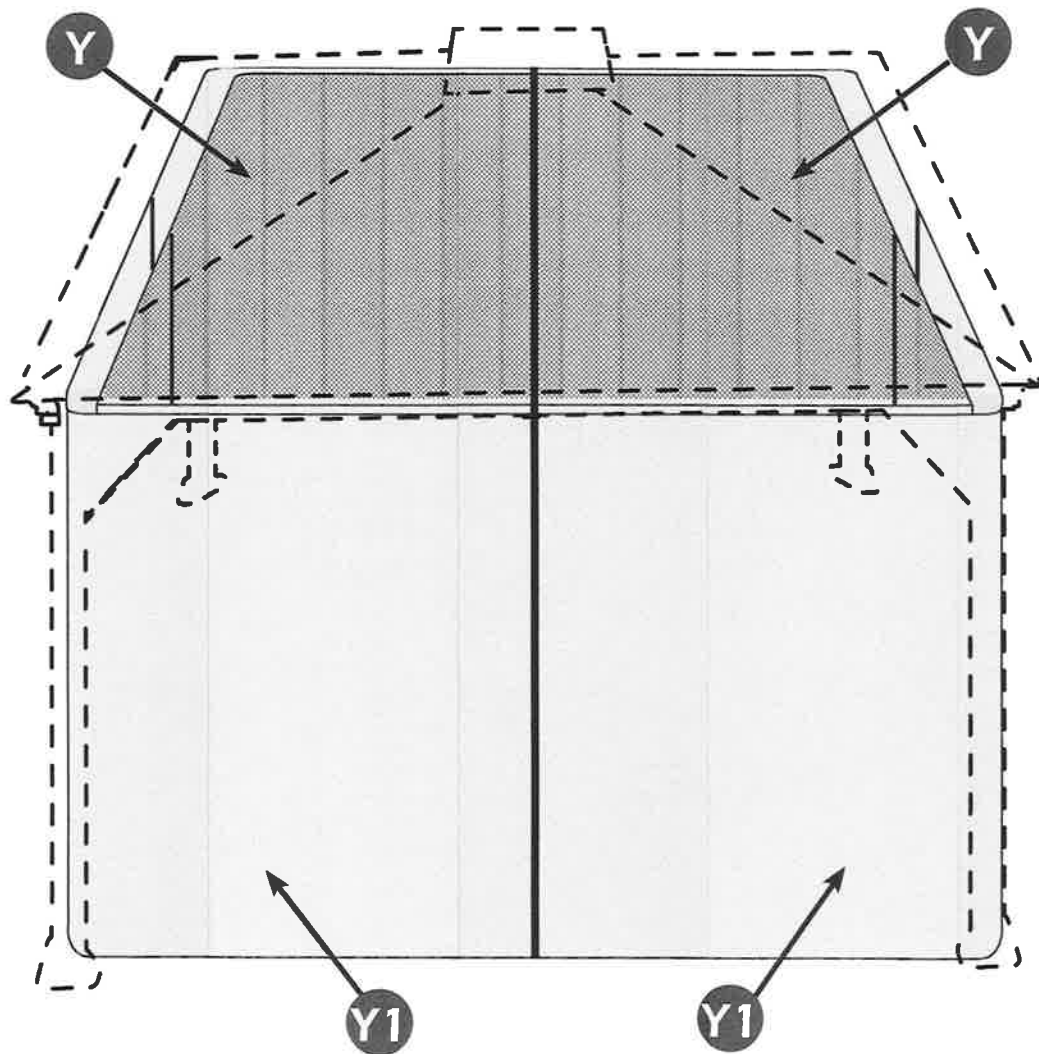
STEP 4



Y×4

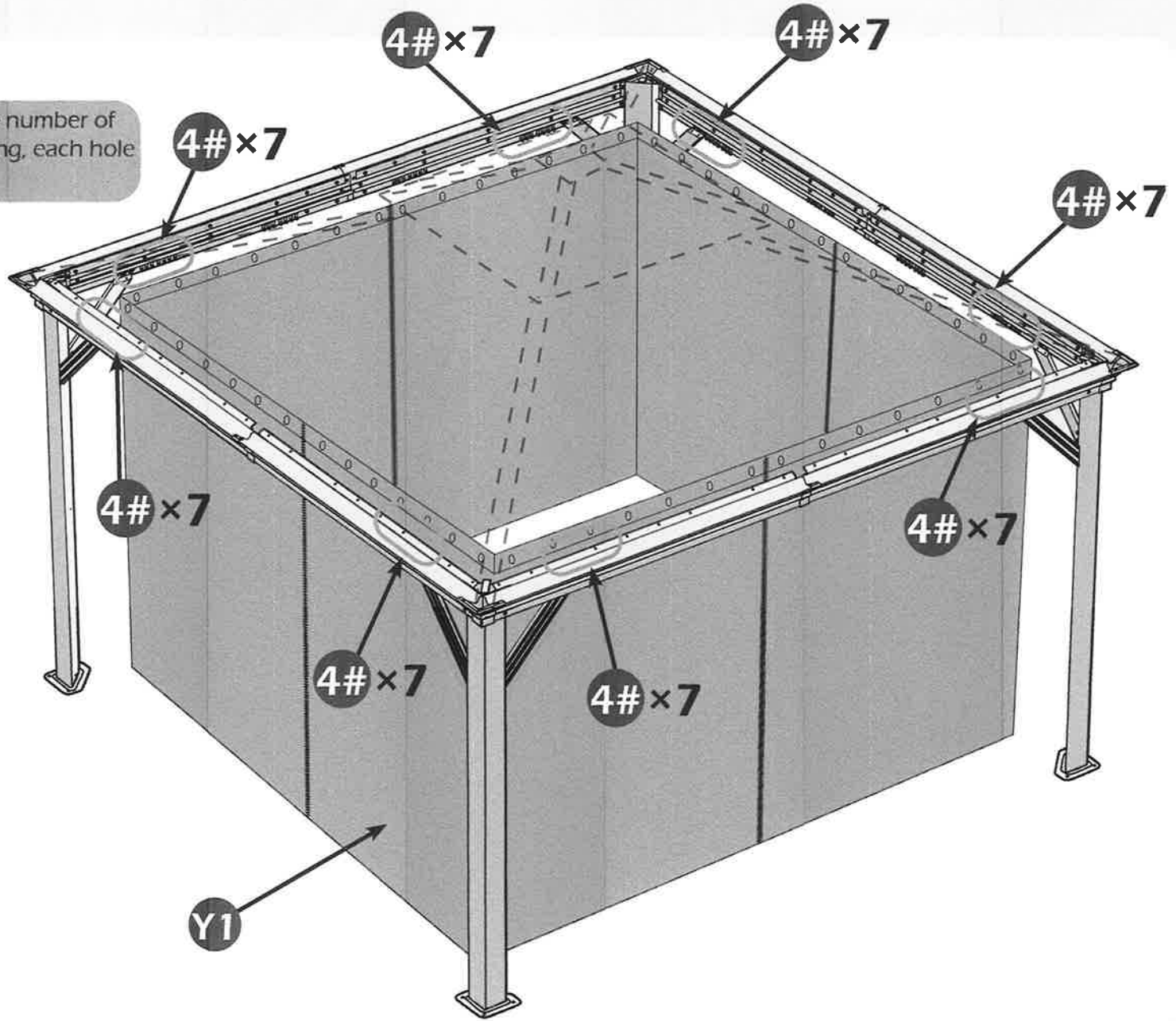


Y1×4



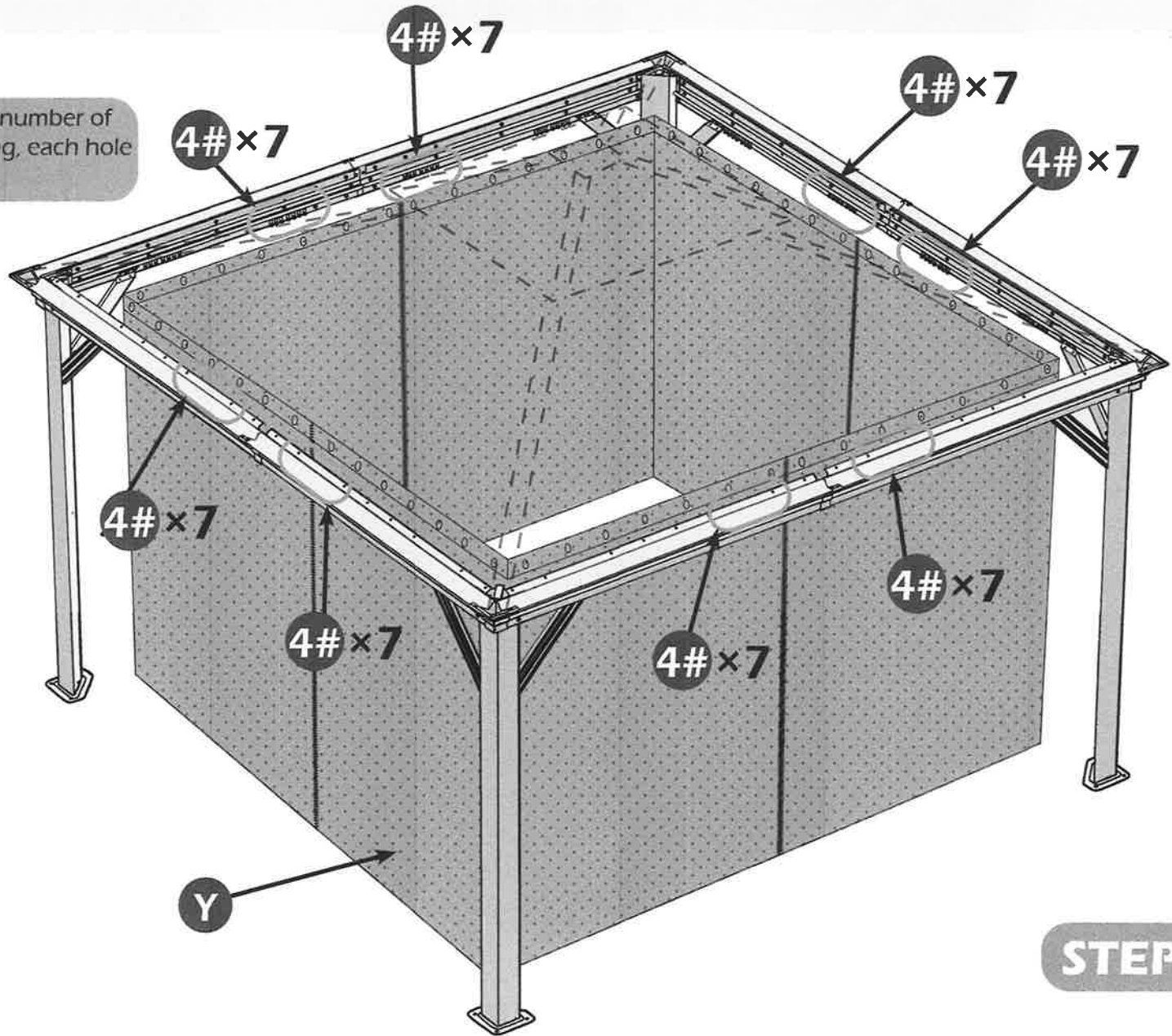
STEP 4

Pictures below indicate the number of holes on the curtains/netting, each hole is match to one hook.

