

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)

June 10, 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: Brandon Nolin, AICP

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
 - a. Approval of Minutes- May 13, 2026
- 3. Public Hearing - Old Business**
 - a. ZBA-26-01 - Text Amendment - 7.7.7 - Parking - **Continue to July 8, 2026**
- 4. Public Hearing - New Business**
 - a. ZBA-26-07 - 405 S Villa Ave. - Variation
 - b. ZBA-26-08 - 19 W. Jackson St.- Variation
 - c. ZBA-26-13 - 1031 S. Summit Ave. - Variation
 - d. ZBA-26-11 - 5 W. Park Blvd. - Planned Unit Development
- 5. Public Comments on Non-Agenda Items**
- 6. 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.

**Village of Villa Park
Zoning Board of Appeals
May 13, 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, Clampit, Jarrett, Chairperson Pate (5)

Commissioners Absent: Flaskamp, Gonzales

Staff/Liaison Present: Planner Rachel Leedom

A Quorum was present.

II. APPROVAL OF MINUTES

Commissioner Clampit moved to approve the minutes from April 8, 2026

The Motion was seconded by Commissioner Jarrett

Voice Vote:

AYES: (5)

NAYS: None (0)

The motion carried.

III. Public Hearing – Old Business

- a. 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 June 10, 2026.

Motion was made by Commissioner Jarrett

The motion was seconded by Commissioner Clampit

On roll call:

AYES: Ackermann, Cain, Clampit, Jarrett, Chairperson Pate (5)

NAYS: None (0)

Motion carried.

IV. Public Hearing - New Business

a. **ZBA-26-09 – 31 W. Saint Charles Rd-Special Use Petitioner:** Cat Guardians

Rachel Leedom presented

- Special Use permit would allow the space to function as an animal shelter.
- This property is roughly 2,000 sq ft and would allow for space to house rescued cats, host outreach events, and educational events.
- The building would be primarily used to house cats in care, but would also have space for organization administration, a public space to welcome people coming in to look at adoptable cats, storage, laundry, and an exam room.
- The goal is to make the public spaces flexible so that they can be converted to spaces that can hold events and raise money for the organization.
- The business currently operates by appointment only and would retain that initially.
- They will also have regular events, once every month or two, which will allow drop-in access if people want to see the cats without an appointment.
- Cat Guardians is run entirely by volunteers. There are two volunteer cat care shifts a day, which consist of approximately 2-4 volunteers on each shift, who feed the cats, clean litter boxes, sweep, etc.
- Minimal interior remodeling is planned and would be reviewed in the building permit process.
- Nine Parking stalls will be on site. Two parking stalls are all that is needed.

Beth Gowski explained the mission of Cat Guardians.

Judy Pappendorf Vice President of Cat Guardians

Fire department submitted that they would either need to have 24-hour on-site staff or Automated fire system that notifies responders.

Beth Gowski responded that the building already is wired for the fire system and they will pay for the service.

Jason Jarrett wanted to know how pet waste will be handled.

Beth Gowski stated that they take it out after each shift to the dumpster.

V. **Public Comments Non-Agenda Items**

Ron Riley- spoke in favor of Cat Guardians

Joan Spania - spoke in favor of Cat Guardians

Elizabeth Reichert – spoke on favor of Cat Guardians

Christine Murphy-spoke in support of Cat Guardians

VI. **Commissioner Comments**

Jason Jarrett had a concern about the dumpster at the rear of the property and how it goes into the Public Right-of Way.

Rachel Leedom stated that it could be taken care of by code enforcement but can be looked at when they apply for a permit.

Greg Ludwig addressed the trash from the former tenant. He said it has not been an issue. He is more than happy to do whatever needs to be done to comply.

Brian Igawski spoke, he said the most cost-effective way to deal with this would be to paint an area and staff could make sure the dumpster goes in that area.

Jason Jarrett would like the applicant and staff to work together for a solution before the Village Board votes on it.

Motion was made to recommend approval of ZBA-26-09 for a Special Use to permit a boarding or animal shelter use within the existing building was made by Commissioner Clampit.

Seconded by Commissioner Ackermann.

AYES: Ackermann, Clampit, Jarrett, Chairperson Pate (4)

NAYS: None (0)

ABSTAIN: Cain (1)

Motion carried

Non-Agenda Items

Rachel Leedom stated that if anyone was at the meeting for the Islamic Foundation, we spoke with our attorney, and it does not need to go in front of this board. It is just going straight to the Village Board.

VII. Adjournment

Motion to Adjourn was made by Commissioner Clampit

Seconded by Commissioner Ackermann

AYES: Ackermann, Cain, Clampit, , Jarrett, Chairperson Pate (5)

NAYS: None (0)

The motion carried.

Meeting ended at 7:02



MEMORANDUM

TO: Zoning Board of Appeals (ZBA)
FROM:
DATE: June 10, 2026
SUBJECT: ZBA-26-01 - Text Amendment - 7.7.7 - Parking - **Continue to July 8, 2026**

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: June 10, 2026
RE: **Petition ZBA-26-07 | 450 S. Villa Ave. | Variation**

PETITIONER	OWNER
Lynette Ball 405 S. Villa Ave. Villa Park, IL, 60181	Lynette Ball 405 S. Villa Ave. Villa Park, IL, 60181

Request Summary

The Petitioner is seeking a Variation from Section 9.2.2- Allowed Fence Heights and Locations to permit a solid fence with a height of 6 feet in the front yard, where a 4-foot-tall open style fence would be permitted. The subject property is located on a corner lot.

Background

The petitioner is seeking a variation to replace the existing 6-foot-tall wooden fence with a 6-foot-tall vinyl privacy fence that is also 100% opaque. The variation request would permit a 6-foot-tall, solid fence in the front yard where a 4-foot tall, open style fence would be permitted by right. This house is located on a corner lot. The house faces Villa Ave., but the property line adjacent to Highland Ave. is considered the front yard because it is the smallest street facing property line. The area that the petitioner wants to fence in functions as her rear/side yard. This fence height does not conflict with any visibility requirements.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
Present Land Use: Residential
Property Size: 15,050 sq. ft. / 0.34 acres
PIN: 06-10-400-001

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
West: Residential Single-Dwelling District- RS-7.5
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

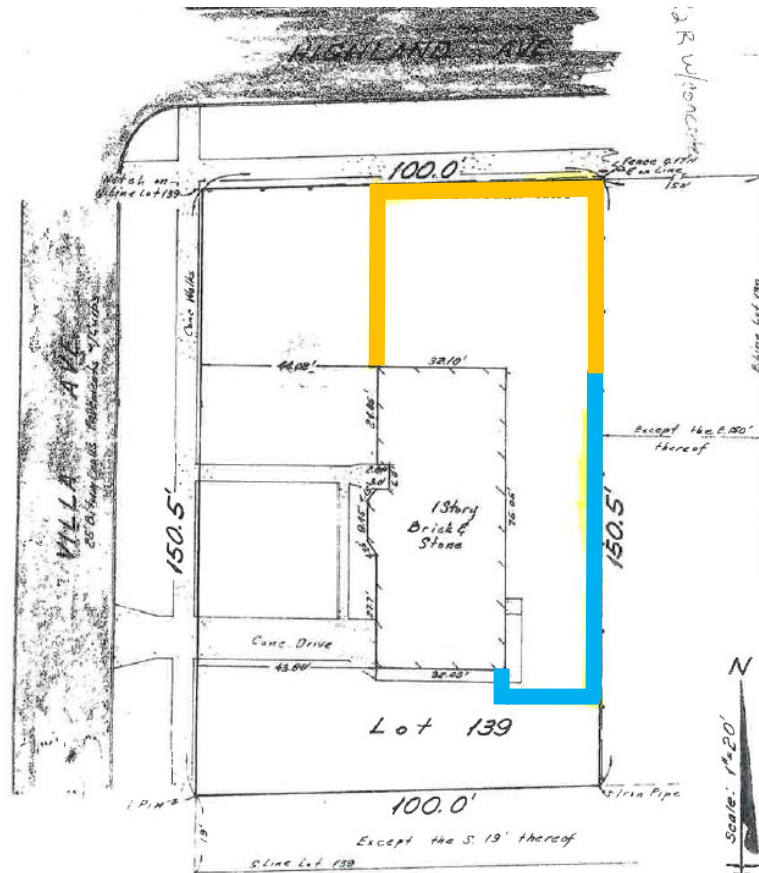
The Petitioner is seeking a Variation from Section 9.2.2 - Allowed Fence Heights and Locations to permit a solid fence with a height of 6 feet in the front yard, where a 4-foot-tall open style fence would be permitted.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions 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 is looking to replace their existing 6-foot-tall wooden fence with a 6-foot-tall vinyl privacy fence. The variation request would permit a 6-foot-tall, solid fence in the front yard where a 4-foot-tall, open style fence would be permitted by right. This variation request came about when the applicant applied for a fence permit and the need for a variation was noticed during the zoning review for permits. The subject property is a corner lot. The single-family home faces Villa Ave., but the property line adjacent to Highland Ave. is considered the front lot line as it is the smallest street facing property line. Upon visiting the site, staff observed that the area along Highland Ave. where the fence would be located has many trees and plantings and does not function as a front yard. The area that the petitioner wants to fence in functions as their rear and side yard. The proposed fence height does not conflict with any visibility requirements as it is 44 feet from the intersection of Villa Ave. and Highland Ave. and is approximately 50 feet from the driveway serving the adjoining property.



Site Plan – Proposed Fence as Permitted (CYAN)
Proposed Fence requiring height and transparency waiver (ORANGE)

Site Plan Review

The following comments summarize aspects of the proposed development plans in relation to various Zoning Ordinance requirements:

1. Building and Structure Location:
 - a. This home is located on a corner lot, facing Villa Ave. The frontage on Highland Ave is considered the front because it is the smallest street facing frontage. The area that is considered the petitioner’s front yard functions as her rear/side yard.
 - b. The fence is in compliance with all other bulk regulations.
2. Building Scale:
 - a. Section 9.2.2 permits a 4-foot-tall open style fence in the front yard. The petitioner is requesting a 6-foot-tall solid fence.
 - b. The petitioner has an existing 6-foot-tall solid fence.
3. Lot Coverage:
 - a. No new lot coverage would be added as a result of this project.
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:

Petitioner: We live on a corner lot and have a small/no backyard. This area is considered our back yard.

B. A reasonable return or use of your property is not possible under the existing regulations because:

Petitioner: No privacy, live on corner. There is a bus stop with people in our front yard all the time. Sound is loud with cars.

C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

Petitioner: We already have a 6 foot fence, just want to replace what is there. Backyard is small and the side yard is where we use it. The corner is not block frontage. There is a bus stop, so it is a busy corner with no privacy.

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:

Petitioner: No, it will not harm anyone.

Notification

Legal Notice was published in the Daily Herald on May 28, 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

Should the Board approve Case ZBA 26-07, staff recommends the following motion and conditions:

Motion to approve Case ZBA 26-07, a request for variations from Section 9.2.2 to allow a six-foot high fence within a front yard located 46.40 feet in front of the principal structure, with 0% transparency, subject to the following conditions:

- 1) The proposed fence shall be installed in accordance with the plans submitted by the applicant in the Variation Application received 3/27/2026.*
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Exhibit List

- Exhibit A – Site Plan

E HIGHLAND AV

S VILLA AV

RS - 7 . 5

405

405

409

415

N
























0 12.5 25 50 75 100

Feet

Zoning Districts

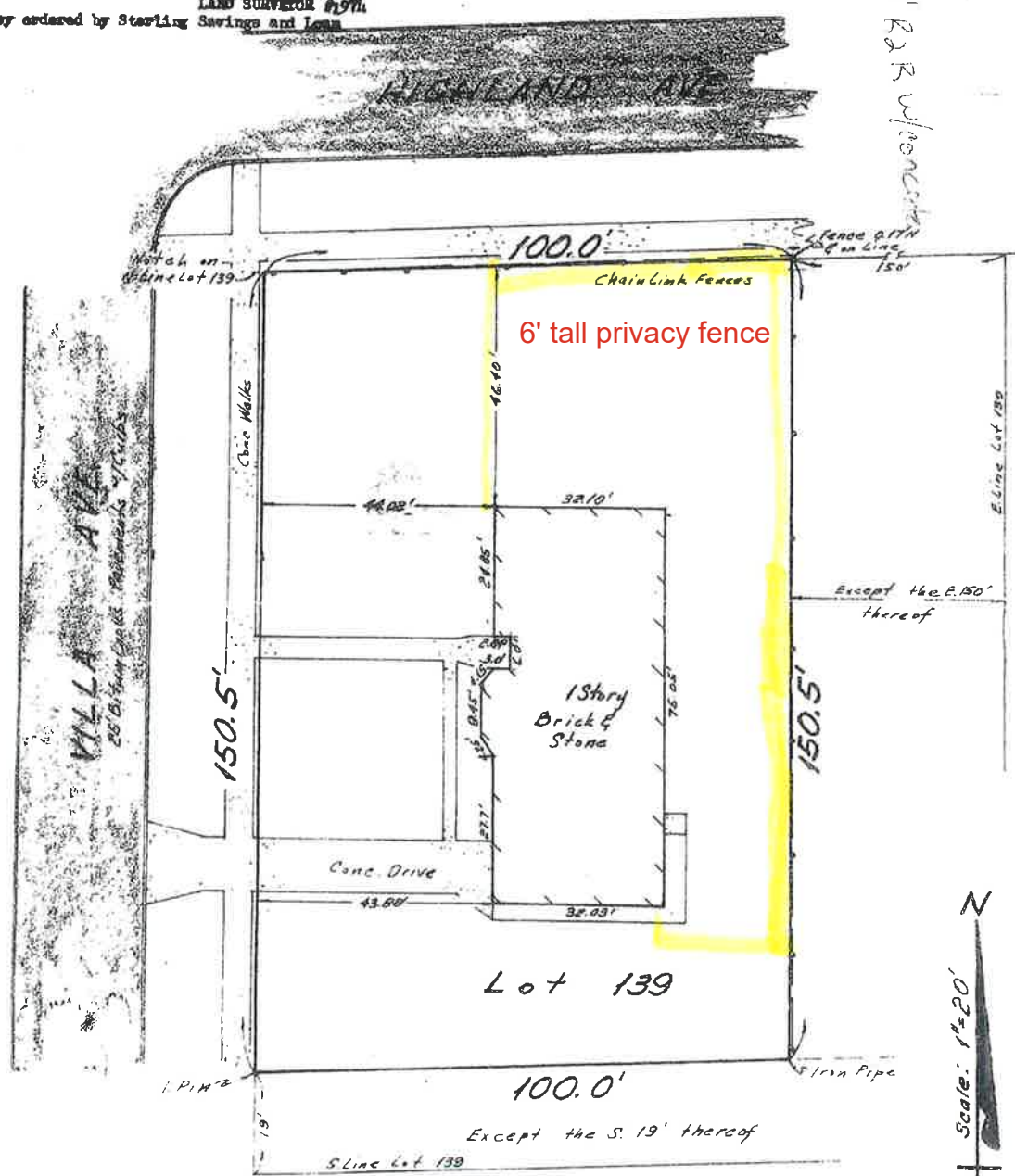
Zoning Districts

-  RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
-  RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
-  RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
-  RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
-  O-R - Office Research District
-  C-1 - Convenience Business District
-  C-2 - Neighborhood Business District
-  C-3 - Service Business District
-  MX-1 - Mixed-Use TOD District
-  MX-2 - Mixed-Use Main Street District
-  MX-3 - Mixed-Use Corridor District
-  MX-T - Mixed Transitional (Office-Residential) District
-  MX-R1 - Mixed Residential District 1
-  MX-R2 - Mixed Residential District 2
-  M-1 - Light Industrial District
-  M-2 - General Industrial District
-  PI-1 - Neighborhood-scale Institutional and Public District
-  PI-2 - Campus-scale Institutional and Public District
-  P.U.D.-R - Planned Unit Development Residential
-  P.U.D.-C - Planned Unit Development Commercial
-  P.U.D.-I - Planned Unit Development Industrial

201 ONE SEVEN TWENTY EIGHT (19) ... AND BEING THE STATE ... PART OF SECTION ... (11), EAST OF THE THIRD ... BOWEN 10, 1908 AS MODIFIED 1911, IN THE ... COURT, ILLINOIS.

STATE OF ILLINOIS }
 COUNTY OF DU PAGE } S.S.
 THIS IS TO CERTIFY THAT THE ATTACHED HAS BEEN
 RESURVEYED AND THE IMPROVEMENTS ARE AS HEREBY SHOWN
 Nov. 6, 1979 BY Richard C. Field
 ILLINOIS REGISTERED
 LAND SURVEYOR #1974
 Resurvey ordered by Sterling Savings and Loan

38' x 5' RR w/iron pipe



RICHARD C. FIELD
 REGISTERED LAND SURVEYOR
 15W 729 LEXINGTON STREET
 ELMHURST, ILLINOIS 60126
 PHONE 279-2245

ADDRESS: Lot 139, Villa Ave, Elmhurst
 SURVEYED FOR: Sterling Savings and Loan

Refer to Deed, Title Policy, and Local Ordinances for Building Restrictions.



STATE OF ILLINOIS } S.S.
 COUNTY OF DU PAGE }

I, RICHARD C. FIELD, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 62° F.

June 3, 1974
 DATE BY Richard C. Field
 ILLINOIS REGISTERED
 LAND SURVEYOR #1974



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: June 10, 2026
RE: **Petition ZBA-26-08 | 19 W. Jackson St. | Variation**

PETITIONER	OWNER
Rob and Aurora Scahill 19 W. Jackson St. Villa Park, IL, 60181	Rob and Aurora Scahill 19 W. Jackson St. Villa Park, IL, 60181

Request Summary

The Petitioner is seeking a Variation from Section 6.10.2 - Residential Accessory Structures, Table 6-2 Accessory Structure Regulations, to permit a pergola with a maximum size of 250 square feet where 200 square feet is permitted by right.

Background

This case came about as the result of a Work Without a Permit Violation issued March 5, 2026. The petitioner applied for a building permit on March 14, 2026. It was noted during permit review that the pergola exceeds the maximum of 200 sq. ft. permitted. The petitioner would like to keep the full size of the pergola, because it currently covers the entire rear of the residence, including two sliding doors. The pergola is 13 feet by 19 feet for a total area of 247 square feet. The pergola is approximately 8.0 feet tall, which is in compliance with bulk regulations. The pergola complies with setback requirements.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
Present Land Use: Residential
Property Size: 7,250 sq. ft. / 0.16 acres
PIN: 06-16-215-006

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
West: Residential Single-Dwelling District- RS-7.5
East: Residential Single-Dwelling District- RS-7.5
South: Residential Single-Dwelling District- RS-7.5

Surrounding Land Use

Residential
Residential
Residential
Park

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, Table 6-2 Accessory Structure Regulations, to permit a pergola with a maximum size of 250 square feet where 200 square feet is permitted by right.

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions 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 is seeking to install a pergola across the rear of the residence on top of an existing patio. The petitioner received a violation notice for work without a permit on March 5, 2026. The petitioner came to apply for a permit a week later. The pergola is 13 feet by 19 feet for a total area of 247 square feet. The reason for this size is to cover the entire rear of the house on top of an existing patio and provide a covered entrance and exit from two sliding patio doors on the rear of the house. Section 6.10.2 - Residential Accessory structures permits a pergola with a maximum area of 200 square feet. No variations to height or setbacks are needed as part of this application.

Site Plan Review

The following comments summarize aspects of the proposed development plans in relation to various Zoning Ordinance requirements:

1. Building and Structure Location:
 - a. The pergola has a length of 19 feet and a depth of 13 feet. The pergola has a total area of 247 sq. ft. and exceeds the maximum area permitted by 47 sq. ft.
 - b. The pergola is in compliance with all other bulk regulations.
2. Building scale:
 - a. Section 6.10.2 - Residential Accessory structures permits a pergola with a maximum area of 200 sq. ft. The petitioner is requesting a 247-square-foot pergola.
3. Lot Coverage:
 - a. No new lot coverage would be added as a result of this project. The pergola is placed on an existing patio.
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 Section 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:

Petitioner: *The practical difficulty is created by the layout of the home, which includes two rear sliding doors that require continuous covered access across the full width of the patio. A pergola limited to 200 square feet would not adequately span both door openings, resulting in incomplete coverage and limiting safe and functional use of the space. The requested size of 13 feet by 19 feet represents the minimum necessary to provide consistent coverage across both entry points and allow the structure to function as intended.*

- B. A reasonable return or use of your property is not possible under the existing regulations because:**
Petitioner: *Under the current 200 square foot limitation, the pergola cannot reasonably fulfill its intended purpose of providing continuous covered access across both rear sliding doors. A smaller structure would only partially cover the patio, reducing usability and creating an impractical layout. The requested variation allows for a functional outdoor space consistent with normal residential use, including family use, shade, and safe entry and exit from the home.*
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**
Petitioner: *The unique condition of this property is the configuration of the rear elevation of the home, which includes two separate sliding door access points that require a wider structure to provide adequate coverage. This condition is specific to the layout of the home and is not a general condition applicable to all properties in the area. The pergola must span a greater width than a standard single-entry layout, making the 200 square foot limitation insufficient in this case.*
- 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:**
Petitioner: *The requested variation will not alter the essential character of the neighborhood or negatively impact surrounding properties. The pergola is an open-air structure with an adjustable slatted roof and does not create enclosed space or increase density. It is approximately 7 feet in height and is located with appropriate setbacks, including approximately 7 feet from one side property line, over 20 feet from the opposite side, and more than 15 feet from the rear property line. The structure does not obstruct views, light, or air to adjacent properties and does not create any additional traffic, noise, or safety concerns. Similar outdoor structures, including decks, exist on neighboring properties, and the pergola is consistent with the residential character of the area. The design complements the home's exterior and contributes positively to the overall appearance and value of the property.*

Notification

Legal Notice was published in the Daily Herald on May 28, 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

Should the Board approve Case ZBA 26-08, staff recommends the following motion and conditions:

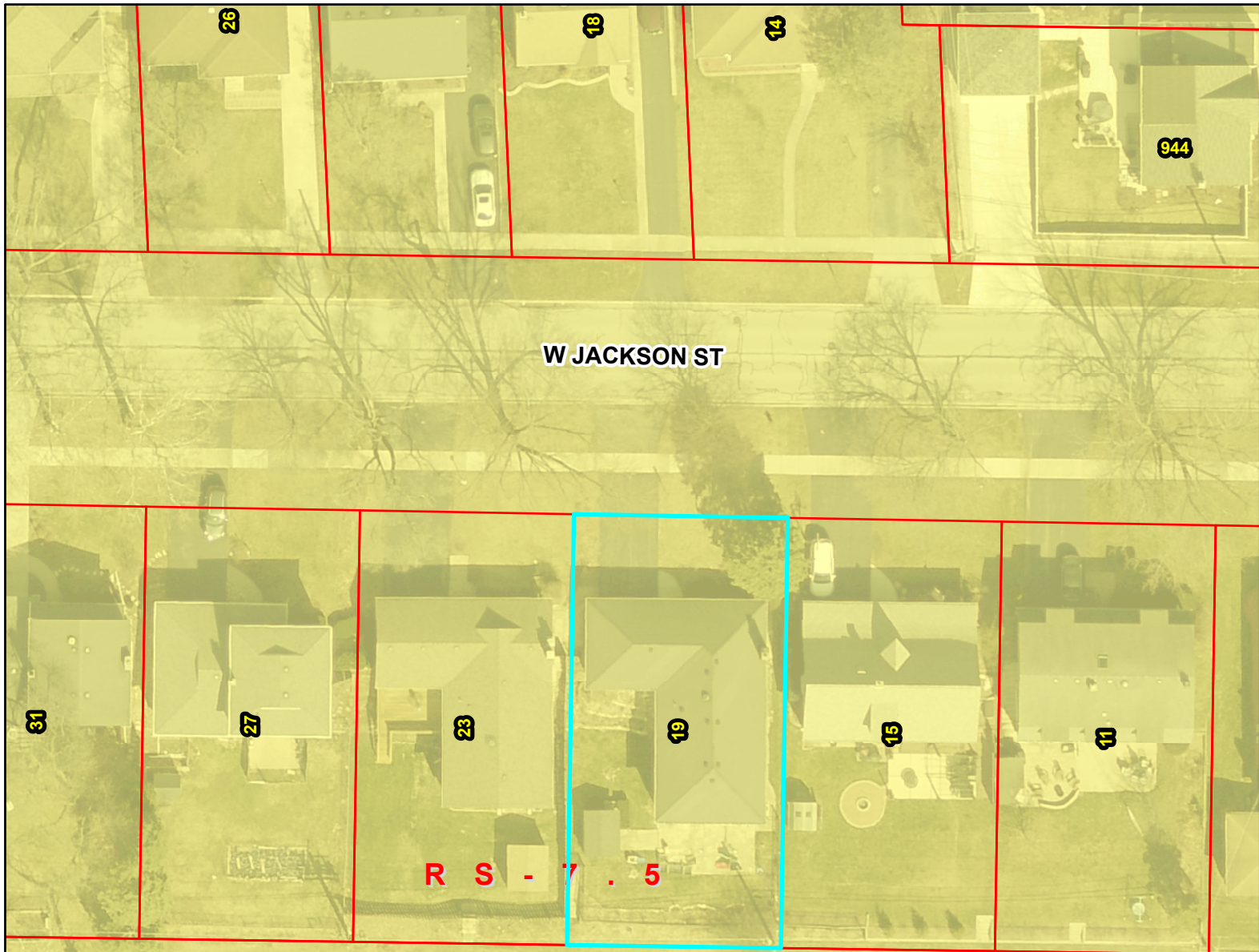
Motion to approve Case ZBA 26-08, a request for variations from Section 6.10.2- Residential Accessory Structures, Table 6-2 Accessory Structure Regulations to permit a pergola with a maximum size of 250 square feet, subject to the following conditions:

- 1) The proposed pergola shall be installed in accordance with the plans submitted by the applicant in the Variation Application received 3/31/2026.*
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Exhibit List

- Exhibit A – Plat of Survey
- Exhibit B – Site Plan

- Exhibit C – Pergola Manufacture Specifications

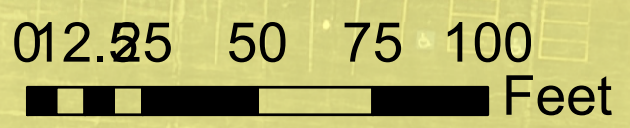


Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

1000





KABAL SURVEYING COMPANY

Land Surveying Services

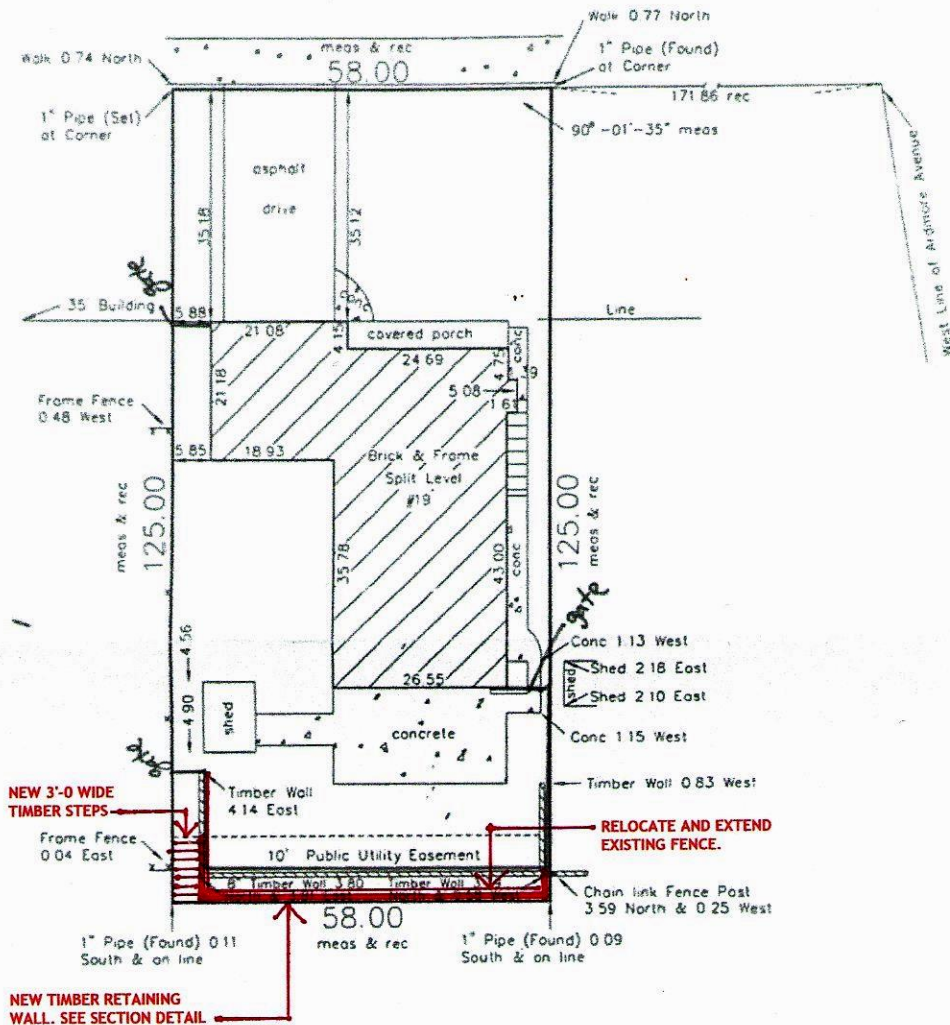
Plat of Survey

Lot 4 in Block 1 in Willowcrest, a Subdivision of Lot 8 in the Subdivision of Section 16, Township 39 North, Range 11, East of the Third Principal Meridian, as made by the Trustees of Schools of said Township, according to the Plat of said Willowcrest, recorded January 20, 1956 as Document 787063, in DuPage County, Illinois

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

Address 19 West Jackson Street, Villa Park

West Jackson Street
(66' ROW)



LEGEND

ROW = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 7,250 square feet

"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately

Surveyed September 27 20 17
Building Located September 27 20 17

Scale	1 inch =	<u>20</u>	ft
Order No		<u>171045</u>	
Ordered By		<u>James Reichardt, Attorney</u>	

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } **

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit

Stephen J. Bales
Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2018

ORIGINAL SEAL IN RED



(assumed)

KABAL SURVEYING COMPANY

Land Surveying Services

Plat of Survey

Lot 4 in Block 1 in Willowcrest, a Subdivision of Lot 8 in the Subdivision of Section 16, Township 39 North, Range 11, East of the Third Principal Meridian, as made by the Trustees of Schools of said Township, according to the Plat of said Willowcrest, recorded January 20, 1956 as Document 787063, in DuPage County, Illinois.

2411 Hawthorne Avenue
Westchester, Illinois 60154
(708) 562-2652
Fax (708) 562-7314
email: kabal-surveying@comcast.net
website: KabalSurveyingCompany.com
Registration No. 184-003061

RECEIVED

OCT 25 2017

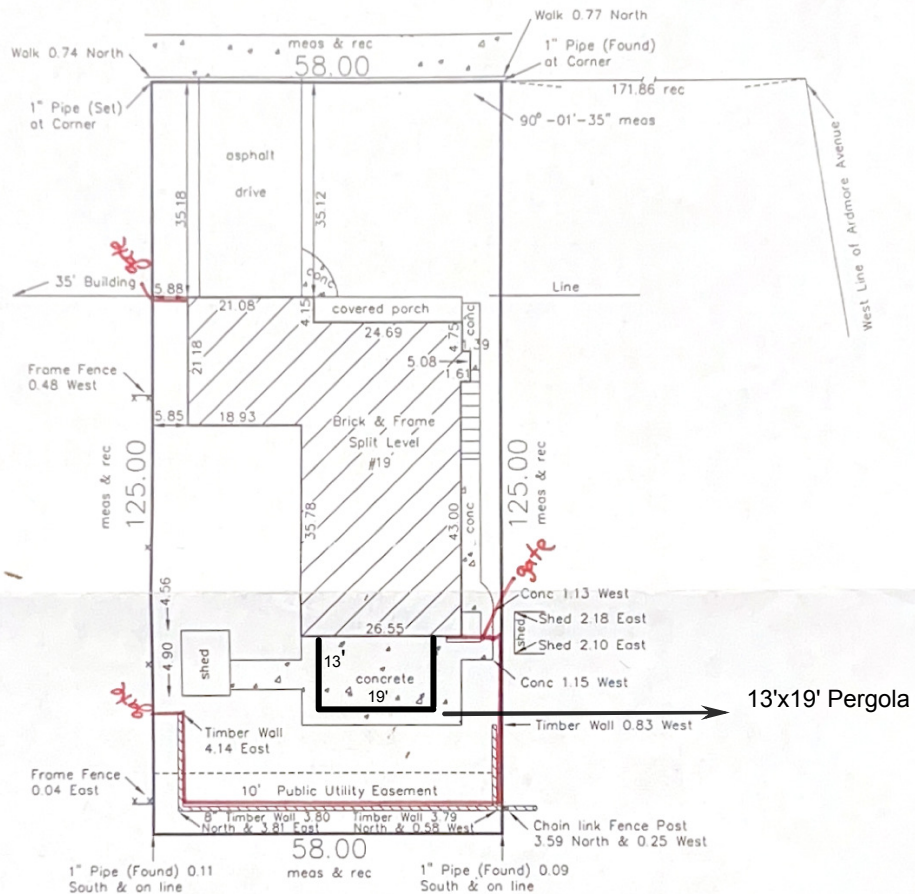
Village of Villa Park
Dept. of Public Works

Address: 19 West Jackson Street, Villa Park

West Jackson Street
(66' R.O.W.)

OWNER / CONTRACTOR COPY

APPROVED FOR PERMIT
ZONING
BUILDING
PLUMBING
VILLAGE OF VILLA PARK



LEGEND

R.O.W. = right-of-way, E = East
rec = record, N = North, W = West
meas = measured, S = South
pch = porch, rad = radius
prc = point of reverse curve
conc = concrete, pc = point of curve

Area of property is approximately 7,250 square feet

"X" in box indicates that hereon drawn plat was ordered as a non-monumented survey

Please check Legal Description with Deed and report any discrepancy immediately.

Surveyed September 27 20 17
Building Located September 27 20 17

Scale: 1 inch =	<u>20</u>	ft.
Order No	<u>171045</u>	
Ordered By	<u>James Reichardt, Attorney</u>	

This professional service conforms to the current Illinois minimum standards for a boundary survey

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, STEPHEN J. BALEK, an Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and the plat hereon drawn is a correct representation of said survey.

Dimensions are in feet and decimal parts thereof and are corrected to a temperature of 62 degrees Fahrenheit

Stephen J. Balek
Illinois Professional Land Surveyor No. 035-001712
My license expires on November 30, 2018



ORIGINAL SEAL IN RED

PERGOLUX

PERGOLA S2 4x6m Wall mounted





INSTALLATION INSTRUCTIONS:

Ensure all parts are present and undamaged before starting the assembly.

Secure to a solid foundation with the correct fasteners for your foundation.

(If applicable) Install motors and wiring as shown. Ensure the electric parts are off during installation.

Use the correct lifting and installation equipment.

SAFETY WARNINGS:

Keep children and pets away during installation.

Do not operate the structure if parts are loose or improperly installed.

Ensure the structure is securely anchored to prevent accidents.

Do not stick fingers or anything between the louvre.

MAINTENANCE:

Regularly clean the aluminum structure to maintain its appearance and prevent the accumulation of dirt.

Also, make sure to clean the gutters regularly. Inspect moving parts for wear and lubricate as necessary.

Check anchor points periodically to ensure stability.



INSTALLATIONSANLEITUNG:

Stellen Sie sicher, dass alle Teile vorhanden und unbeschädigt sind, bevor Sie mit der Montage beginnen.

Befestigen Sie sie mit den richtigen Befestigungselementen für Ihr Fundament auf einem soliden Fundament.

(Falls zutreffend) Installieren Sie Motoren und Verkabelung wie gezeigt. Stellen Sie sicher, dass die elektrischen Teile während der Installation ausgeschaltet sind.

Verwenden Sie die richtige Hebe- und Installationsausrüstung.

SICHERHEITSHINWEISE:

Halten Sie Kinder und Haustiere während der Installation fern.

Betreiben Sie die Struktur nicht, wenn Teile lose oder nicht richtig installiert sind.

Stellen Sie sicher, dass die Struktur sicher verankert ist, um Unfälle zu vermeiden.

Stecken Sie keine Finger oder andere Gegenstände zwischen die Lamellen.

WARTUNG:

Reinigen Sie die Aluminiumstruktur regelmäßig, um ihr Aussehen zu erhalten und die Ansammlung von Schmutz zu verhindern.

Reinigen Sie auch die Dachrinnen regelmäßig. Überprüfen Sie bewegliche Teile auf Verschleiß und schmieren Sie sie bei Bedarf.

Überprüfen Sie die Ankerpunkte regelmäßig, um die Stabilität sicherzustellen.



**Pergolux International GmbH, 9 Goethestraße,
36043 Fulda,
Germany
25**

DOP-PER-FSWM-S2S3

EN 13561:2015

Pergolux Pergola S2/S3

**External use in buildings and other
construction works**

Resistance to wind loads: Class 6 (EN 13561)

PERGOLUX

Congratulations and thank you for choosing a PERGOLUX Product!

To enjoy this product for a long time as well as for your own and others' safety, please follow the installation instructions. Before you start assembling and using the pergola, ensure that all the parts listed in the manual are delivered and intact. If you need help with the installation, you can contact us by chat, phone, e-mail or at our website.

We wish you good luck with the assembling process!

Contact:



Germany



United States



Sweden



Australia



Switzerland



Netherlands



Chile
contacto@pergolux.cl



United Kingdom



Denmark



Norway



France



Italy



Austria



Brazil
contato@pergolux.com.br

PERGOLUX

Having some issues or submit a claim?

If you are faced to an issue with your PERGOLUX products and needs to submit a claim please read this article:



[Complaints and Technical Issues](#)



[Reklamation einreichen. Schritt für Schritt Anleitung](#)

Submit the claim here:



[Submit a request](#)



[Anfrage einreichen](#)



[Een aanvraag indienen](#)



[Enviar una solicitud](#)



[Envoyer une demande](#)



[Send oss en henvendelse](#)



[Skicka oss en förfrågan](#)



[Send os en forespørgsel](#)

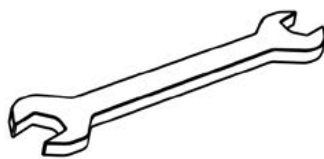
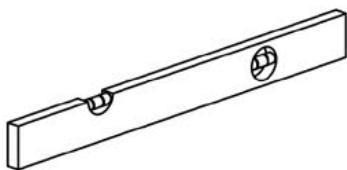
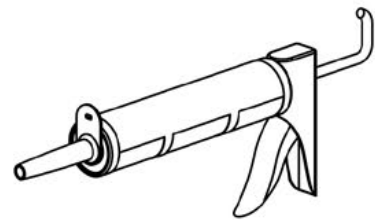
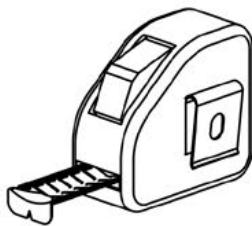
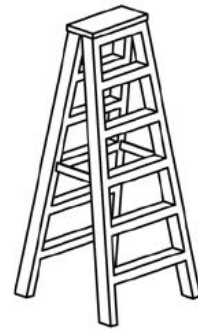
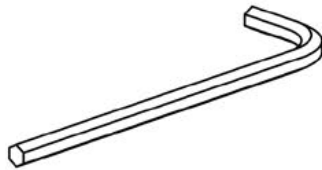
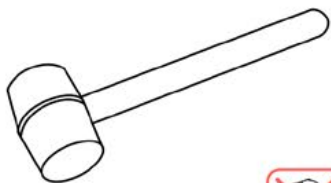


Silicone is recommended for extra waterproofing, preferably buy a glossy silicone

You need to buy your needed screws to attach the pergola to the wall

You need to buy your needed screws to attach the pergola to the ground

PERGOLUX



PERGOLUX

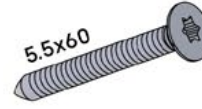
PERGOLA S2 4x6m Wall mounted



PN-200000752

B124
B136
B148

1x



PN-200000560

C100
C101
C102

B
C

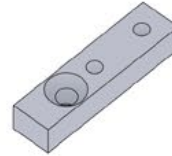
16x



PN-200000692

B126
B138
B150

2x



PN-200000667

B124
B136
B148

J

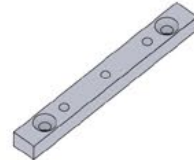
4x



PN-200000734

B124
B136
B148

1x



PN-200000737

B124
B136
B148

C

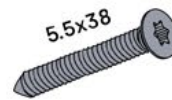
1x



PN-200000733

L123
L135
L147

1x

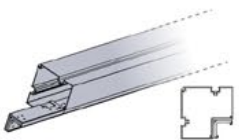


PN-200000668

B124
B136
B148

J

6x



PN-200000559

C103
C105
C107

2x



PN-200000510

B124
B136
B148

Z

7x



PN-200000738

C104
C106
C108

1x



PN-200000669

B124
B136
B148

Z

7x



PN-200000535

C100
C101
C102

2x

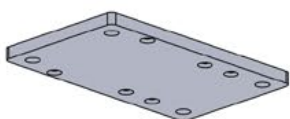


PN-200000655

B124
B136
B148

Z

7x



PN-200000739

C104
C106
C108

1x



PN-200000565

B124
B136
B148

X

2x

PERGOLUX

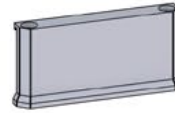
PERGOLA S2 4x6m Wall mounted



PN-200000568



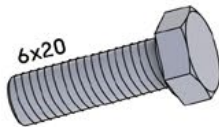
32x



PN-200000740



1x



PN-200000658



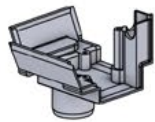
8x



PN-200000958



2x



PN-200000653



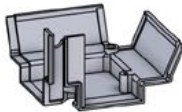
2x



PN-200000731



2x



PN-200000648



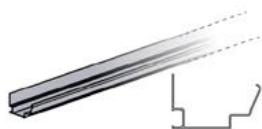
2x



PN-200000732



2x



PN-200000743



2x



PN-200000415



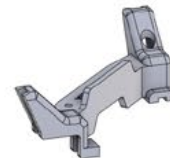
8x



PN-200000695



2x



PN-200000650



4x



PN-200000746



3x



PN-200000660



8x



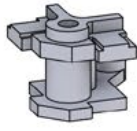
PN-200000662



2x

PERGOLUX

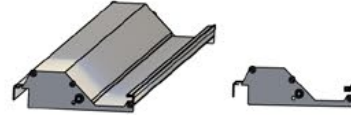
PERGOLA S2 4x6m Wall mounted



PN-200000647



2x



PN-200000699



1x



PN-200000649



2x



PN-200000677



38x



PN-200000652



2x



PN-200000529



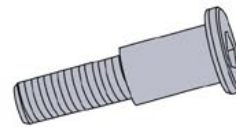
38x



PN-200000663



4x



PN-200000532



38x



PN-200000693



2x

Pre-assembled part



PN-200000666



38x



PN-200000744



1x



PN-200000742



1x



PN-200000573



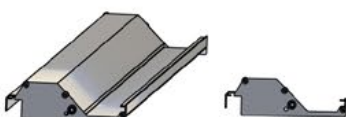
3x



PN-200000546



4x



PN-200000698



37x



PN-200000518



4x

PERGOLUX

PERGOLA S2 4x6m Wall mounted



PN-20000840



K

12x



PN-20000745

3x

Pre-assembled part



PN-20000538

4x

Pre-assembled part



PN-20000512

103x

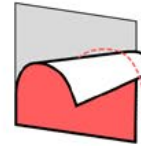
Pre-assembled part



PN-20000608

2x

Pre-assembled part



PN-200001861



TAPE

8x



PN-20000878

2x

Pre-assembled part



PP02



TO-OLS

1x

PERGOLUX

PERGOLA S2 4x6m Wall mounted

MOTOR MECHANISM ACCESSORY BOX



PN-200001334



1x



PN-200001563



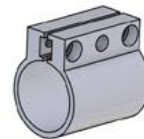
1x



PN-200000969



1x



PN-200001623



1x



PN-200001625



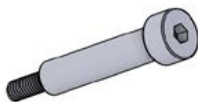
2x



PP06



1x



PN-200001624



1x

** Only if ordered the electric motor kit



PP07



1x



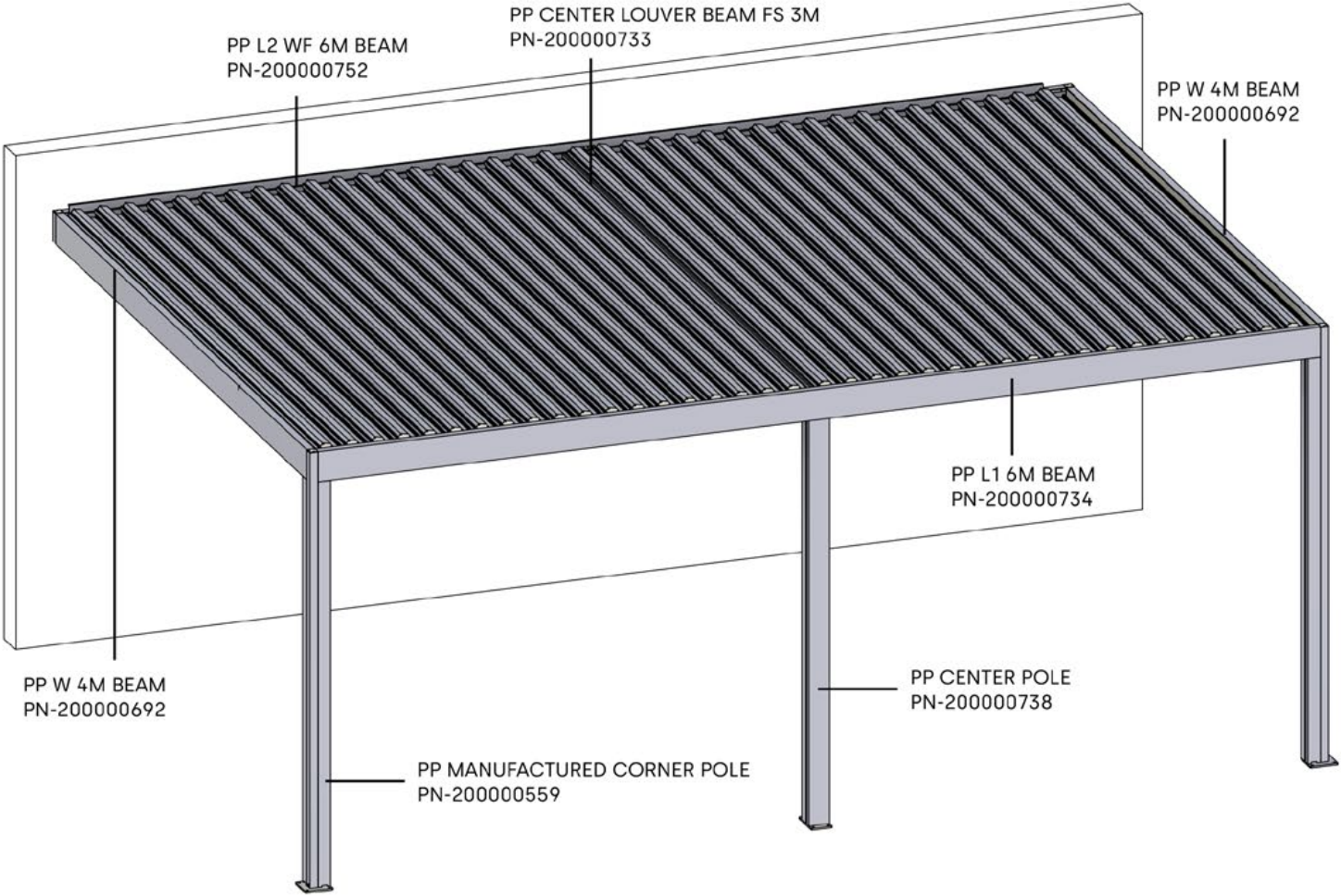
PP08

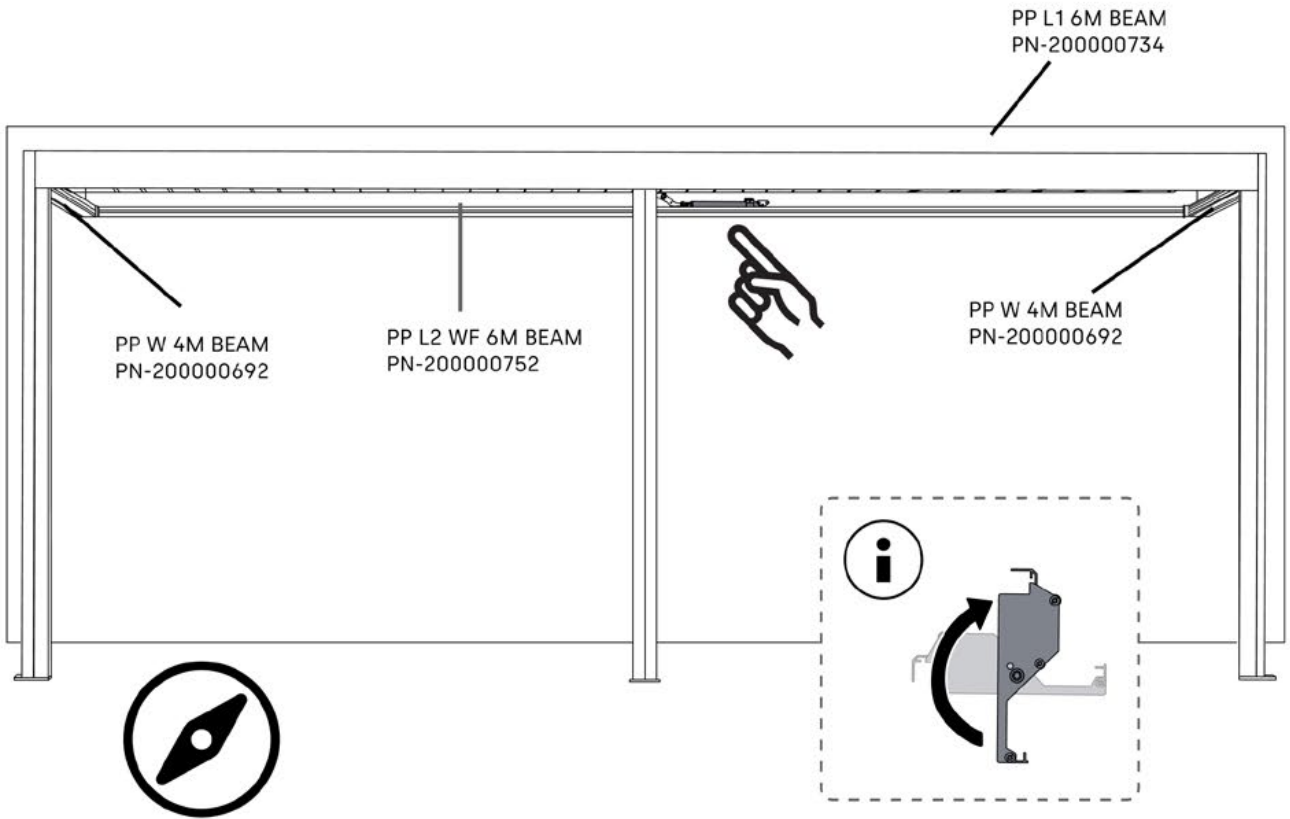



1x

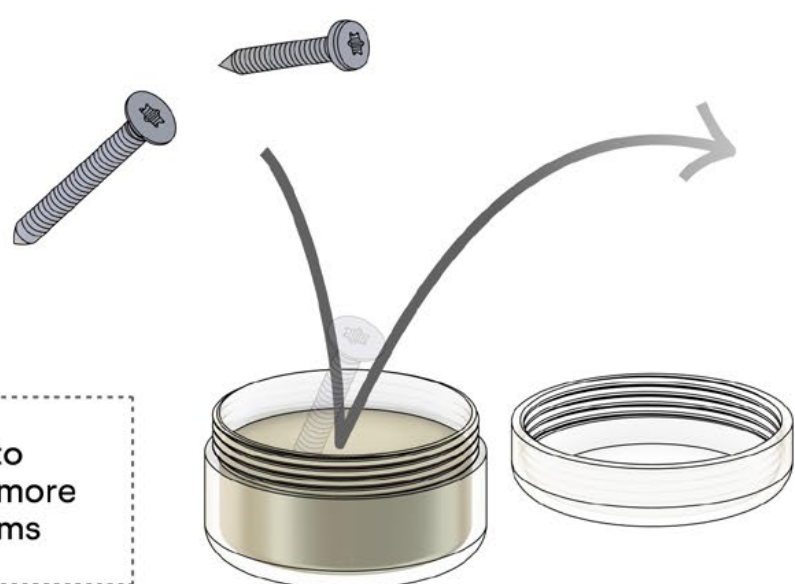
PERGOLUX

PERGOLA S2 4x6m Wall mounted





 Use this lubricant to fasten the screws more easily into the beams



1

Are you going to install LED-Lights, screens or glass walls?