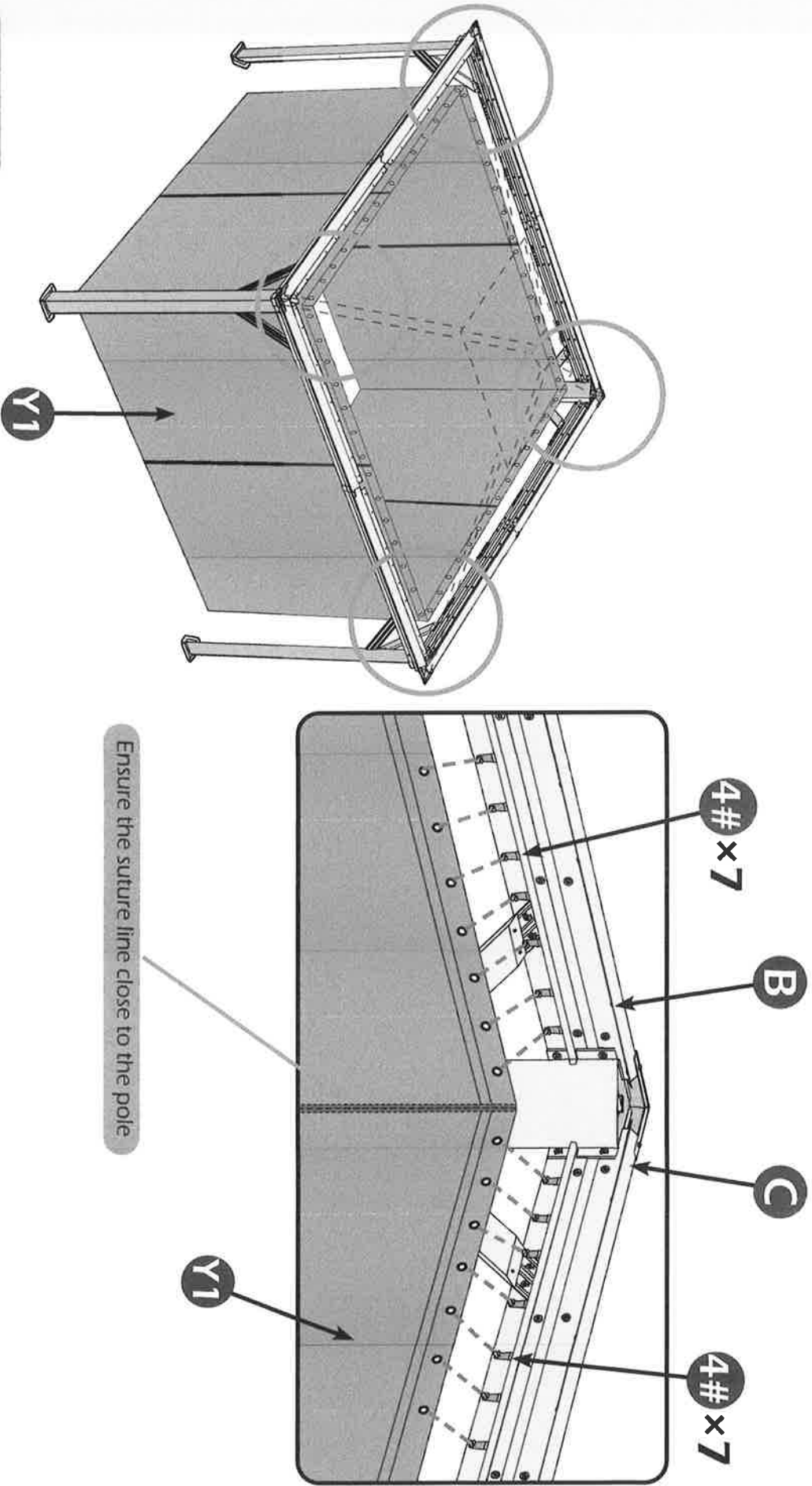


STEP 4

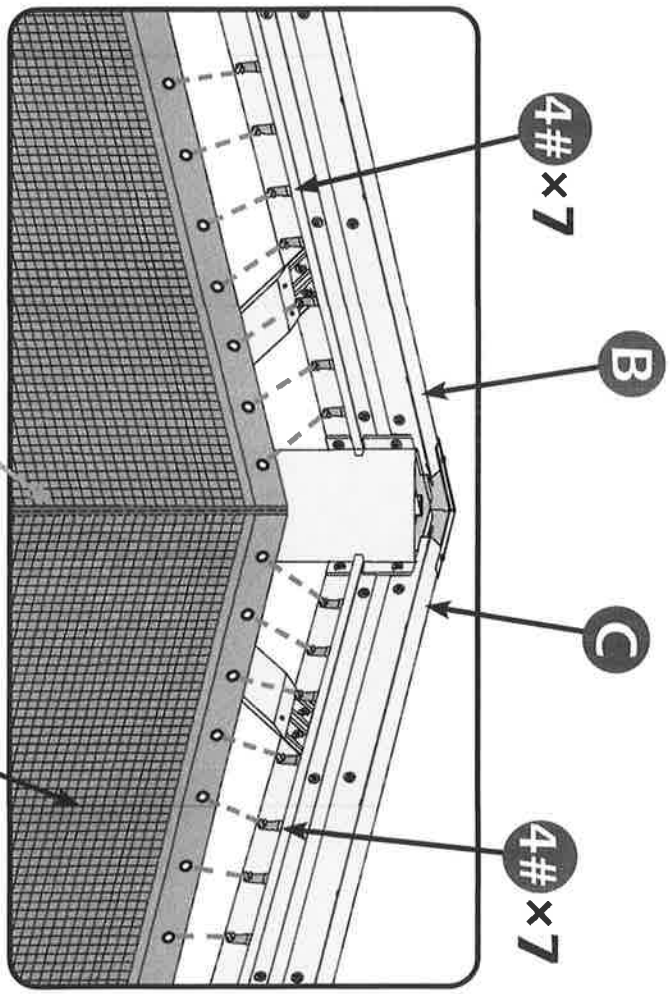
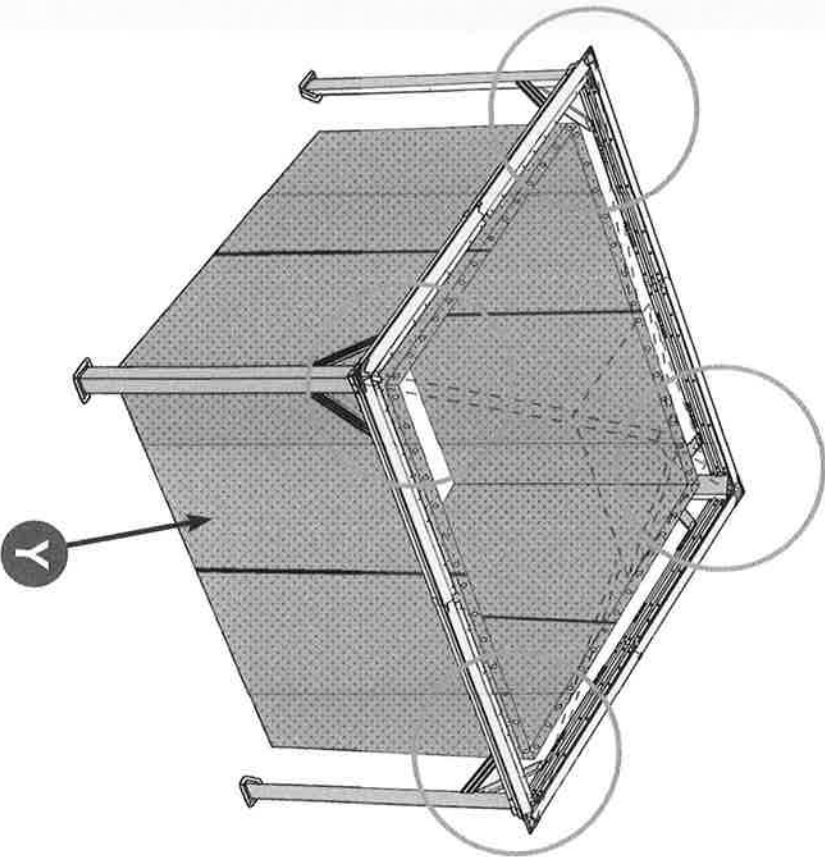
Pictures below indicate the number of holes on the curtains/netting, each hole is match to one hook.



STEP 4



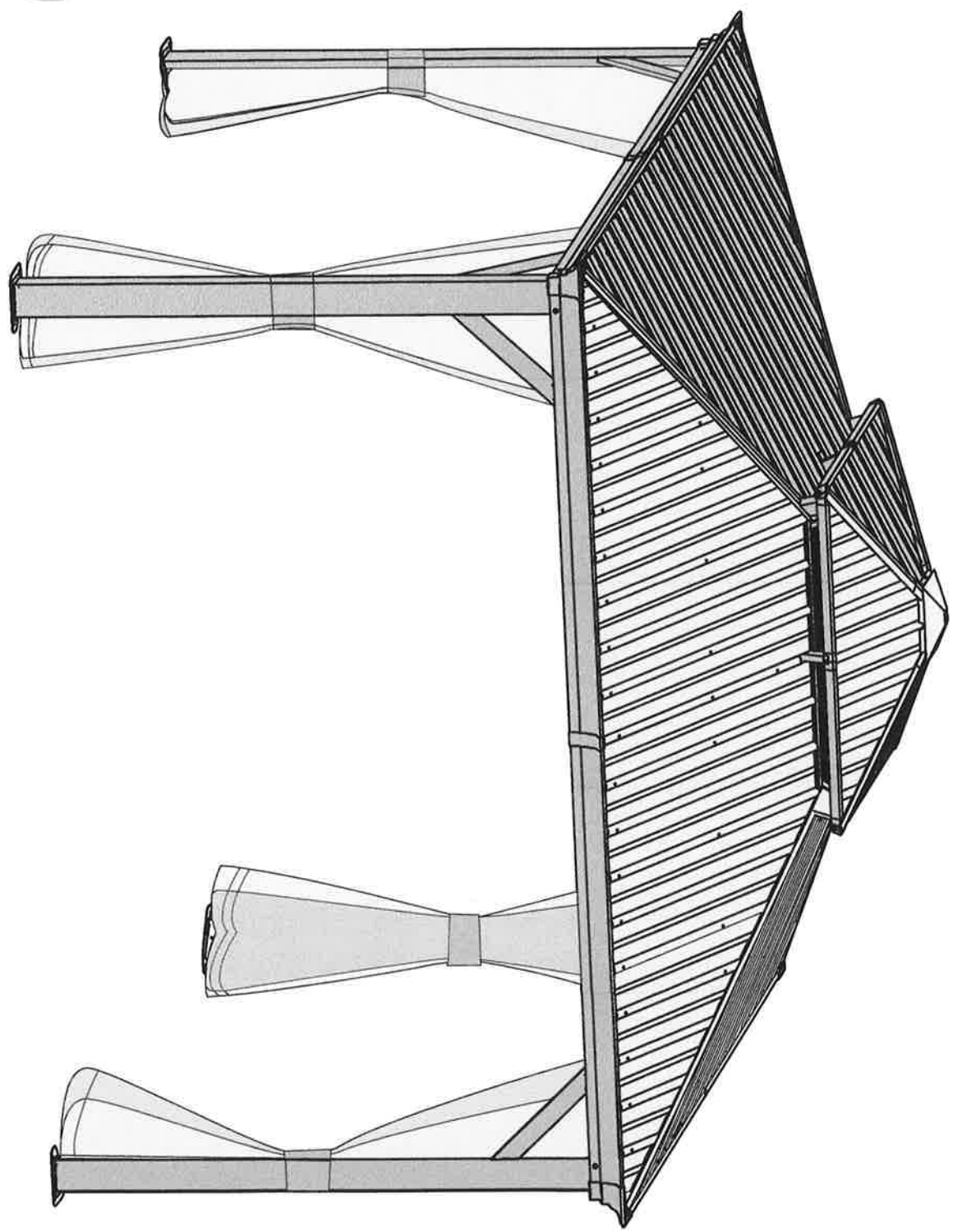
STEP 4

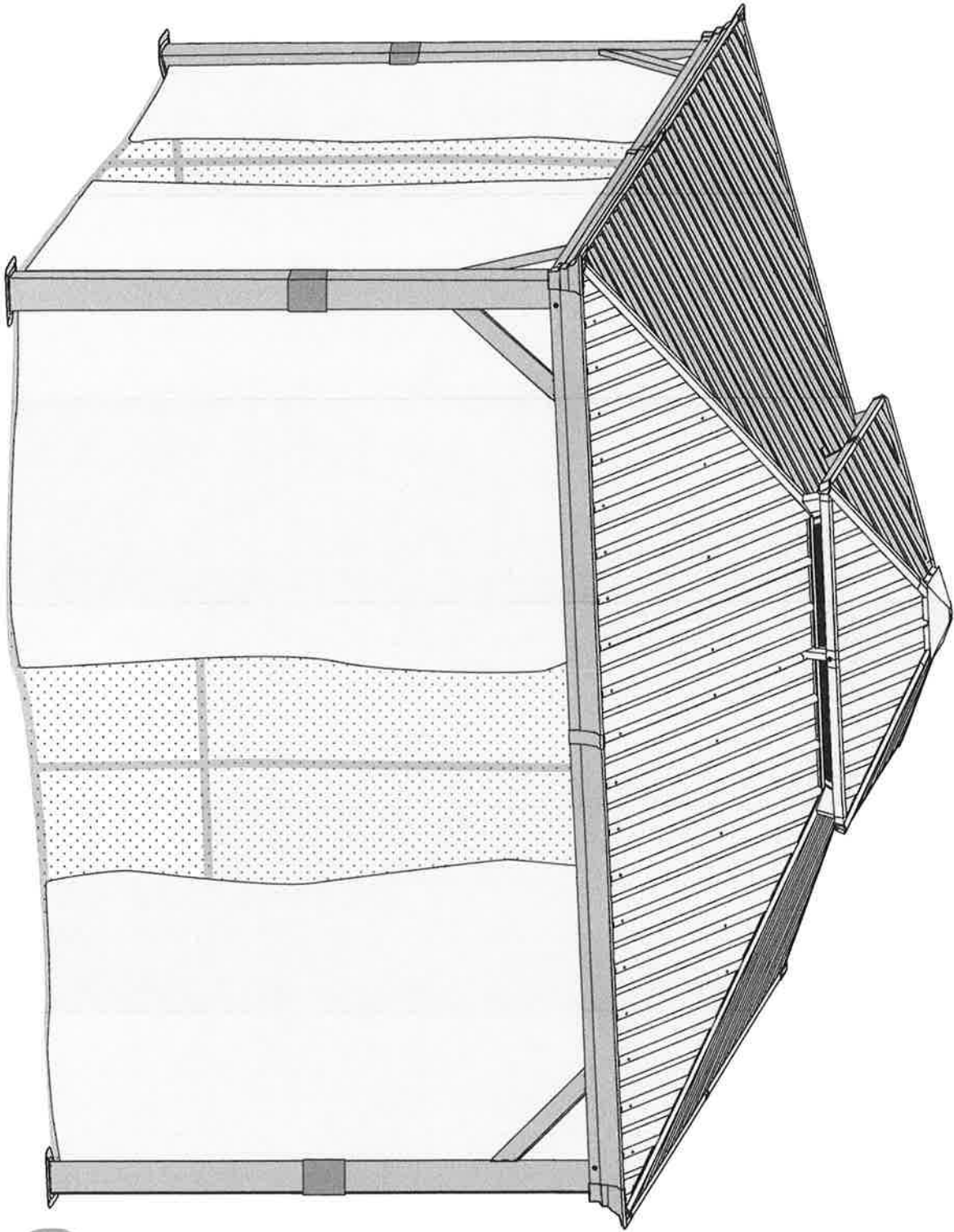


Ensure the suture line close to the pole

STEP 4

STEP 4





STEP 4

Care and Cleaning

Wash frame parts and fabric with mild soap and water, rinse thoroughly.

Dry frame completely and allow the fabric to drip dry.

Do not use bleach, acid, or other solvents on the fabric or frame parts.

Please inspect and tighten all bolts or fasteners on a regular basis to ensure proper performance and safety of your gazebo.

Warranty

Frames

Frames constructions are warranted to be free from defects in material and workmanship for 1 year from item purchased. Damage to frame from negligence won't be covered by this warranty.

Bolts & nuts

Bolts and nuts are warranted to be free from defects in material and workmanship for 1 year from item purchased. Damage from exposure to chemicals (including not only oils ,spills, fluids) won't be covered by this warranty.

Curtains & Netting

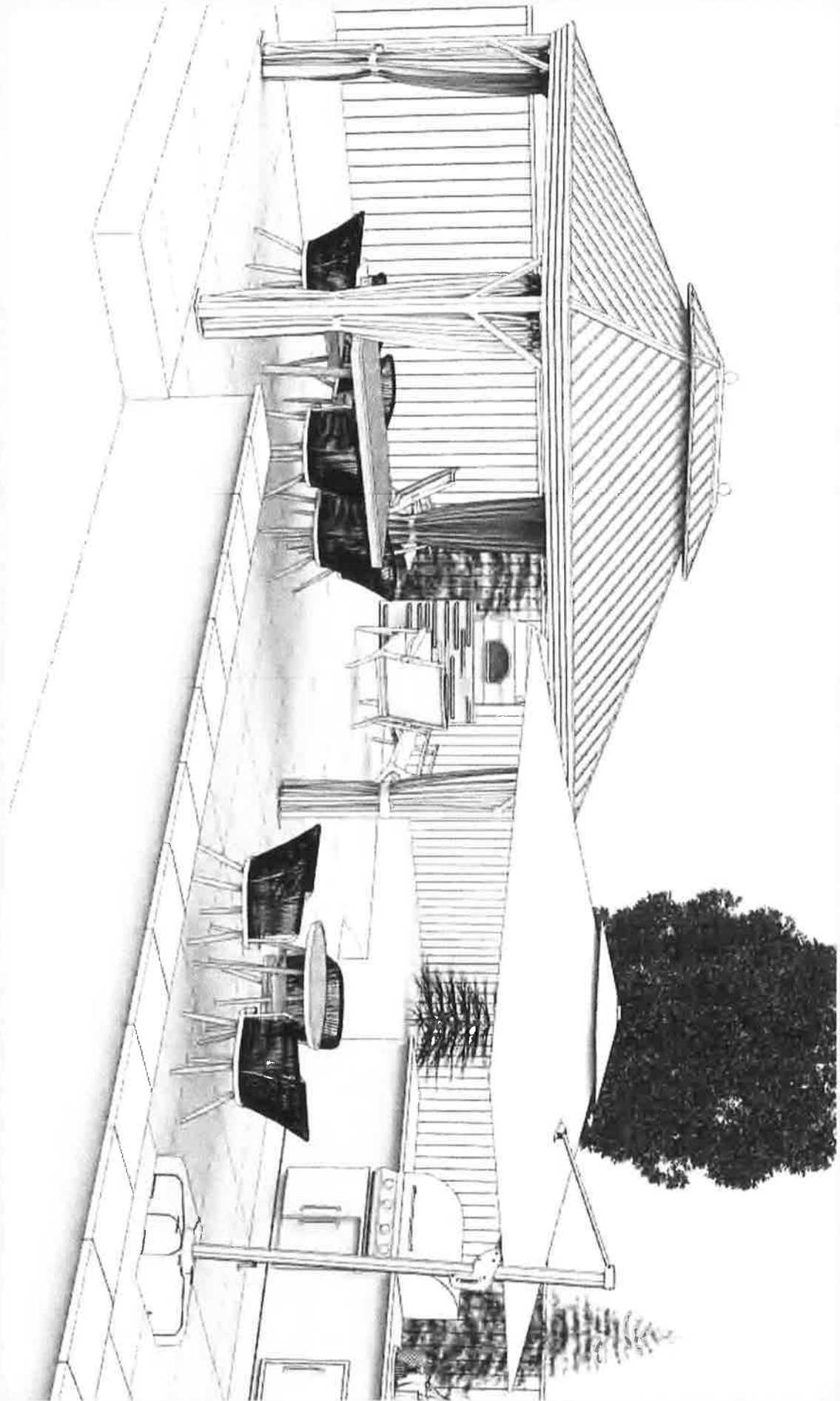
Curtains and netting are warranted to be free from defects in material and workmanship for 1 year from item purchased. Damage from exposure to chemicals (including but not only oils, spills, fluids) won't be covered by this warranty.

Warranty Limitation