It is recommended to remove these Led strip covers and clips now before installing the pergola.

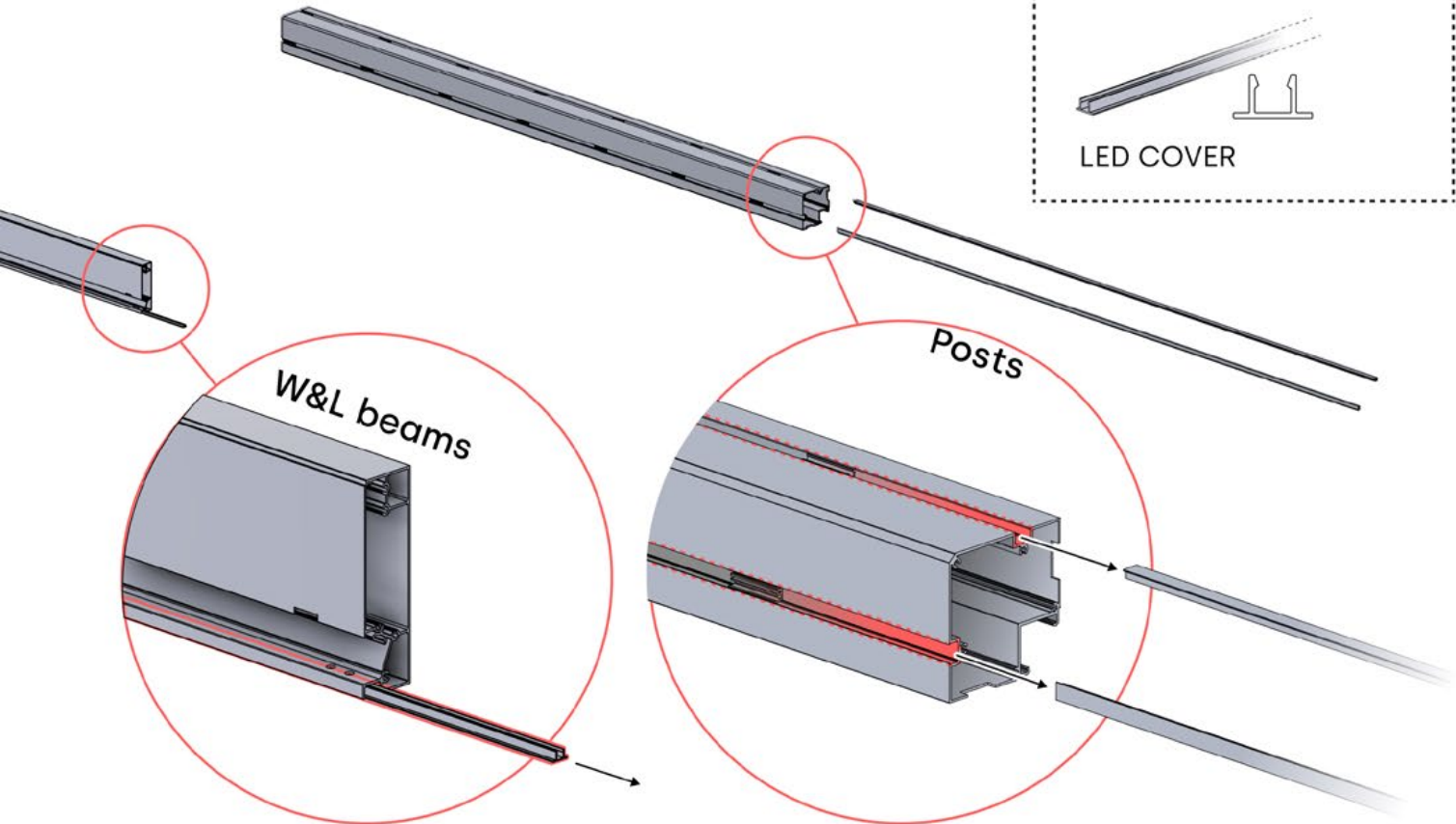
Cover and clips



PN-200000512
LED STRIP COVER CLIP



LED COVER



Gutter beams

If you are using **LED-lights**, then remove strips and clips from **gutter**.



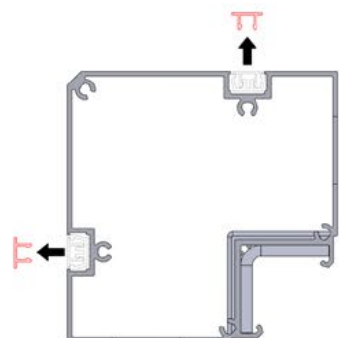
W&L beams

If you are using **glass walls or screens**, then remove strips and clips from **beams**.

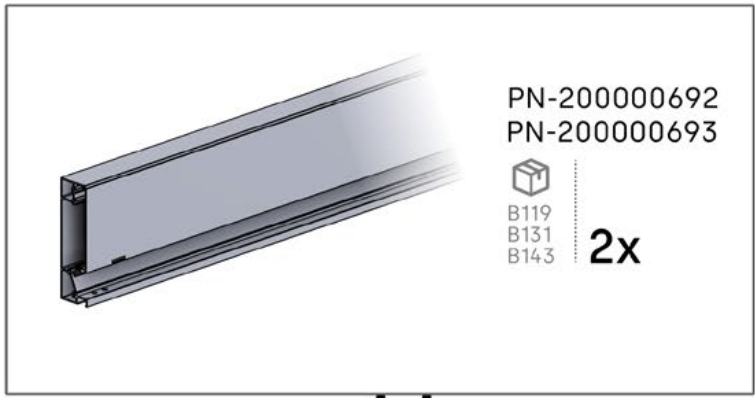


Posts

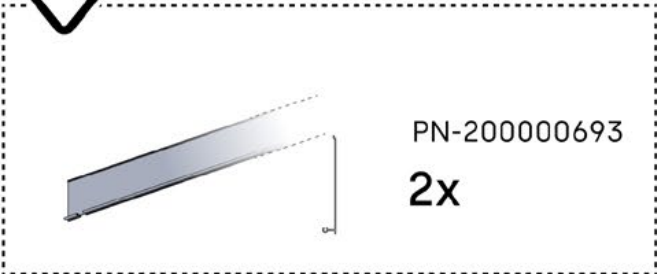
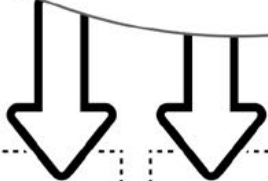
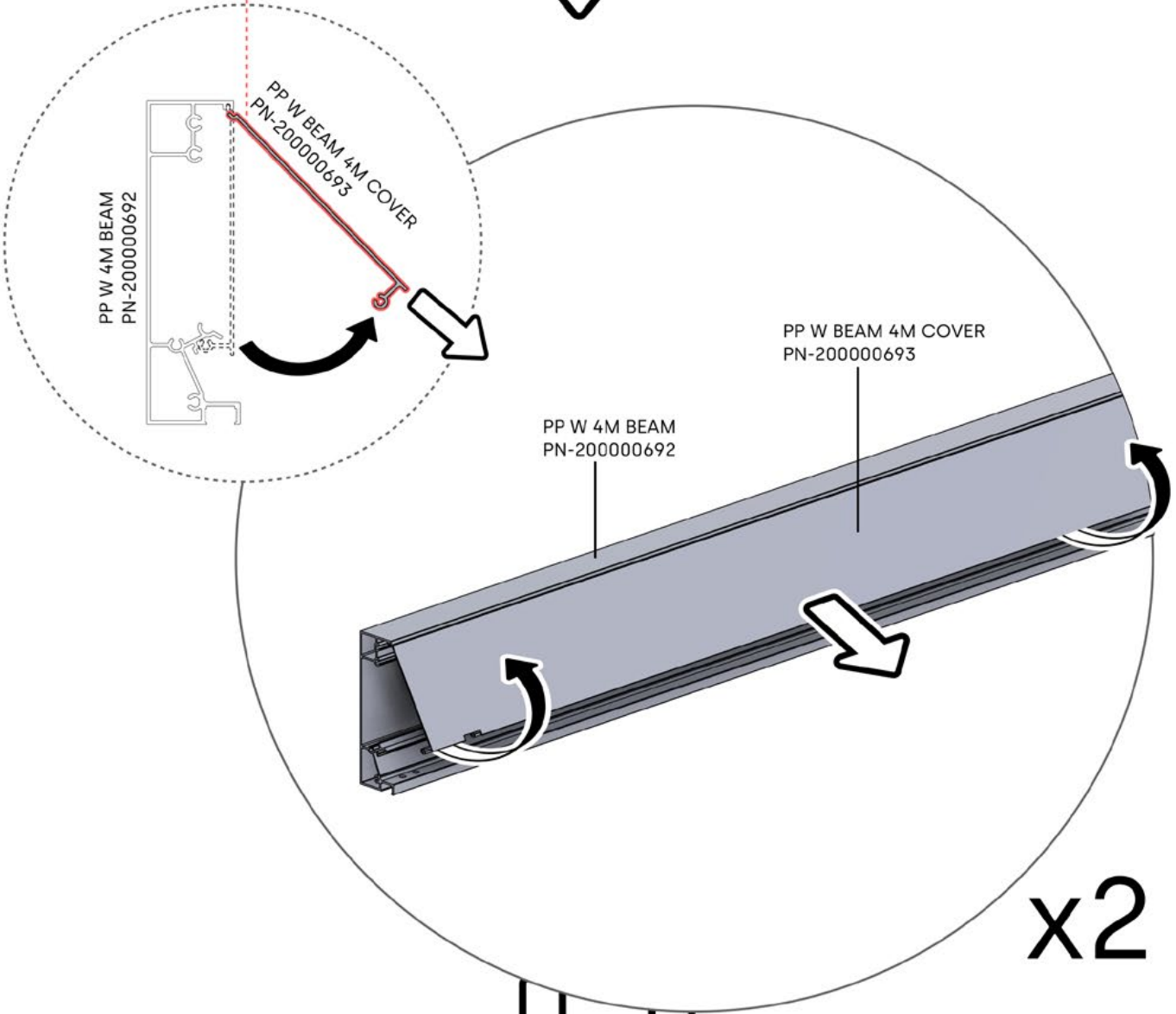
If you are using **glass walls**, then remove strip cover from **posts**.



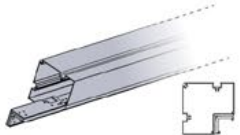





2

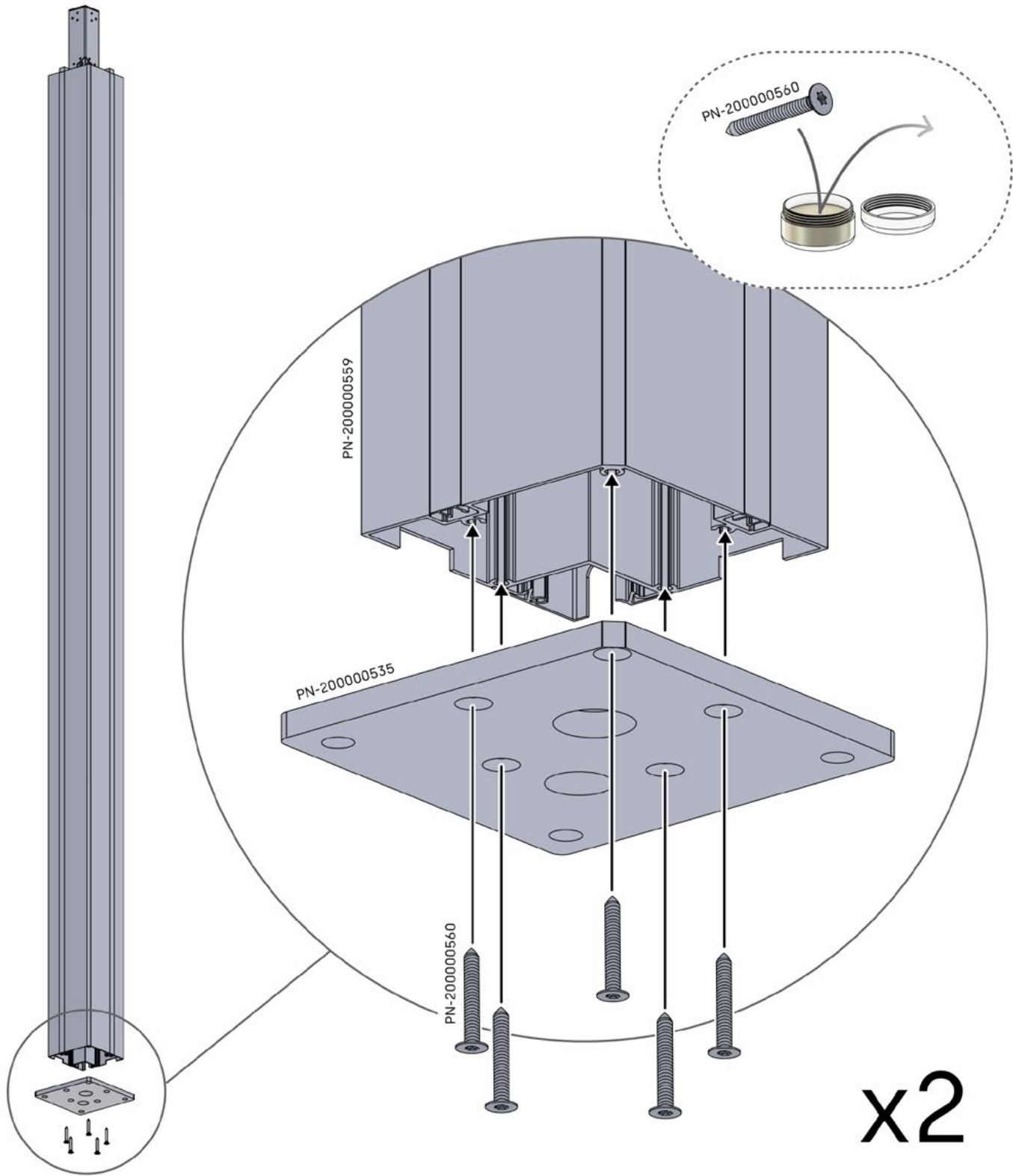


You need to take the beam cover off to reach the control box.

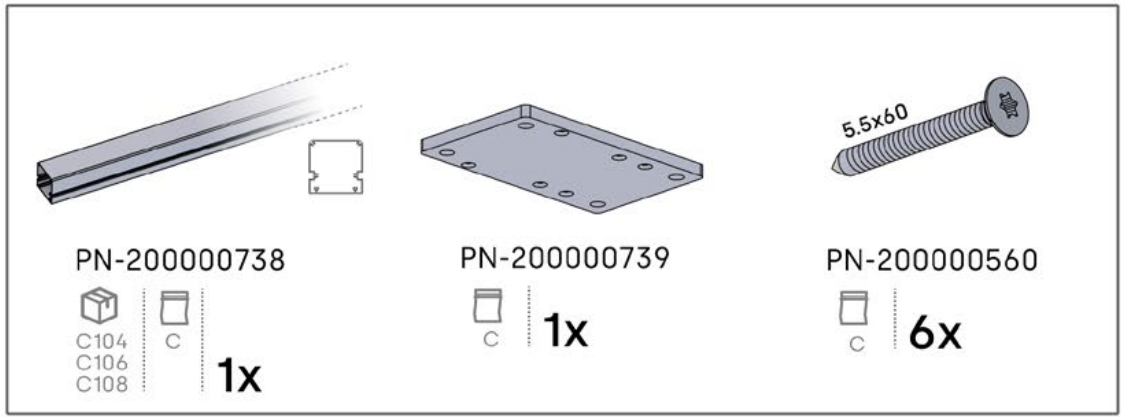


3

		
PN-200000559	PN-200000535	PN-200000560
 C103 C105 C107	 C103 C105 C107	 B
2x	2x	10x



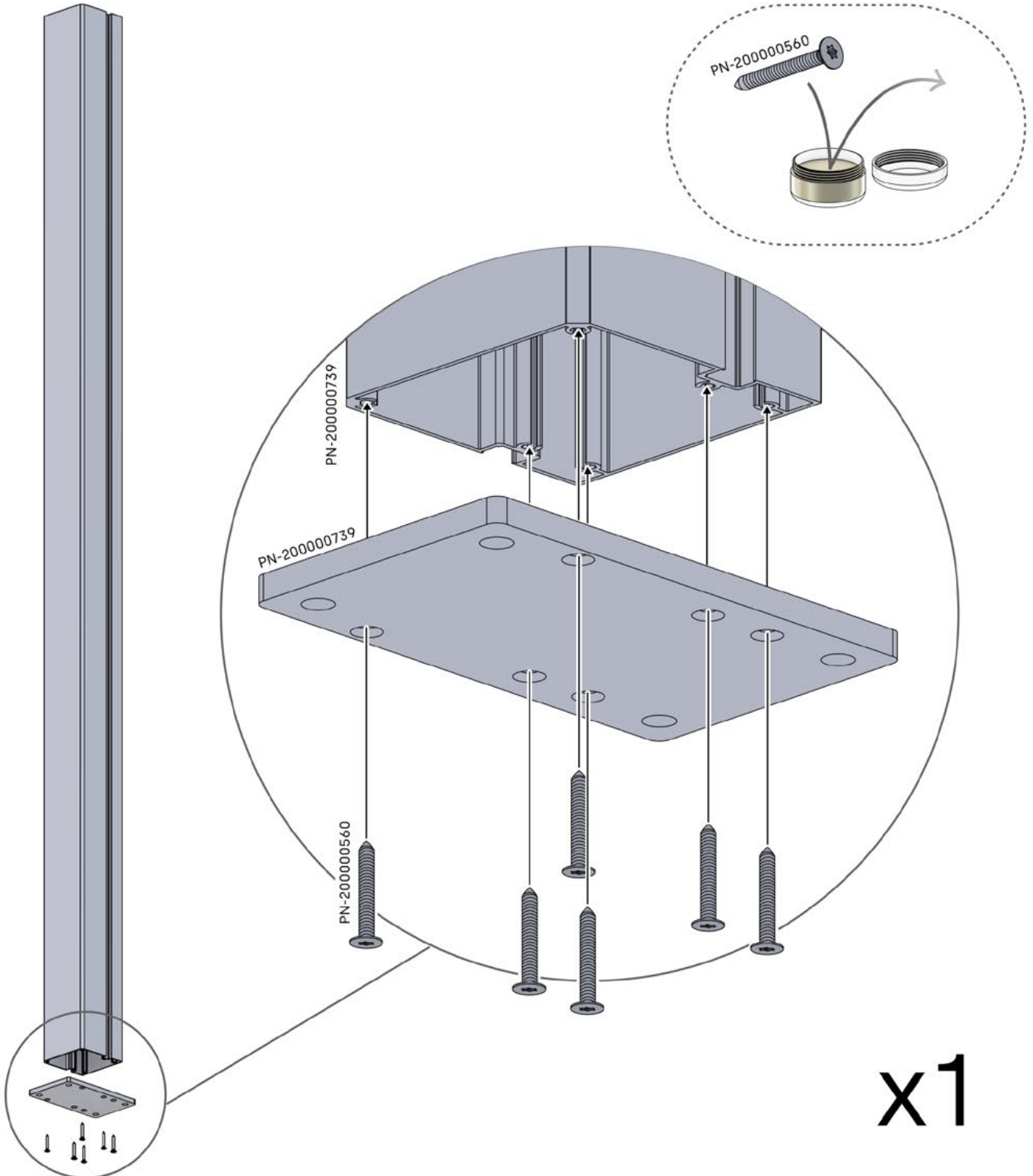
4



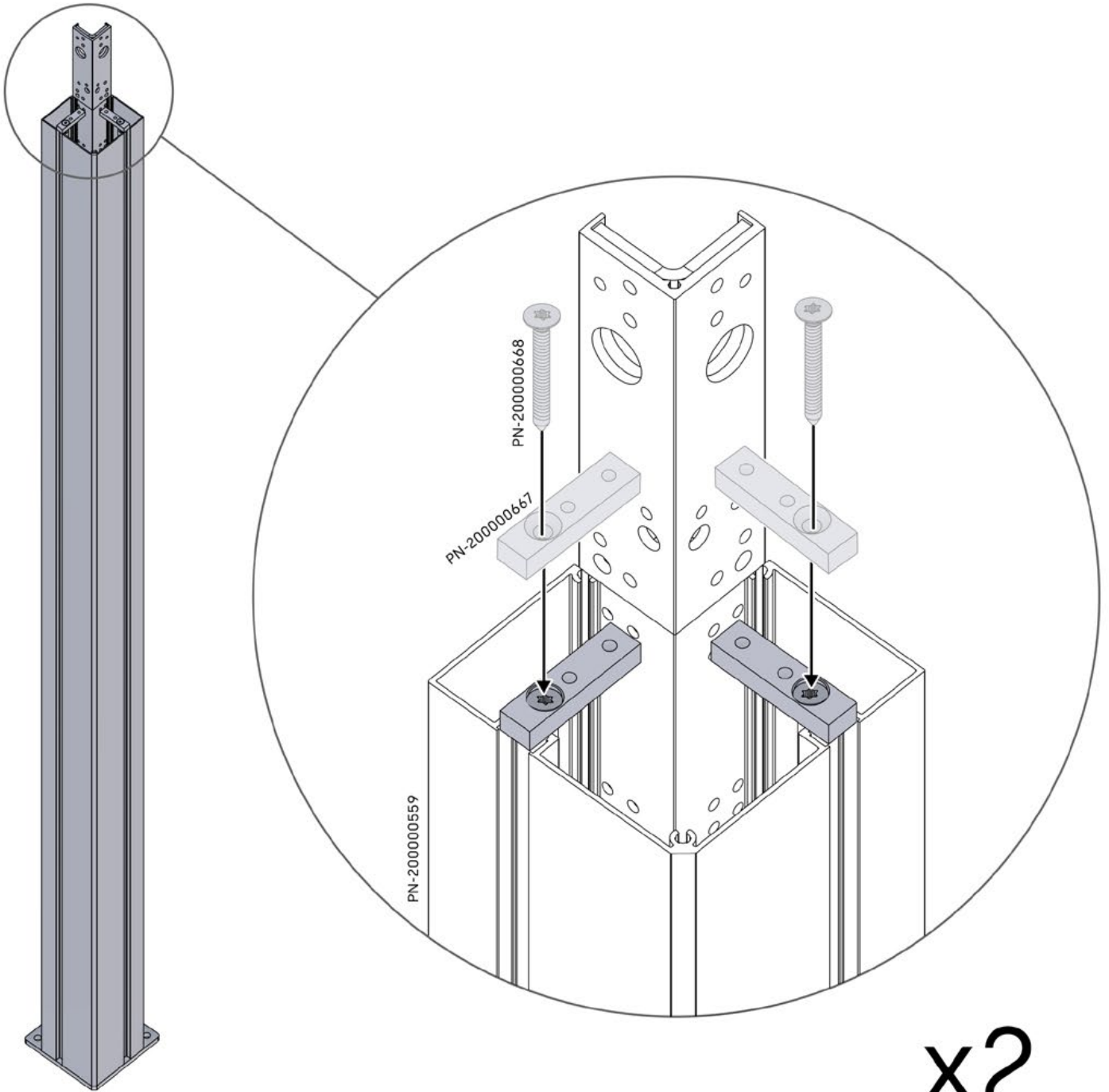
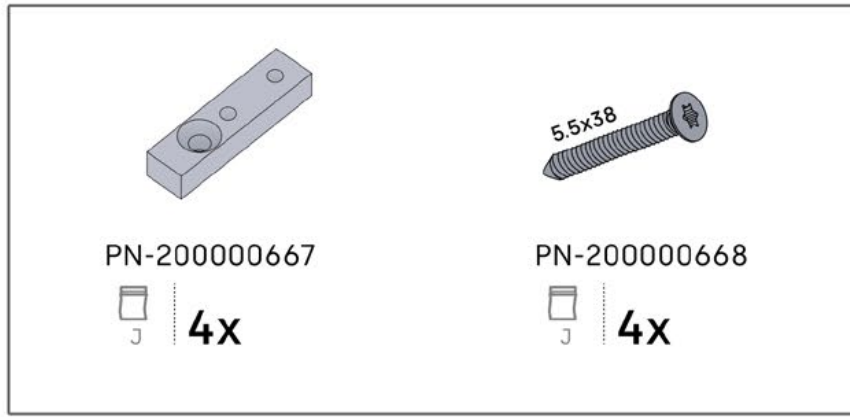
PN-200000738
C104
C106
C108
1x

PN-200000739
C
1x

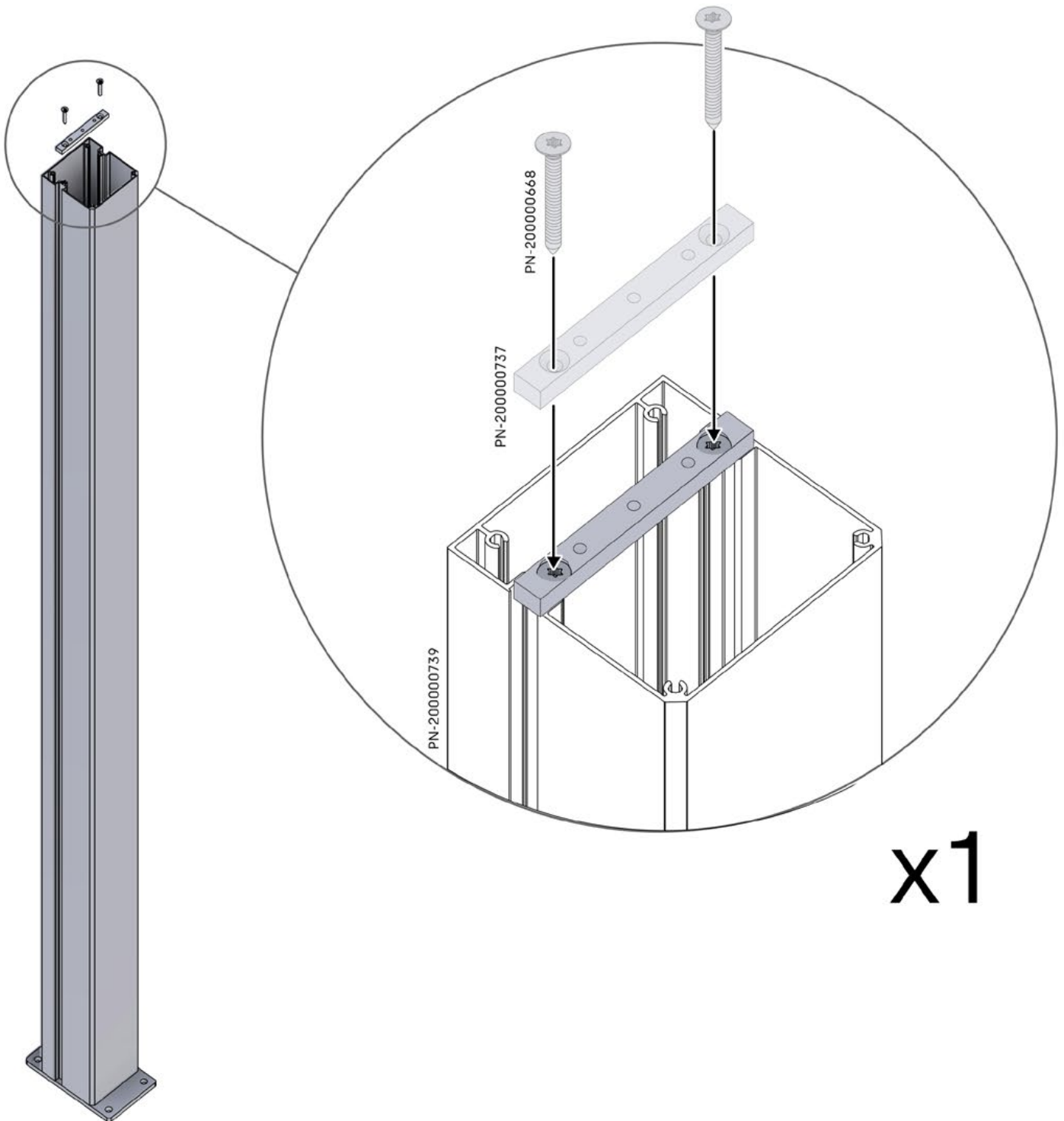
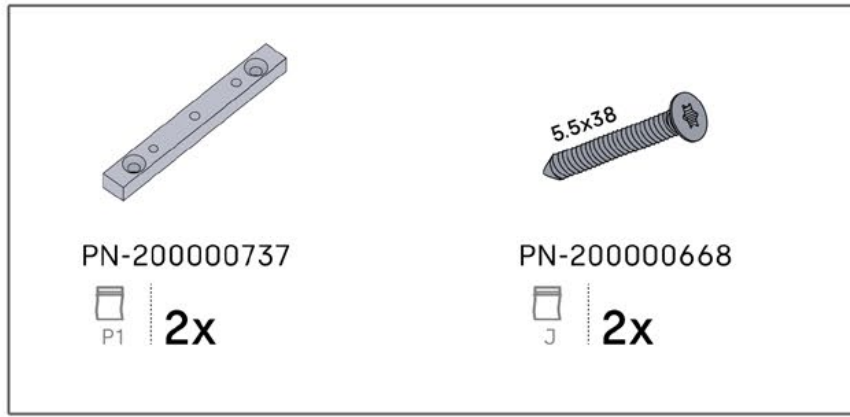
PN-200000560
5.5x60
C
6x



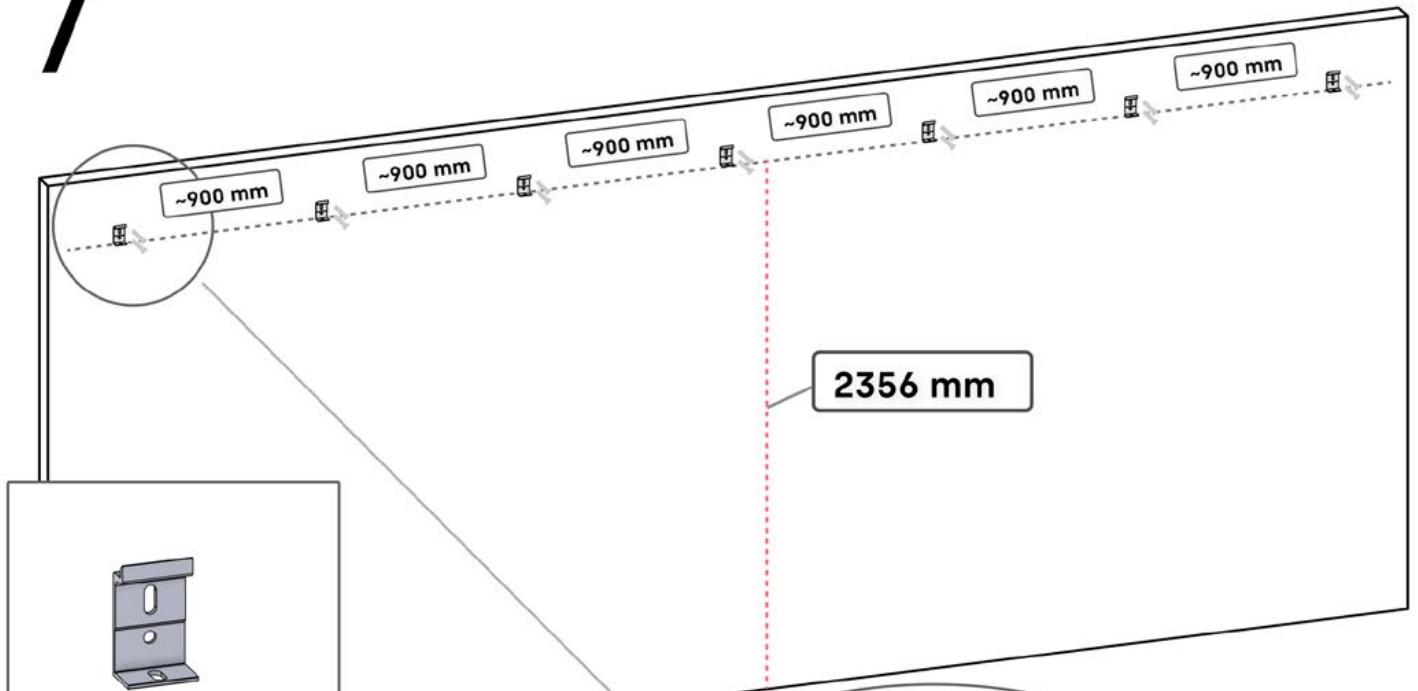
5



6

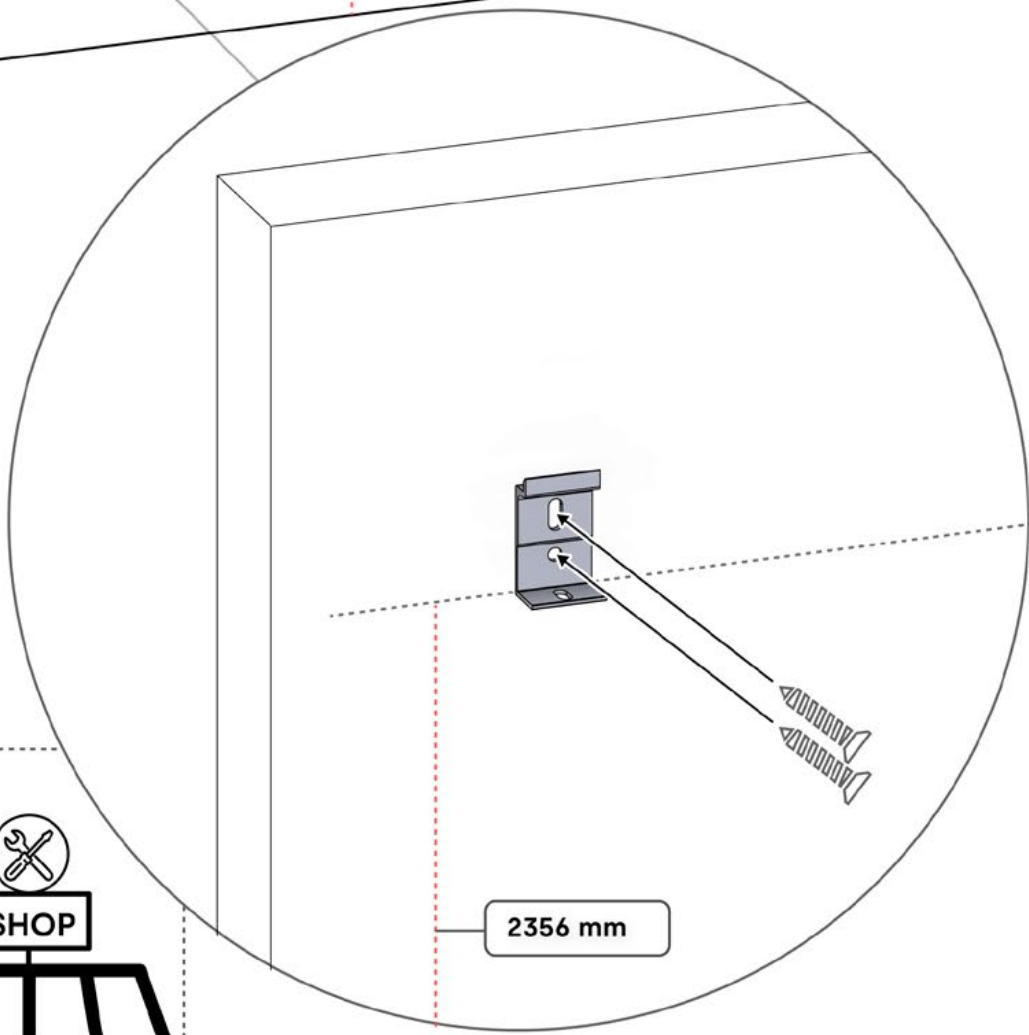


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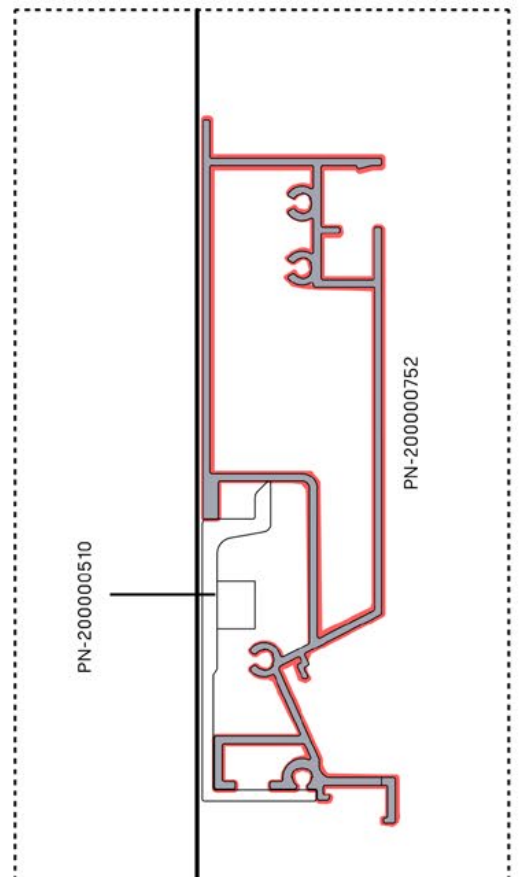
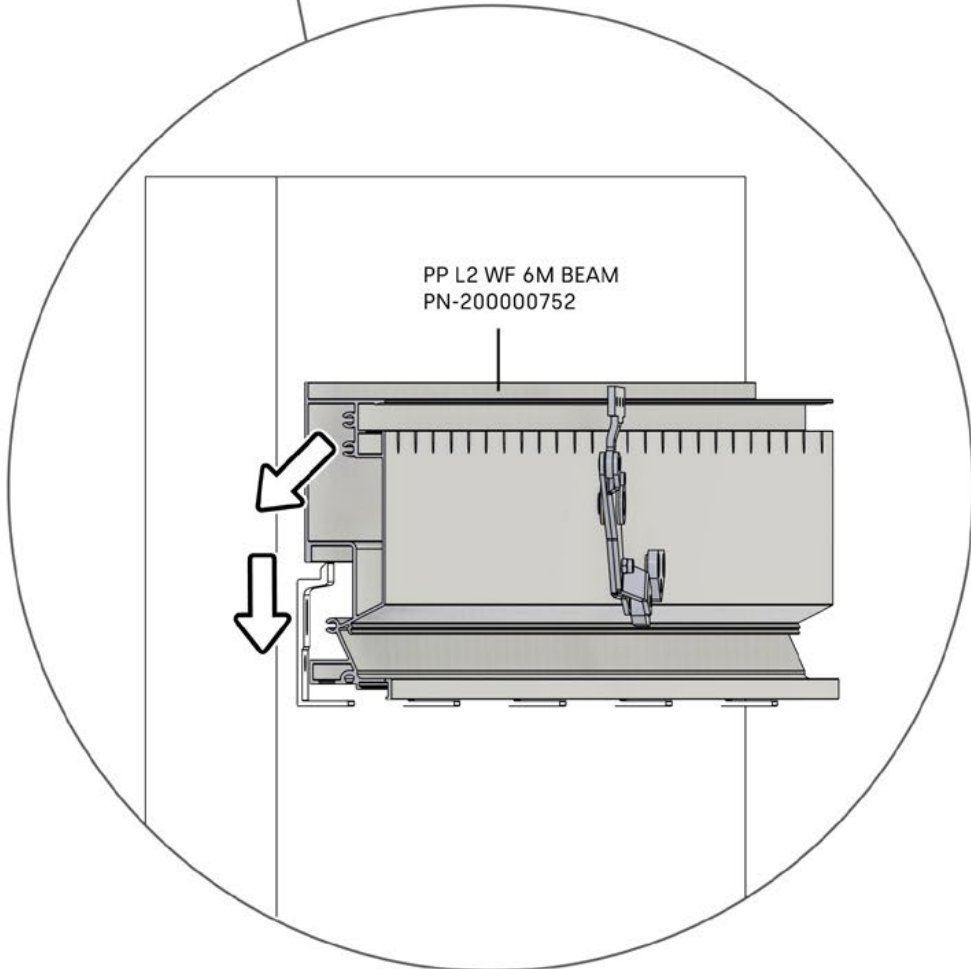
PN-200000510
z 7x