This warranty is for the original purchase order only. (Order number required). This warranty is non-transferable. Purple Leaf is responsible for the free replacement part including shipping charges for the 1 year warranty.

Warranty Exclusion

This warranty does not cover products subject to negligence, abuse usage, inappropriate installation, extreme weather condition. Purple leaf reserves the right to explain warranty exclusions. When the replacement item is applied, the 1 year warranty automatically expires. Please feel free to contact us for applying warranty.







Purple Leaf Inc.
1820 E Locust St, Ontario
CA, 91761, US
gazebo3@purpleleafgarden.com
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MEMORANDUM

TO: Zoning Board of Appeals (ZBA)
FROM:
DATE: April 8, 2026
SUBJECT: **ZBA-26-04** - 1110 S. Villa Ave - Variation - **Petitioner:** Matthew Toepper, FGM Architects

RECOMMENDED ACTION:

BACKGROUND:

DISCUSSION:



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: April 8, 2026
RE: ZBA-26-04 | 1110 S. Villa Avenue | Variation

PETITIONER	OWNER
FGM Architects Matthew Toepper 1 Westbrook Corporate Center Westchester, IL 60154	Salt Creek School District 48 Amy Zaher, District Superintendent 1110 S. Villa Avenue Villa Park, IL 60181

Request Summary

The Petitioner is requesting a variation from section 9.4 - Outdoor Lighting to permit a footcandle reading of 10 footcandles at the property line abutting right-of-way where 0.5 footcandles is permitted.