x14

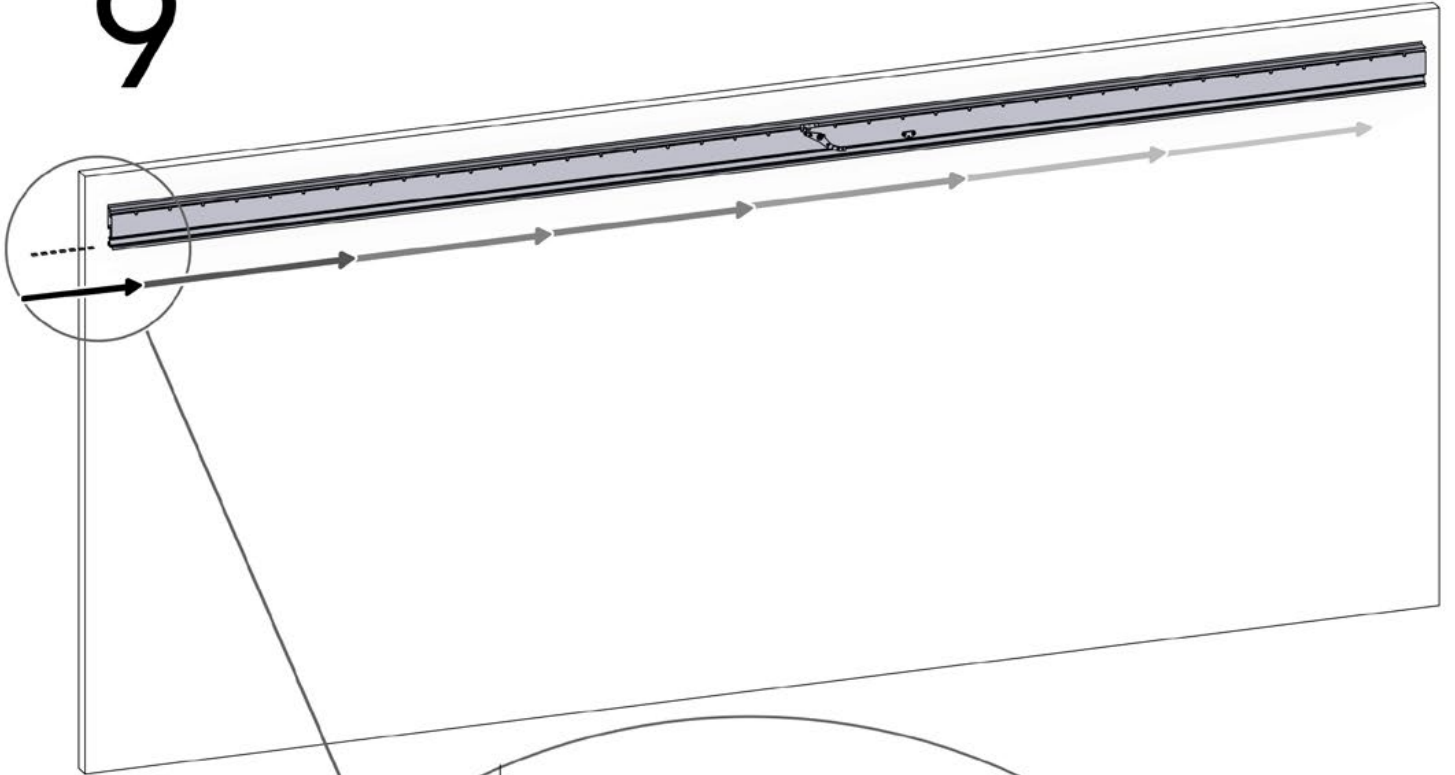


x7

8



9



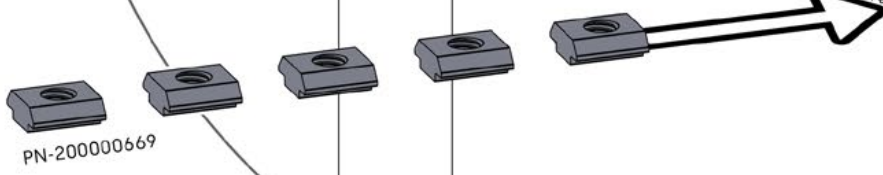
PN-200000669

B124	Z
B136	
B148	

7x

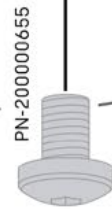
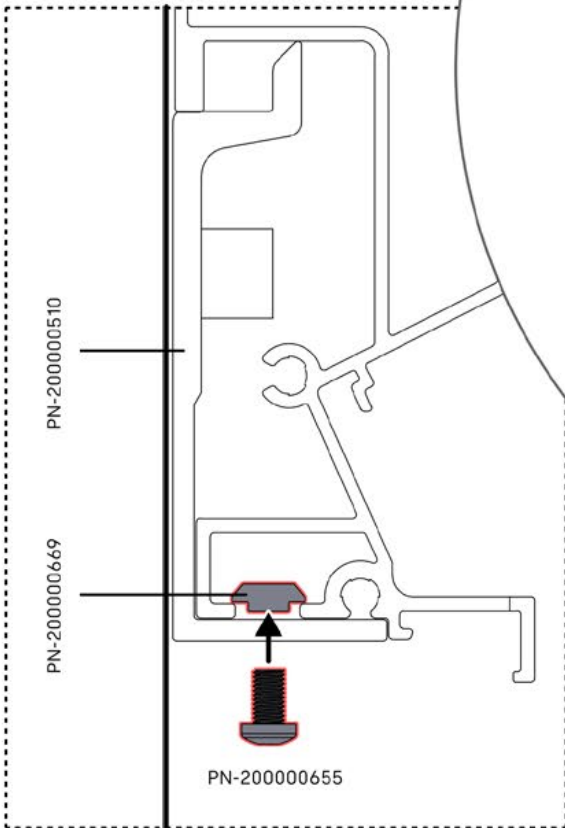
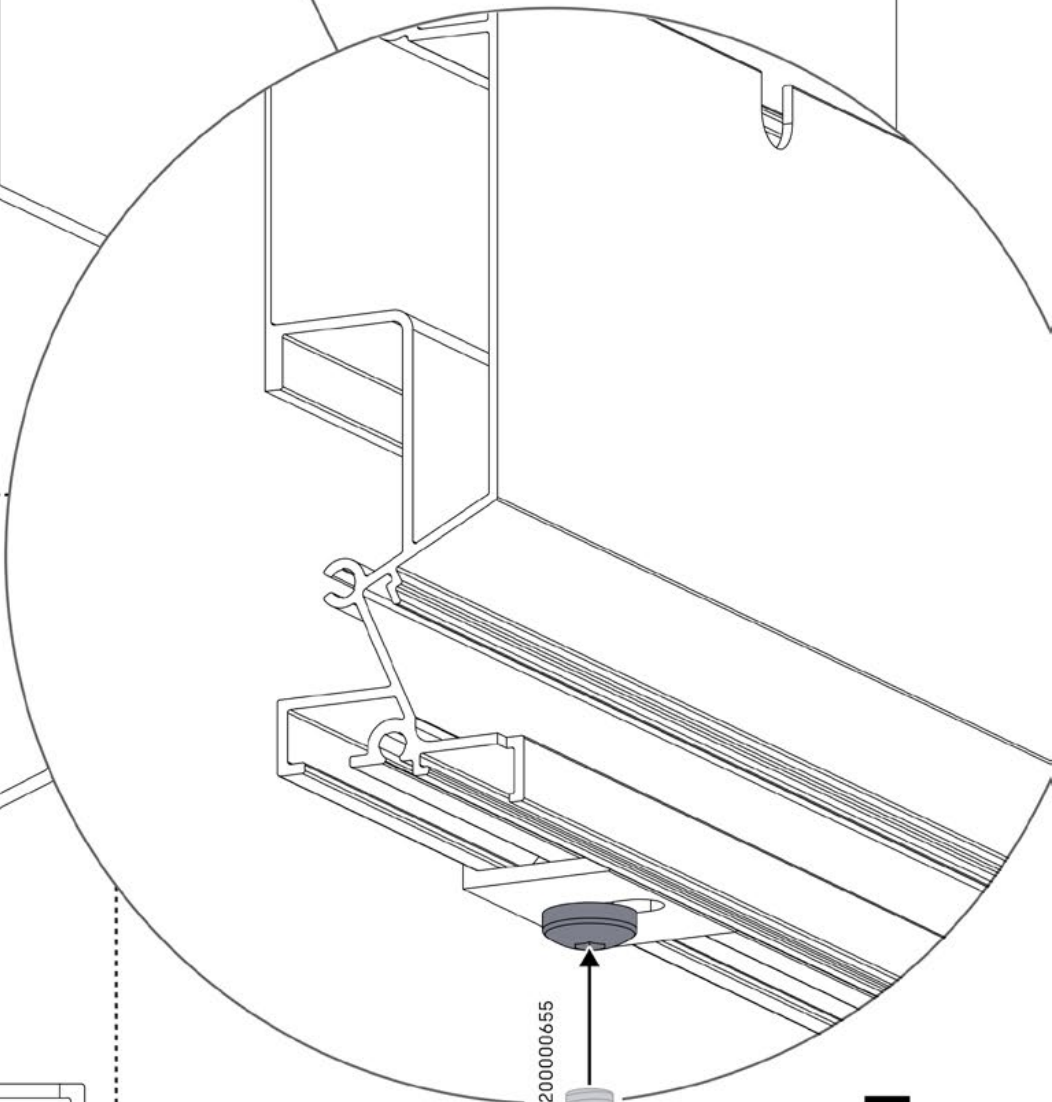
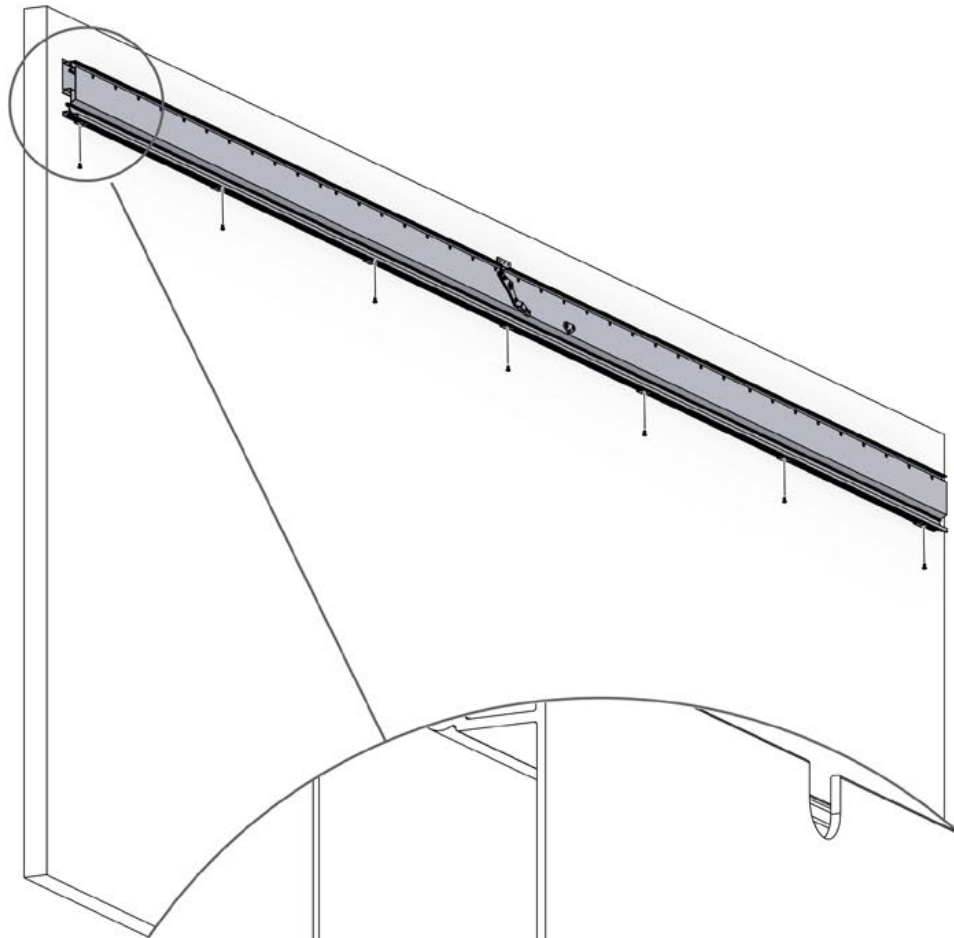
PP L2 WF 6M BEAM
PN-200000752

PN-200000510



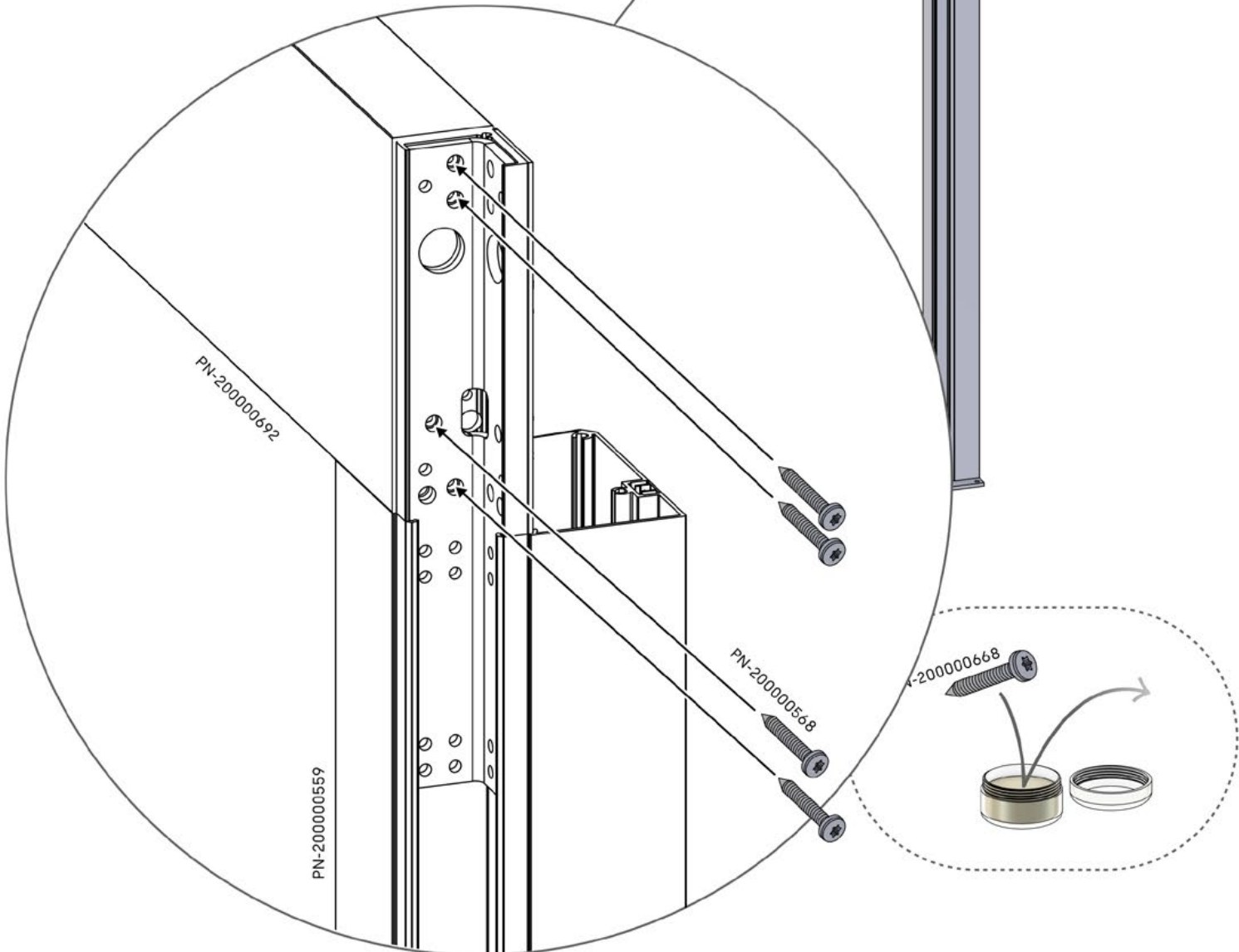
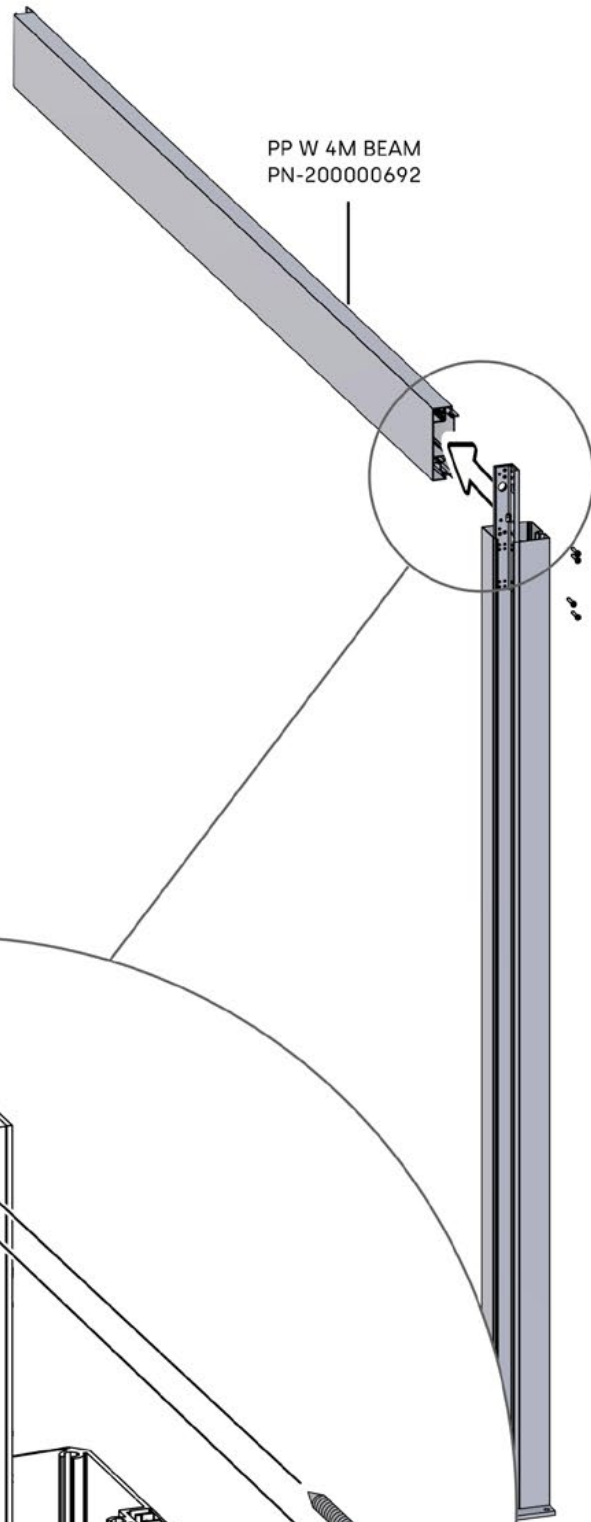
x7

10

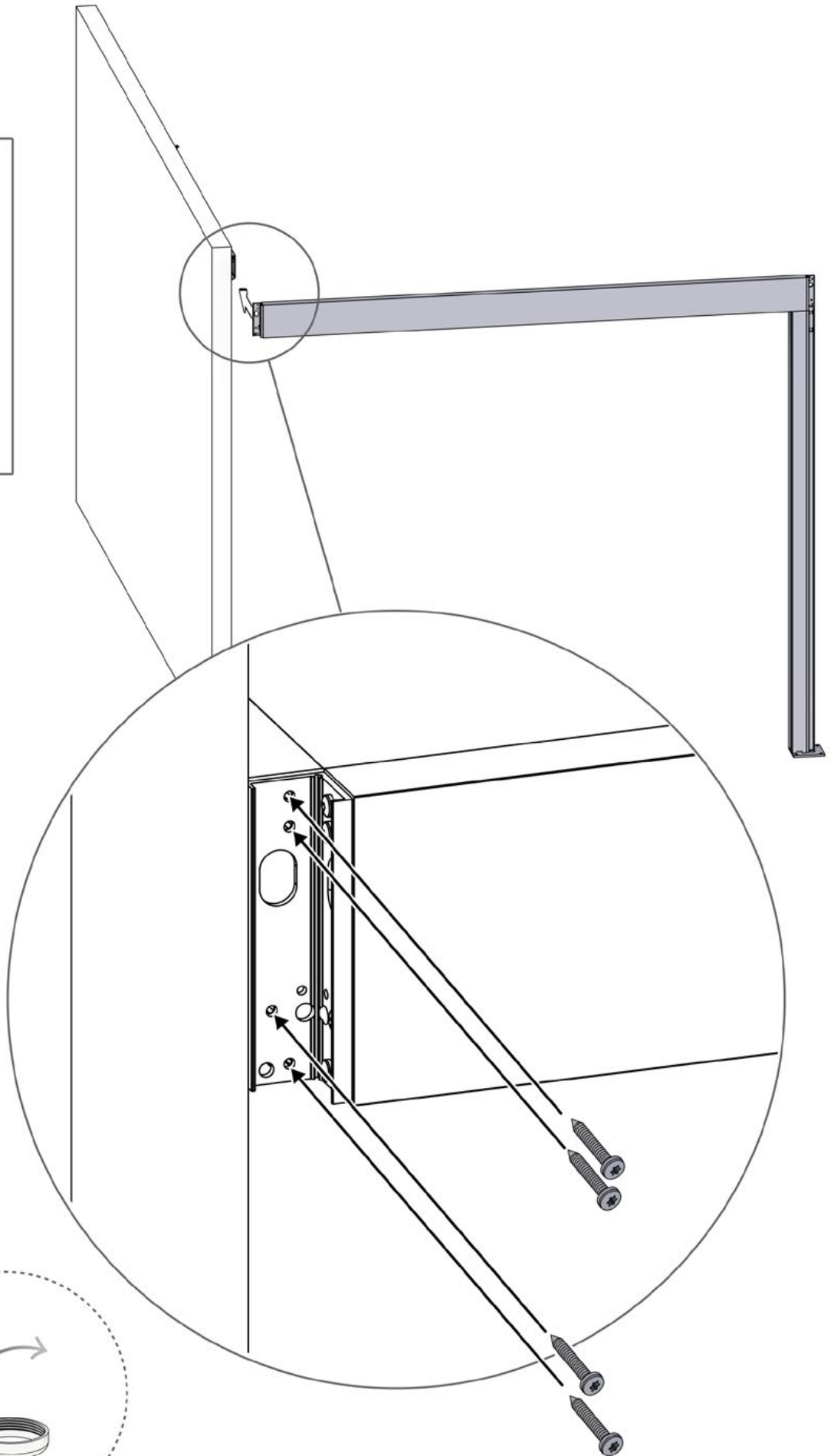


x7

12



13



14



PN-200000692


B126
B138
B150

1x



PN-200000565


X

1x

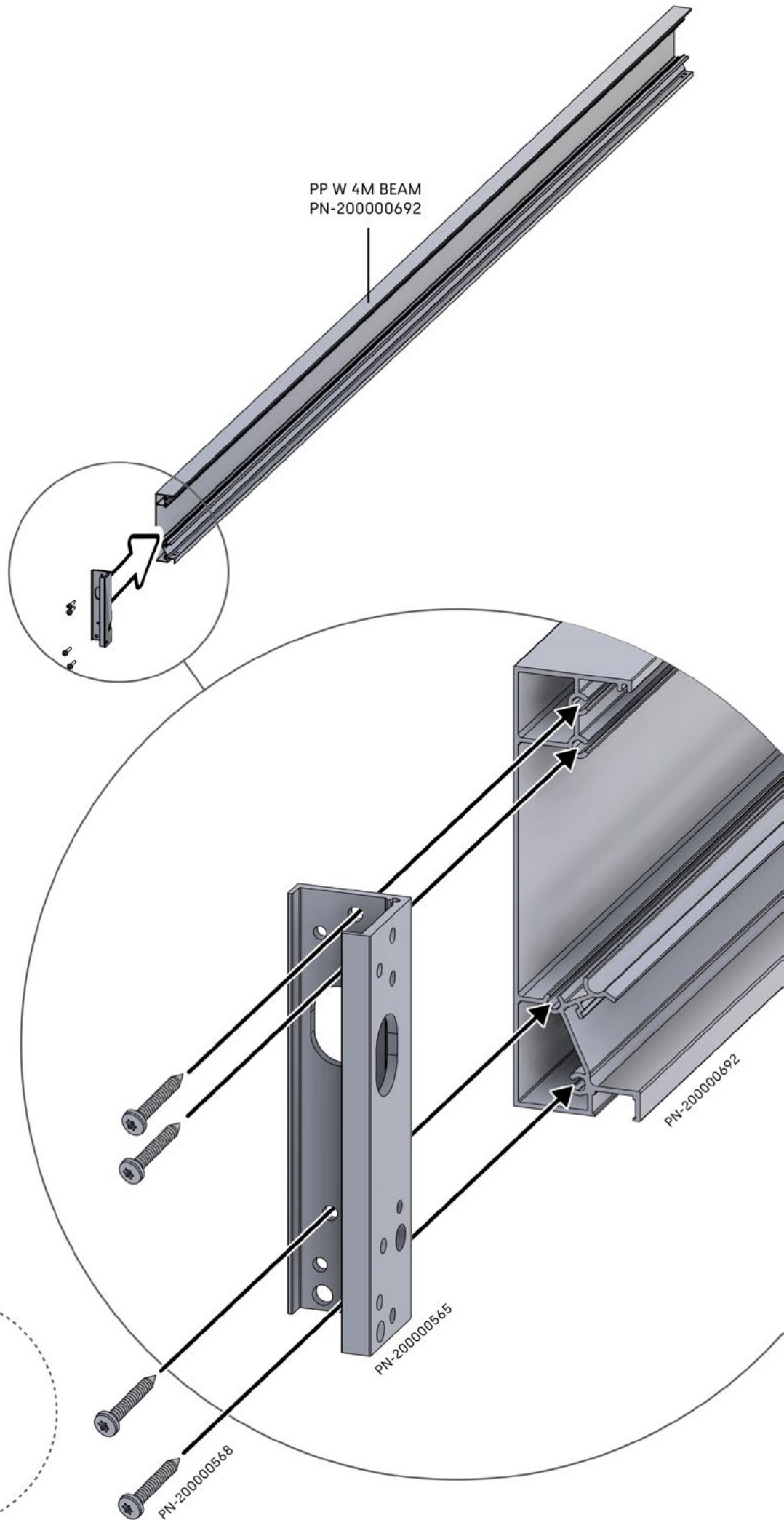


5.5x50

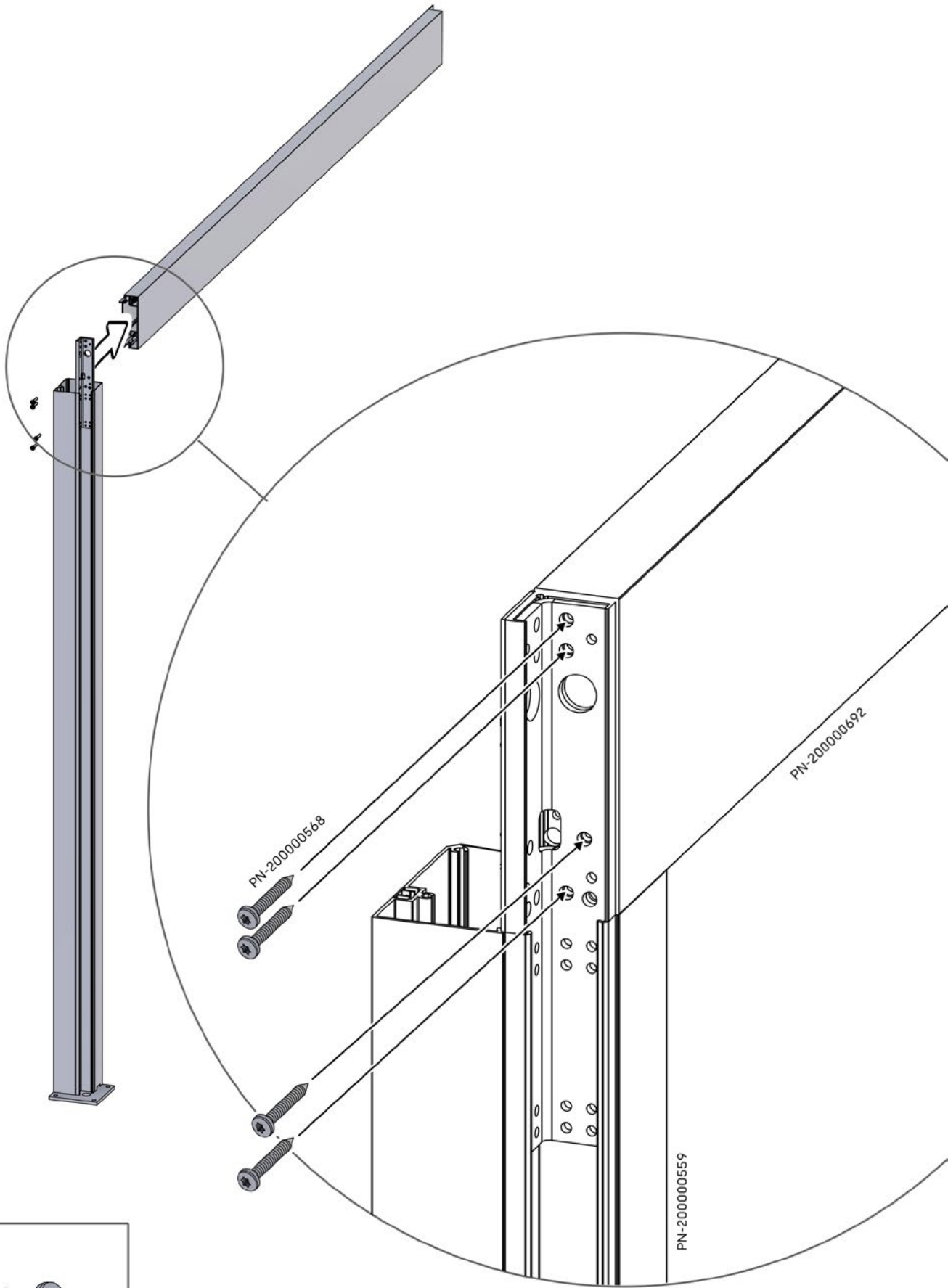
PN-200000568


E

4x



15



5.5x50

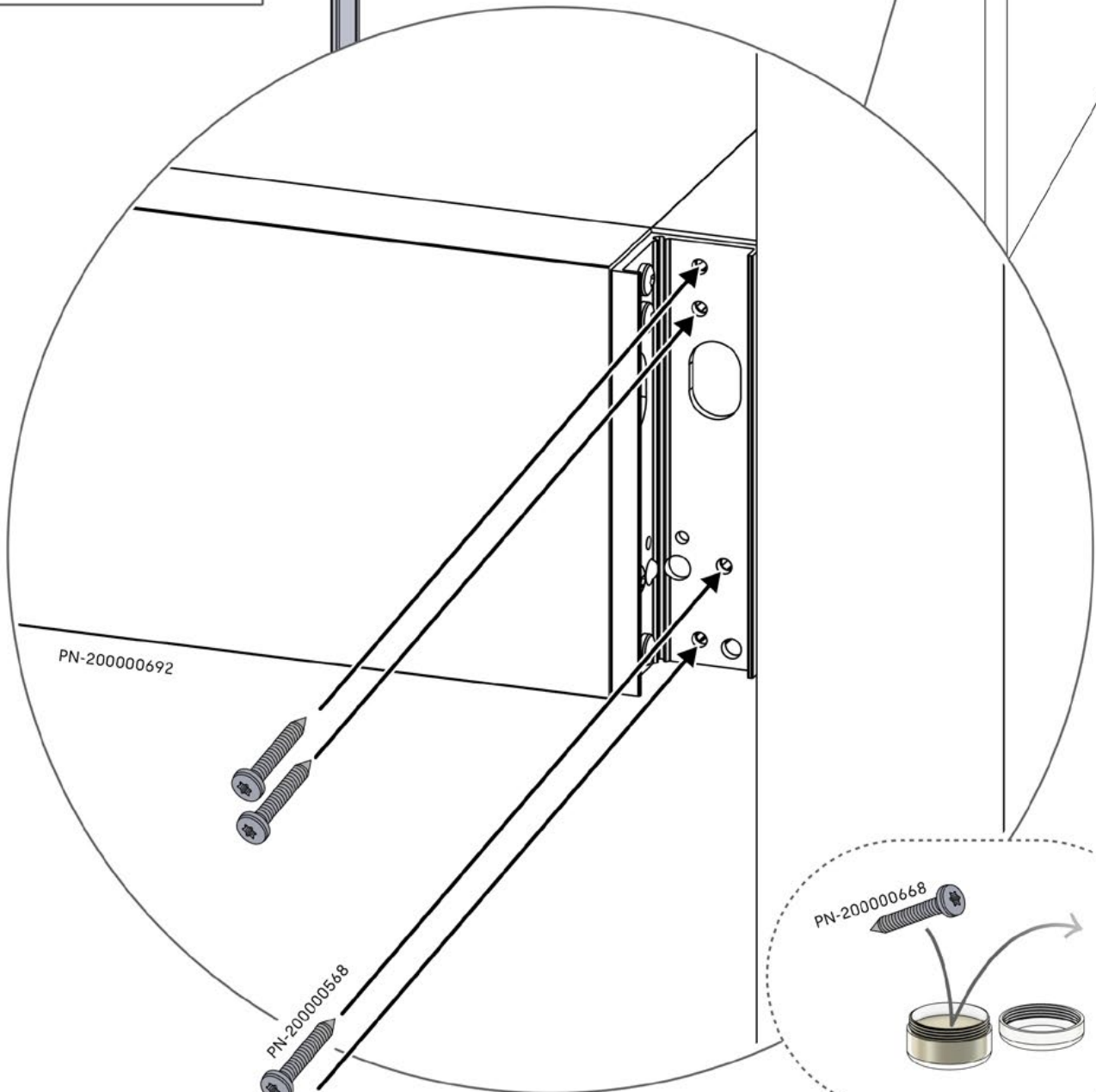
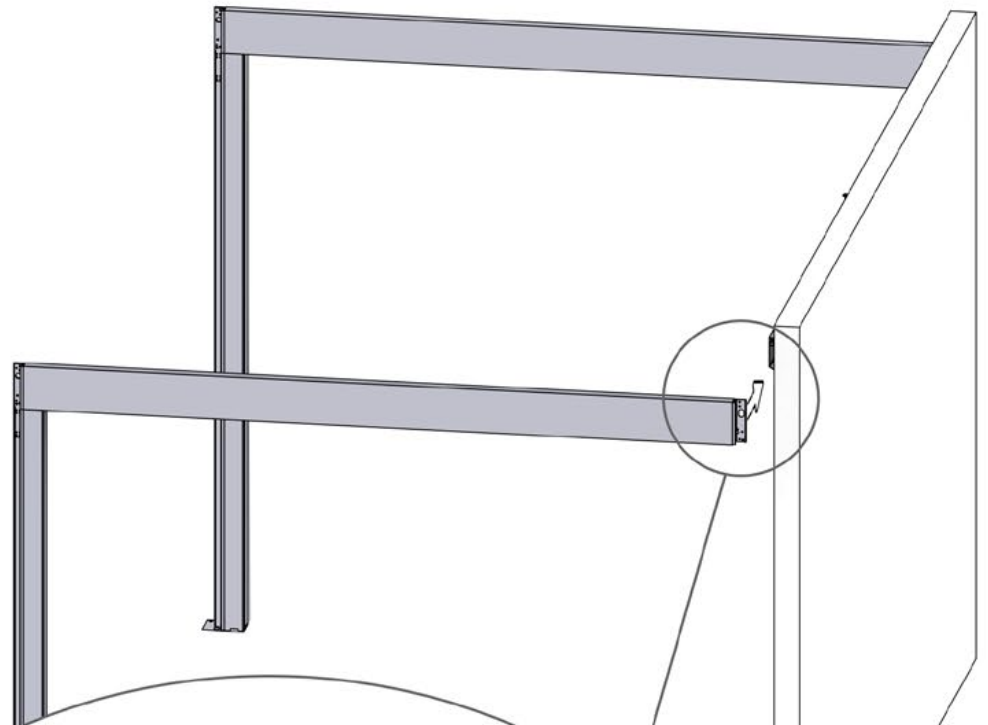


PN-20000568


E 4X



16




17



PN-200000734

B122
B134
B146

1x

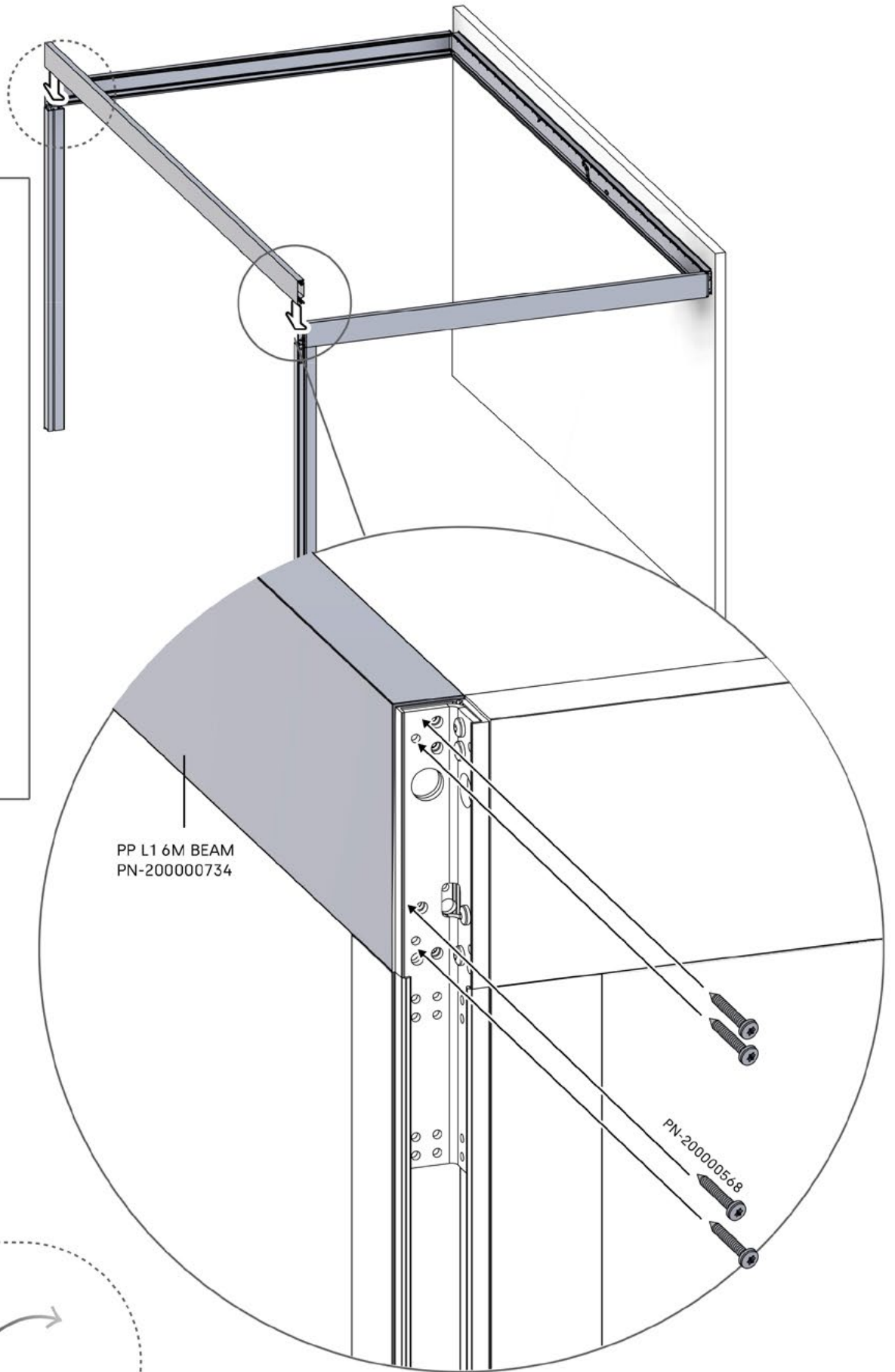


5.5x50

PN-200000568

E

4x



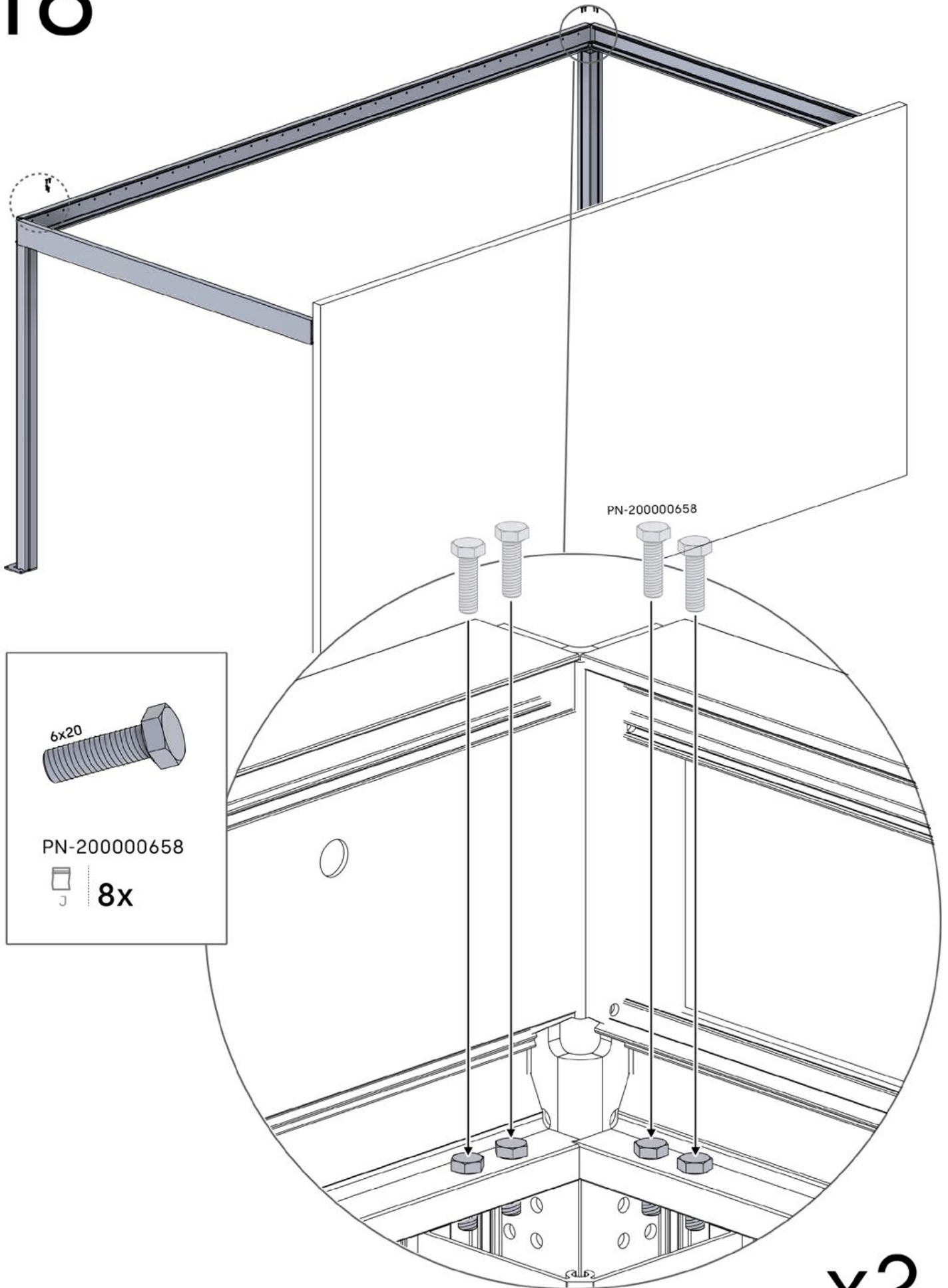
PP L1 6M BEAM
PN-200000734

PN-200000568



x2

18



6x20

PN-200000658

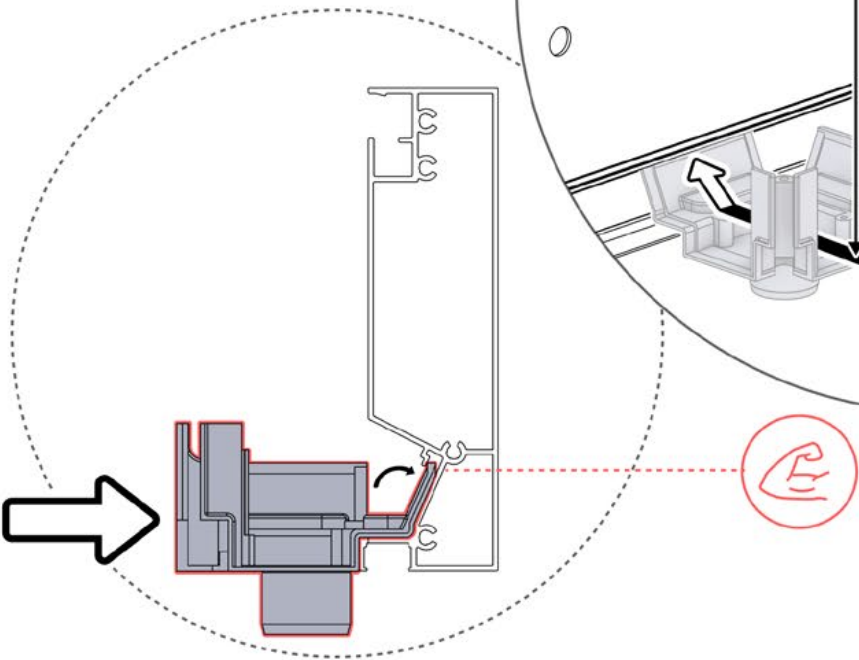
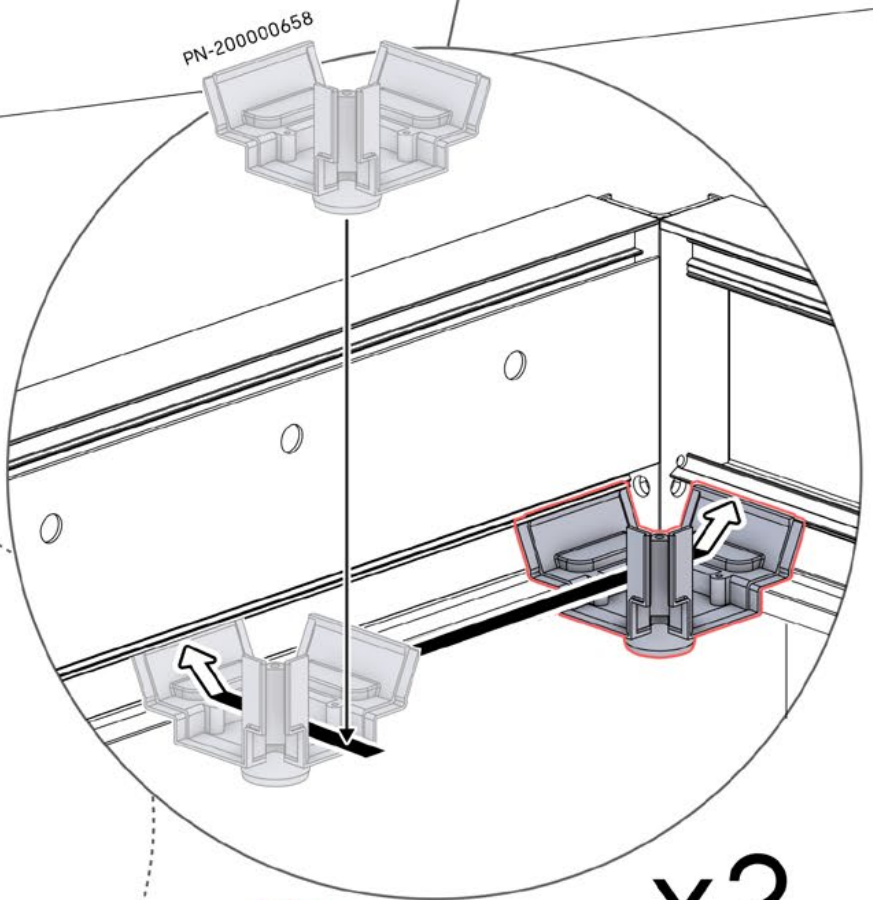
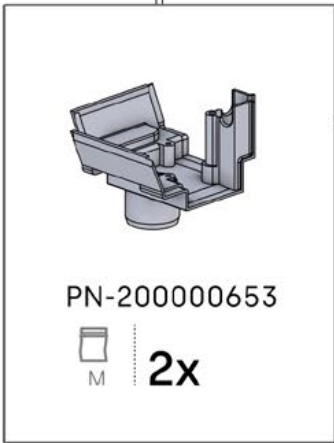


8x

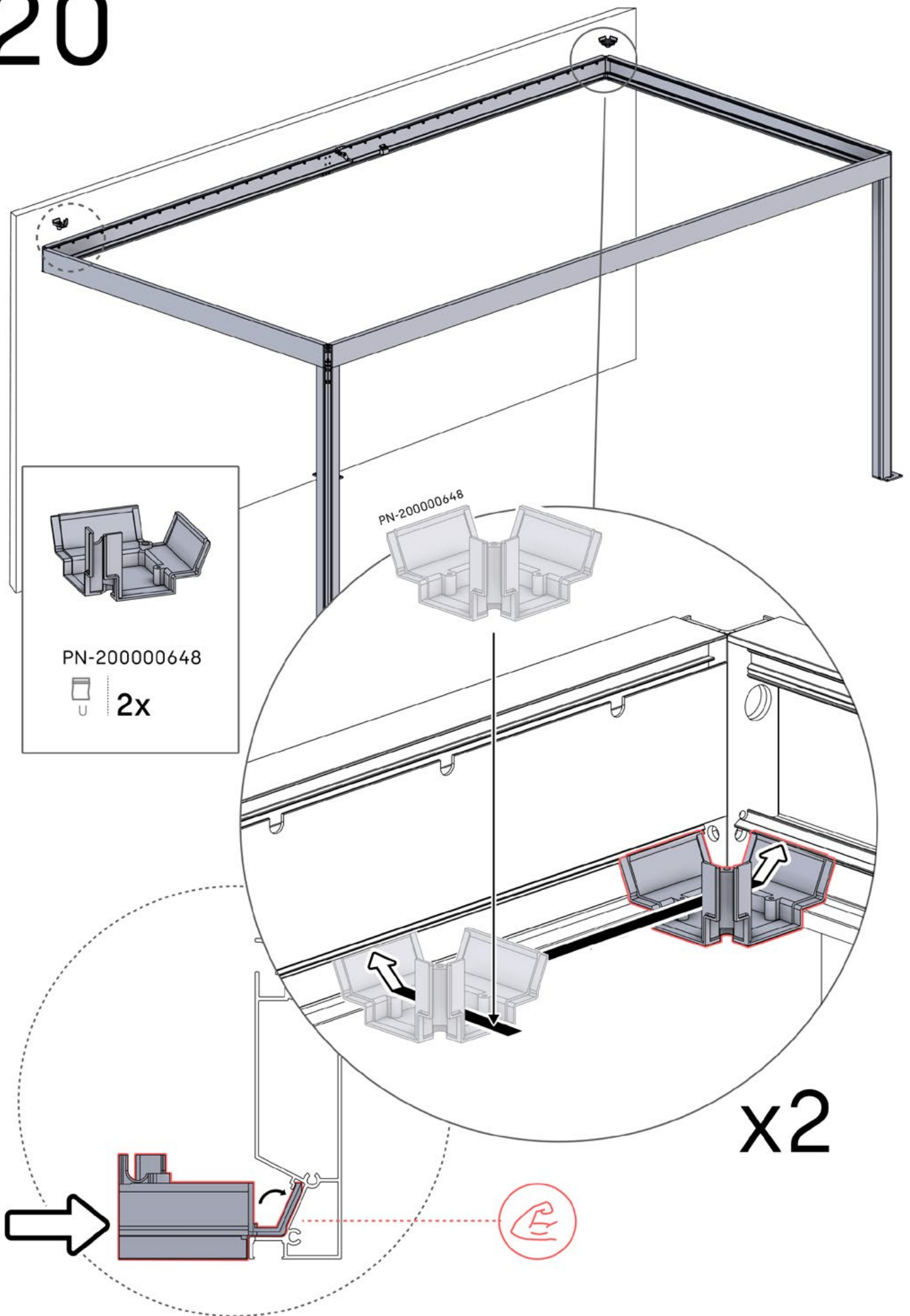
PN-200000658

x2

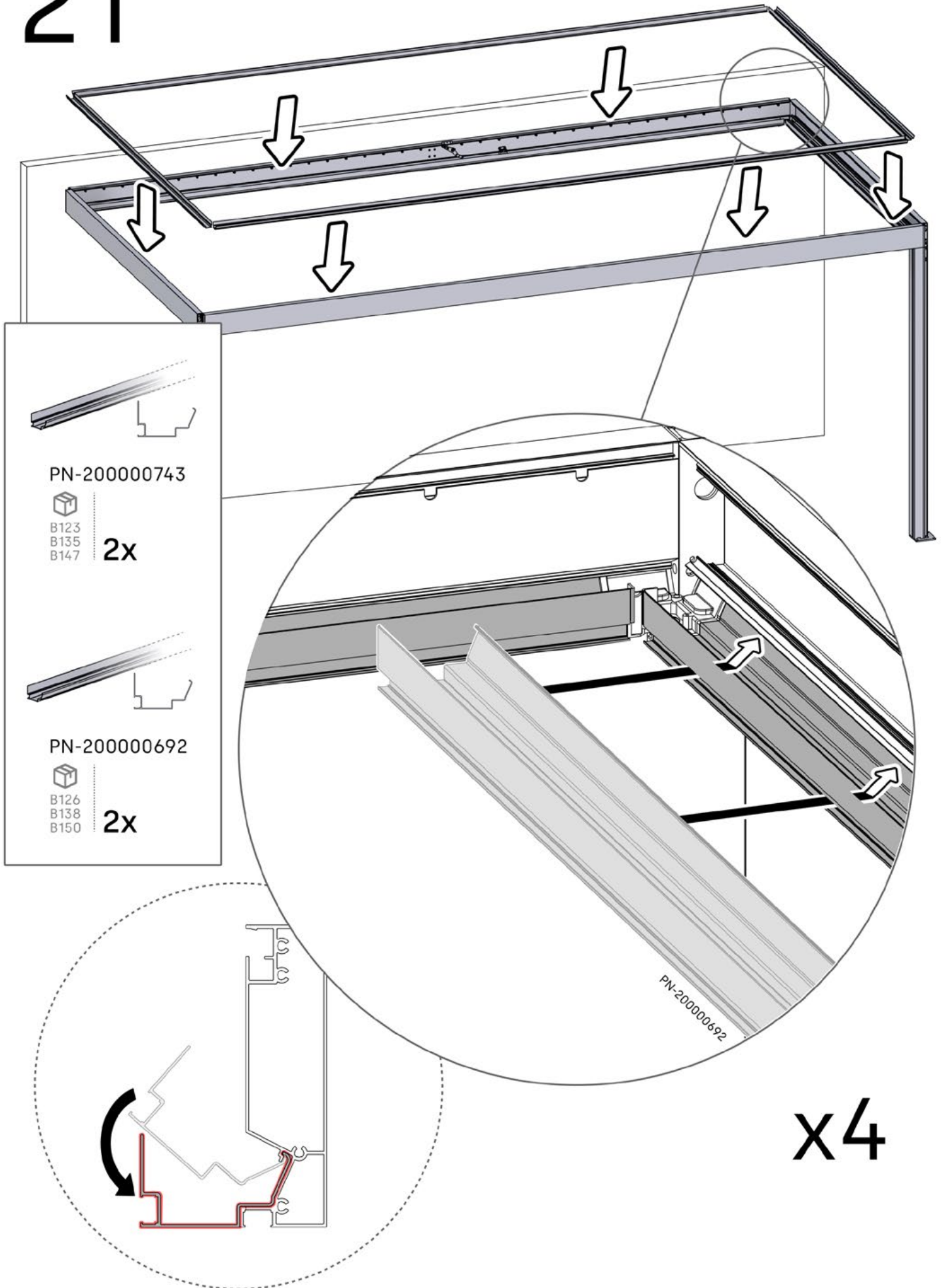
19



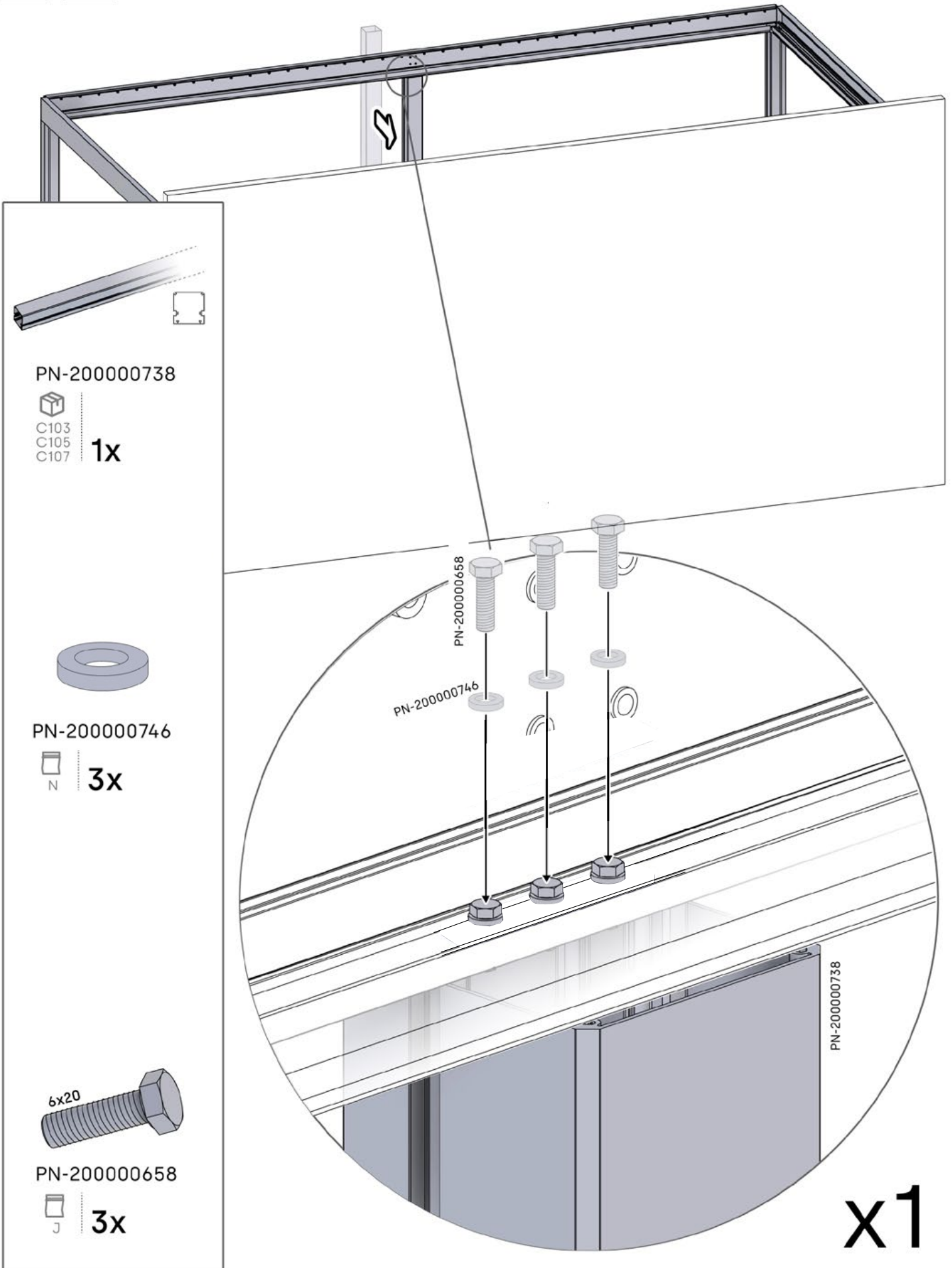
20



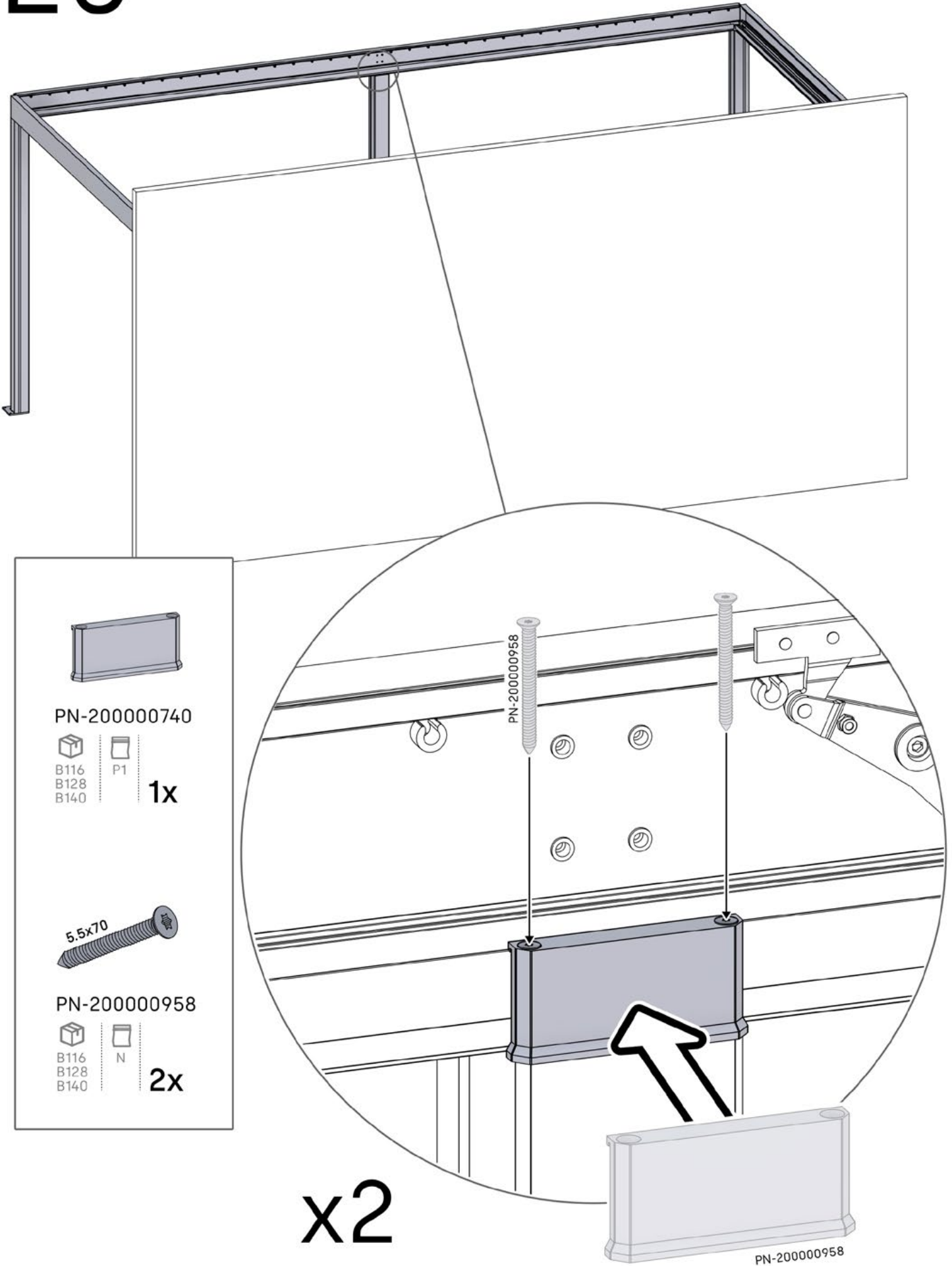
21



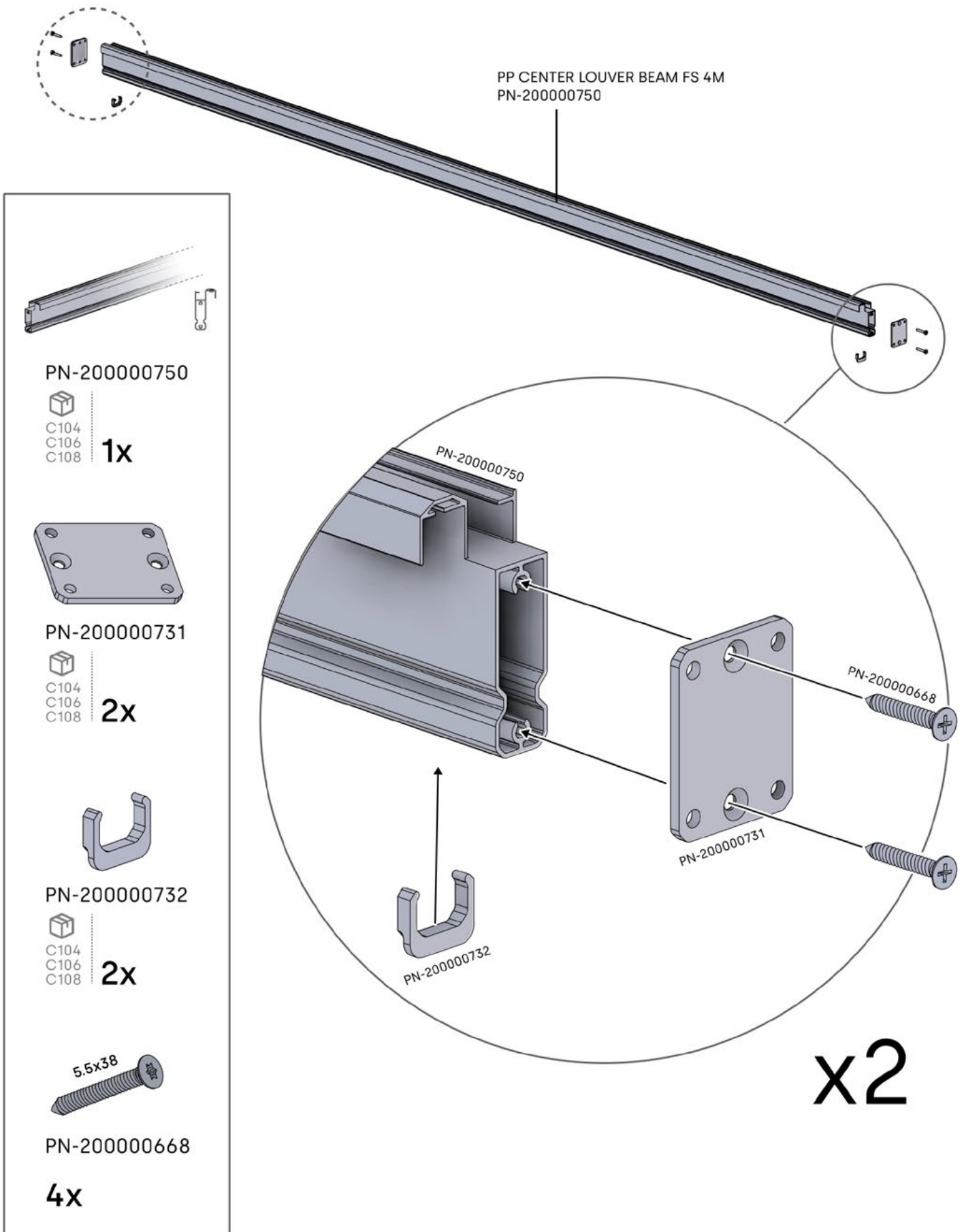
22



23

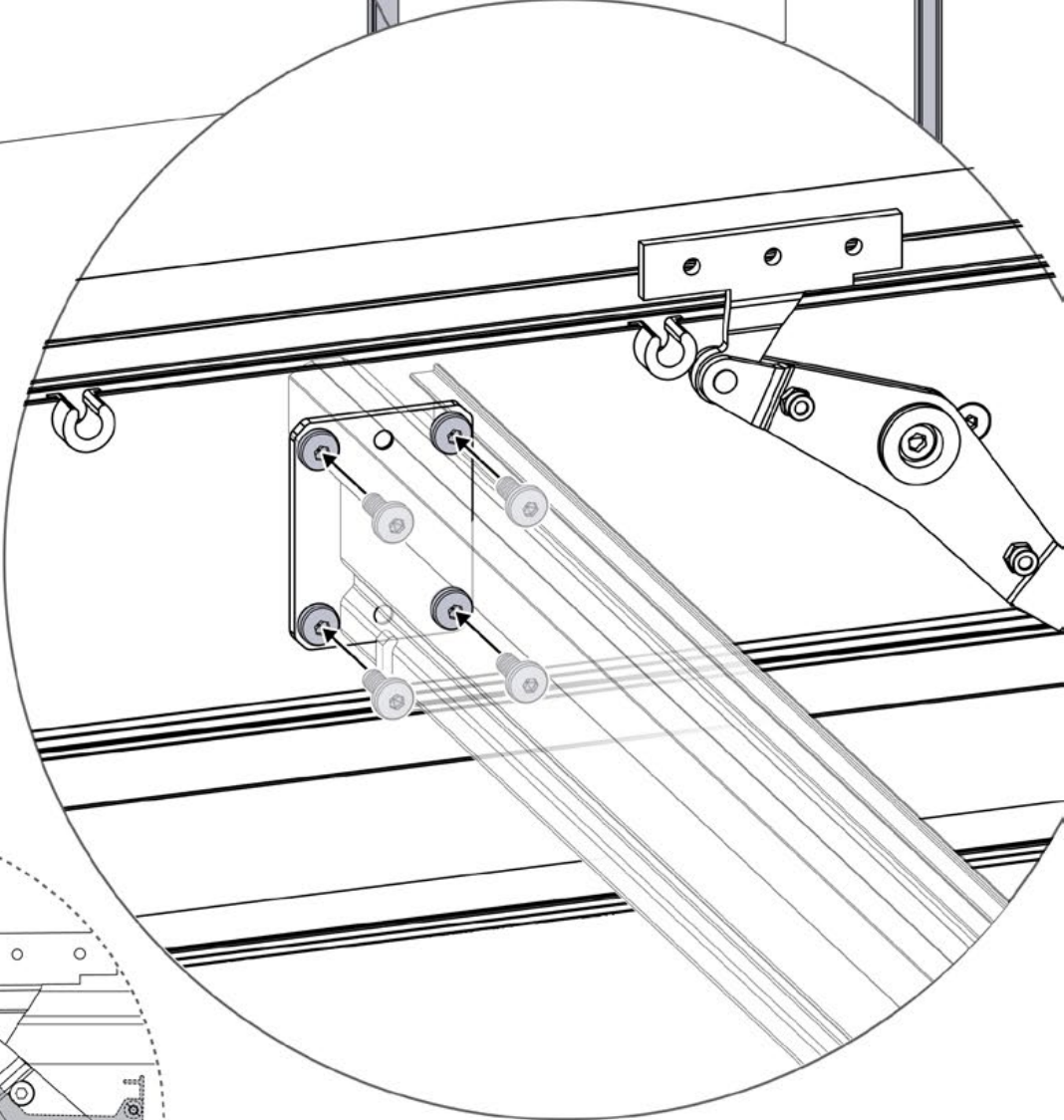
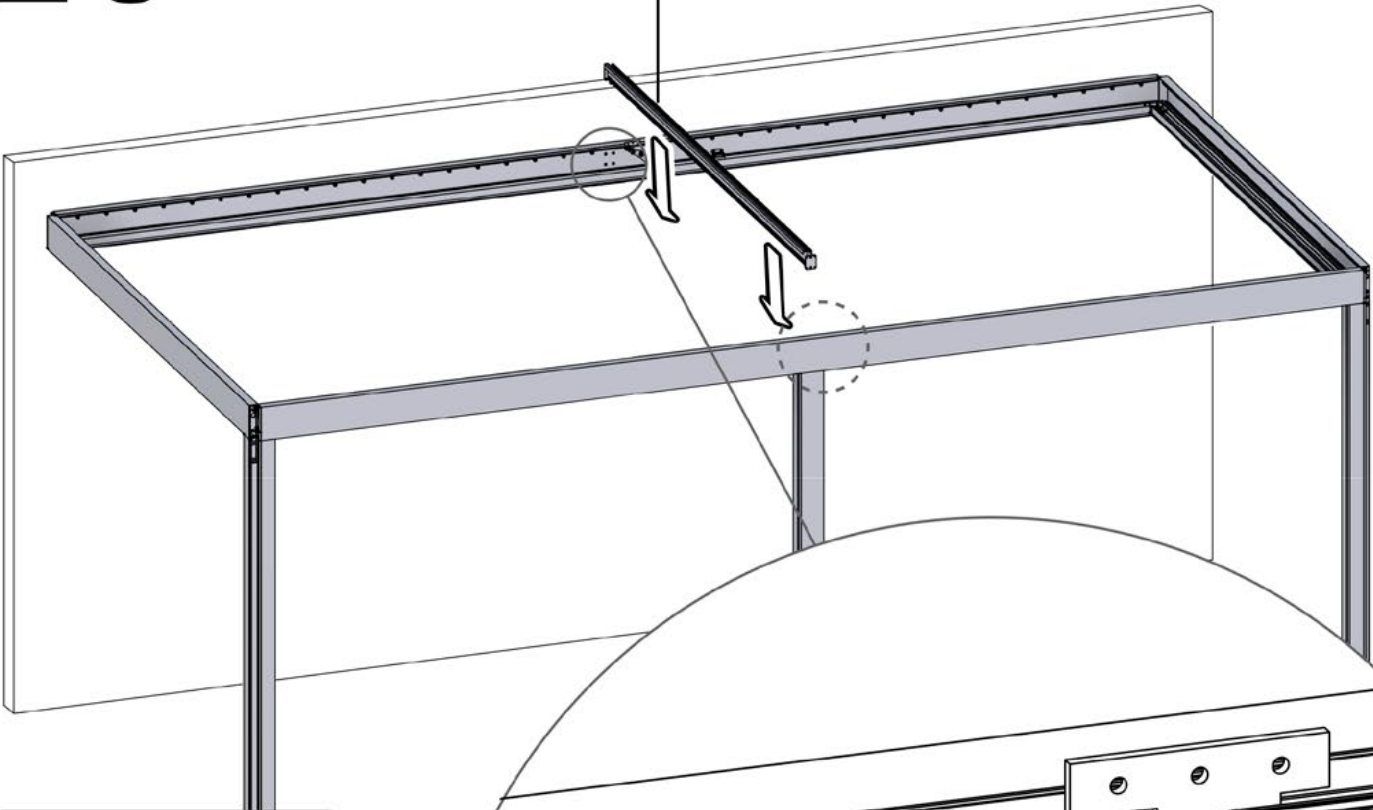


24



25

PP CENTER LOUVER BEAM FS 4M
PN-20000750

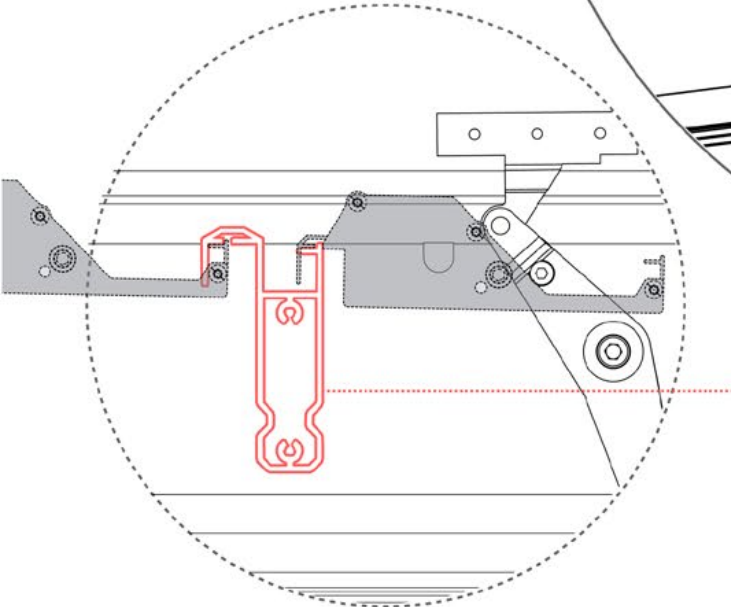


6x16

PN-20000415

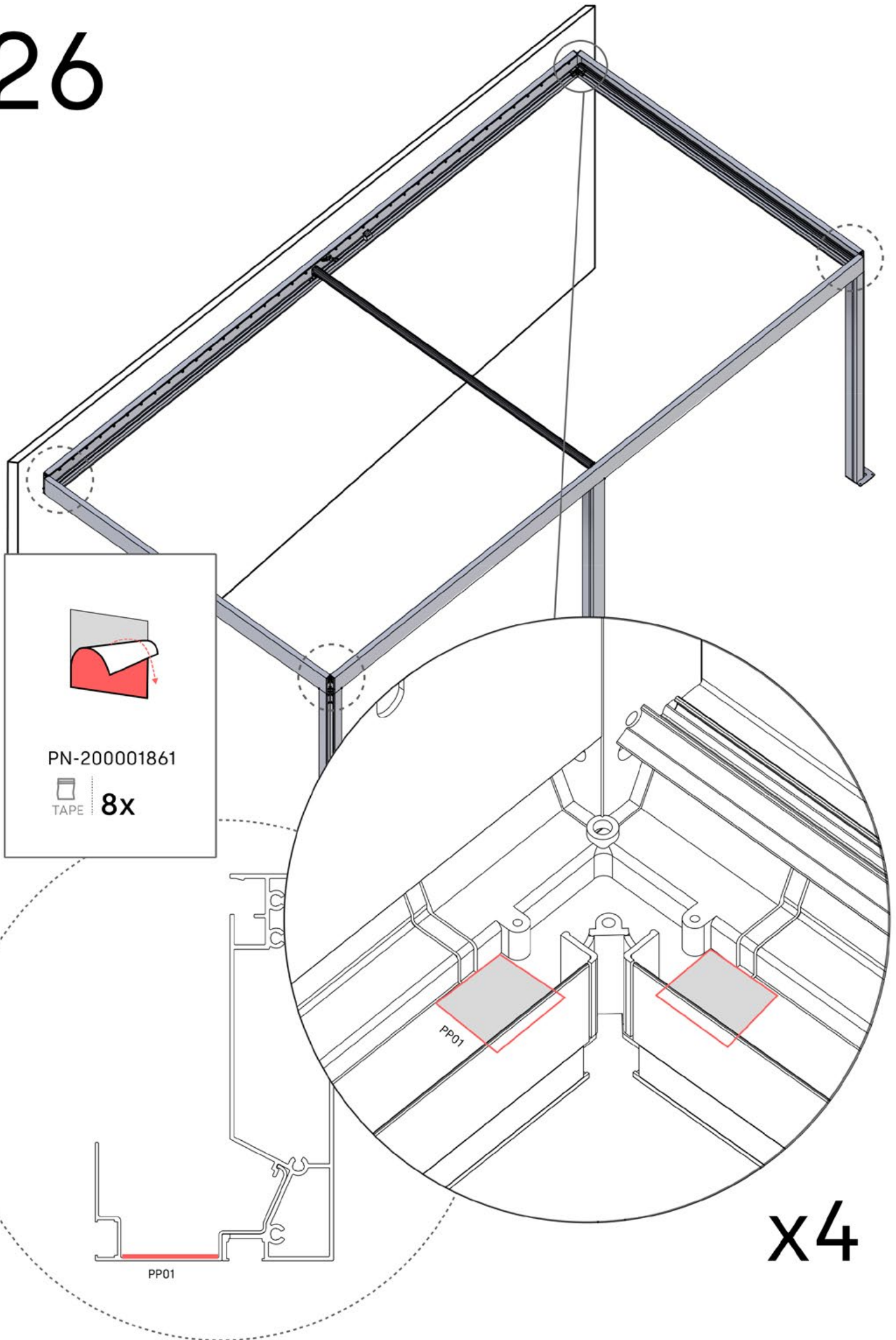
B118
B130
B142

8x


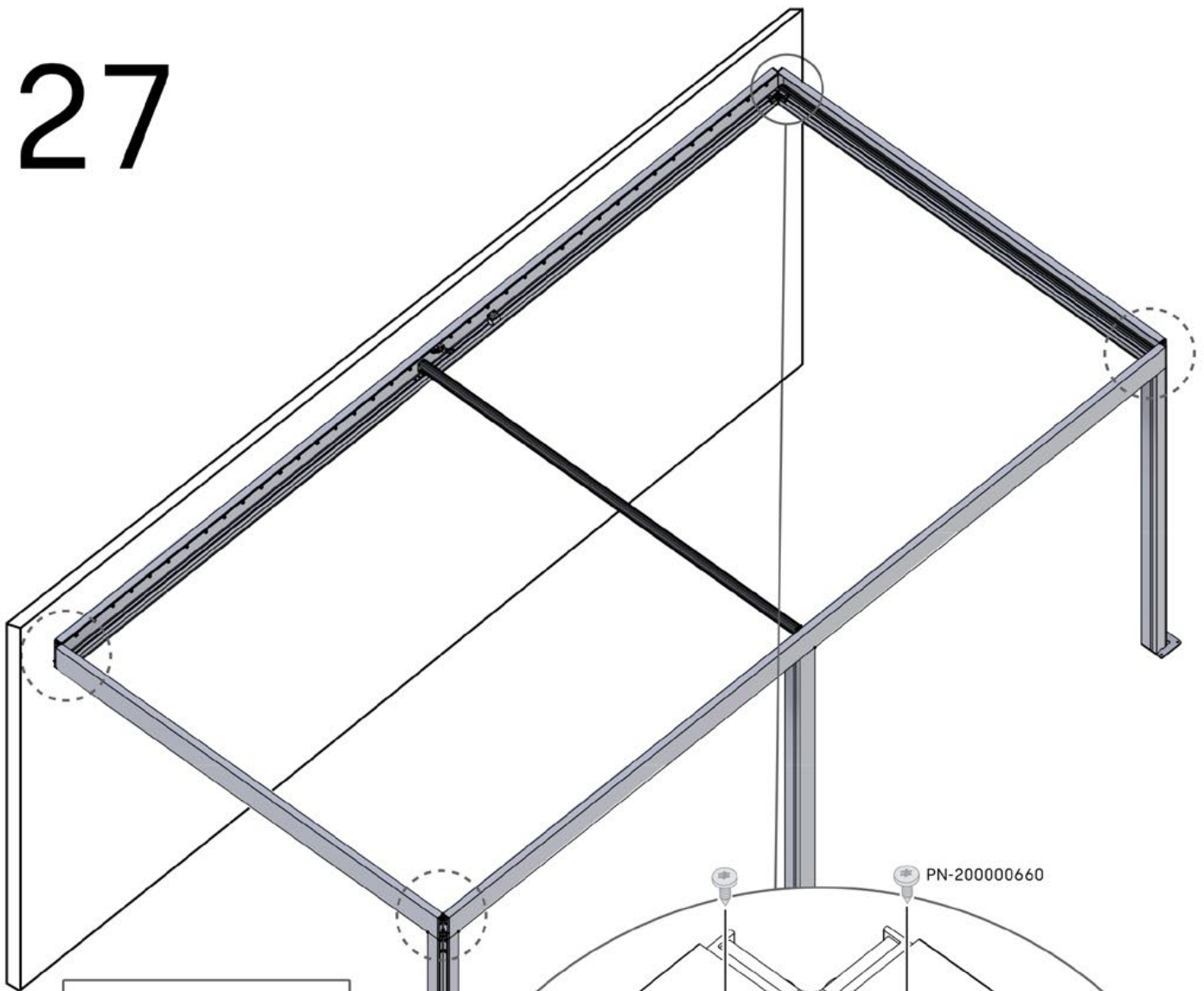


x2


26




27



PN-200000650




4x

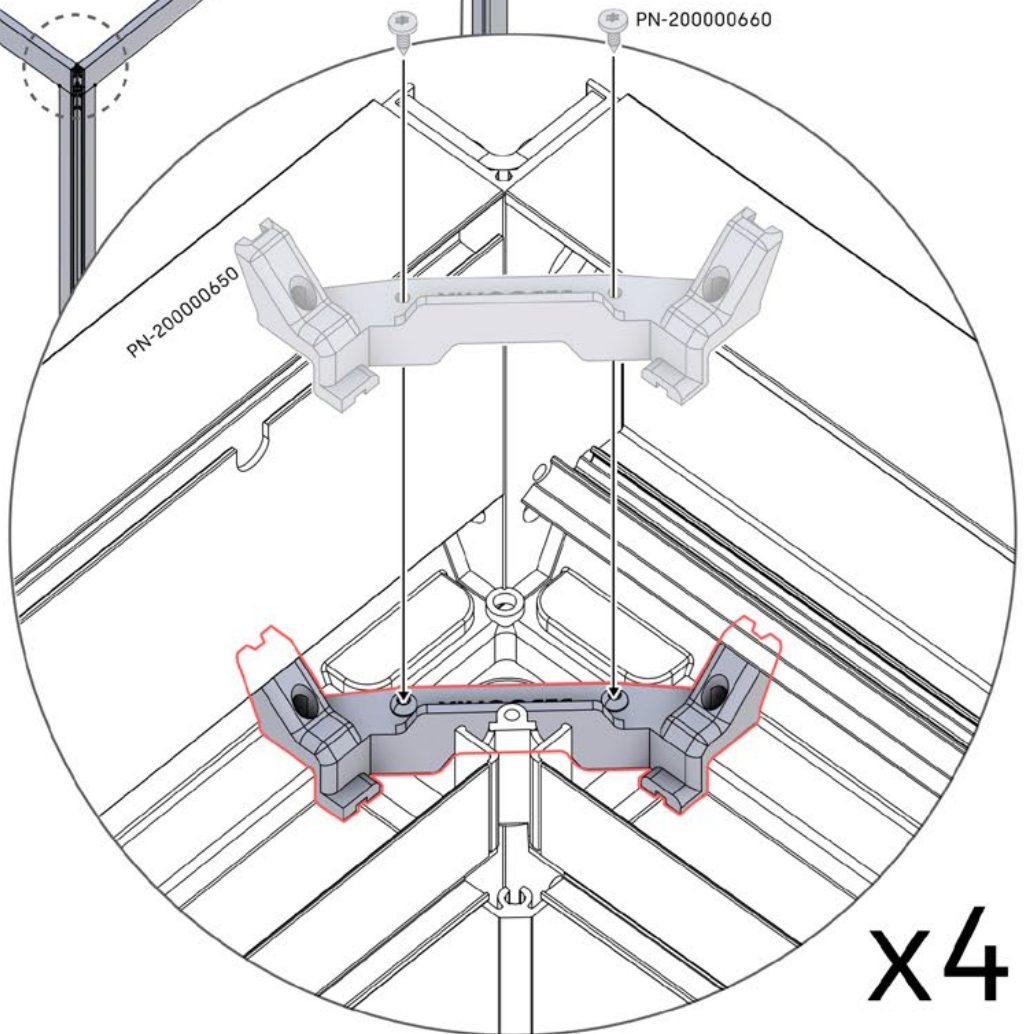


3.5x12

PN-200000660




8x

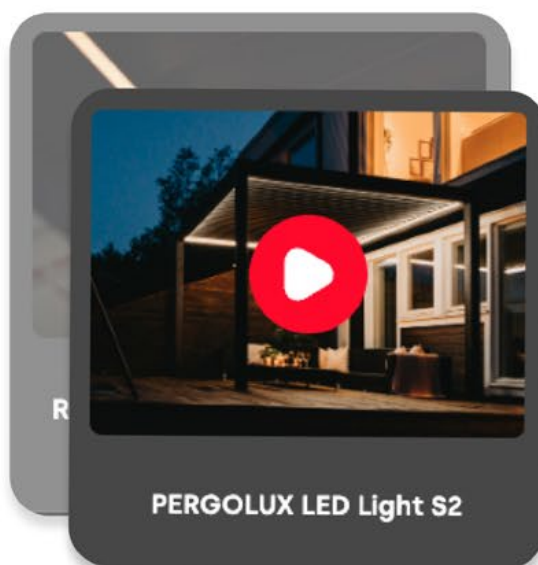
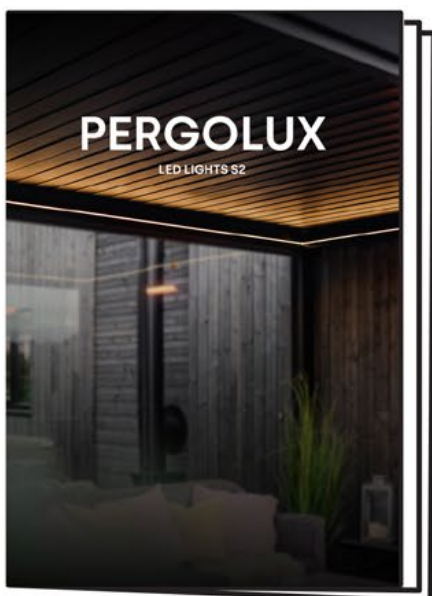




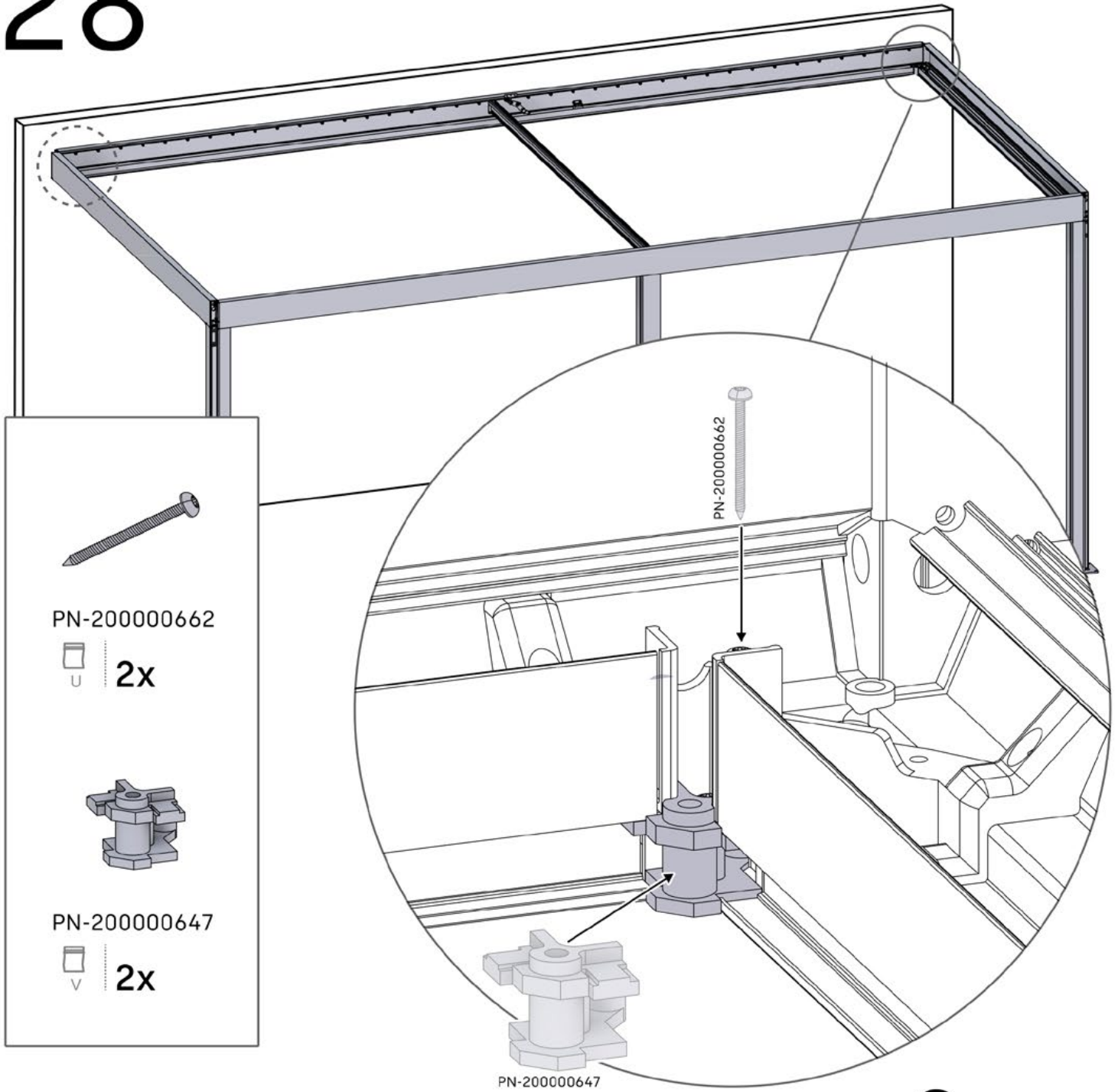
Have you ordered LED-Lights?

Now is the time to start the assembling. 