Background

The Petitioners are proposing the addition of bollard lighting immediately north of the sidewalk along the southern property line. The sidewalk abuts vehicular parking stalls along East Harrison Street utilized by staff which has limited illumination currently. The proposed bollard lighting has a height of 3.5 feet tall. The requested variation is for footcandle readings at the right-of-way in excess of 0.5 footcandles. The parking stalls are located in the right-of-way and not on school property.

Site Information

Present Zoning: Residential Single-Dwelling District – RS-7.5
 Present Land Use: School
 Property Size: 3.8 acres
 PINs: 06-15-122-024

Surrounding Zoning

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

Surrounding Land Use

Residential
 Residential
 Residential
 Residential

Comprehensive Plan Designation – Public and Semi-Public

Public and semi-public areas include local government uses, municipal facilities, community service providers, schools, and places of worship and assembly. Village Hall, the Villa Park Historical Society Museum, police station, fire stations, Villa Park Library, churches, and schools are examples of public and semi-public functions within the Village. Several public and semi-public uses are located throughout the Village, which are integrated into residential and commercial areas.

Zoning Request

The Petitioners are proposing the addition of bollard lighting along the southern property line in order to illuminate the parking area on Harrison Street.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The Petitioners are proposing the addition of bollard lighting along the northern edge of the sidewalk along the southern property line in order to illuminate the parking stalls along Harrison Street. The proposed bollard lighting has a height of 3.5 feet tall. This variation is required because footcandle measurements taken at the property line exceed 0.5 footcandles at the right-of-way. To meet Code requirements of 0.5 footcandles at the right-of-way the parking stalls, which are located within the right-of-way and not on private property as would typically be expected, the stalls would be minimally illuminated which does not meet the districts goals of this project. The lighting is requested in this area because those parking stalls are utilized by teachers. When leaving during the winter months there is little illumination in this area and the school is trying to improve safety of the teachers leaving at the end of their day. Section 9.4- Outdoor lighting requires a foot candle reading of 0.5 at the property line when abutting right-of-way. Although the proposed footcandle measurement at the property line has a maximum value of 9.9 foot candles, the rear of the parking stall adjacent to the street measures 0.1 footcandles. The 0.1 footcandle reading is similar to what is required being adjacent to residential properties. The district plans to turn off the bollard lights by 9 p.m. each night.

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. No additions or changes are proposed to the school.
2. Building Scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
 - a. No additions or changes are proposed to the school.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
 - a. Maximum allowed lot coverage = 60%; Proposed lot coverage = 57%.
4. Site Illumination - The following comments relate to the issue of site illumination in regard to the proposed development plans:
 - a. The proposed bollard design is 100% full cut-off.
 - b. The bollard height is 3.5 feet.
 - c. The illumination at the rear of the parking stall adjacent to Harrison Street is 0.1 footcandles.
5. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns.

Findings

Per Sec. 11.5.6.8. The Zoning Board of Appeals' recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 2, Section 2.3, Table 2-3 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**
The parking stalls are not on district property, thus it is not possible to provide adequate light at the stalls without the light exceeding 0.2 foot candles at the property line.

- B. A reasonable return or use of your property is not possible under the existing regulations because:**
Currently, the staff members and visitors feel unsafe because the only lighting for the parking stalls is located at the corner of Harrison Street and Villa Avenue.

- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**
The situation is unique because the parking stalls are located on land that was dedicated to the Village per document R67-39644.

- D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:**
The new lights were selected and located to minimize the quantity of light extending past the parking stalls. There will be 0.1 foot candle of light spilling onto Harrison Street.

Notification

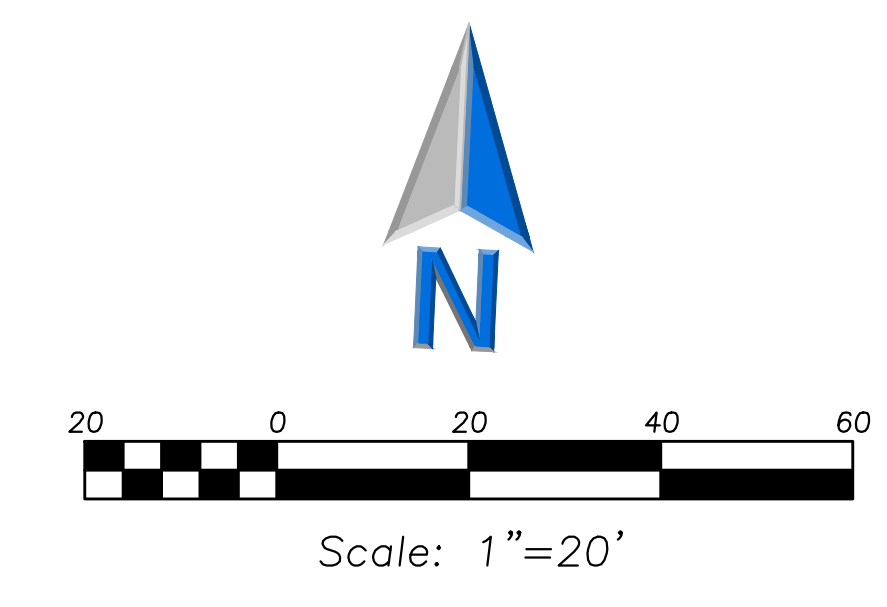
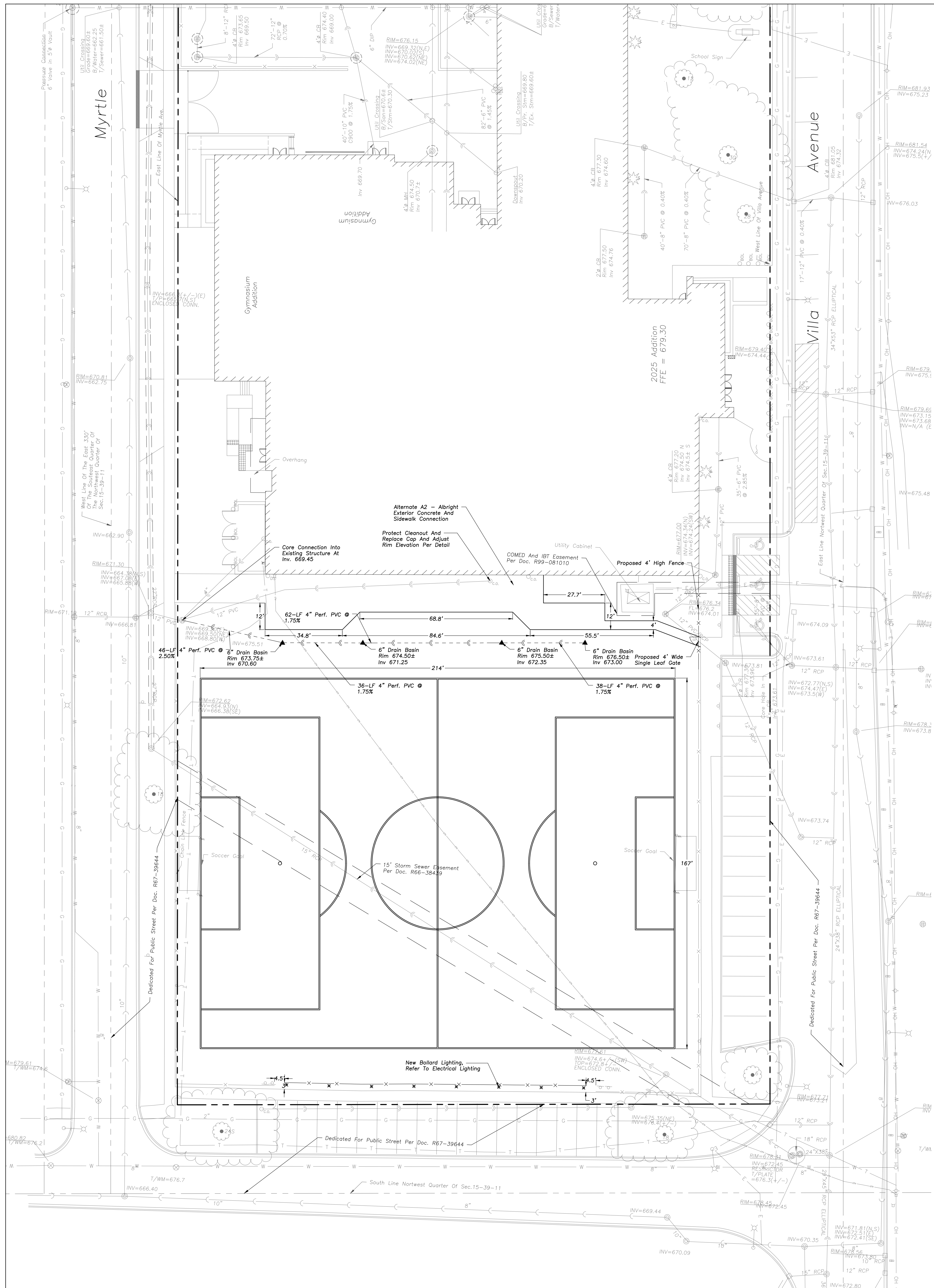
Legal Notice was published in the Daily Herald on March 23, 2026 a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