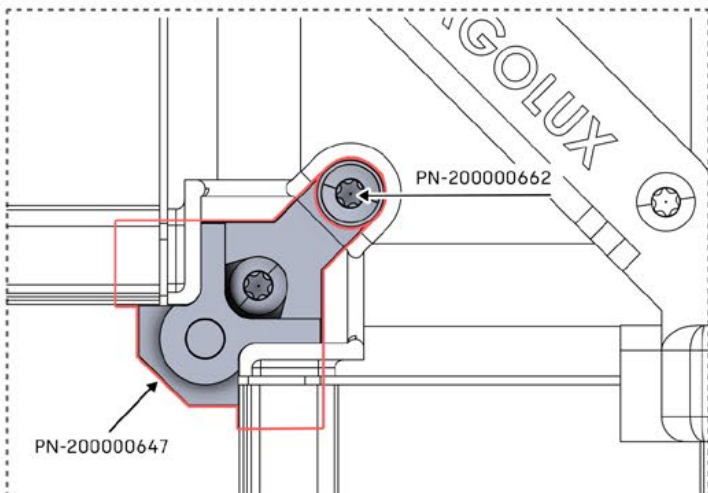
Follow the instruction for the LED lights in the assembly PDF and Video linked:



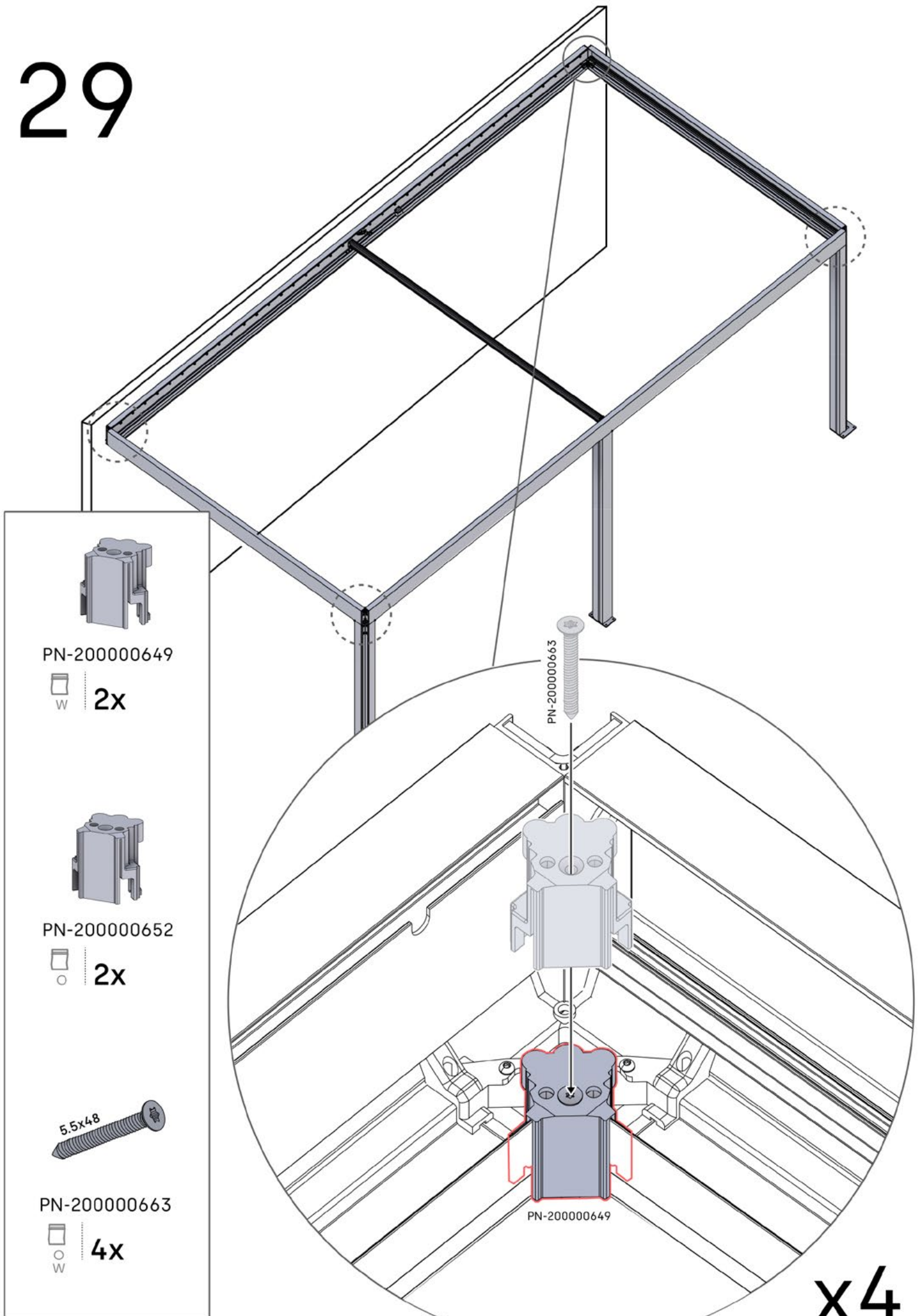
28



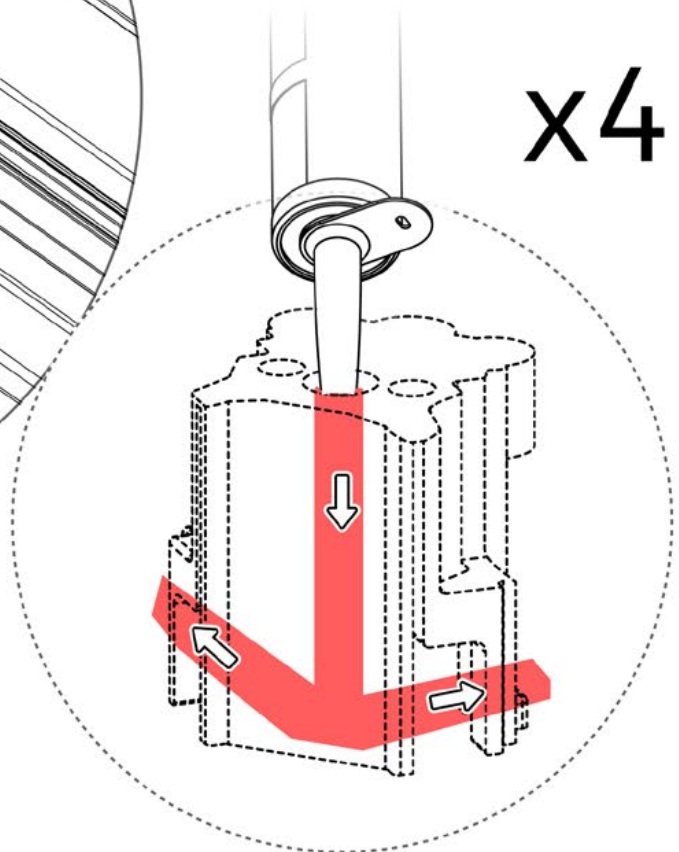
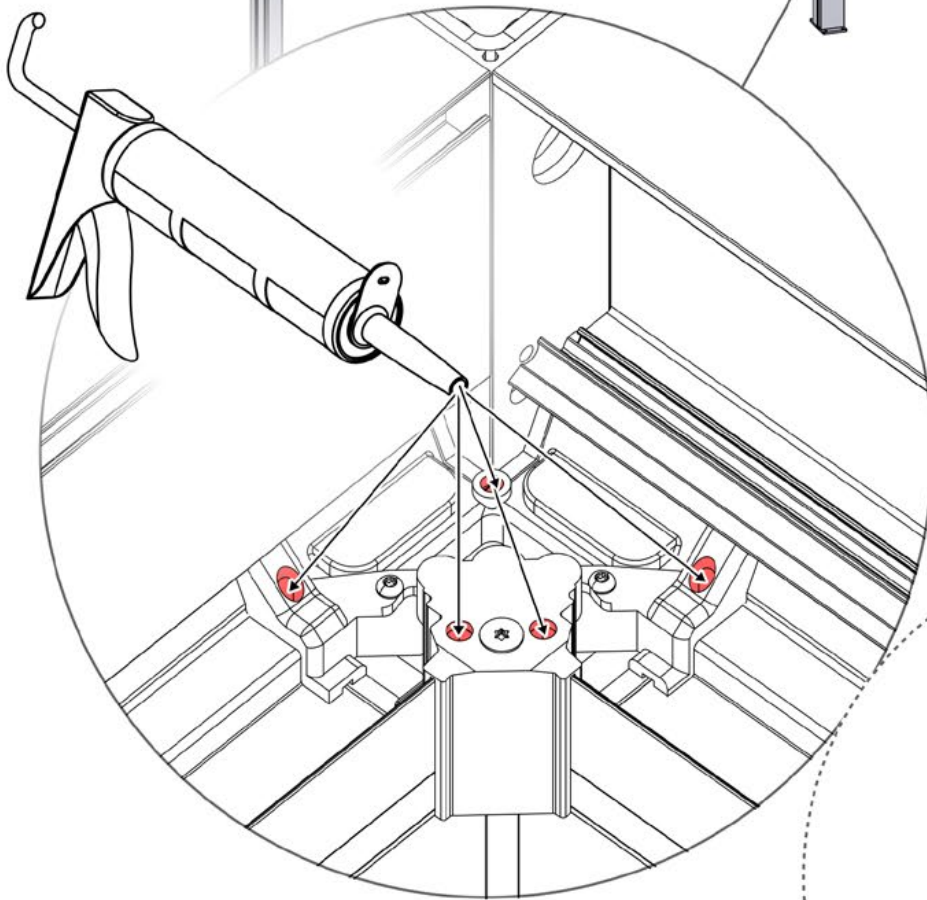
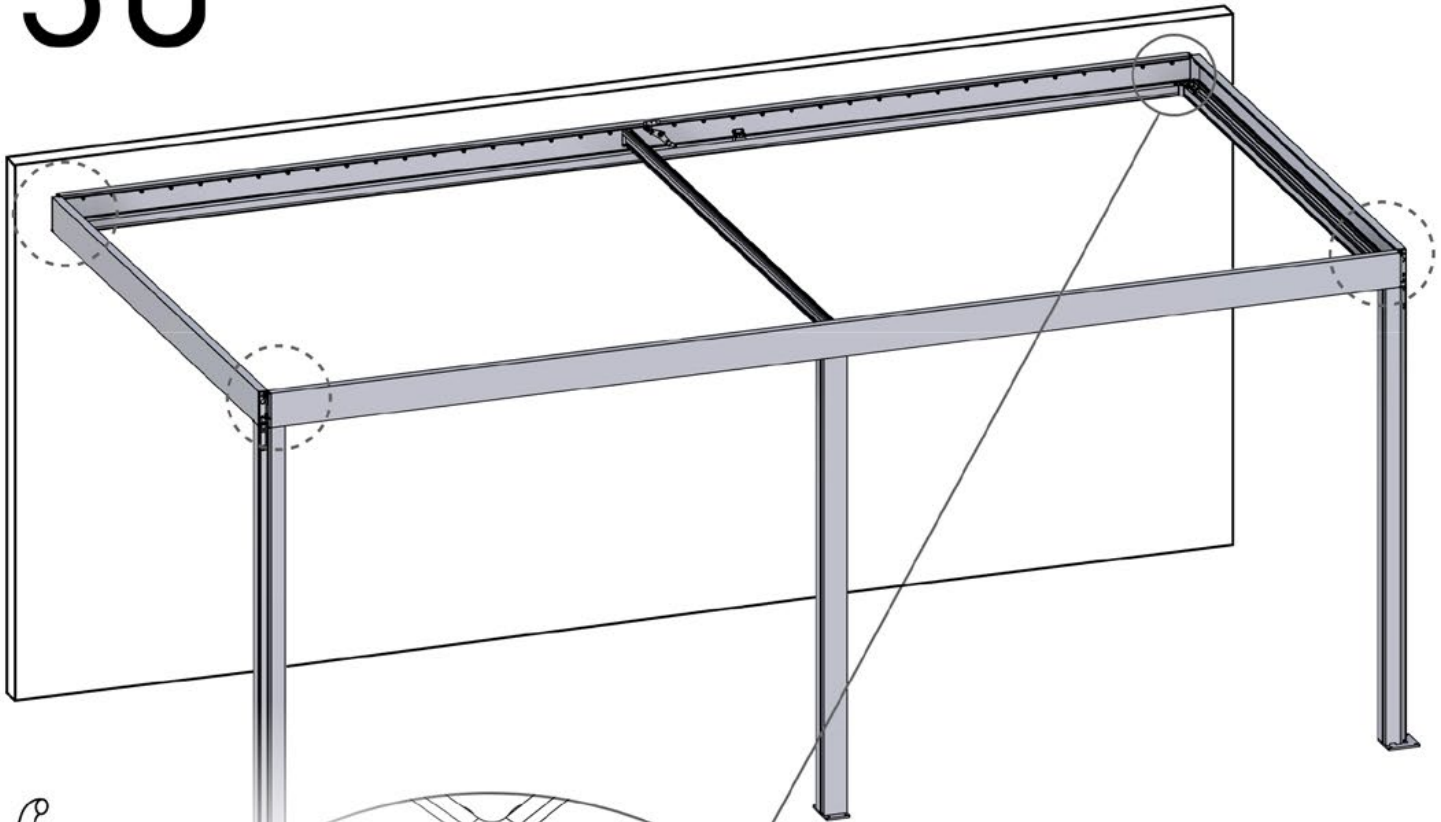
x2



29

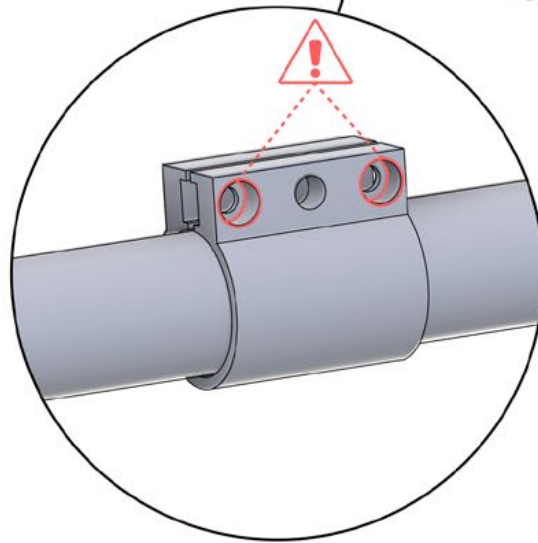
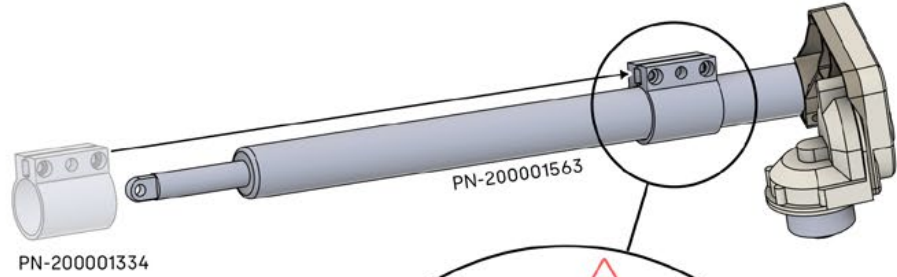
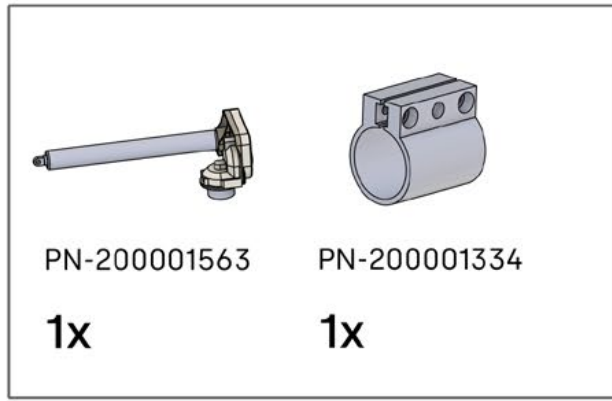


30

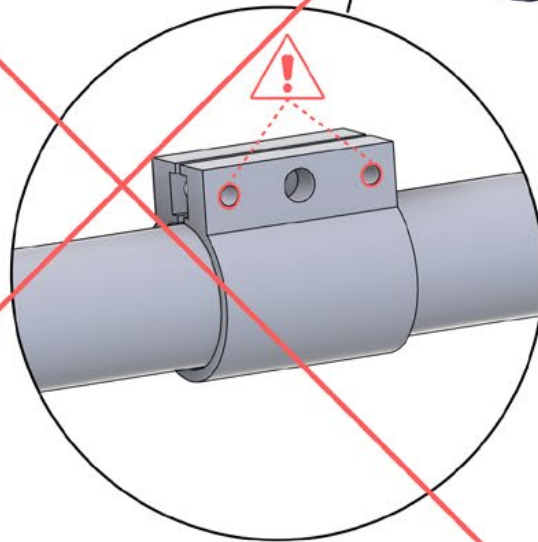
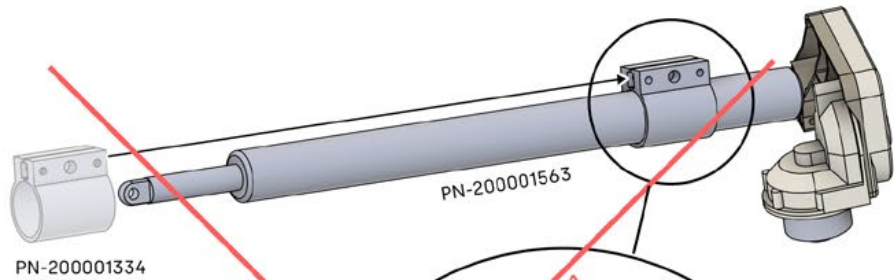


Note: If LED-lights are to be installed in the near future, wait with this step until they are installed.

31








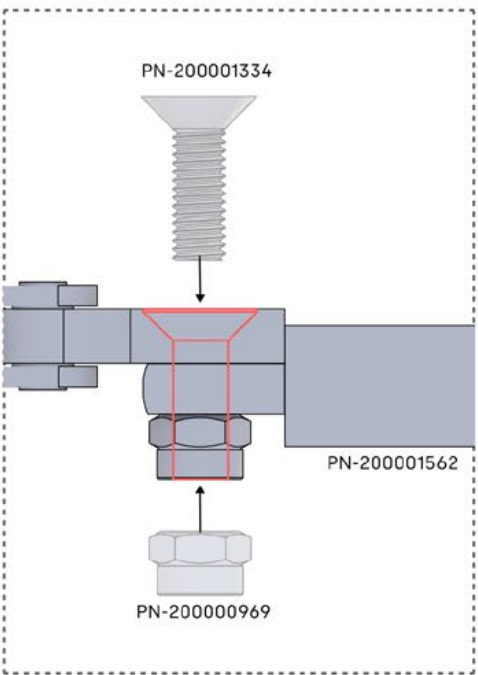
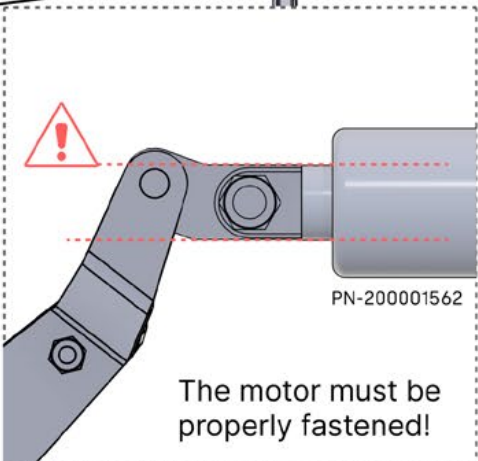
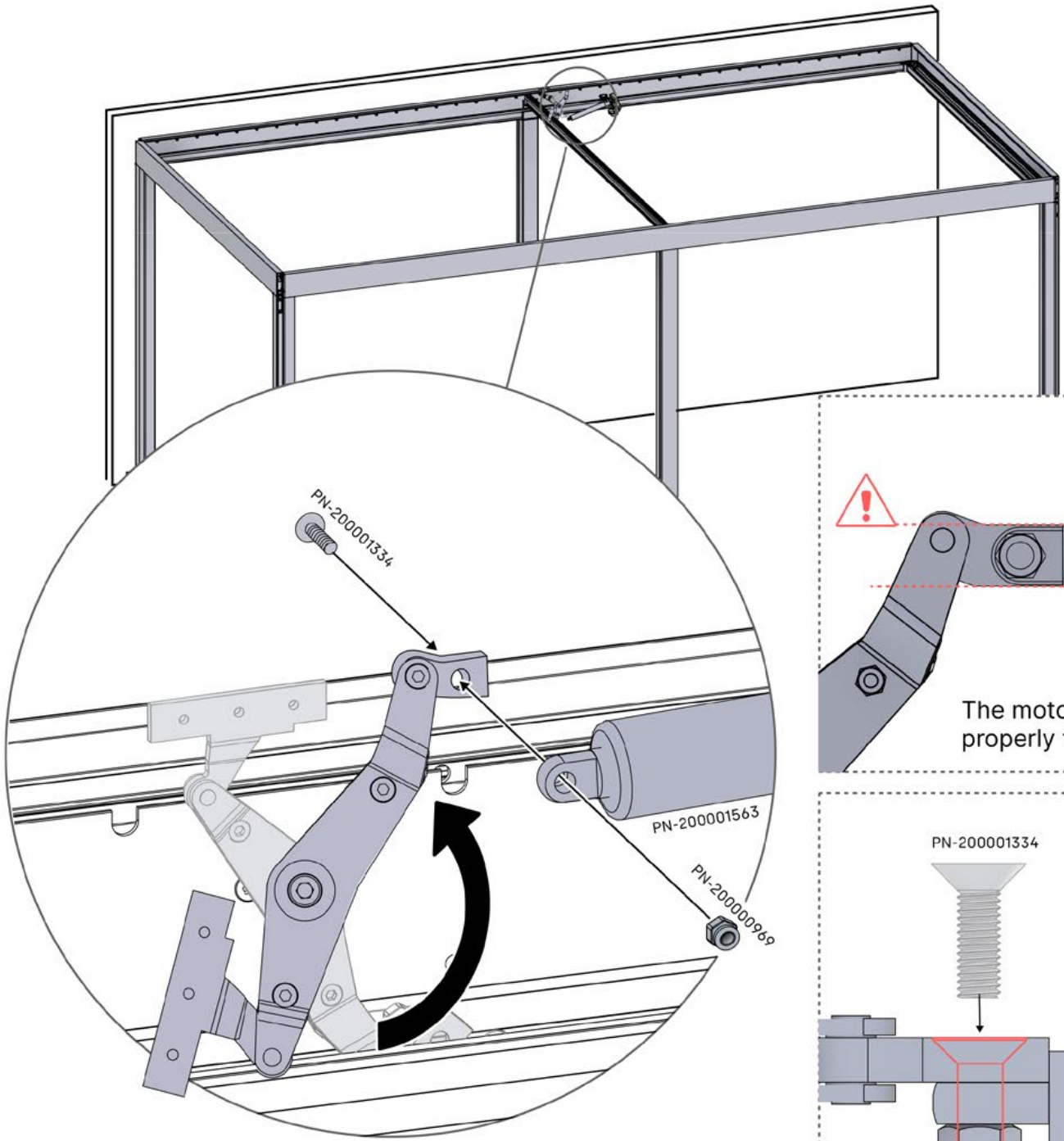
i The countersink side is facing out and the screws must be inserted from here.




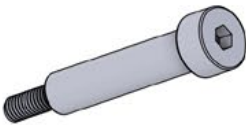

i This is the back and should face the beam

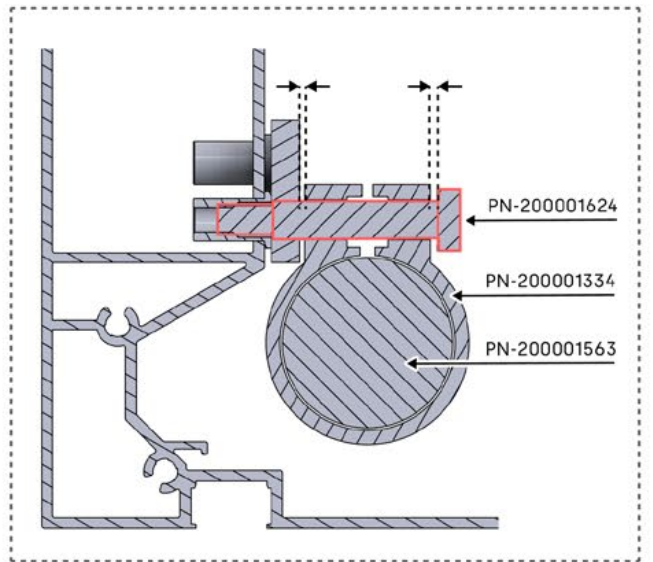
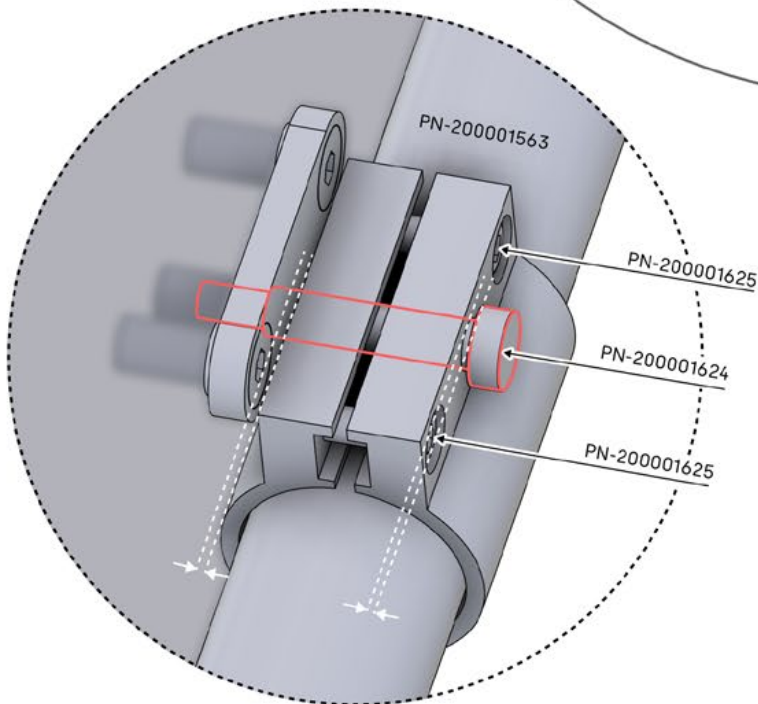
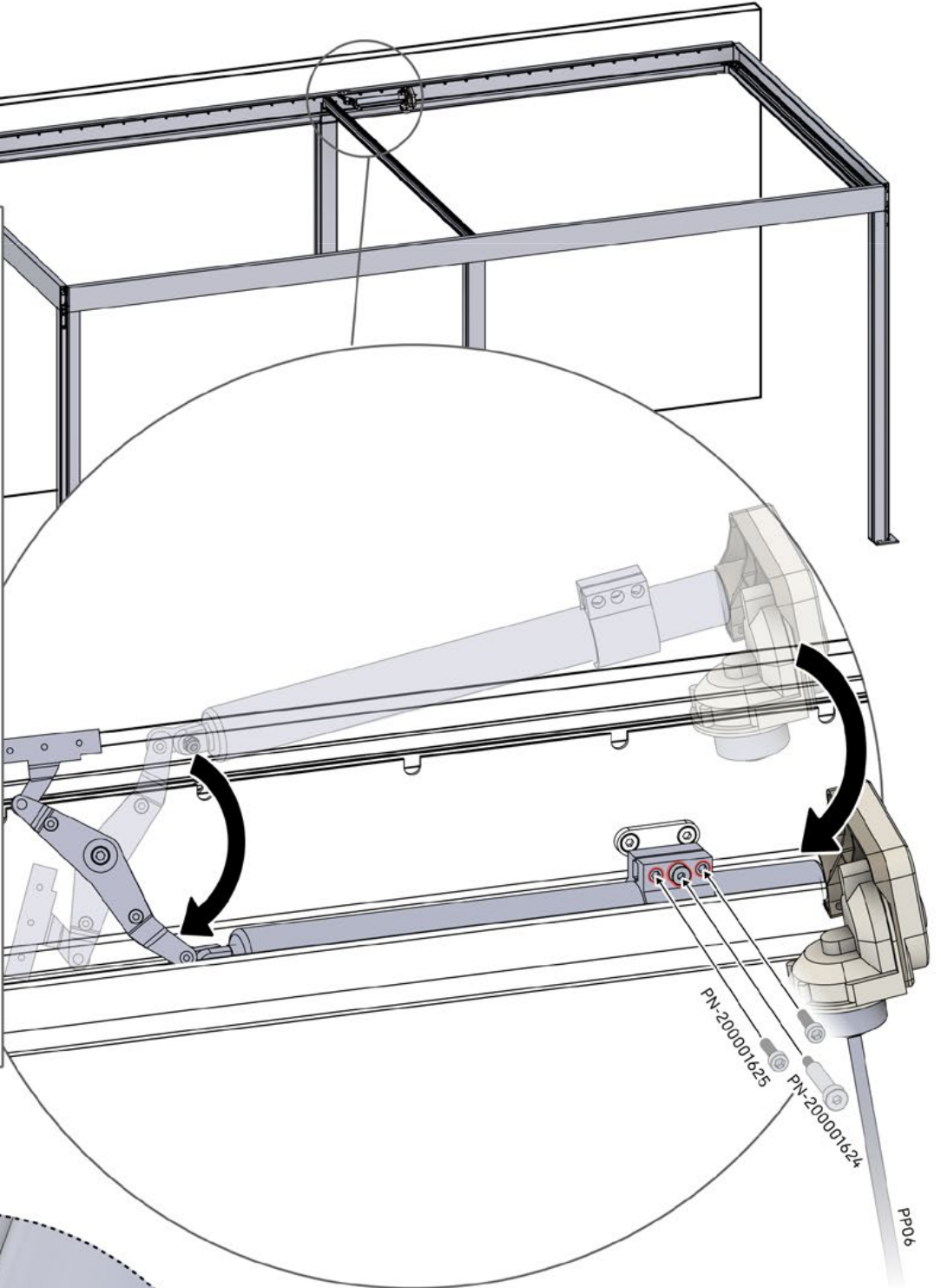
32

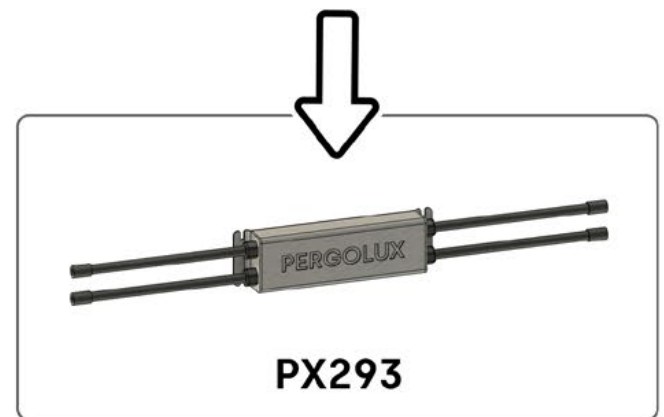
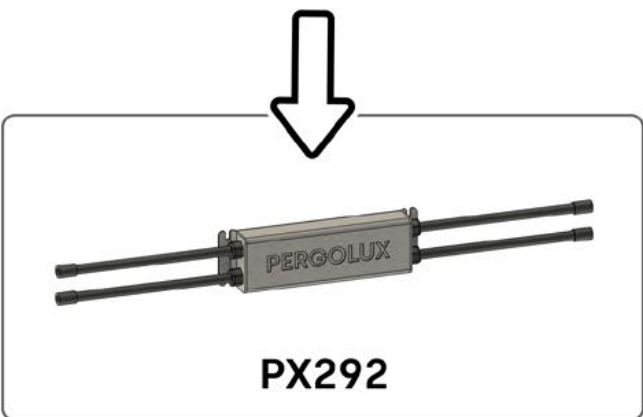
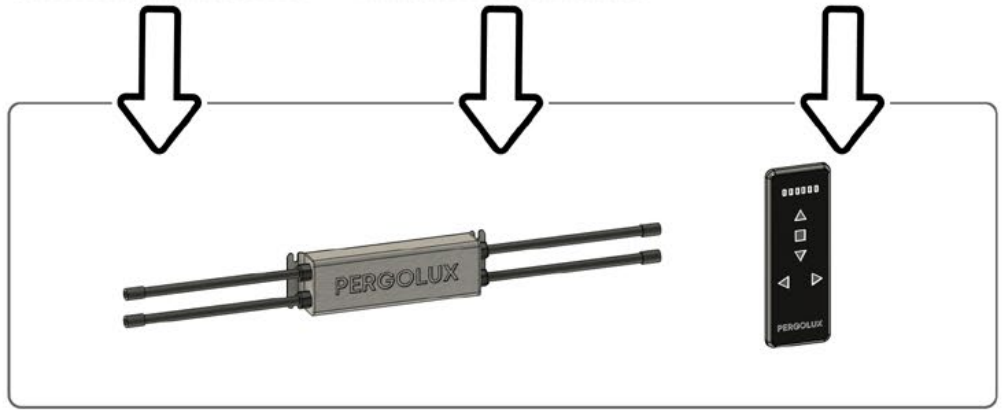
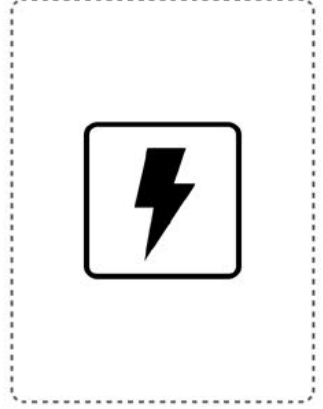
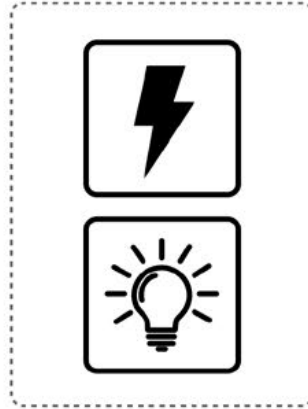
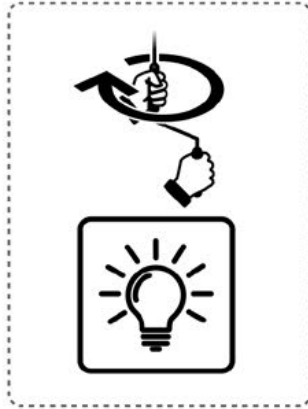
		
PN-200001563 PN-200001334 1x	PN-200001334  1x	PN-200000969  1x

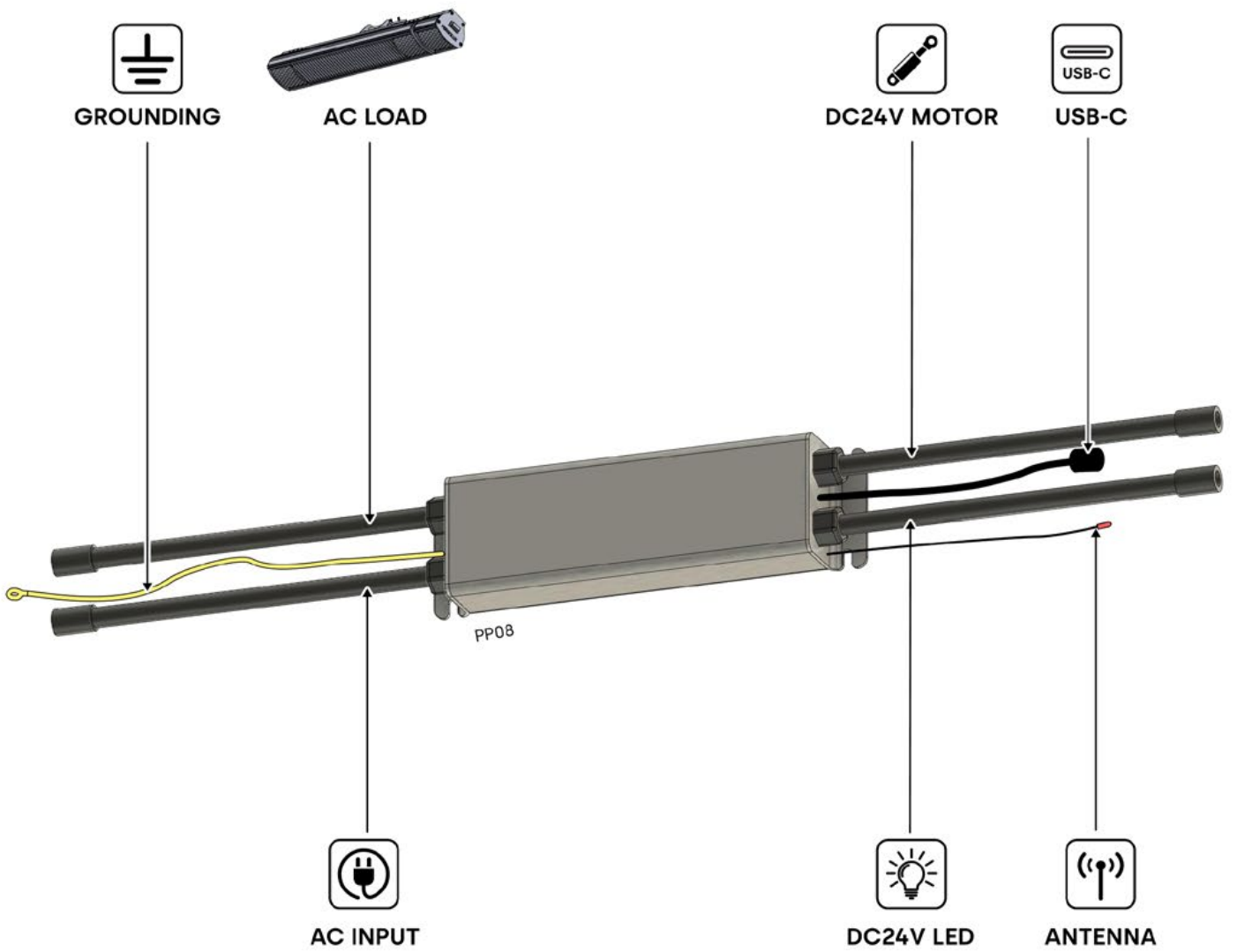


33

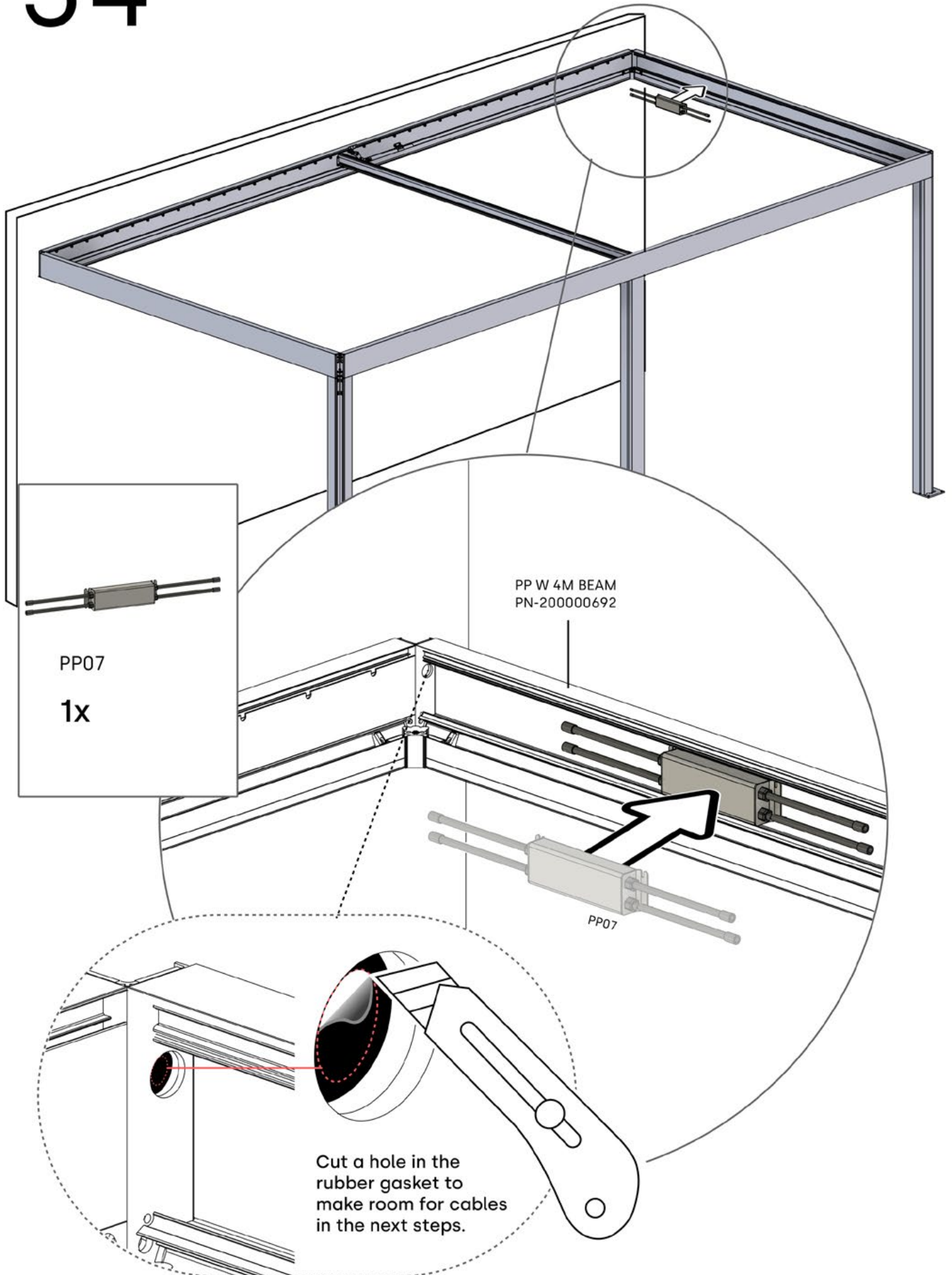
- 
PN-200001625
2x
- 
PN-200001624
1x
- 
PP06
1x







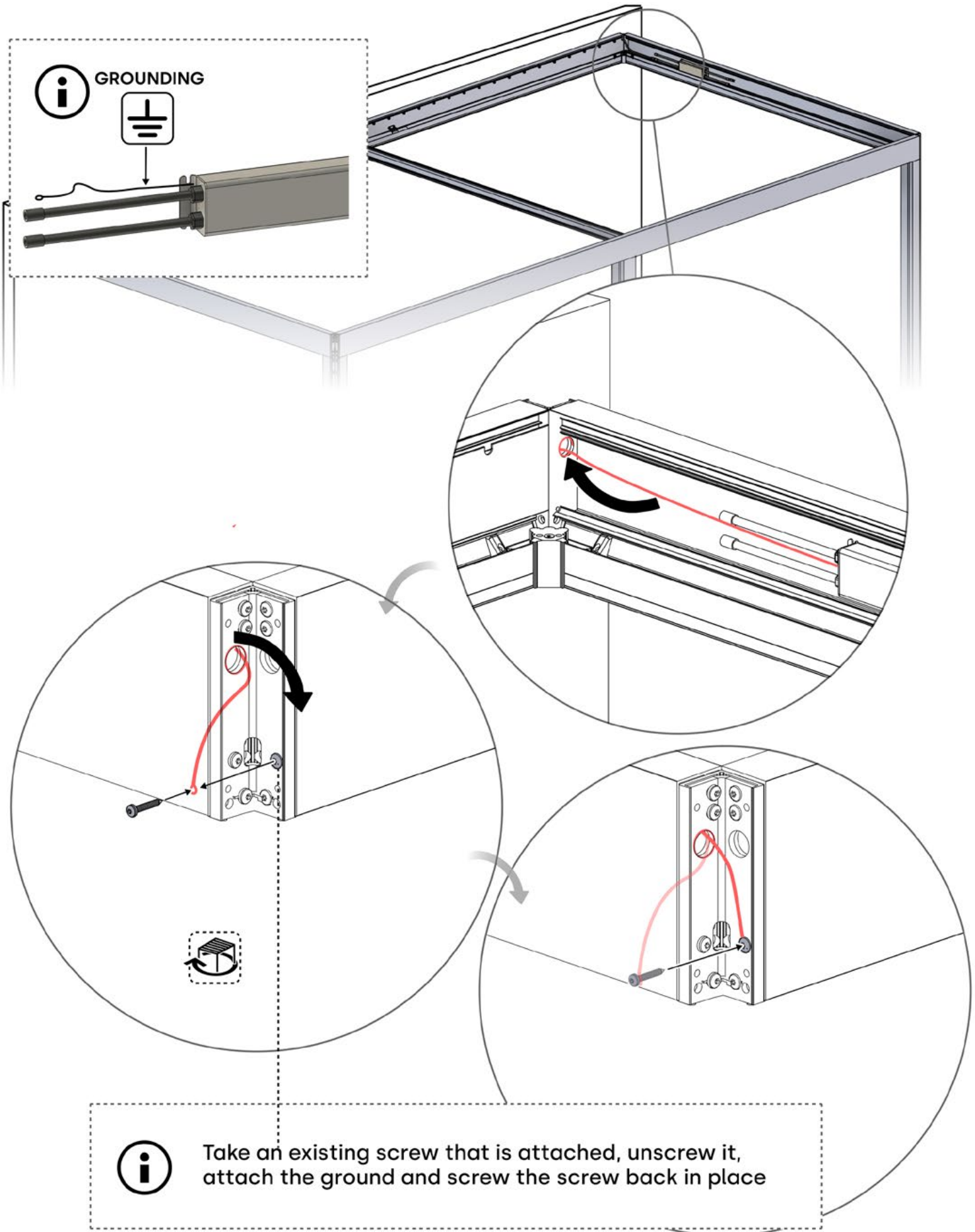
34



35



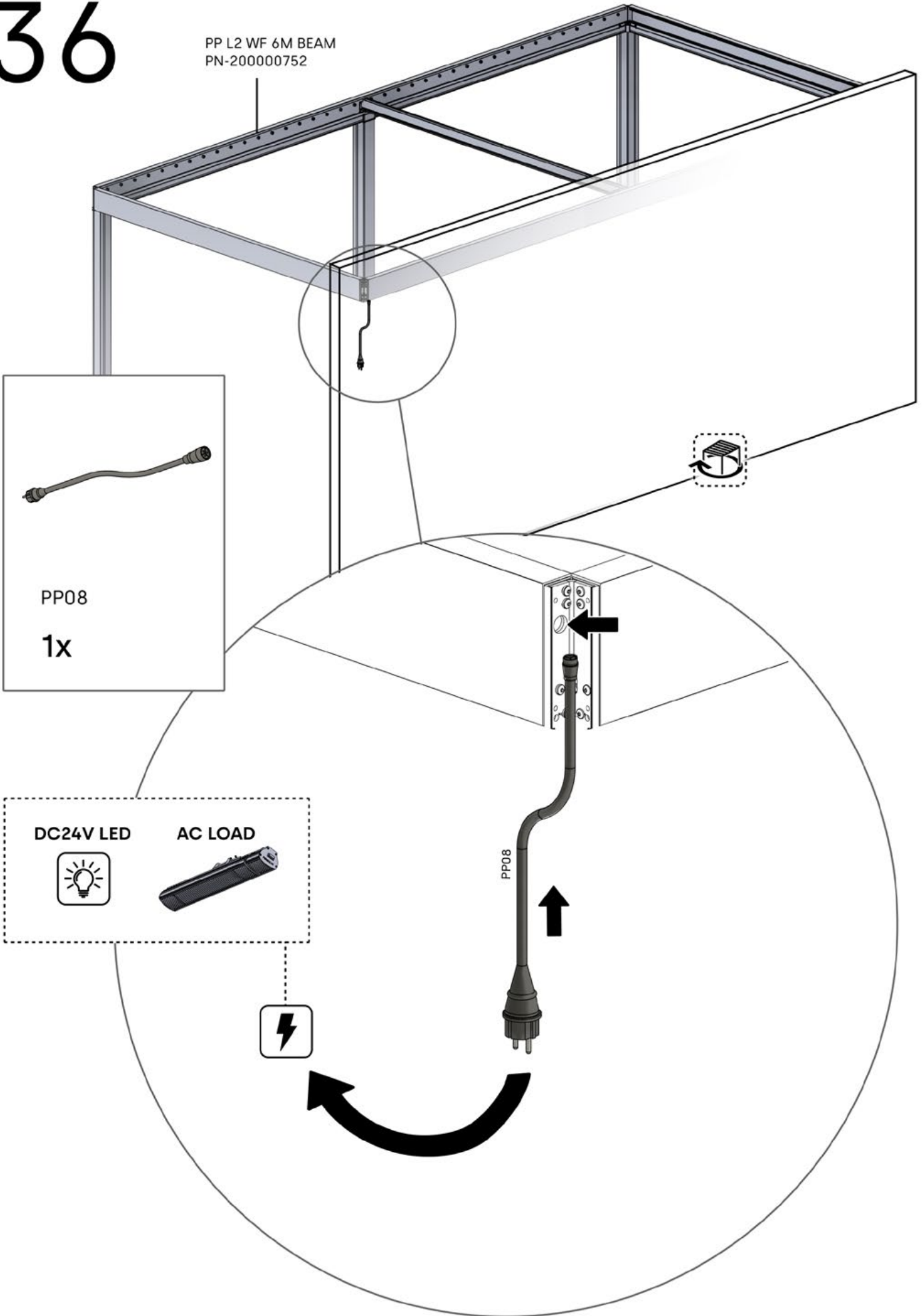
It is essential to connect grounding before connecting to power!



Take an existing screw that is attached, unscrew it, attach the ground and screw the screw back in place

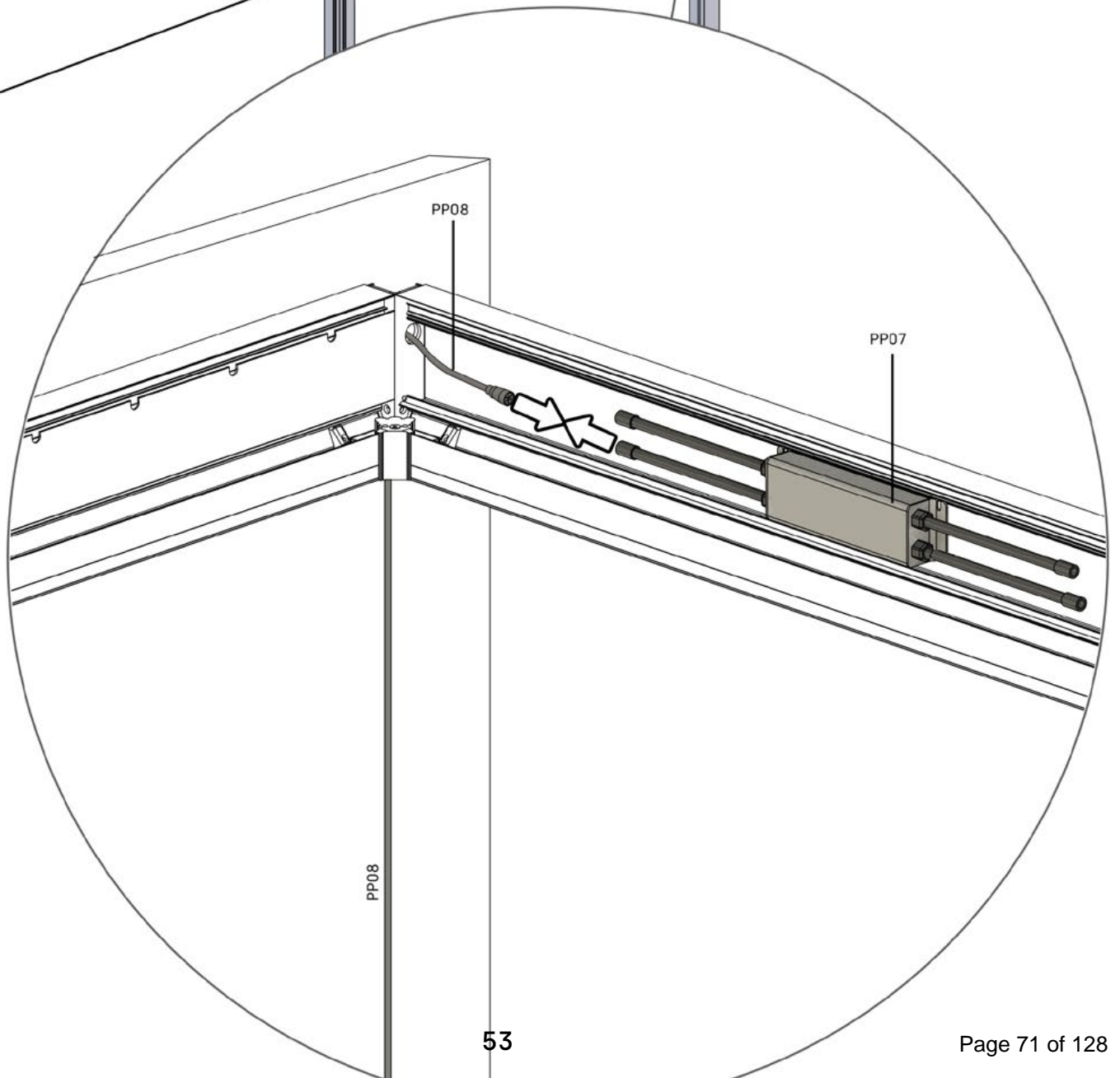
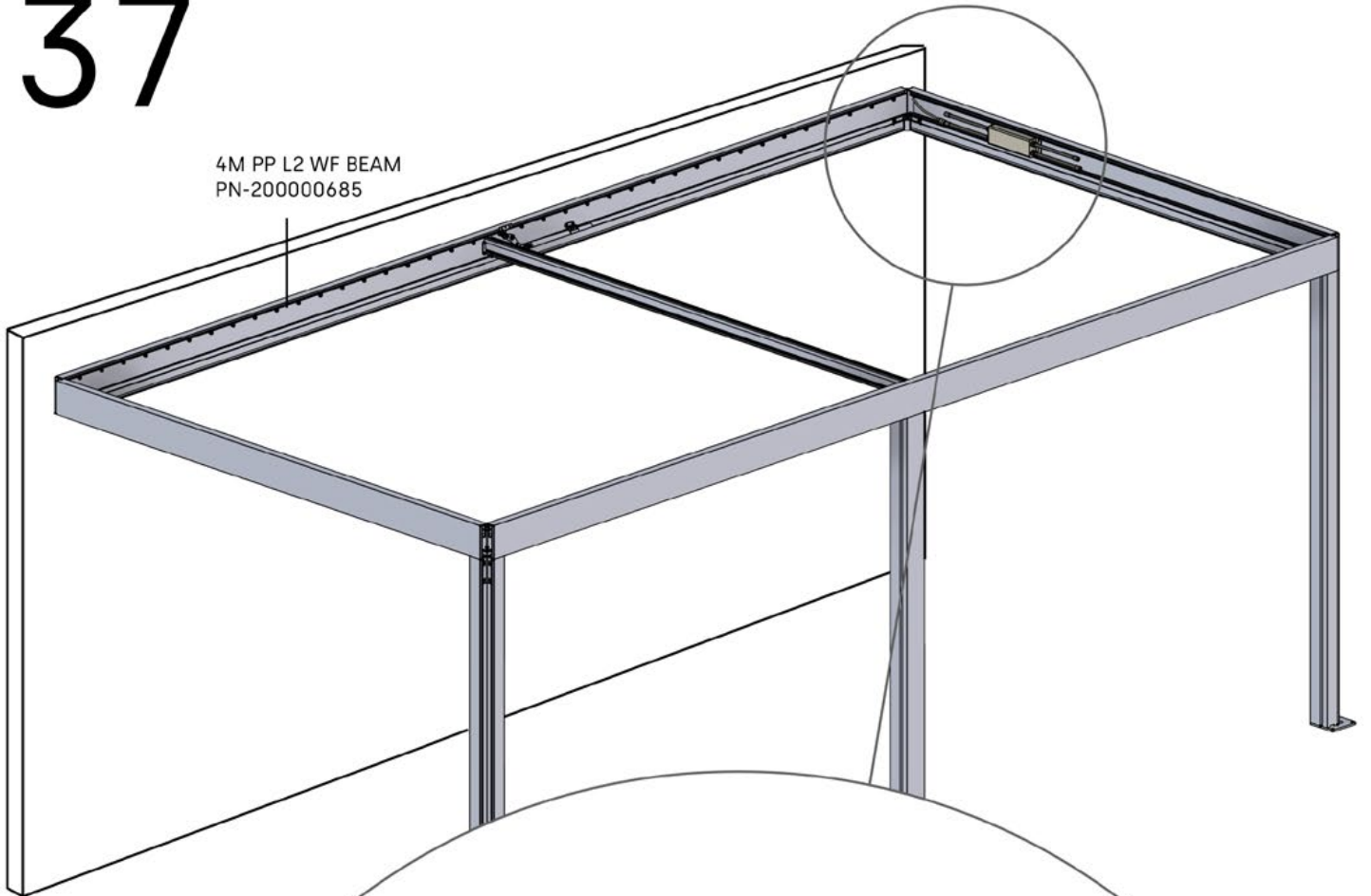
36

PP L2 WF 6M BEAM
PN-200000752

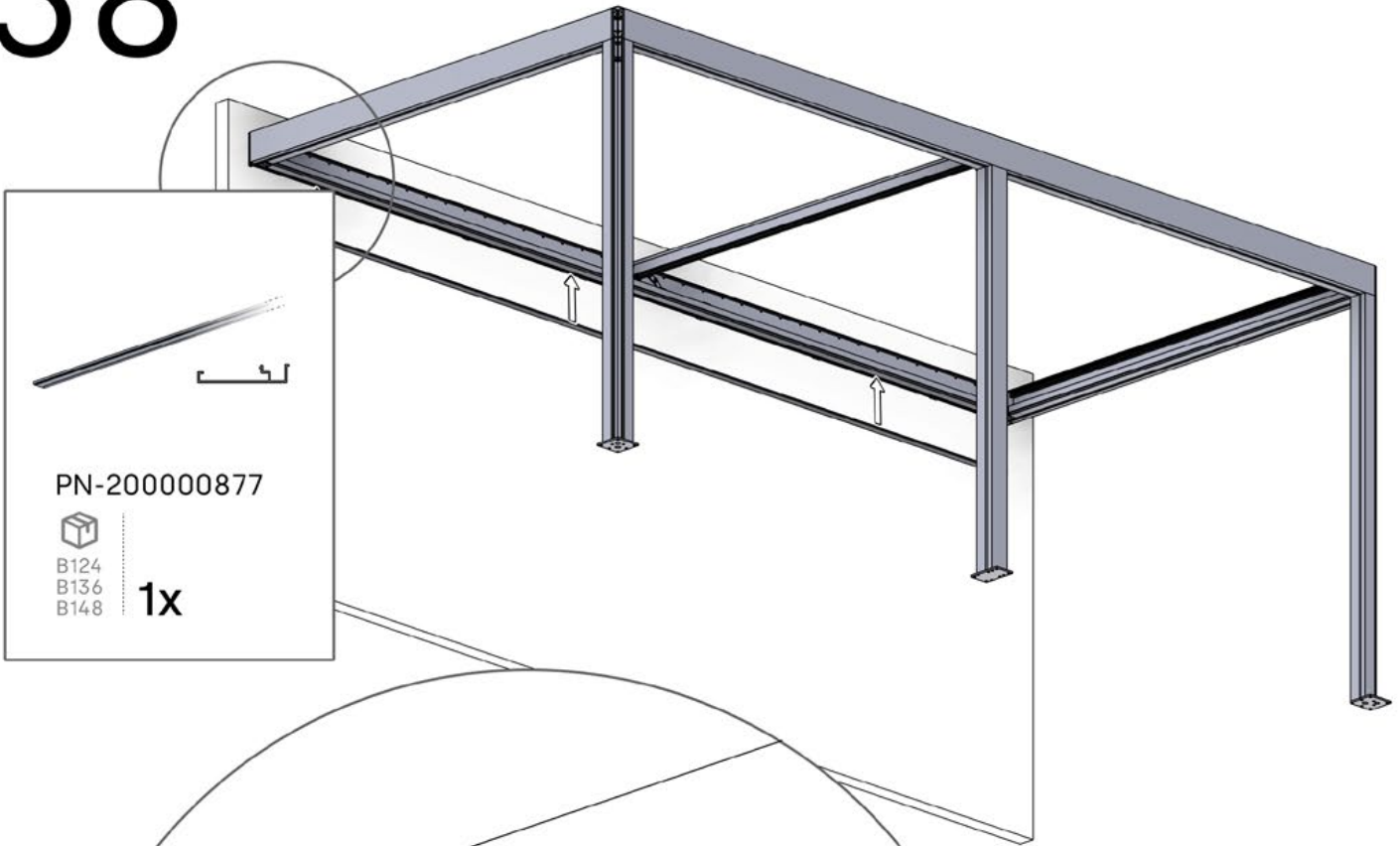


37

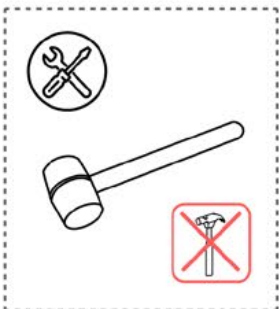
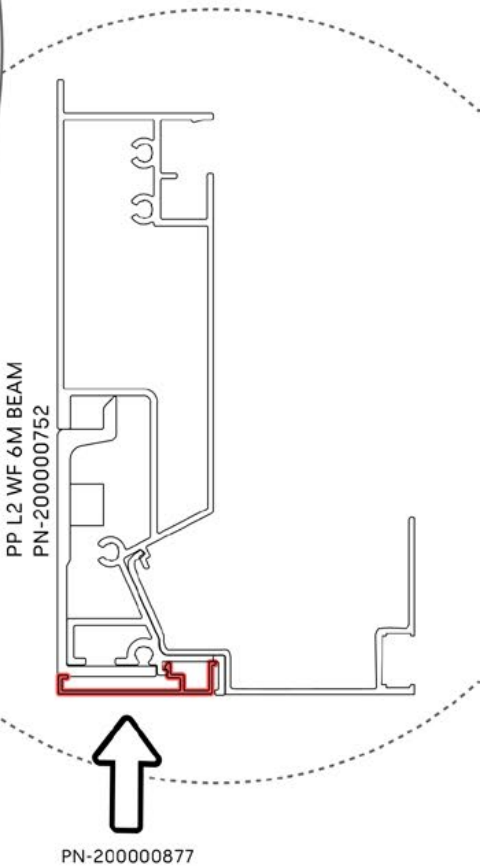
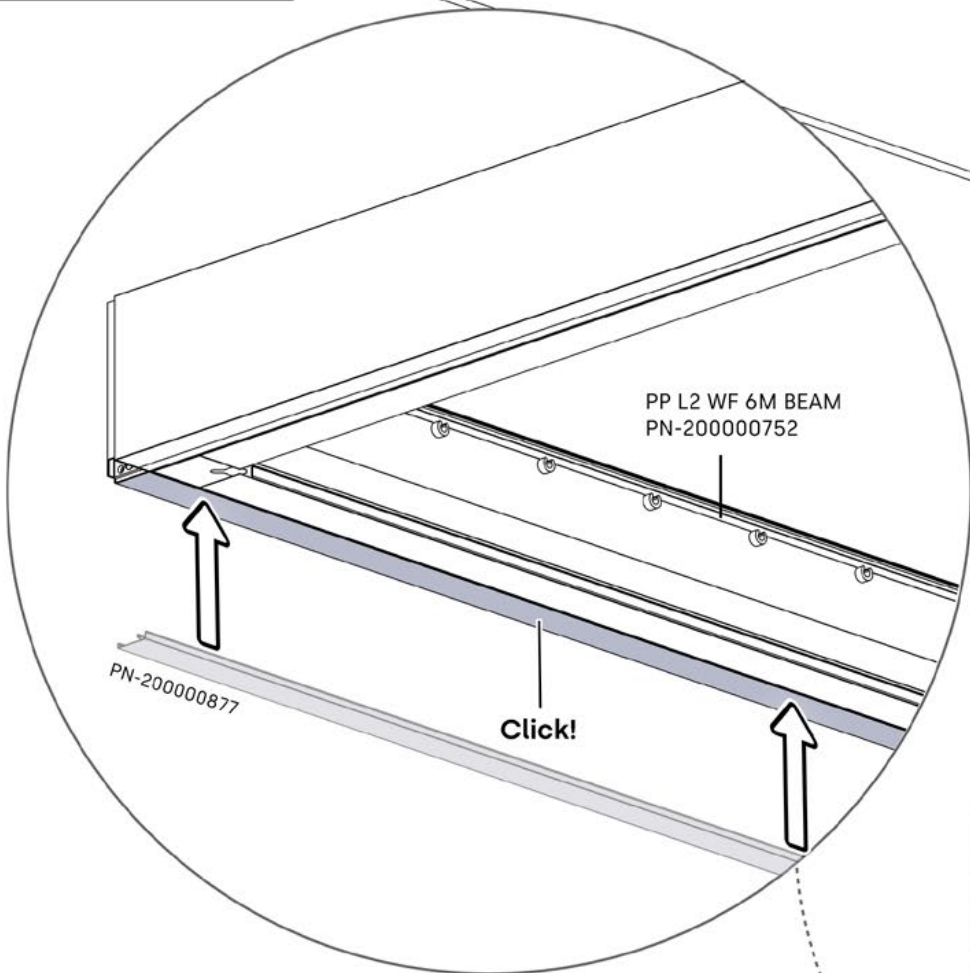
4M PP L2 WF BEAM
PN-200000685



38



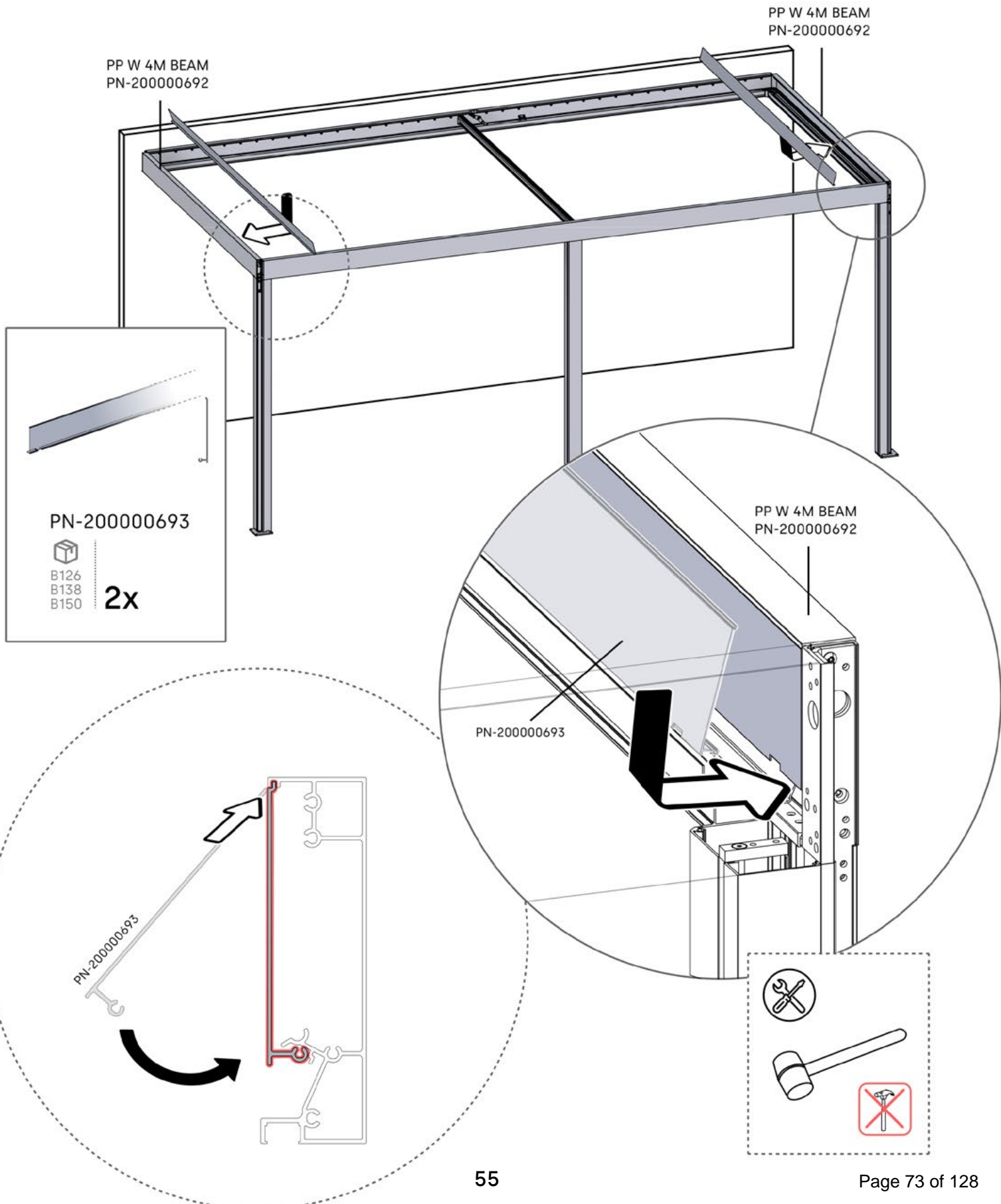
PN-200000877
B124
B136
B148 **1x**



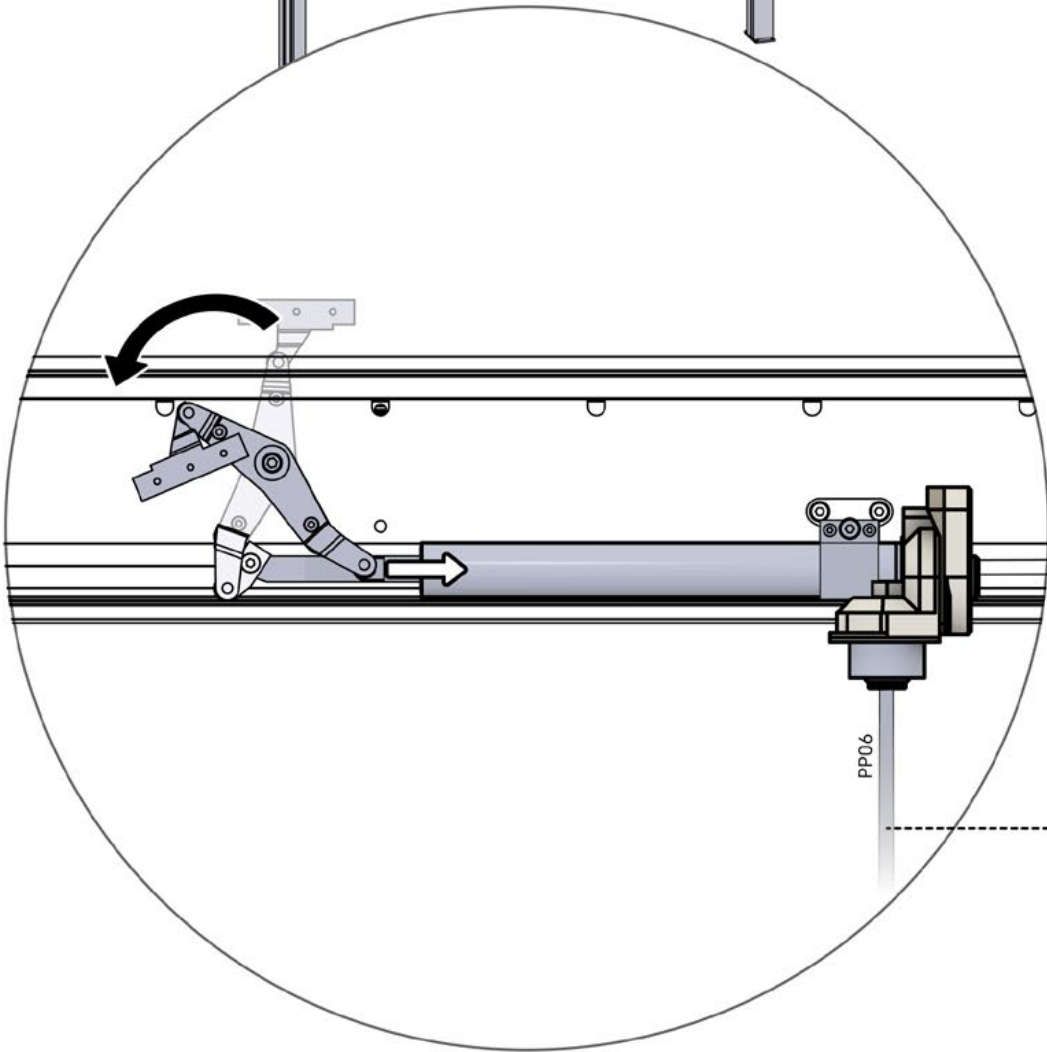
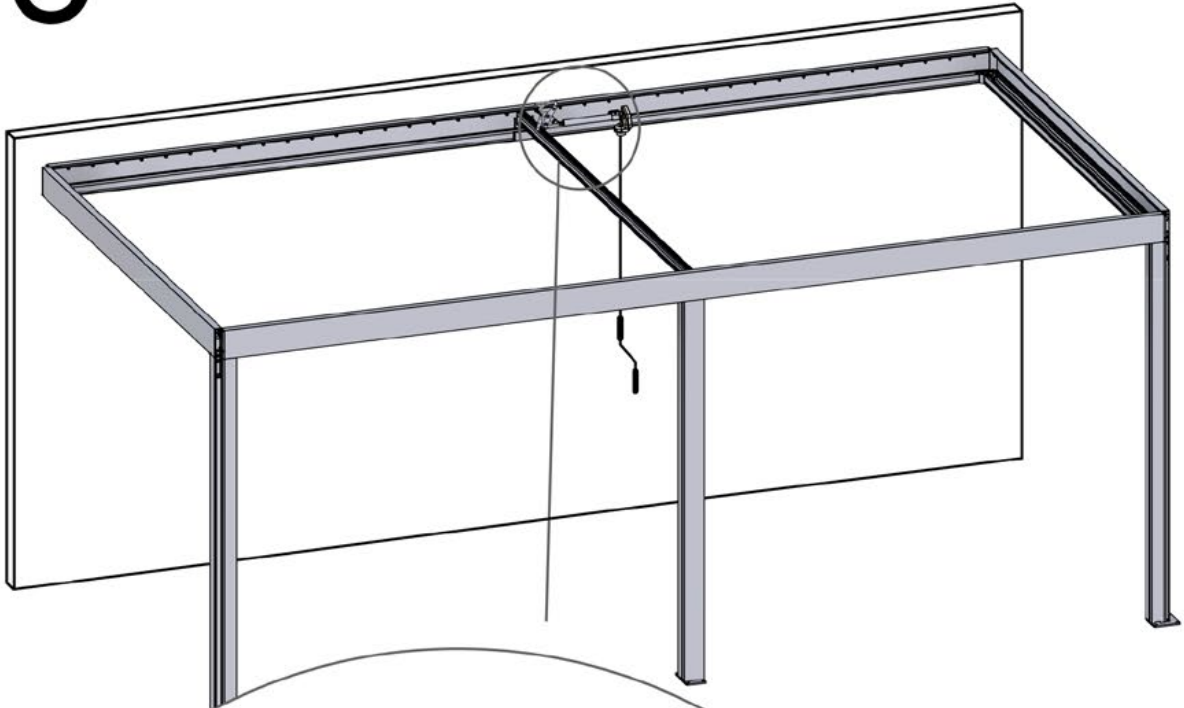
39



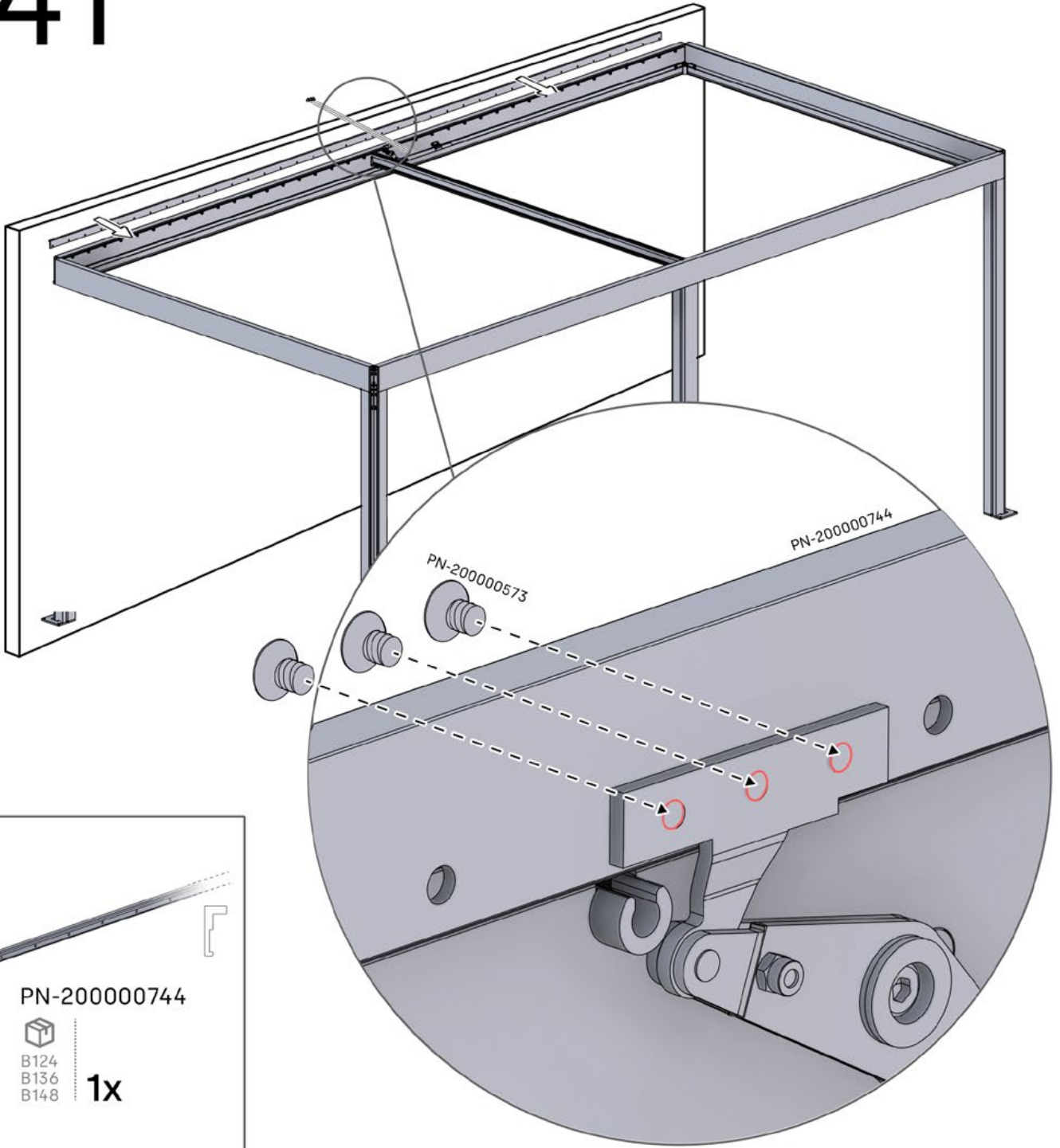
Note: It is recommended to test that the engine and/or lights work before doing more steps



40



41



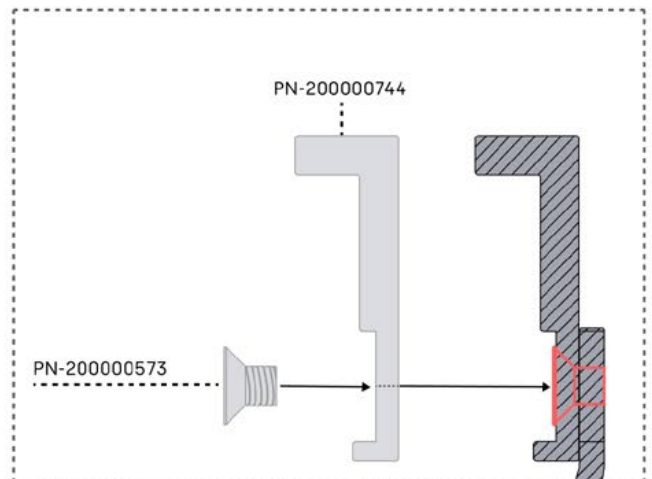
PN-20000744

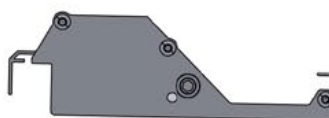
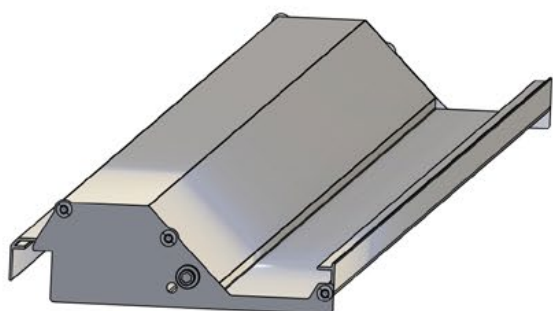
B124
B136
B148 1x

6x8

PN-20000573

S 3x





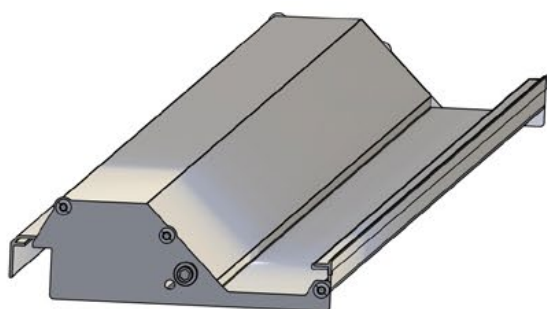
P.PERGOLA 4M WF LOUVER
PN-200000698

Standard



L121
L133
L145

37x



P.PERGOLA 4M WF END LOUVER
PN-200000699



L123
L135
L147

1x



42

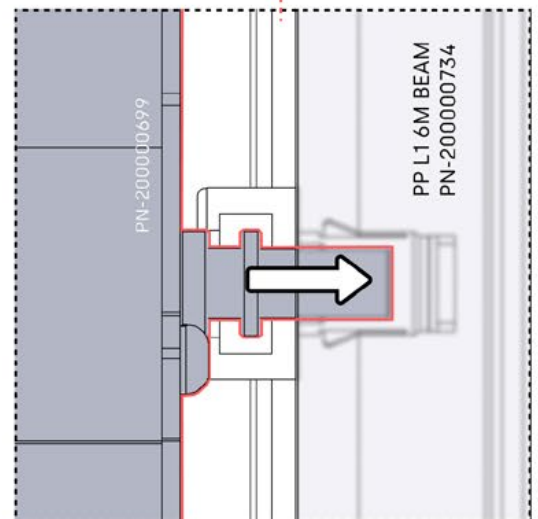
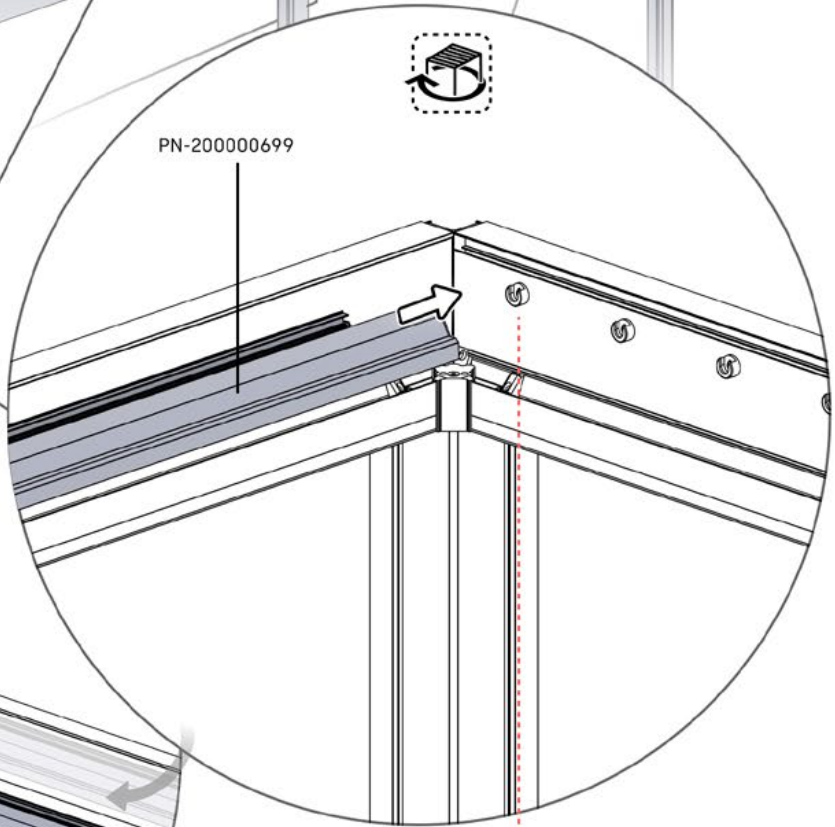
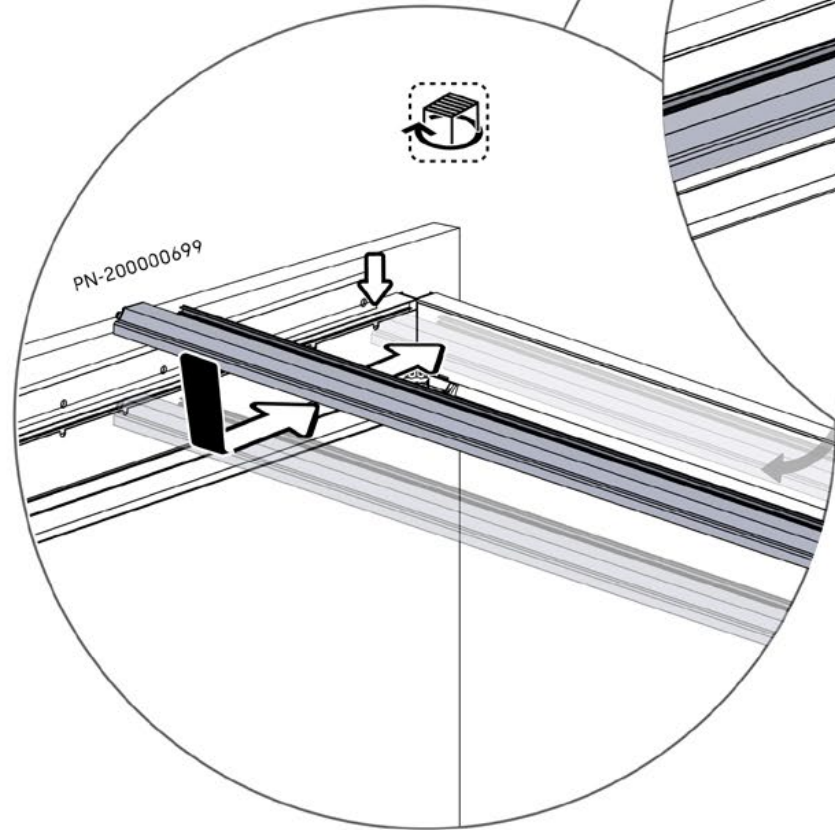
PP L2 WF 6M BEAM
PN-200000752

PP W 4M BEAM
PN-200000692

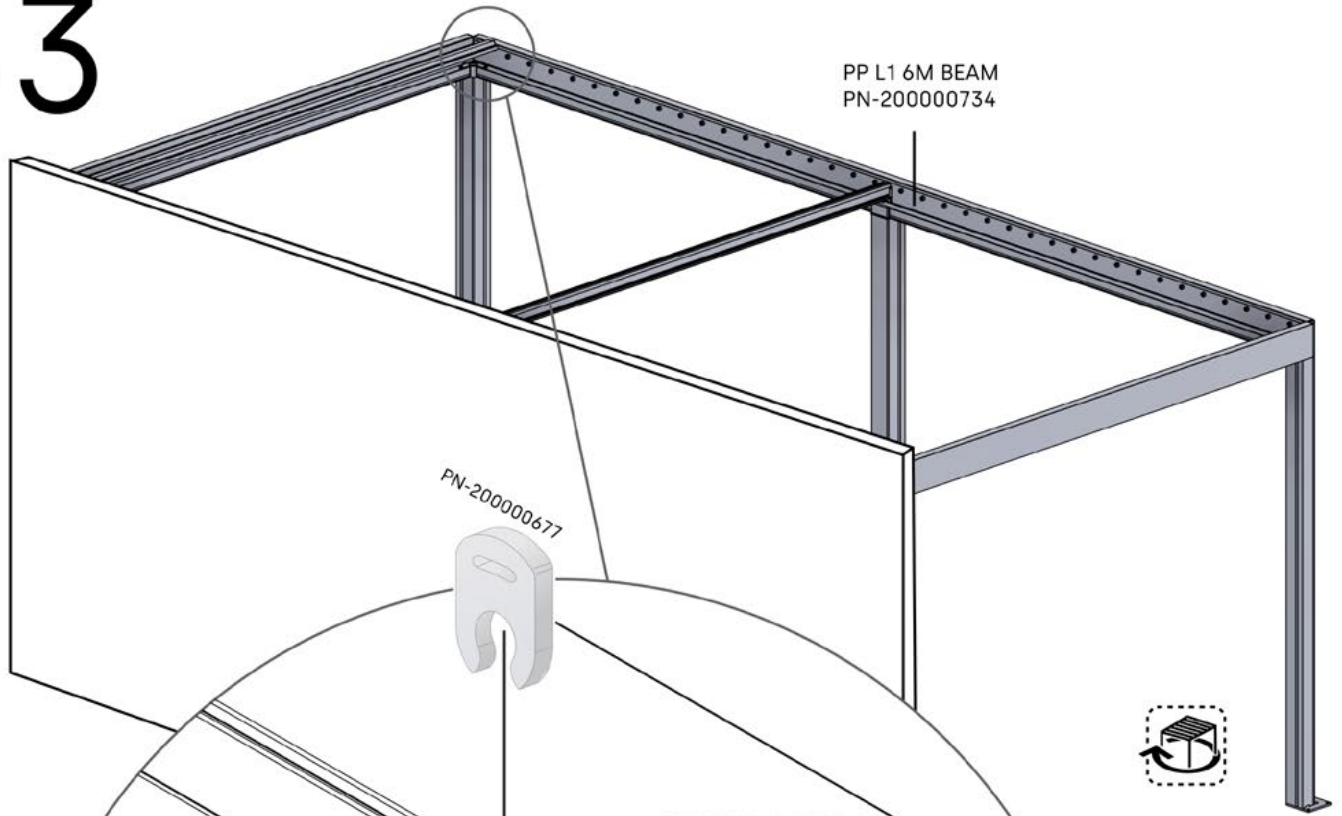
PN-200000699

L123
L135
L147

1x



43



PP L1 6M BEAM
PN-200000734

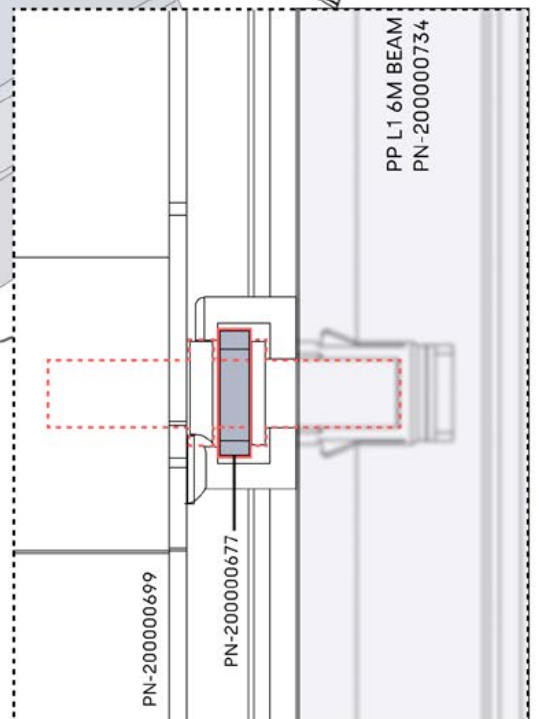
PP L2 WF 6M BEAM
PN-200000752

Click!