Recommended Action

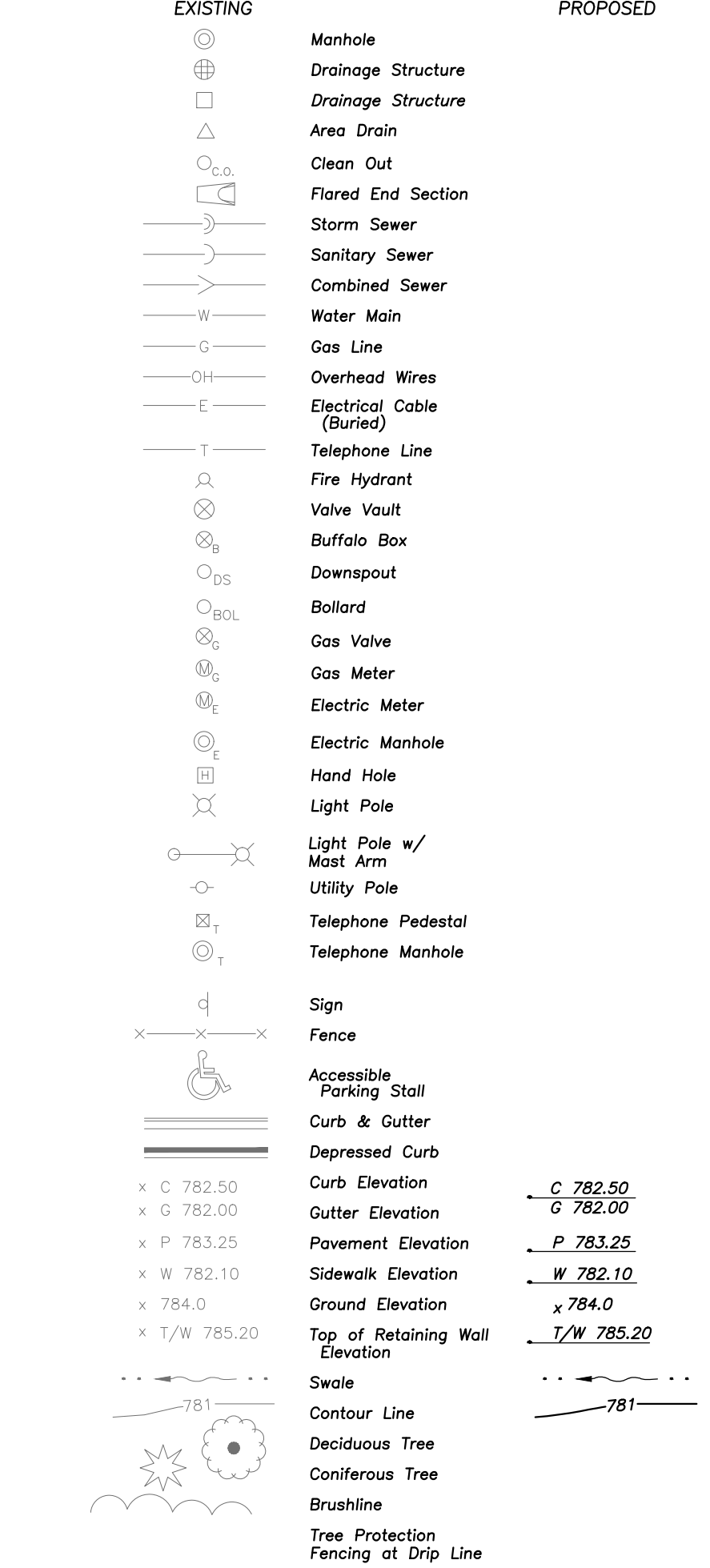
To recommend approval of ZBA-26-04 for a Variation to permit a maximum illumination of 10 footcandles as shown in Exhibit A located at 1110 S. Villa Avenue.

Exhibit List

- A. Exhibit A – Site Plan and Photometric Plan
- B. Exhibit B – Lighting Cut Sheet
- C. Exhibit C – Plat of Survey



LEGEND



UTILITY NOTES

1. This Project is Located in A Separate Sewer Area.
2. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
3. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
4. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior to Installation of Any New Structures or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
5. Coordinate the Relocation of Any Utilities Encountered and Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
6. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
7. Protection of Water Supplies Shall Be As Described in Section 370.350 of The Illinois Recommended Standards For Sewage Works or Section 41-2.01 of The Standard Specifications For Water and Sewer Main Construction in Illinois, Latest Edition.
8. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
11. Adjust Frame Elevations of All Structures Located Within The Limits of The Project to Match Proposed Elevations. Add or Remove Adjusting Rings As Necessary and Install New Mortar All Rings and Frame. Install New Chimney Seals on Any Sanitary Structures Being Adjusted.
12. Obtain As-Built Information For All Pipes, in Accordance With As-Built Document Requirements, Prior to the Installation of Any Inlet floods or Trash Racks.

STRUCTURE NOTES

1. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such as Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility in The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of These Which are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately if Surface and/or Subsurface Features are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for The Project Area.
4. Notify The Owner, Engineer and The Village of Villa Park a Minimum of 48 Hours in Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored to Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed by Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use of These Drawings For Construction Purposes, The User of This Media Shall Verify All Dimensions and Locations of Buildings With The Foundation Drawings and Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User of This Information Shall Contact The Engineer Immediately.
9. The Illinois Department of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, and All Addenda Thereto, Shall Govern The Earthwork and Paving Work Under This Contract Unless Noted Otherwise.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back of Curb, Face of Retaining Wall, Edge of Pavement, Center of Structure and Outside Face of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45' At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum Into Ground.

fgma
 FGMARCHITECTS
FGM Architects
 1 Westbrook Corporate Center
 Suite 1000
 Westchester, Illinois 60154
 630.574.8300 OFFICE
 ILLINOIS PROFESSIONAL DESIGN
 FIRM #184-000350

CIVIL
ERIKSSON ENGINEERING ASSOCIATES, LTD.
 145 COMMERCE DRIVE, SUITE A
 GRAYSLAKE, IL 60530
 (815) 233-8888 (O)
 ILLINOIS STATE CERTIFICATE OF AUTHORITY
 NO. XXXXXXXXX

STRUCTURAL
MCCLUSKEY ENGINEERING CORPORATION
 1887 HIGH GROVE LN, SUITE 200
 NAPERVILLE, ILLINOIS 60563
 (630) 713-5335 (O)
 ILLINOIS STATE CERTIFICATE OF AUTHORITY
 NO. XXXXXXXXX

MEPP
AMSCO ENGINEERING, INC.
 2115 BELMONT RD STE A
 DOWNERS GROVE, IL 60555
 (630) 515-5555 (O)
 ILLINOIS STATE CERTIFICATE OF AUTHORITY
 NO. XXXXXXXXX

FOOD SERVICE
REITANO
 200 NORTH EAST ST, SUITE ONE
 INDIANAPOLIS, IN 46202
 (317) 433-2040 (O)
 ILLINOIS STATE CERTIFICATE OF AUTHORITY
 NO. XXXXXXXXX

ISSUANCE		
NO	DATE	DESCRIPTION
	03/06/2026	ISSUED FOR ZONING

ALBRIGHT MIDDLE SCHOOL PHASE II
CAPITAL IMPROVEMENTS
 SALT CREEK SCHOOL DISTRICT 48
 1110 S VILLA AVE, VILLA PARK, IL 60181
ISSUED FOR ZONING

SITE GEOMETRY & UTILITY PLAN

SHEET NO.
C2.00A

JOB NO. 25-4344.01
 © 2025 FGM Architects Inc.