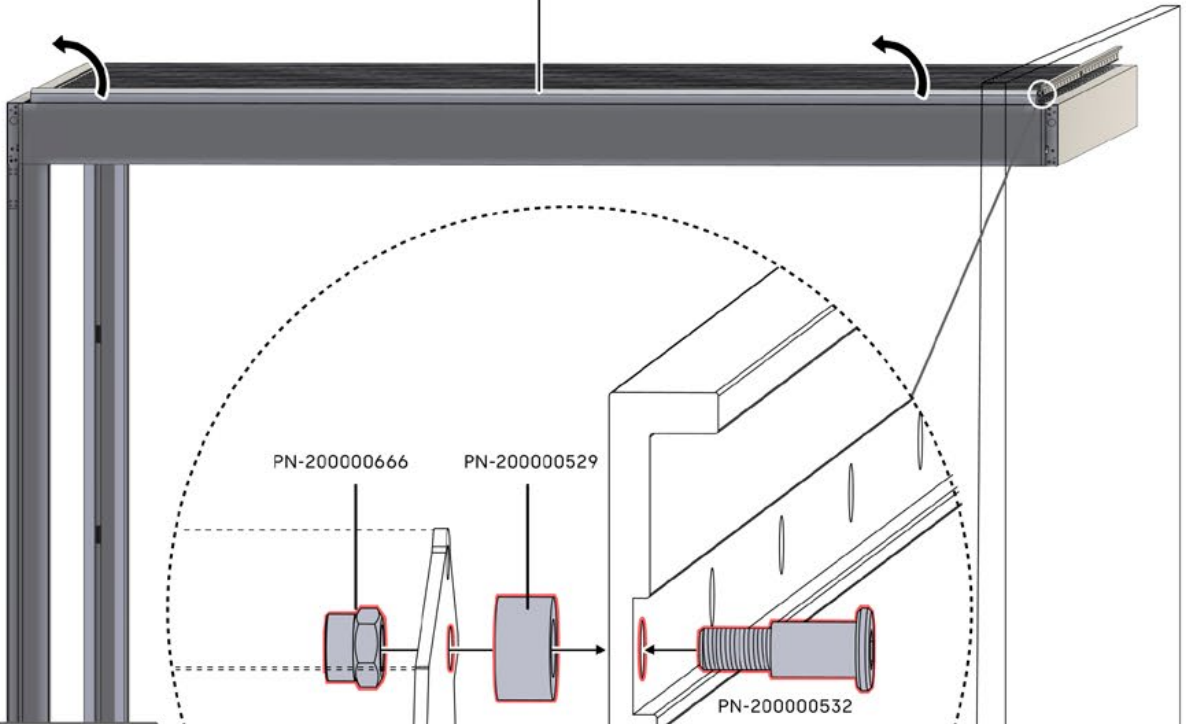
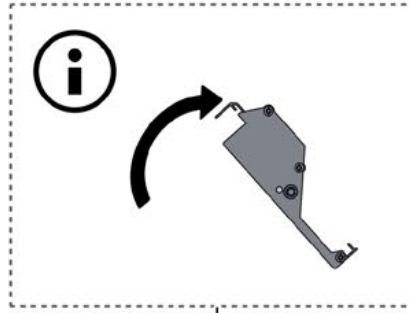


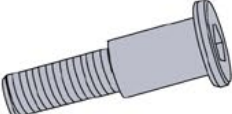





PN-200000677

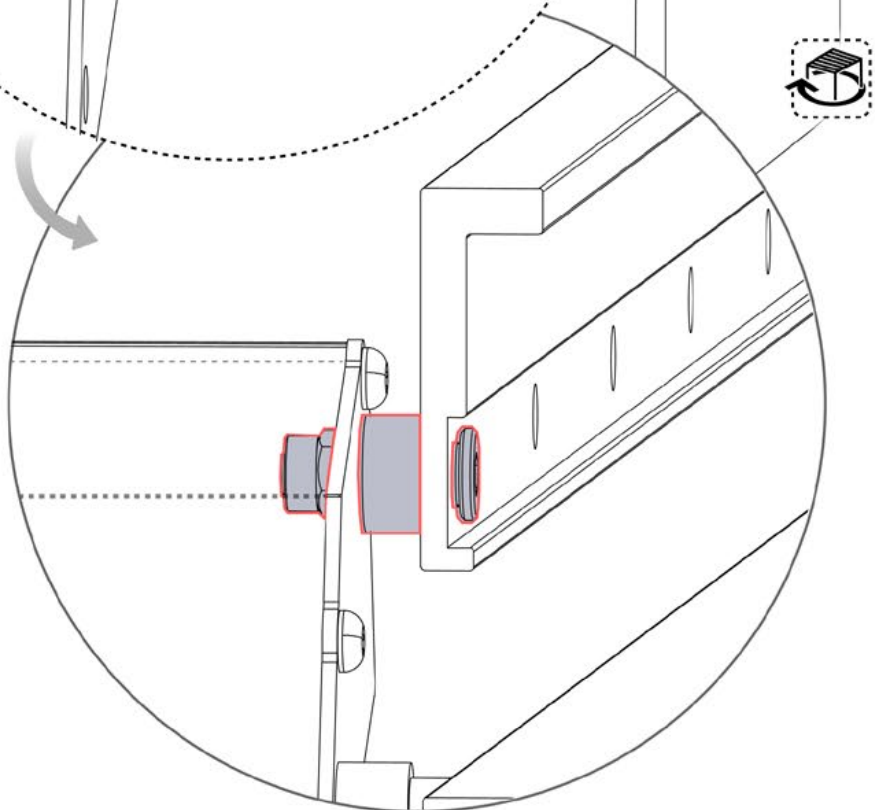
 1x



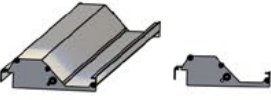

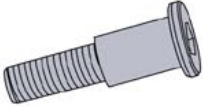







44

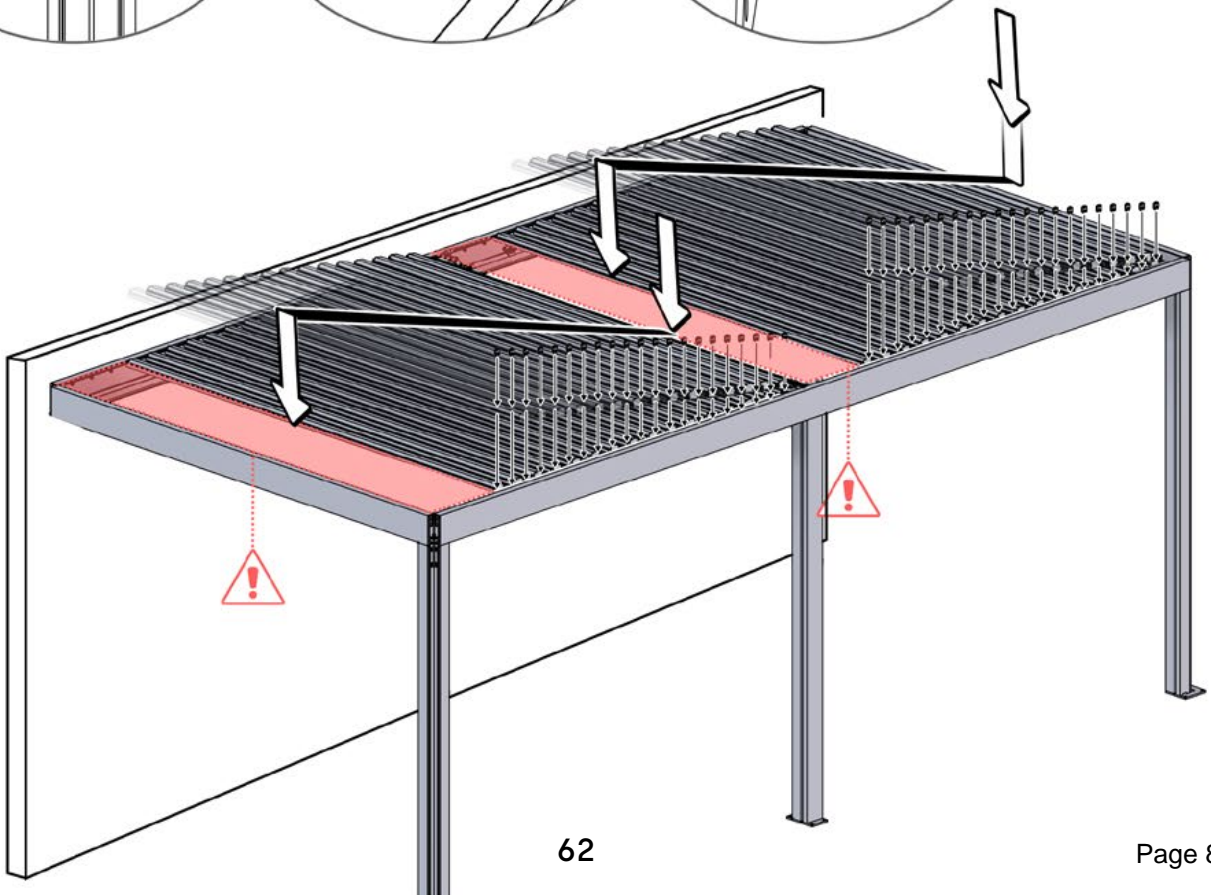
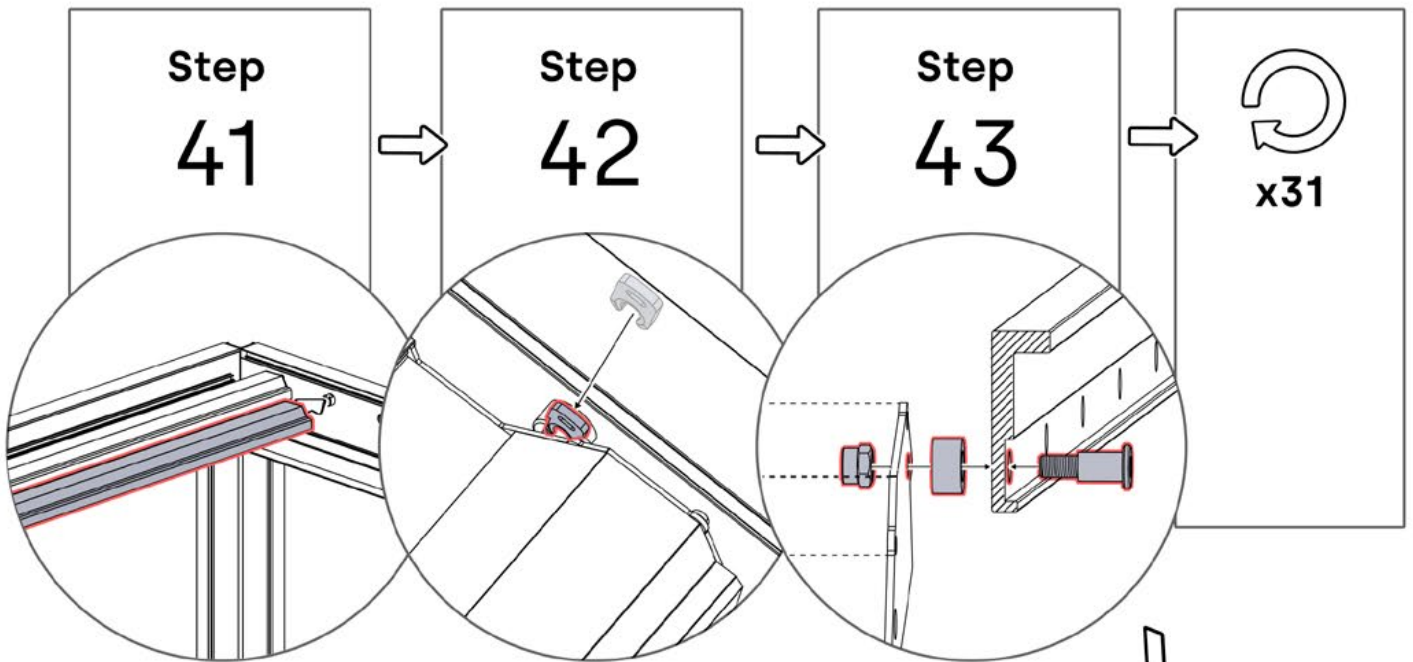


- 
PN-20000532
 **1x**
- 
PN-20000529
 **1x**
- 
PN-20000666
 **1x**

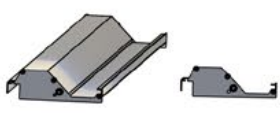





45

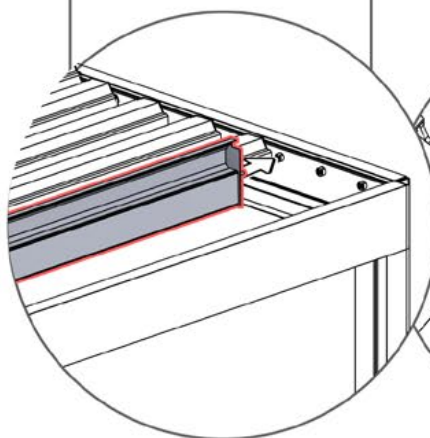
				
PN-200000698	PN-200000677	PN-200000532	PN-200000529	PN-200000666
 L121 L133 L145	 H	 R	 R	 R
31x	31x	31x	31x	31x



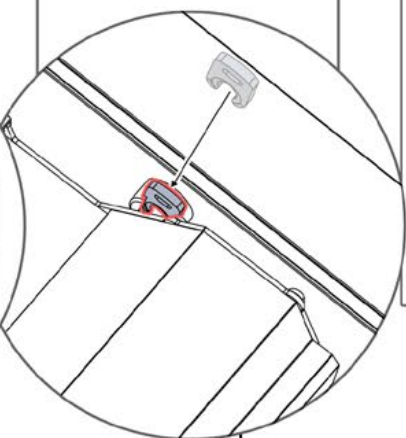
46


	
PN-200000698	PN-200000677
 L121 L133 L145	 H
6x	6x

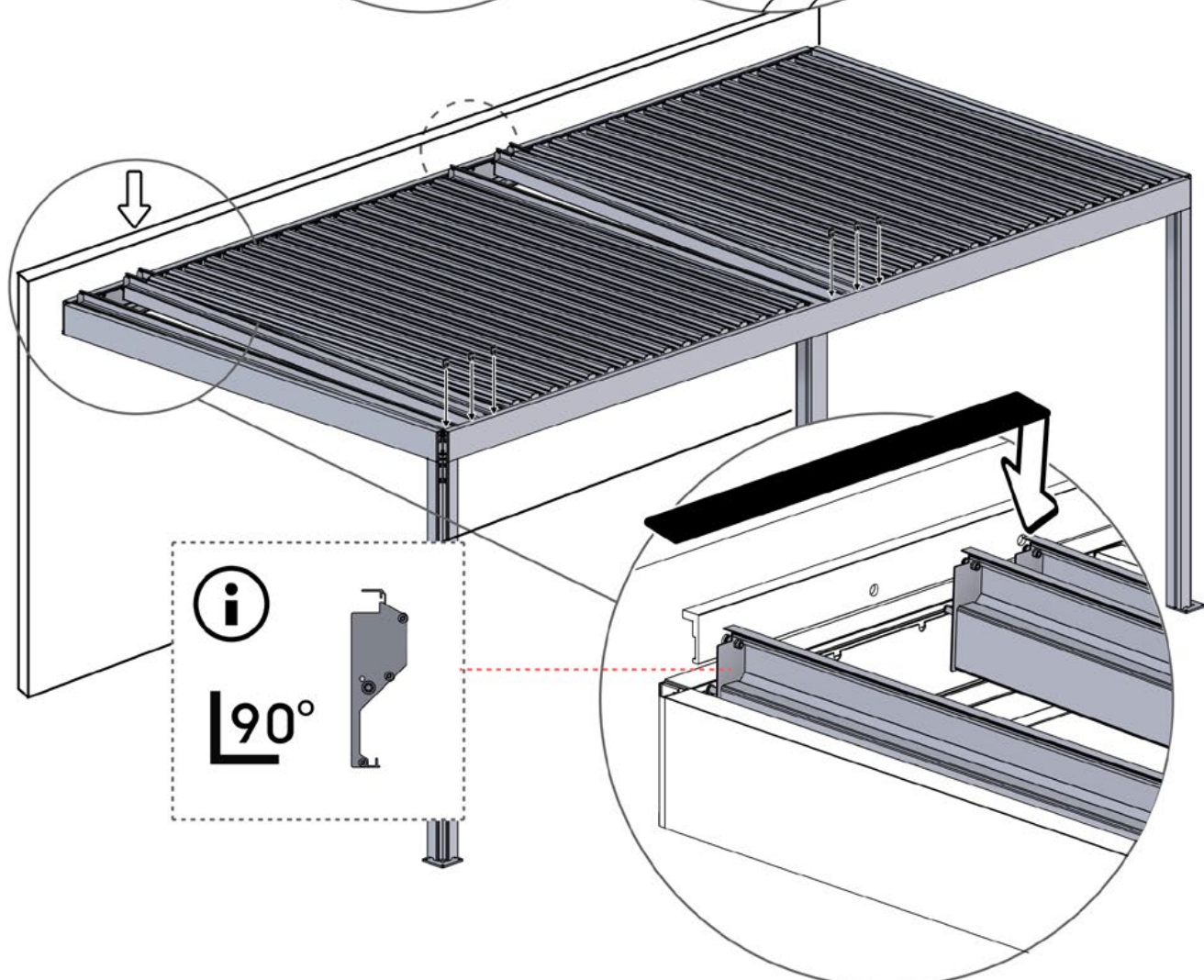
Step
41



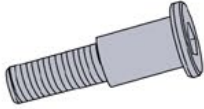





Step
42





x6

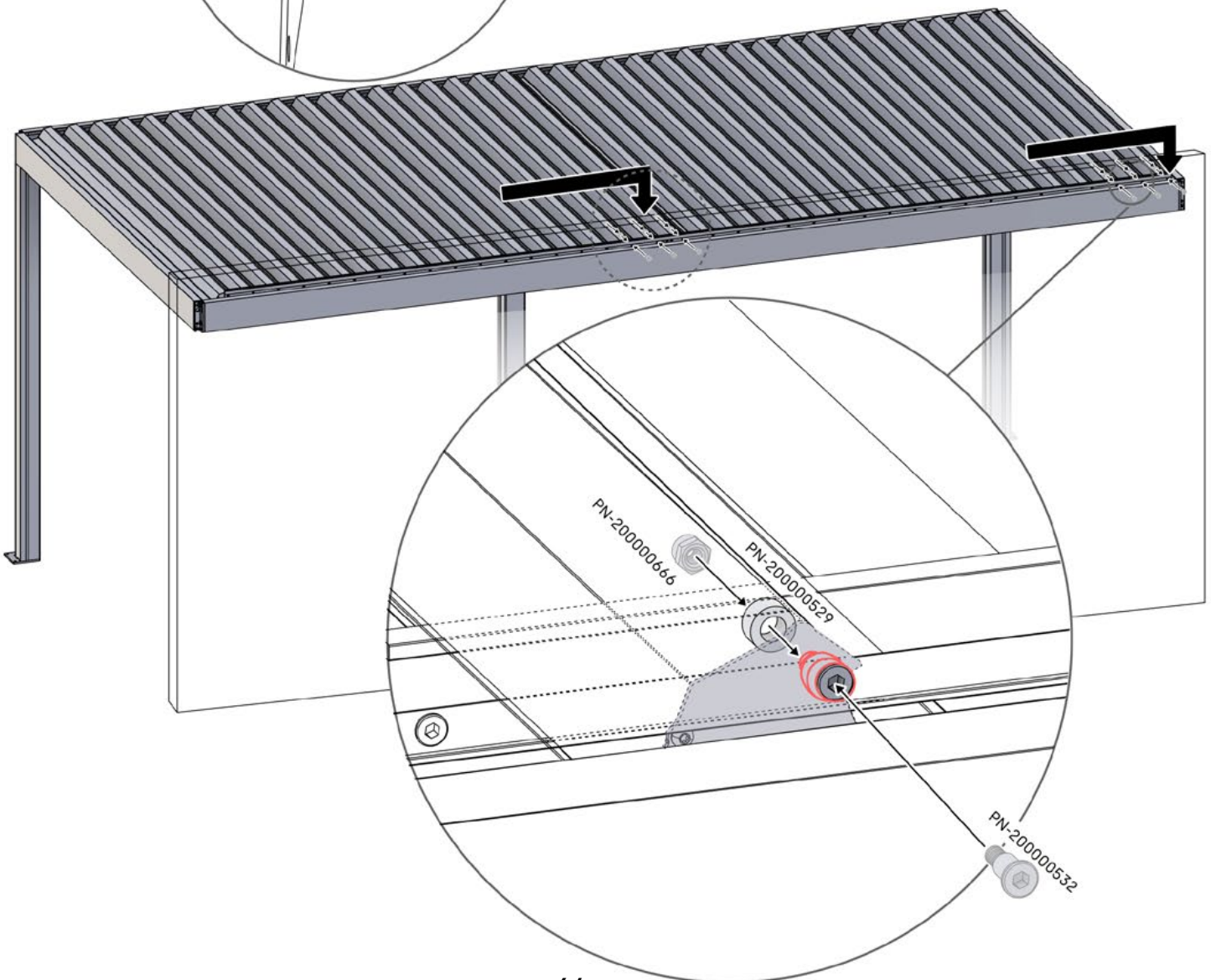
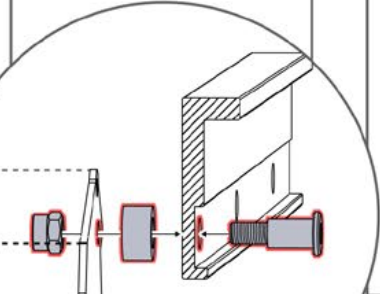


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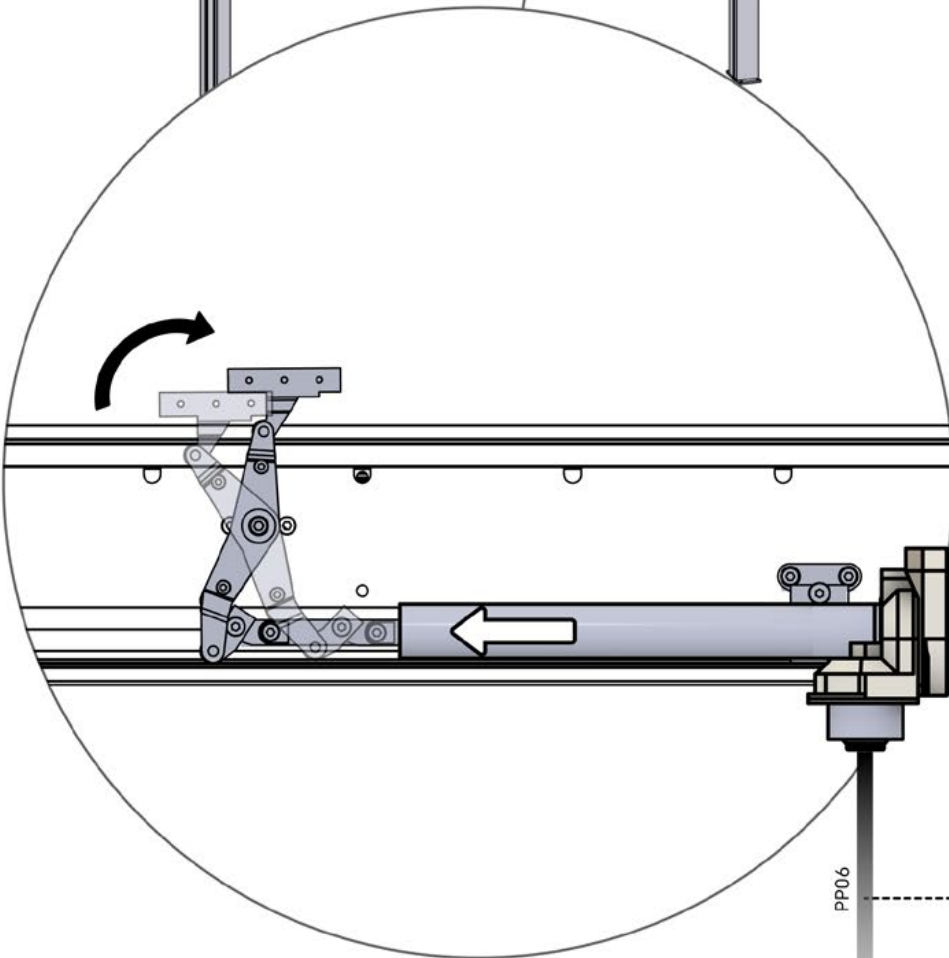
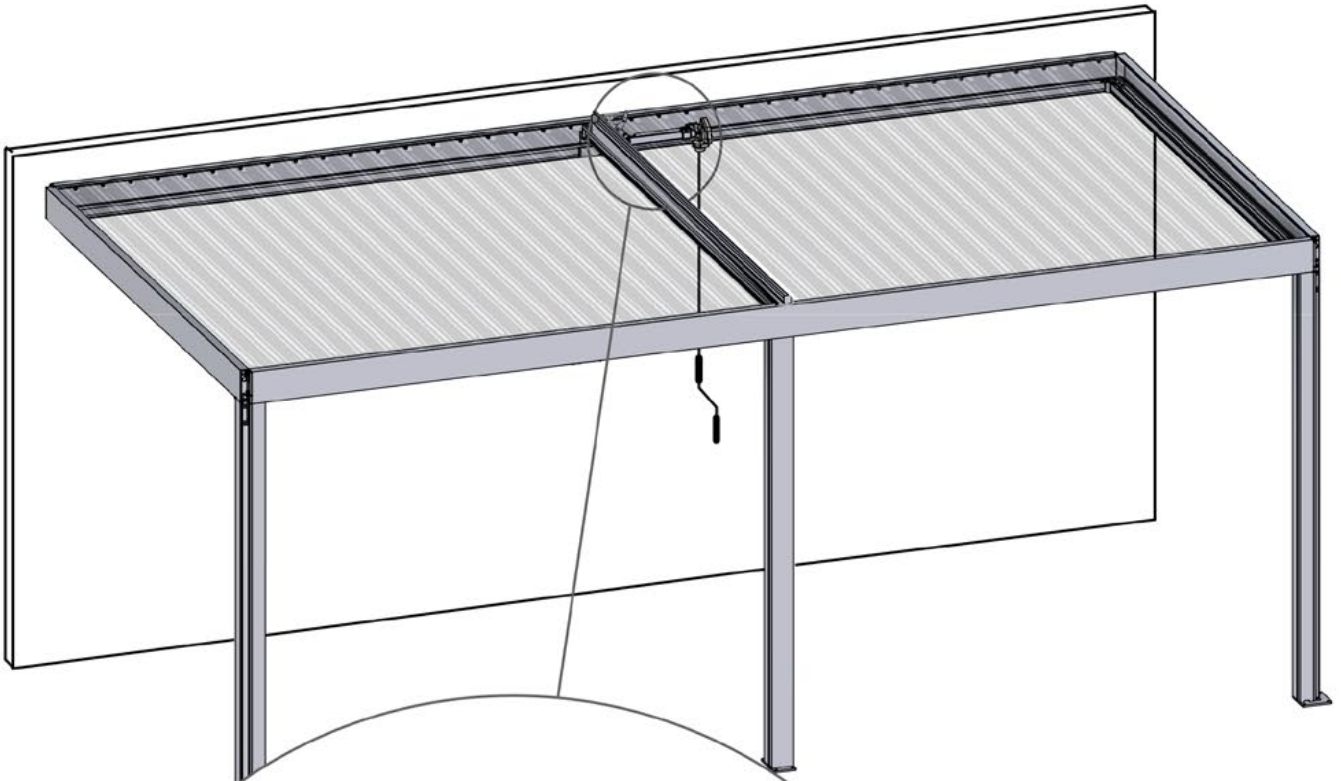
		
PN-200000532	PN-200000529	PN-200000666
 R	 R	 R
6x	6x	6x

Step 43

 **x6**



48

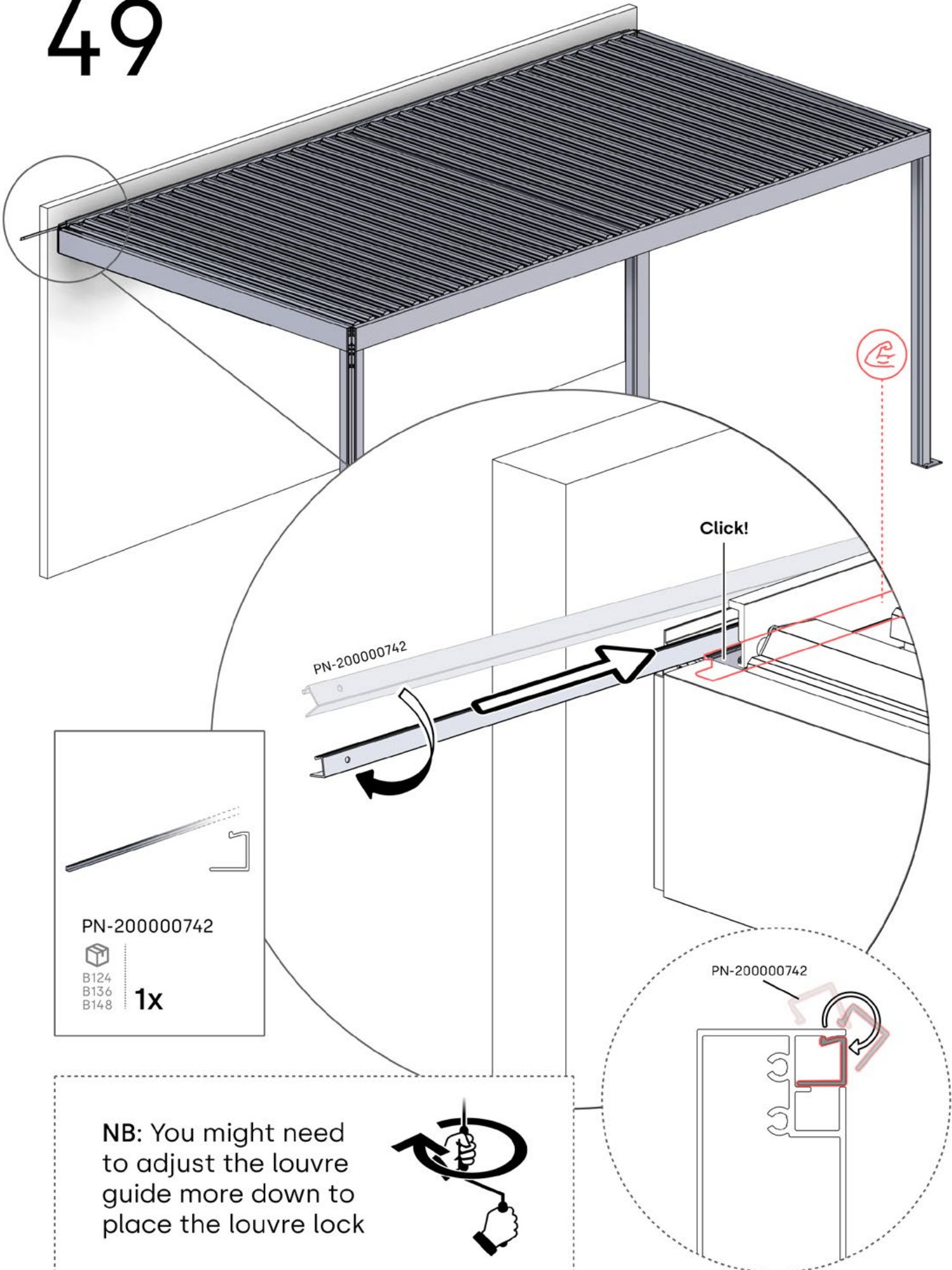


PP06

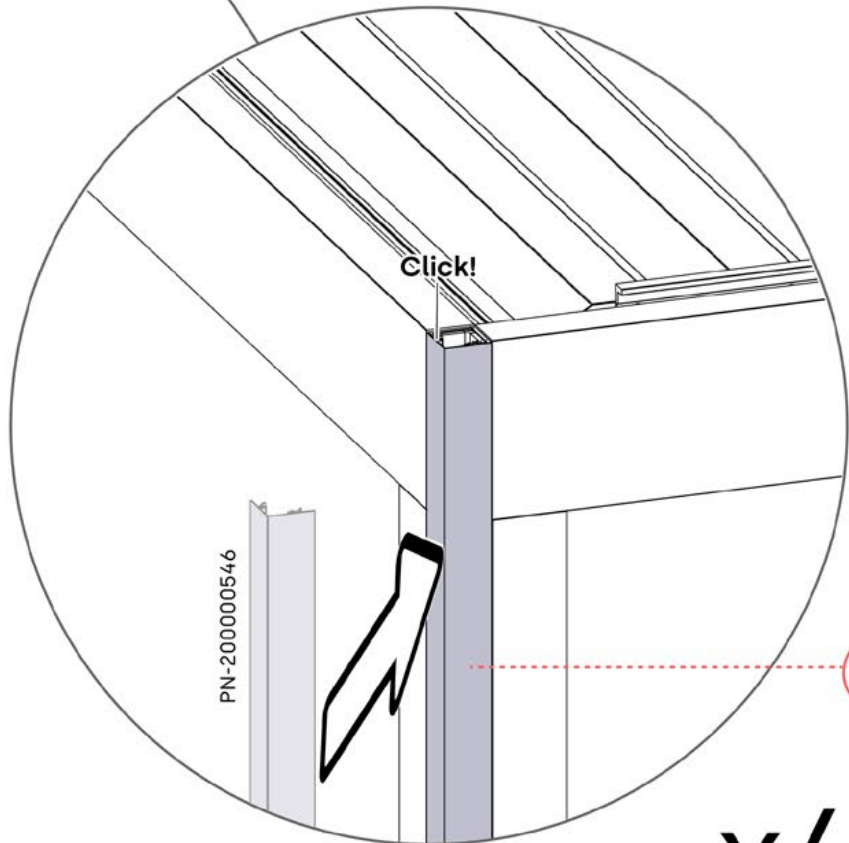
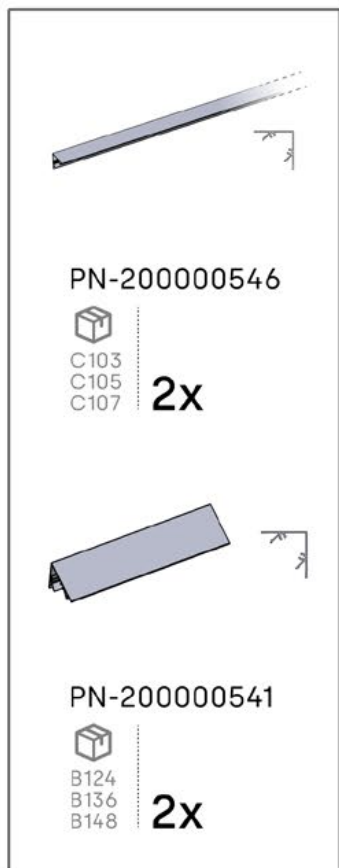
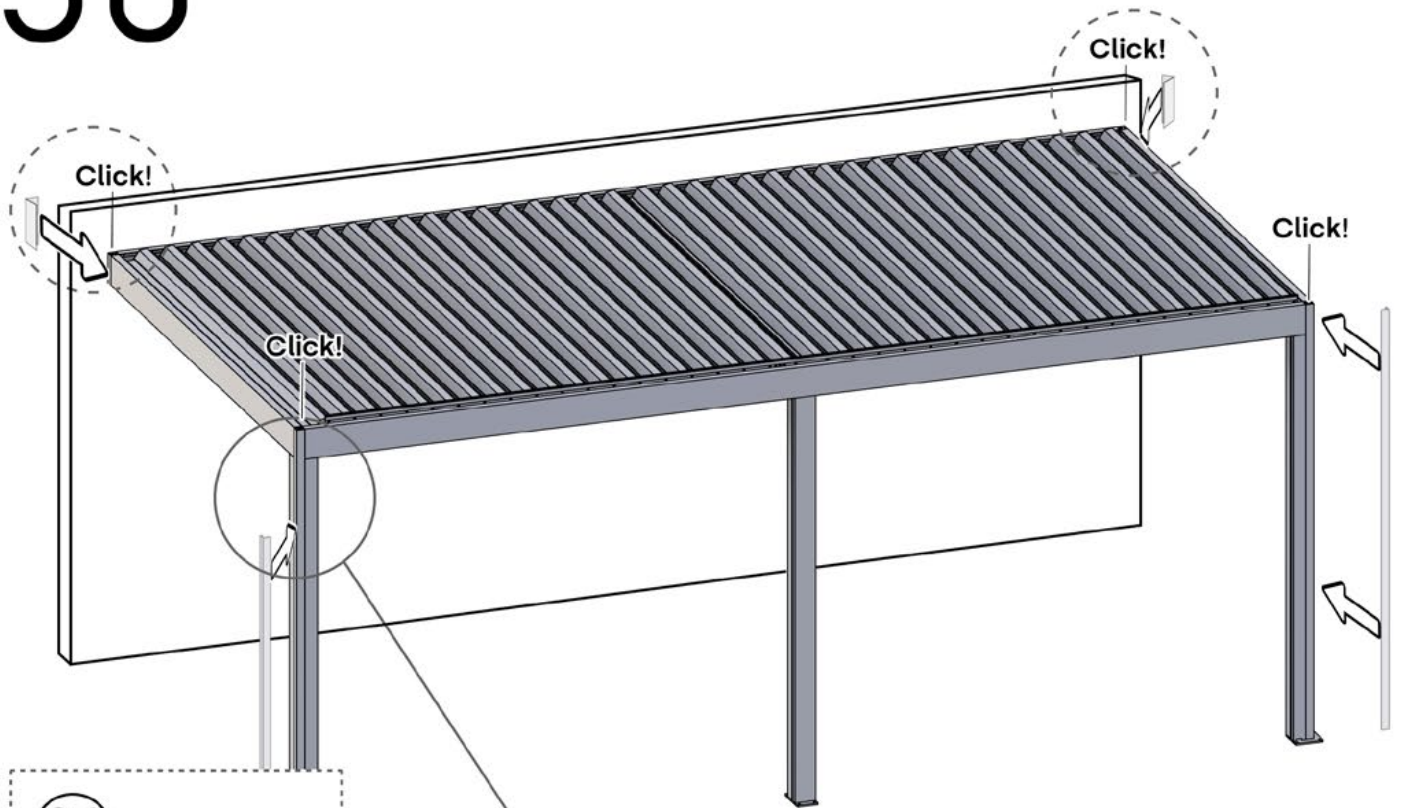
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49

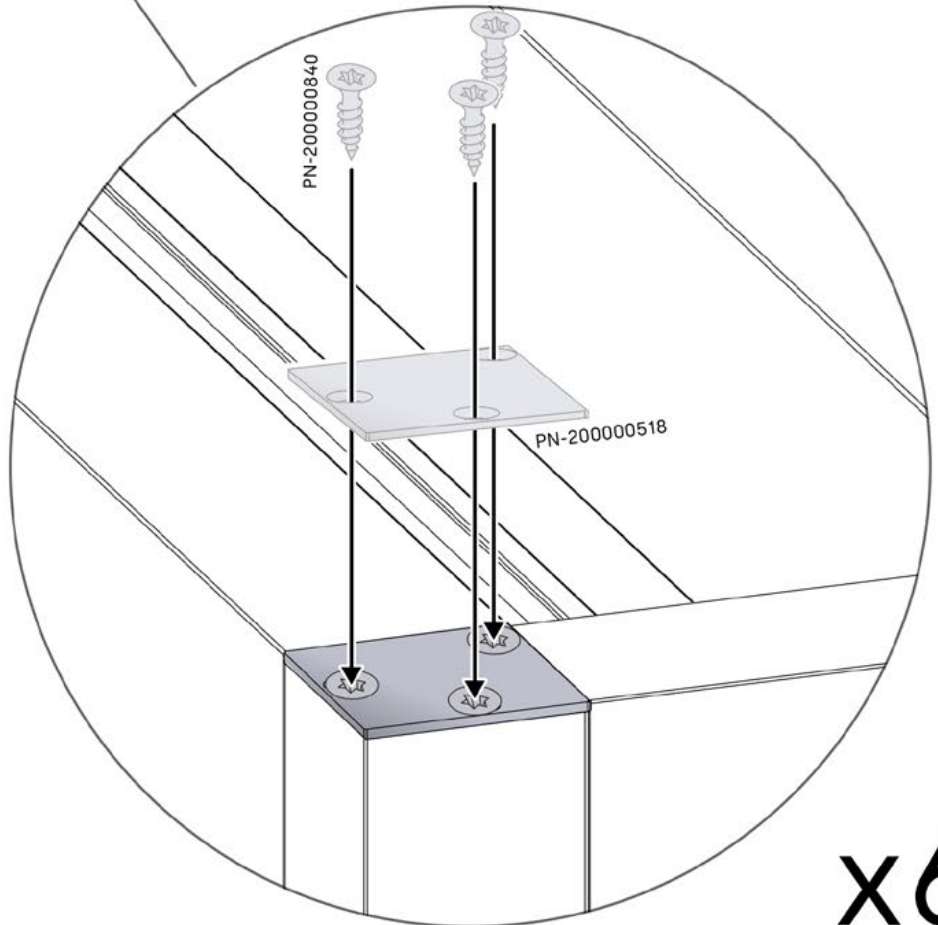
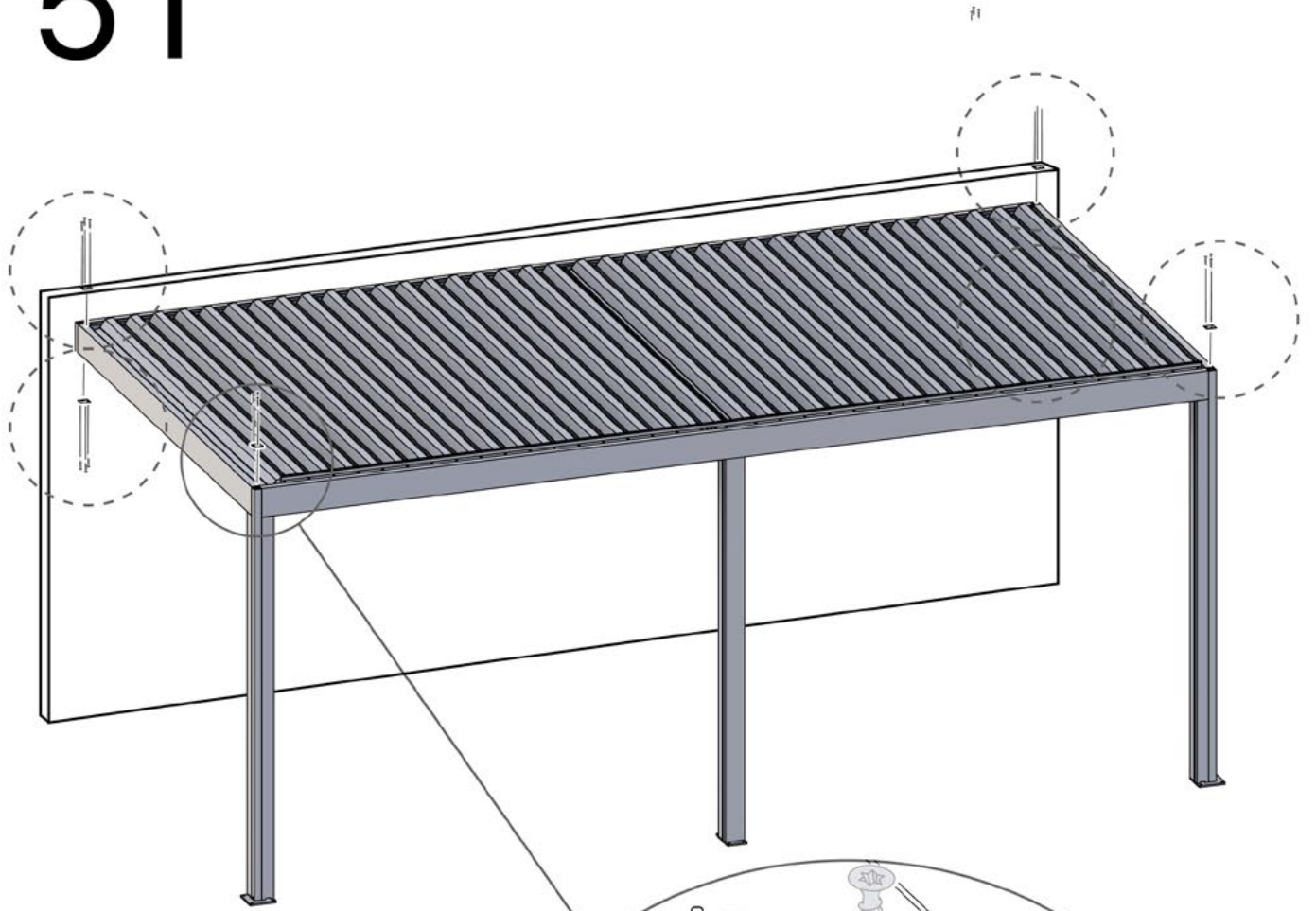


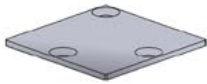

50





x4

51




PN-200000518
C103
C105
C107
 K
6x

 4.2x16
PN-200000840
 K
18x

x6



Have you ordered Screen or Glass walls?

Now is the time to start the assembling.