Bollard · Directed light · asymmetric

BEGA

Application

Bollard luminaire with shielded light distribution that is ideal for providing a high level of illuminance directly in front of the luminaire while providing exceptional glare control. Provided with mounting system that allows the luminaire to be adjusted independent of anchor bolt orientation.

Materials

Clear safety glass
 Marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
 High temperature silicone gasket
 Self-expanding sleeve anchors for pre-cast concrete
 Pure anodized aluminum reflector

NRTL listed to North American Standards, suitable for wet locations
 Protection class IP 65

Weight: 22.0 lbs.

Electrical

Operating voltage 120-277VAC
 Minimum start temperature -30° C
 Maximum ambient temperature 90° C
 LED module wattage 17.6W
 System wattage 30.0W
 Controllability 0-10V dimming down to 1%
 Color rendering index Ra > 90
 Luminaire lumens 1662lm
 LED service life (L70) 60000 hrs

LED color temperature

- 4000K (K4)
- 3500K (K35)
- 3000K (K3)
- 2700K (K27)

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish provides superior fade protection in Black, Bronze, and Silver. BEGA standard White is a super durable polyester powder. Optionally available RAL, custom, and premium colors provided in polyester powder and/or liquid paint.

Available colors

- Black (BLK)
- Silver (SLV)
- Natural Bronze (NTB)
- CUS:
- Bronze (BRZ)
- White (WHT)
- RAL:

Type:

BEGA Product:

Project:

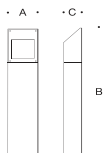
Modified:

Available options

- CUS Custom finish
- MGU Marine grade undercoat
- NTB Natural bronze (premium finish)
- RAL RAL Classic, matte finish

Included (available for pre-shipment)

- B79817 Anchorage kit



Bollard · Directed light · asymmetric

	LED	A	B	C
99558	17.6W	9 ⁷ / ₈	43 ³ / ₈	5 ¹ / ₂



BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com

Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us.com © copyright BEGA 2026 Updated 01/27/26

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

THE SOUTH 660 FEET OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 28 NORTH, RANGE 11 EAST OF THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

UTILITY INFORMATION

A J.L.L.L.E. DESIGN STAGE UTILITY REQUEST WAS ORDERED BY THE SURVEYOR ON JUNE 20, 2024. D/S NO. 241270976 THE FOLLOWING UTILITY COMPANIES WERE CONTACTED:

BP PIPELINES
CONTACT: BLAKE PATRICK
EMAIL: BLAKE.PATRICK@BP.COM
NO MAP RECEIVED

ATT DISTRIBUTION
CONTACT: NONE PROVIDED
PHONE: 630.273.5450
NO MAP RECEIVED

COMED JOLIET
CONTACT: NONE PROVIDED
PHONE: 630.576.7094
MAP RECEIVED

COMCAST BLUE ISLAND
CONTACT: MARTHA GIERAS
PHONE: 630.606.6352
NO MAP RECEIVED

EVERSTREAM
CONTACT: AMANDA VANDER KELEN
EMAIL: AVANDER@EVERSTREAM.NET
NO MAP RECEIVED

NICOR
CONTACT: UTILITY CONSULTANT 603W
PHONE: 630.388.2362
MAP RECEIVED

VILLAGE OF VILLA PARK
CONTACT: MICHAEL M. GUERRA
PHONE: 630.856.8905
MAP RECEIVED

BUCKEYE PARTNERS
CONTACT: DAVE JONES
PHONE: 610.904.4009
NO MAP RECEIVED

WEST SHORE PIPE LINE
CONTACT: DAVE JONES
PHONE: 610.904.4009
NO MAP RECEIVED

YORK TOWNSHIP
CONTACT: NONE
YORK/IN/COMCAST.NET
NO MAP RECEIVED

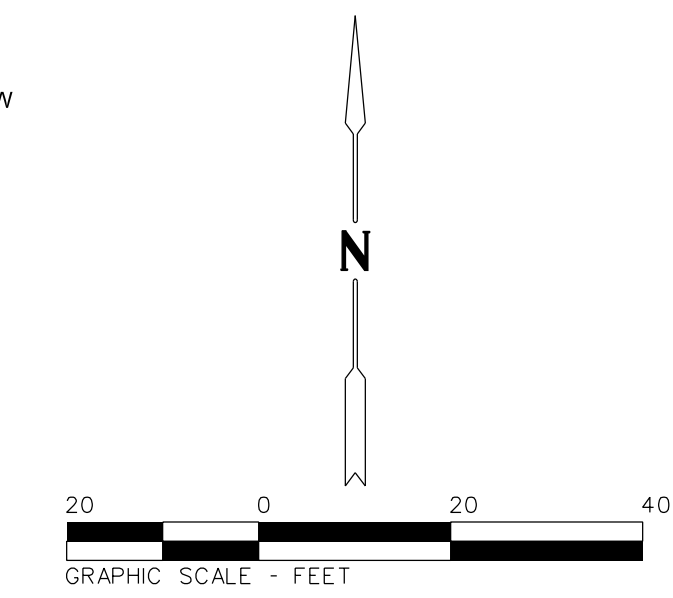
BENCHMARK INFORMATION

DUPAGE COUNTY BENCHMARK YK09003

BRASS DISK IN SURFACE SLEEVE LOCATED ON EAST SIDE OF HARVARD AVE BETWEEN CENTRAL BOULEVARD AND PARK AVENUE.
ELEVATION = 707.14 (NAVD 88)

SITE BENCHMARK

CROSS CUT IN CONCRETE WALK NEAR THE NORTHWEST CORNER OF THE SUBJECT PROPERTY.
ELEVATION = 670.45 (NAVD 88)



SCHEDULE B SURVEY ITEMS

FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO.3176227 WITH A COMMITMENT DATE OF MAY 10, 2024.

15. ASSESSMENT FOR STORM SEWER AS ESTABLISHED BY GRANT FROM COUNTY BOARD OF SCHOOL TRUSTEES OF DUPAGE COUNTY, ILLINOIS, FOR THE USE AND BENEFIT OF SCHOOL DISTRICT NO. 48 TO VILLAGE OF VILLA PARK RECORDED AS DOCUMENT 868-38439 IS SHOWN HEREON.
16. PLAT OF DEDICATION FOR PUBLIC STREETS AND A 15 FOOT STORM SEWER EASEMENT RECORDED OCTOBER 3, 1987 AS DOCUMENT 867-39844 IS SHOWN HEREON.
17. EASEMENT IN FAVOR OF COMMONWEALTH EDISON AND ILLINOIS BELL TELEPHONE COMPANY A.K.A. AMERITECH ILLINOIS FOR POLE LINES, CONDUITS AND MAINTENANCE PURPOSES GRANTED BY DOCUMENT 899-081010 IS SHOWN HEREON.
23. RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY FOR ANY PARTS TAKEN
24. RIGHTS FOR DRAINAGE TILES, DITCHES, FEEDERS AND LATERALS, IF ANY.
25. RIGHTS OF THE INTERESTED PARTIES TO THE FREE AND UNOBSTRUCTED FLOW OF THE WATERS OF THE STREAM WHICH MAY FLOW ON OR THROUGH THE LAND.

GENERAL NOTES

THIS SURVEY WAS PREPARED FROM FIRST AMERICAN FACT FINDING COMMITMENT, NO.3176227 WITH AN EFFECTIVE DATE OF MAY 10, 2024.

NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNERS' DEEDS, TITLE POLICY AND LOCAL ZONING ORDINANCES.

THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION AND MAY NOT DEFINE OWNERSHIP.

FLOOR ELEVATIONS (FE) TAKEN OUTSIDE AT DOORWAYS.

TOP OF FOUNDATION ELEVATIONS (TF) TAKEN OUTSIDE WHERE THE FOUNDATION WAS EXPOSED.

THE SURVEY REFLECTS VISIBLE IMPROVEMENTS AND MAY NOT REFLECT IMPROVEMENTS THAT ARE HIDDEN BY LANDSCAPING, COVERED BY DUMPSTERS, UNDER VEHICLES OR BURIED UNDER SOIL AND VEGETATION.

LAWN SPRINKLER SYSTEM, IF ANY IS NOT DEPICTED HEREON.

BUILDING TIES ARE TO FOUNDATION.

DOWNSPOUTS DISCHARGE UNDER GROUND UNLESS OTHERWISE NOTED.

FIELDWORK COMPLETED 6-21-2024

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE/ISS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS AS SHOWN ON THE ANNEXED PLAT.

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 23RD DAY OF JUNE A.D. 2024.

WEBSTER, McGRATH AND AHLBERG, LTD.
By: *Joel C. Vietti*



ILLINOIS LAND SURVEYOR NO. 3561
LICENSE EXPIRATION DATE: NOVEMBER 30, 2024
2100 MANCHESTER ROAD, SUITE 203
WHEATON, ILLINOIS 60187
PHONE: (630) 988-7603

ABBREVIATIONS

HDPE = HIGH-DENSITY POLYETHYLENE
RCP = REINFORCED CONCRETE PIPE
PVC = POLYVINYLCHLORIDE PIPE
CMP = CORRUGATED METAL PIPE
VCP = VITRIFIED CLAY PIPE
INV = INVERT
TC = TOP OF CURB
FL = FLOW LINE
FE = FLOOR ELEVATION
TF = TOP OF FOUNDATION
CIB = CHORD BEARING
DIP = DUCTILE IRON PIPE
RRS = RAILROAD SHIRE
CHD = CHORD DISTANCE
POC = POINT OF COMMENCEMENT
FOB = POINT OF BEGINNING
TSS = TOP OF SHUT-OFF

LINE LEGEND

	BOUNDARY LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE

LEGEND

	SANITARY MANHOLE		WALL BOX
	SANITARY CLEANOUT		DOWNSPOUT
	STORM MANHOLE		LIGHT POLE
	STORM CATCH BASIN		OVERHEAD LIGHT POLE
	STORM INLET		ELECTRIC MANHOLE
	STORM CLEANOUT		TRAFFIC SIGNAL POLE
	FLARED END SECTION		TRAFFIC SIGNAL VAULT
	TRANSFORMER		TRAFFIC SIGNAL VAULT
	ELECTRICAL BOX		RAILROAD SIGNAL POLE
	CABLE TV BOX		RAILROAD SIGNAL VAULT
	TELEPHONE BOX		UTILITY POLES
	TRAFFIC CONTROL BOX		OVERHEAD WIRES
	ELECTRIC MANHOLE		UNDERGROUND ELECTRIC
	COMMUNICATION MANHOLE		UNDERGROUND GAS
	TELEPHONE MANHOLE		UNDERGROUND TELEPHONE
	ELECTRIC METER		UNDERGROUND FIBER OPTIC
	GAS METER		UNDERGROUND CABLE TV
	GAS VALVE		WATER MAIN
	B-BOX		SANITARY SEWER
	WATER VALVE		STORM SEWER
	WATER VALVE VAULT		FENCE LINE
	FIRE HYDRANT		GUARD RAIL
	CIPV POST INDICATOR VALVE		DECOROUS TREE
	CJM WATER METER		PINE TREE
	PARKING METER		DRIVE SHAFT
	SIGN		FOUND IRON PIPE
	FLAG POLE		CROSS CUT IN CONCRETE
	CJM WATER METER		M = MEASURED DIMENSION
	CJM WATER METER		R = RECORD DIMENSION

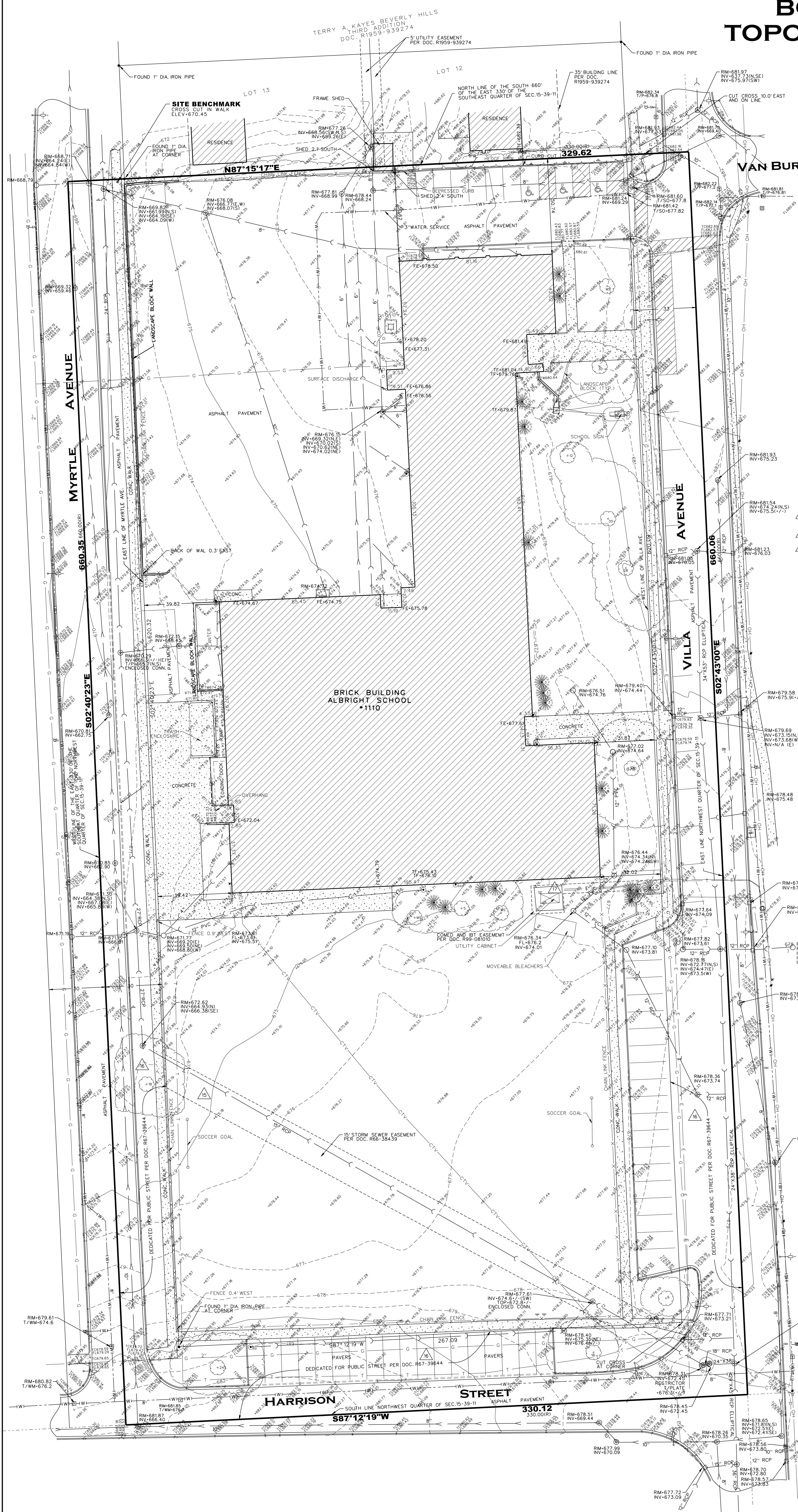
BOUNDARY AND TOPOGRAPHIC SURVEY

LOCATION: ALBRIGHT MIDDLE SCHOOL
1110 S. VILLA AVE.
VILLA PARK, IL

PREPARED FOR: SALT CREEK SCHOOL DISTRICT 48
1110 S. VILLA AVE.
VILLA PARK, IL 60187
PHONE: (630) 279-8400

WEBSTER, McGRATH & AHLBERG, LTD.
VMA
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE
Over a Century of Service to our Clients
2100 Manchester Road, Building A, Suite 203 Wheaton, Illinois 60187
PH: (630) 988-7603 FAX: (630) 988-7604
WWW: www.vma.com
Design Firm License No. 184-06301

JOB #: 43798 DATE: 6-20-2024 SCALE: 1"=20'
SURV: JCV DRAWN: JCV DESIGN: JCV
FILE #: E-31257-TOPO SHEET #: 1 of 1



6/25/2024
 E:\ACTIVE PROJECTS\241270976_63071-Dupage\SURV-CAD\2024_Topo\19298.dwg
 Page 80 of 80