Follow the instruction
for the Screens in the
assembly PDF linked:

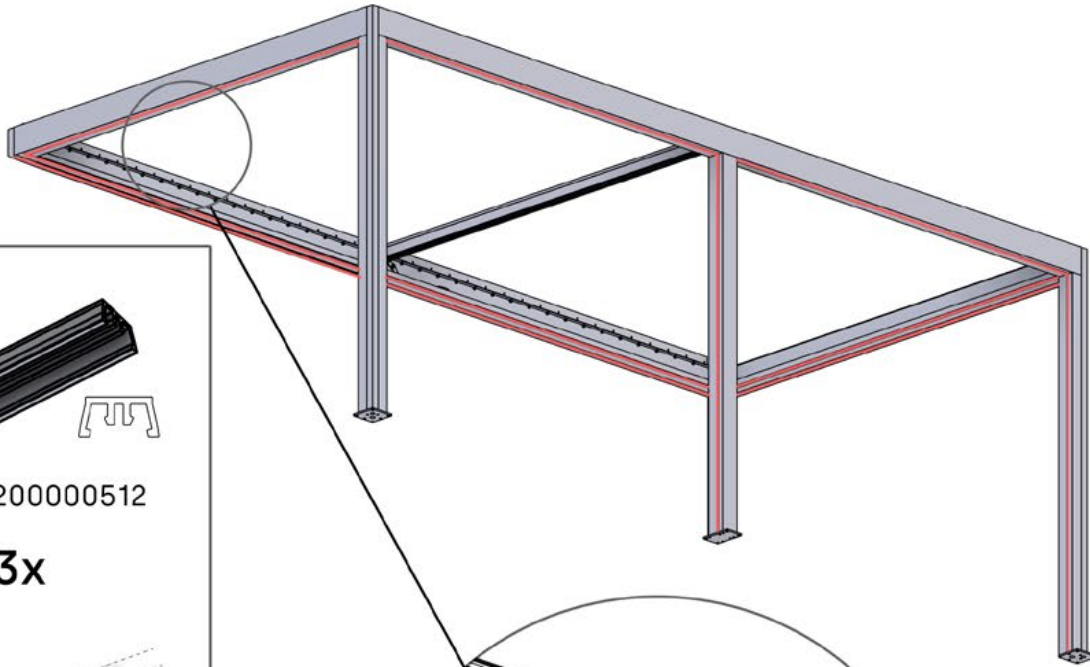


Follow the instruction for the
Glass system in the assembly
PDF and video linked:



52

NB: Pre-assembled from the factory



PN-200000512

103x



PN-200000538

4x



PN-200000608

2x



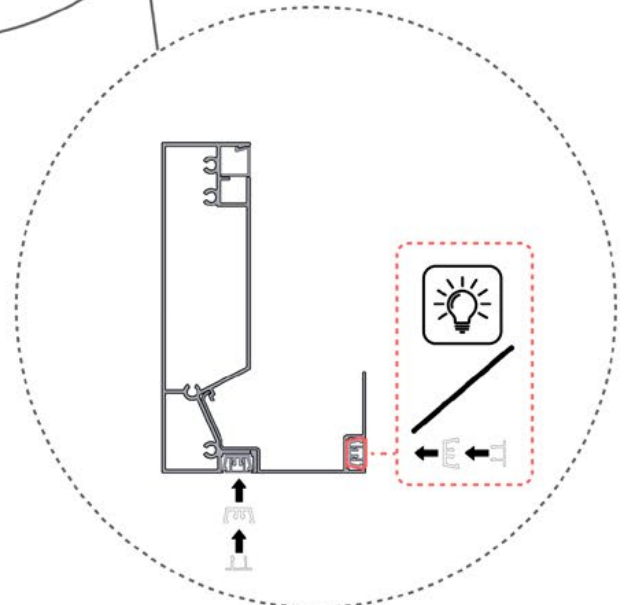
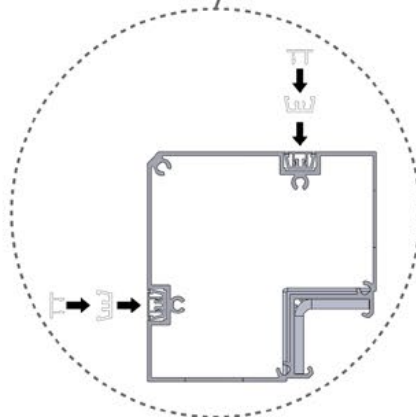
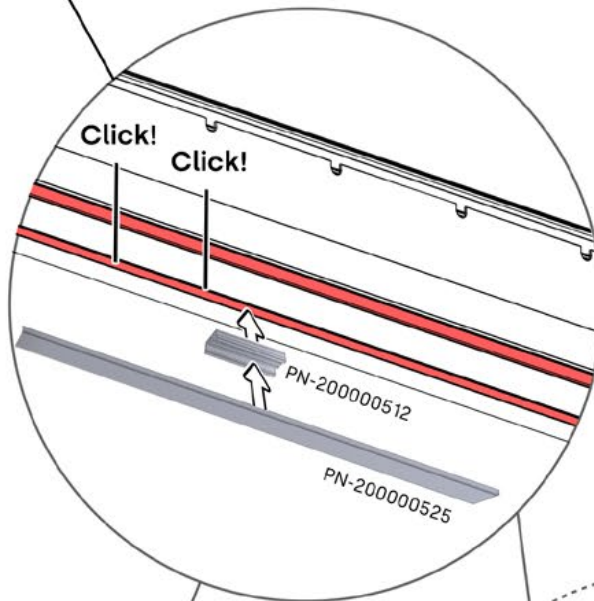
PN-200000878

2x

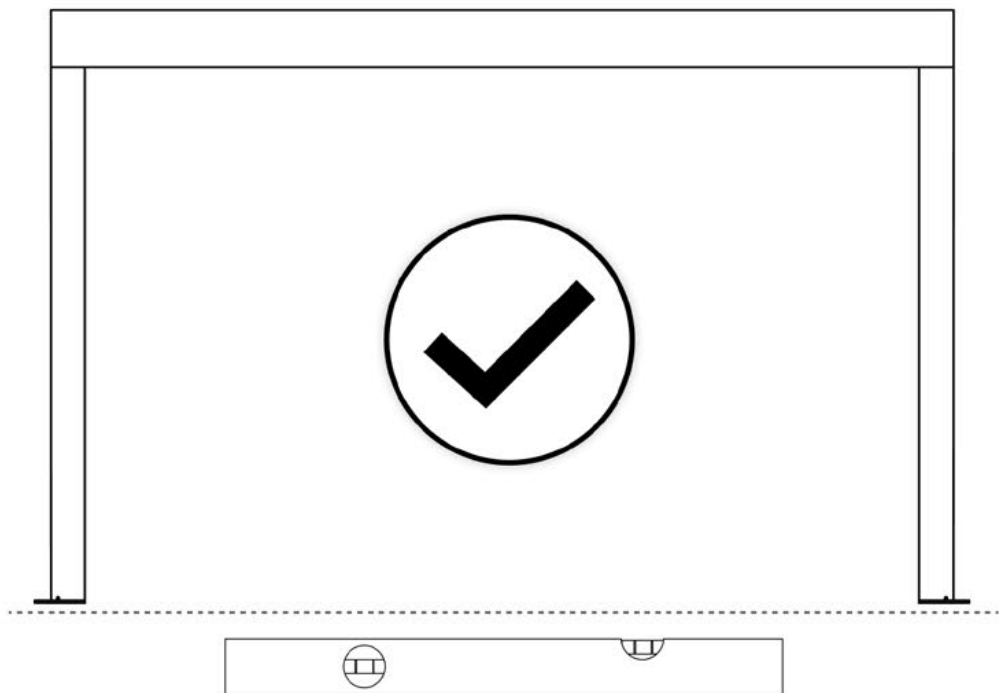
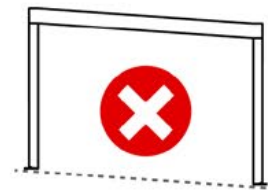
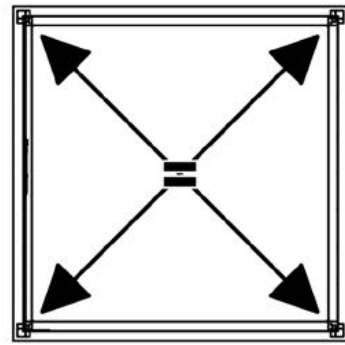
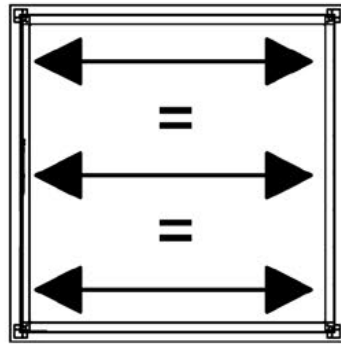
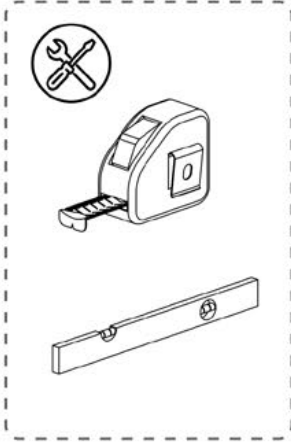


PN-200000745

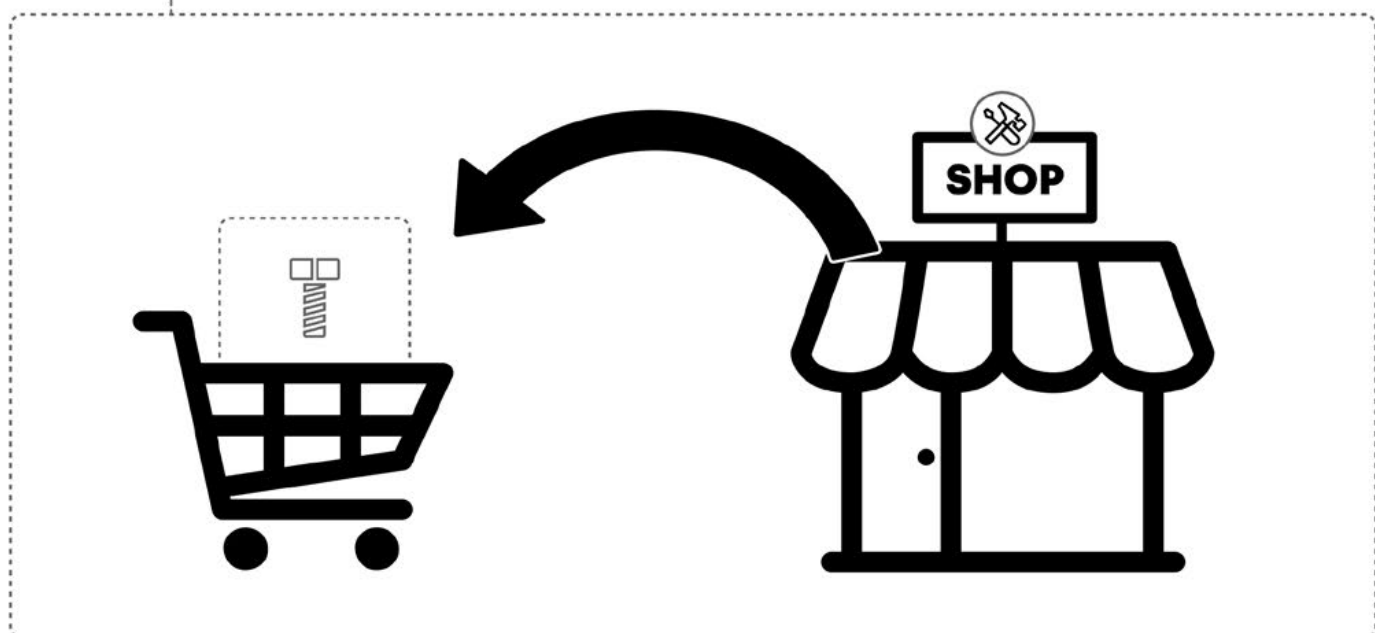
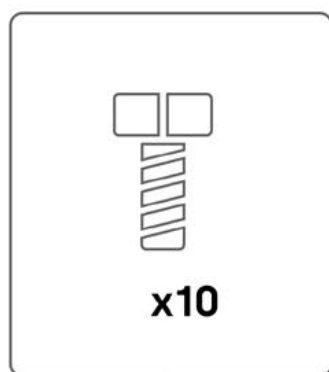
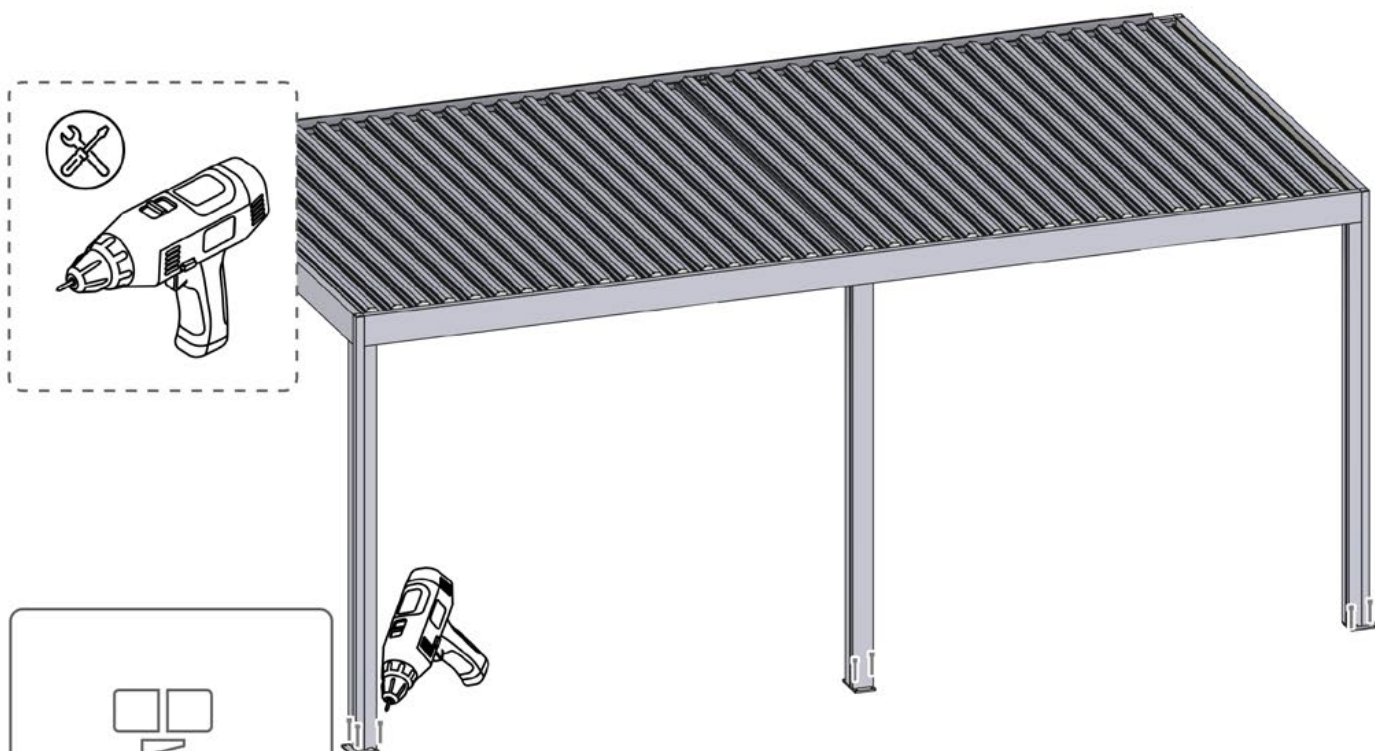
3x



53



57



PERGOLUX

PERGOLA S2 4x6m Wall mounted



Case ZBA-26-08 19 W Jackson- Variation for 247 sq. ft. Pergola







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: June 10, 2026
RE: **Petition ZBA-26-13 | 1031 S Summit Ave | Variation**

PETITIONER	OWNER
Kurt Berry and Jacqui Francis 1031 S. Summit Ave. Villa Park, IL, 60181	Kurt Berry and Jacqui Francis 1031 S. Summit Ave. Villa Park, IL, 60181

Request Summary

The Petitioner is seeking a Variation from Section 14.1.9 - Setbacks to permit a patio in the front yard. This double frontage lot has two front yards and the patio would be placed behind the rear of the residence.

Background

The petitioners are seeking a variation to build a concrete patio in the space that functions as their rear yard. Because the property abuts Terry Lane, the area that functions as their rear yard, is considered a front yard per zoning code. If this patio were located in a rear yard on a typical lot, no variation would be required. This area is surrounded by a privacy fence. A wooden deck was previously in this location but was removed due to disrepair. The proposed patio is 16 feet by 26 feet for a total area of 416 square feet. The patio is setback 41 feet from the secondary frontage, Terry Lane. The patio is setback 8.75 feet from the north property line and 25.3 feet from the south property line.

Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5
 Present Land Use: Residential
 Property Size: 8,354.44 sq. ft. / 0.19 acres
 PIN: 06-15-114-012

Surrounding Zoning

North: Residential Single-Dwelling District- RS-7.5
 West: Residential Single-Dwelling District- RS-7.5
 East: Residential Single-Dwelling District- RS-7.5
 South: Residential Single-Dwelling District- RS-7.5

Surrounding Land Use

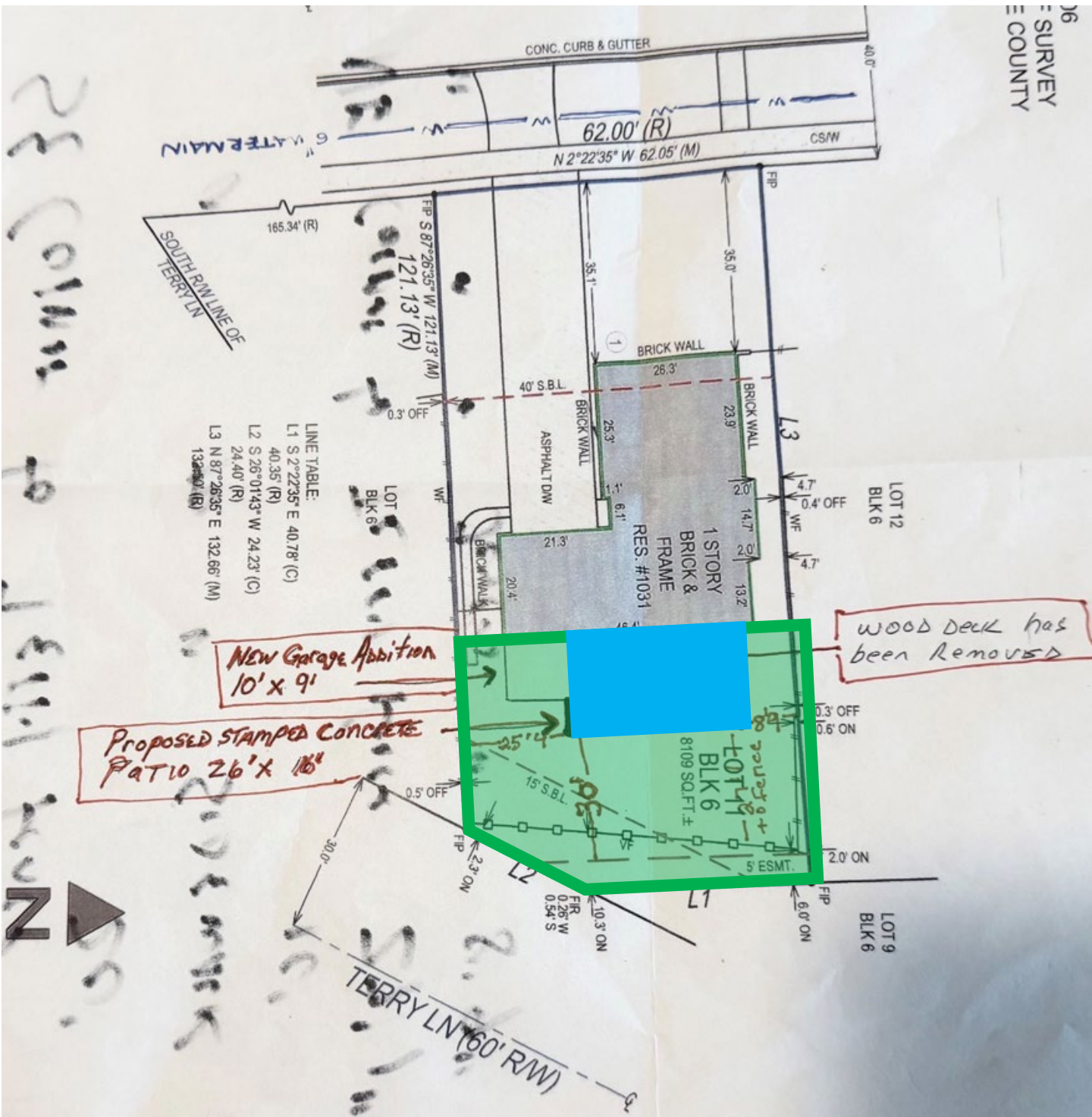
Residential
 Residential
 Residential
 Residential

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 14.1.9 - Setbacks to permit a patio in the front yard. This double frontage lot has two front yards and the patio would be placed behind the rear of the residence.



Site Plan – Proposed Patio (CYAN)
 Terry Ln. Front Yard (GREEN)

Internal Staff Review

Variation

The Zoning Ordinance specifically allows for Variation petitions 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 seeking a variation to build a concrete patio in the space that functions as their rear yard. The proposed patio is 16 feet by 26 feet for a total area of 416 square feet. The proposed patio is setback 41 feet from the secondary frontage, Terry Lane. The proposed patio is setback 8.75 feet from the north property line and 25.3 feet from the south property line. If this patio were located in a rear yard on a typical lot, no variation would be required. This area functions as the rear yard for the residence and is surrounded by a privacy fence. A wooden deck used to be in this location, but was removed because it was in disrepair.

Site Plan Review

1. Building and Structure Location:
 - a. The proposed patio is 16 feet by 26 feet for a total area of 416 square feet.
 - b. Setbacks are in compliance with section 14.1.9- Setbacks
 - i. North setback: 8.75 feet
 - ii. East setback: 41 feet
 - iii. South setback: 25.3 feet
2. Building scale:
 - a. The proposed patio is 16 feet by 26 feet for a total area of 416 square feet.
 - b. Per Section 6.10.2- Residential Accessory Structures, there is no maximum size for a patio.
3. Lot Coverage:
 - a. The current lot coverage is 38%. After the patio installation, the lot coverage would be 43%.
 - b. Per section 2.3- Lot and Building Regulations, maximum lot coverage for RS-7.5 is 60%.
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:**

Petitioner: *Our lot is located on a pre-shaped parcel between Summit and Terry at the narrowing end. There is no neighboring house behind ours (Terry) and thus it is considered we have 2 front yards.*
- B. **A reasonable return or use of your property is not possible under the existing regulations because:**

Petitioner: *A concrete patio is not allowed by zoning in front yard, which is our back yard and already surrounded by privacy fencing.*

C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:

Petitioner: *We'd like to use our yard for BBQ and entertaining that a concrete patio would allow.*

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:

Petitioner: *It is ground level so no light or air disruption. Less fire hazard than the old wood deck.*

Updates to the home will improve values, cause no traffic issues or safety issues. Neighboring home already has a similar concrete patio without incident.

Notification

Legal Notice was published in the Daily Herald on May 28, 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

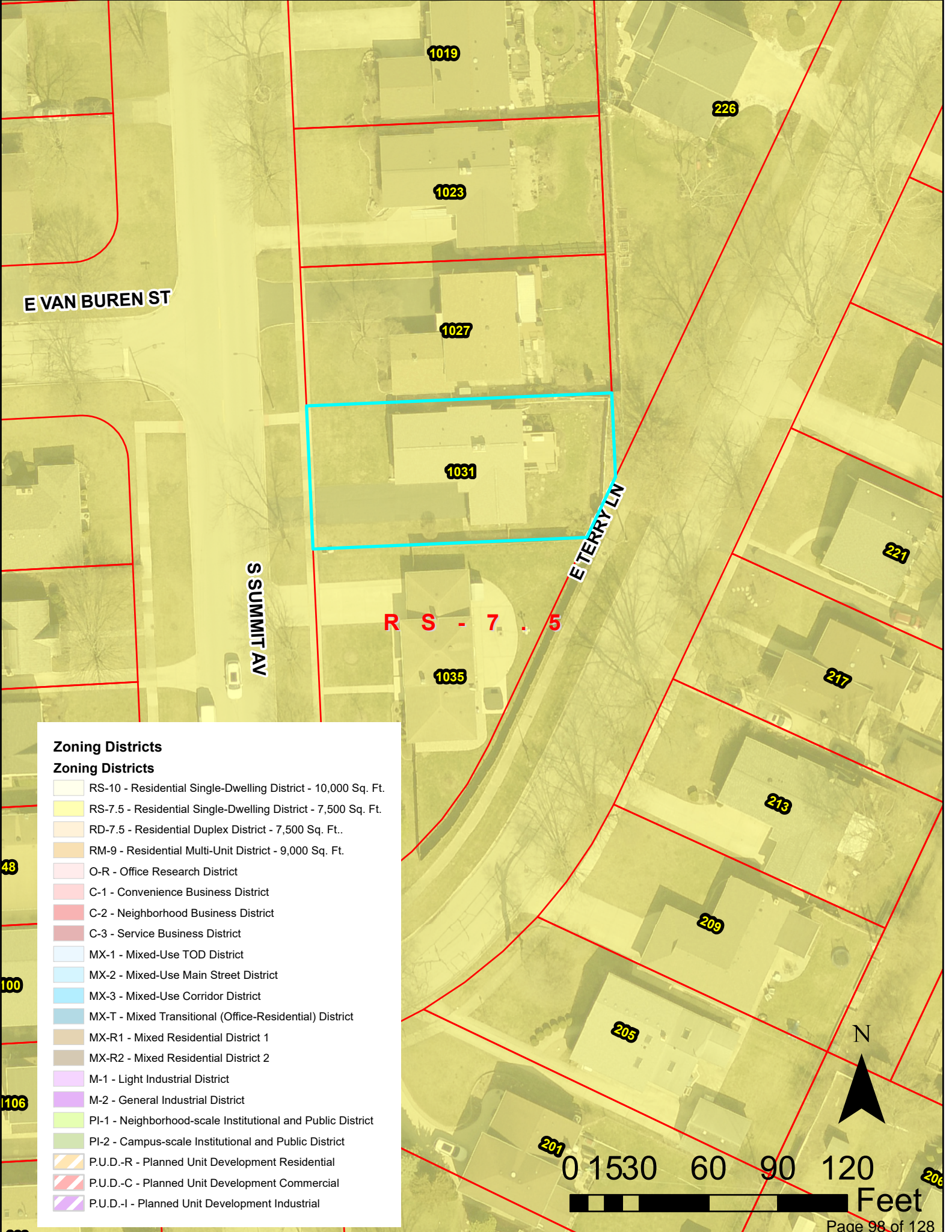
Should the Board approve Case ZBA 26-13, staff recommends the following motion and conditions:

Motion to approve Case ZBA 26-13, a request for variations from Section 14.1.9- Setbacks to permit a patio in the front yard, subject to the following conditions:

- 1) The proposed patio shall be installed in accordance with the plans submitted by the applicant in the Variation Application received 3/31/2026.*
- 2) The applicant shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*

Exhibit List

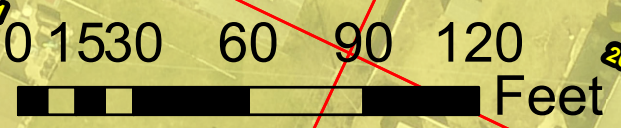
- Exhibit A – Plat of Survey
- Exhibit B- Site Plan



Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial





THE LAW OFFICE OF KELLEY V. FLINN

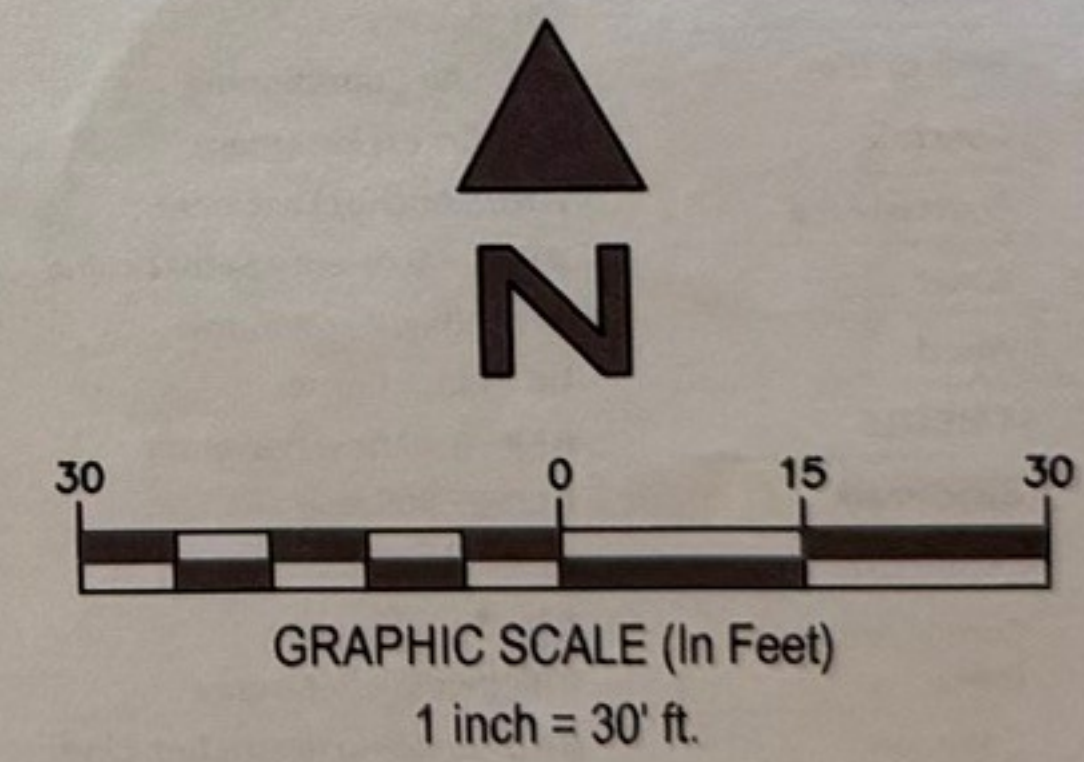
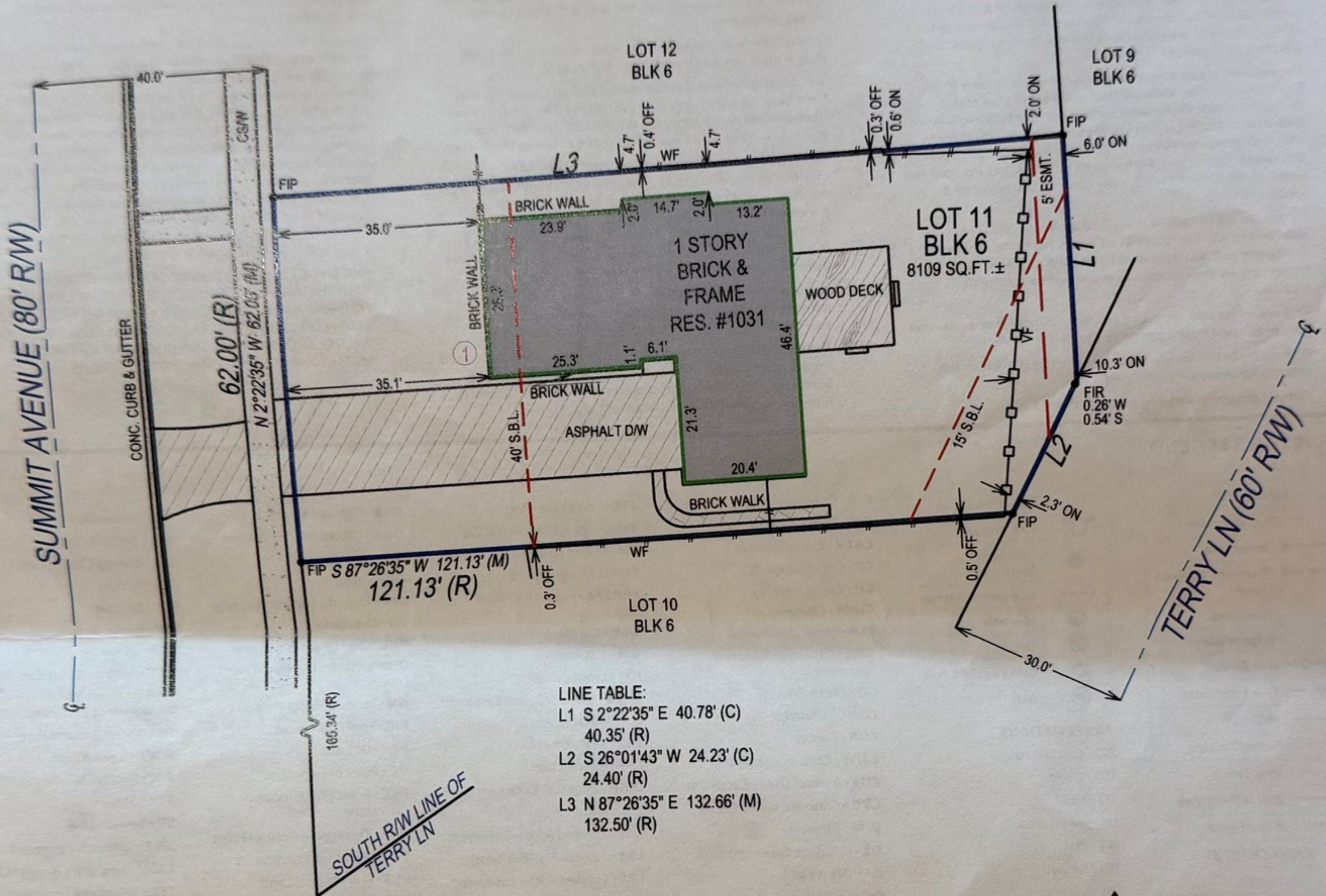
Call us at 331-422-0632



SURVEY NUMBER: 2504.6306

PROPERTY ADDRESS: 1031 S SUMMIT AVENUE, VILLA PARK, ILLINOIS 60181

2504.6306
PLAT OF SURVEY
DUPAGE COUNTY



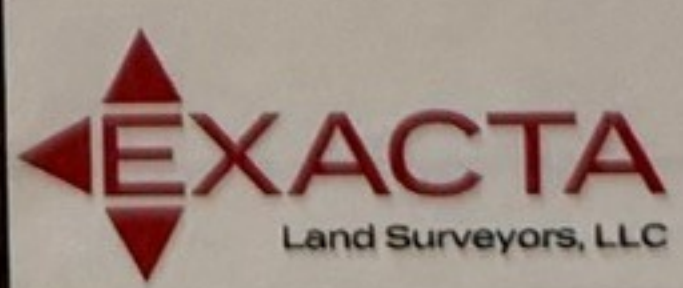
STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. RESIDENCE OVER BUILDING LINE



Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 04/29/25
FIELD WORK DATE: 4/28/2025
REVISION DATE(S): (REV.0 4/29/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 11 IN BLOCK 6 IN TERRY A. KAYE'S BEVERLY HILLS FIRST ADDITION BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 23, 1958 AS DOCUMENT 868916, IN DUPAGE COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description, provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

SURVEYOR'S LEGEND

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence
SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood
SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin

Symbol	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

ABBREVIATIONS

- (C) - Calculated
- (D) - Deed
- (F) - Field
- (M) - Measured
- (P) - Plat
- (R) - Record
- (S) - Survey
- A/C - Air Conditioning
- AE - Access Easement
- ANE - Anchor Easement
- ASBL - Accessory Setback Line
- B/W - Bay/Box Window
- BC - Block Corner
- BFP - Backflow Preventer
- BLDG - Building
- BLK - Block
- BM - Benchmark
- BR - Bearing Reference
- BRL - Building Restriction Line
- BSMT - Basement
- C - Curve
- C/L - Center Line
- C/P - Covered Porch
- C/S - Concrete Slab
- CATV - Cable TV Fitter
- CB - Concrete Block
- CH - Chord Bearing
- CHIM - Chimney
- CLF - Chain Link Fence
- CME - Canal Maintenance Easement
- CO - Clean Out
- CONC - Concrete
- COR - Corner
- CS/W - Concrete Sidewalk
- CUE - Control Utility Easement
- CVG - Concrete Valley Gutter
- D/W - Driveway
- DE - Drainage Easement
- DF - Drain Field
- DH - Drill Hole
- DUE - Drainage & Utility Easement
- ELEV - Elevation
- EM - Electric Meter
- ENCL - Enclosure
- ENT - Entrance
- EOP - Edge of Pavement
- EOW - Edge of Water
- ESMT - Easement
- EUB - Electric Utility Box
- F/DH - Found Drill Hole
- FCM - Found Concrete Monument
- FF - Finished Floor
- FIP - Found Iron Pipe
- FIPC - Found Iron Pipe & Cap
- FIR - Found Iron Rod
- FIRC - Found Iron Rod & Cap
- FN - Found Nail
- FN&D - Found Nail & Disc
- FRRSPK - Found Rail Road Spike
- GAR - Garage
- GM - Gas Meter
- ID - Identification
- IE/EE - Ingress/Egress Easement
- ILL - Illegible
- INST - Instrument
- INT - Intersection
- IRRE - Irrigation Easement
- L - Length
- LAE - Limited Access Easement
- LB# - License No. (Business)
- LBE - Limited Buffer Easement
- LE - Landscape Easement
- LME - Lake/Landscape Maintenance Easement
- LS# - License No. (Surveyor)
- MB - Map Book
- ME - Maintenance Easement
- MES - Mitered End Section
- MF - Metal Fence
- MH - Manhole
- MHWL - Mean High Water Line
- NR - Non-Radial
- NTS - Not to Scale
- NAVD88 - North American Vertical Datum 1988
- NGVD29 - National Geodetic Vertical Datum 1929
- OG - On Ground
- ORB - Official Records Book
- ORV - Official Record Volume
- O/A - Overall
- O/S - Offset
- OFF - Outside Subject Property
- OH - Overhang
- OHL - Overhead Utility Lines
- OHWL - Ordinary High Water Line
- ON - Inside Subject Property
- P/E - Pool Equipment
- PB - Plat Book
- PC - Point of Curvature
- PCC - Point of Compound Curvature
- PCP - Permanent Control Point
- PI - Point of Intersection
- PLS - Professional Land Surveyor
- PLT - Planter
- POB - Point of Beginning
- POC - Point of Commencement
- PRC - Point of Reverse Curvature
- PRM - Permanent Reference Monument
- PSM - Professional Surveyor & Mapper
- PT - Point of Tangency
- PUE - Public Utility Easement
- R - Radius or Radial
- R/W - Right of Way
- RES - Residential
- RGE - Range
- ROE - Roof Overhang Easement
- RP - Radius Point
- S/W - Sidewalk
- SBL - Setback Line
- SCL - Survey Closure Line
- SCR - Screen
- SEC - Section
- SEP - Septic Tank
- SEW - Sewer
- SIRC - Set Iron Rod & Cap
- SMWE - Storm Water Management Easement
- SN&D - Set Nail and Disc
- SQFT - Square Feet
- STL - Survey Tie Line
- STY - Story
- SV - Sewer Valve
- SWE - Sidewalk Easement
- TBM - Temporary Bench Mark
- TEL - Telephone Facilities
- TOB - Top of Bank
- TUE - Technological Utility Easement
- TWP - Township
- TX - Transformer
- TYP - Typical
- UE - Utility Easement
- UG - Underground
- UP - Utility Pole
- UR - Utility Riser
- VF - Vinyl Fence
- W/C - Witness Corner
- W/F - Water Filter
- WF - Wood Fence
- WM - Water Meter/Valve Box
- WV - Water valve

CERTIFIED TO:
BERRY & FRANCIS;

DATE SIGNED: 04/29/25

BUYER: BERRY & FRANCIS

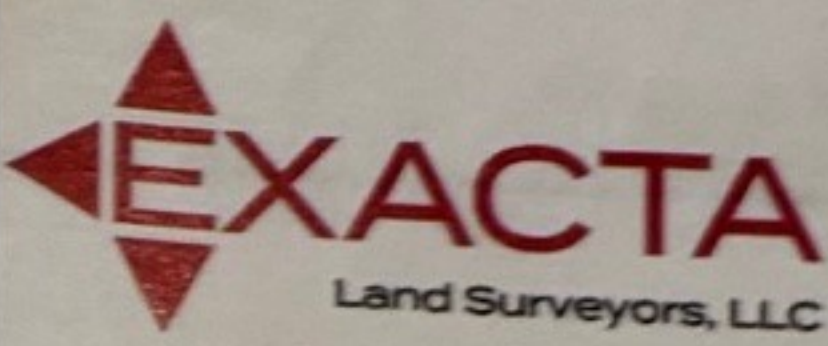
LENDER:

TITLE COMPANY:

COMMITMENT DATE:

CLIENT FILE NO: 25GND240479GV

FLOOD ZONE INFORMATION:



Exacta Land Surveyors, LLC
 PDF # 184008059
 o: 773.305.4011
 316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
 PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



THE LAW OFFICE OF KELLEY V. FLINN

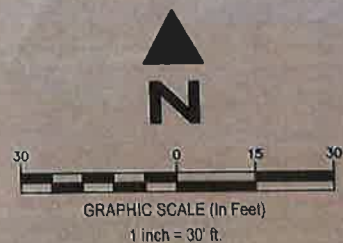
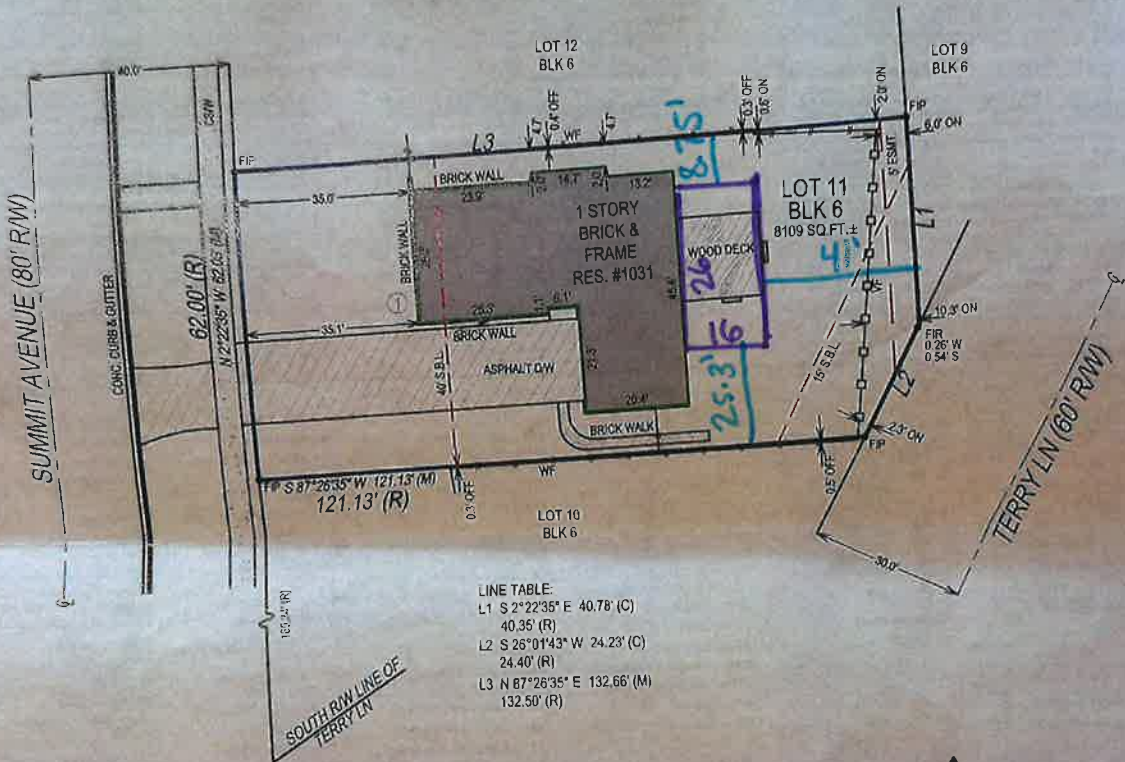
Call us at 331-423-0632



SURVEY NUMBER: 2504.6306

PROPERTY ADDRESS: 1031 S SUMMIT AVENUE, VILLA PARK, ILLINOIS 60181

2504.6306
PLAT OF SURVEY
DUPAGE COUNTY



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

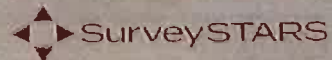


ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2971
LICENSE EXPIRES 11/30/2025
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
1. RESIDENCE OVER BUILDING LINE



Exacta Land Surveyors, LLC
POB # 184008059
c. 773.305.4011
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 04/29/25
FIELD WORK DATE: 4/28/2025
REVISION DATE(S): (REV.0 4/29/2025)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



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: June 10th, 2026
RE: **Petition ZBA-26-11 | 5 W Park Blvd. | Special Use for Planned Unit Development**

PETITIONER	OWNER
Ethan Coleman 5 W. Park Blvd. Villa Park, IL, 60181	Ethan Coleman 5 W. Park Blvd. Villa Park, IL, 60181

Request Summary

The Petitioner is seeking a Special Use permit for a Planned Unit Development and other relief from the Village of Villa Park Village Code as may be required for this project. The project is an addition to the existing building to accommodate new restaurant space.

Background

The petitioner requests a Special Use permit for a Planned Unit Development to construct an addition to the existing building at 5 W. Park Blvd. The petitioner intends to use the space for restaurant and bar use. The project includes a commercial kitchen, restaurant space, lounge space, and a walk-up window for pedestrians picking up food. The existing hair salon and residential space would remain. The site would include a trash enclosure, three (3) on-site parking stalls, and 11 on-street parking stalls (including approximately eight (8) newly constructed parking stalls).

Site Information

Present Zoning: MX-2- Mixed-Use Main Street District
 Present Land Use: Commercial
 Property Size: 6,892 sq. ft. or 0.1582 acres
 PIN: 06-09-220-006

Surrounding Zoning

North: Mixed-Use Main Street District – MX-2
 West: Mixed-Use Main Street District – MX-2
 East: Mixed-Use Main Street District – MX-2
 South: Mixed-Use Main Street District – MX-2

Surrounding Land Use

Commercial
 Commercial
 Commercial
 Commercial

Comprehensive Plan Designation – Local Commercial

Local commercial areas are designed to provide small-scale retail and services catering to nearby residents’ day-to-day needs. These areas typically include a grocery store or restaurant and other smaller retailers, such as gas stations, dry cleaners, convenience stores, and banks. The Village should look to provide these daily necessities and services close to home as an amenity for nearby residents and to reduces the need to drive.

Zoning Request

The petitioner is requesting approval of a planned unit development (PUD) designated as a “special use” administered under Section 11.3 Planned Unit Development. The project is an addition to an existing building to accommodate new restaurant space. Several variations from the underlying zoning requirements are being sought by the petitioner as part of the PUD.

Internal Staff Review

Planned Unit Development

The petitioner requests a special use permit for a Planned Unit Development to renovate the ground floor of the existing building at 5 W. Park Blvd and construct a single-story addition in the current parking lot at the subject property. The petitioner intends to use the renovated and expanded space for a restaurant and bar. The project includes a commercial kitchen, restaurant space, lounge space, and a walk-up window for pedestrians picking up food. The existing hair salon on the ground floor and two residential dwellings on the upper floor of the existing building would remain. The petitioner also proposes improvements to the Village right-of-way to add additional on-street parking. The proposal would maintain the existing 100% impervious cover on the site with no landscaping proposed. Staff has concerns regarding landscaping and building materials that should be addressed by the applicant.

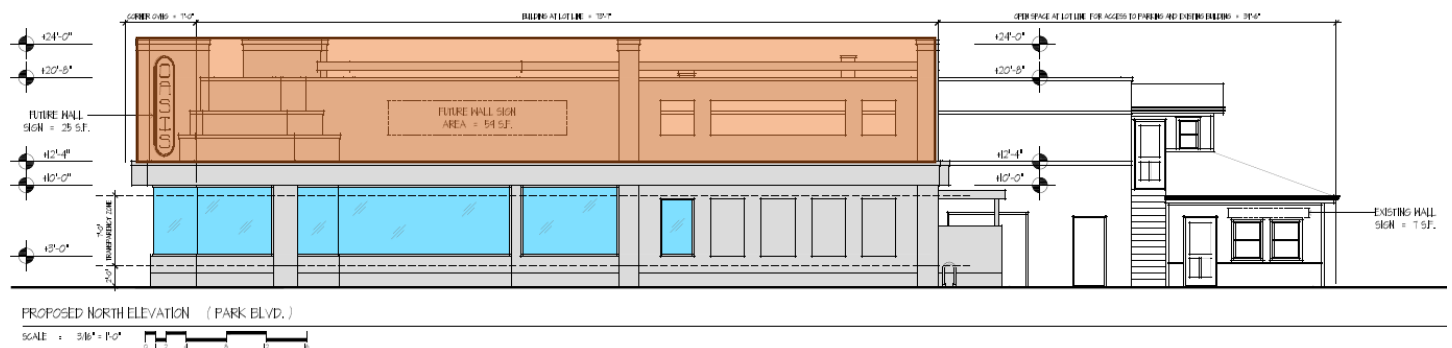
Site Plan Review

The following comments summarize aspects of the proposed development plans in relation to various Zoning Ordinance requirements:

1. **Building Location and Scale:**

The proposal includes a one-story addition of 2,595 square feet and remodeling of the first floor of the existing building. The proposed building addition would be roughly 73 feet by 43 feet with a building height of 24 feet. A commercial business (a salon) located in the rear of the ground floor of the existing building at the subject property, as well as two (2) residential units located on the upper floor, would remain.

Per Section 4.6.2, parapet walls may be a maximum of six feet (6 ft.) in height. The proposed single-story addition features a 12.3 ft. Ground floor with a parapet wall measuring 11.7 ft. in height. **A waiver of 5.7 ft. is required to permit the proposed parapet wall height.**



Proposed North Elevation – Parapet wall outlines in **ORANGE**

2. **Building Materials:**

The petitioner is proposing the use of engineered architectural panels as the primary facade material. Per discussion with the architect, cast stone would also be used at the base of the building. The architectural panels come in a wide variety of colors.

Per section 4.7.1, 80% of each façade shall be constructed of primary materials. Permitted primary building materials include high quality, durable, natural materials, such as stone, brick; wood lap siding; fiber cement board lapped, shingled, or panel siding; glass. Other high quality synthetic materials may be approved during the site plan process with an approved sample and examples of successful, high quality local installations. While architectural panels are commonly used as accent materials, Staff has concerns regarding the use such panels as a primary material.

Details regarding proposed building materials were received the week prior to the June 10, 2026 public hearing. As the only significant outstanding item, Staff agreed to process the application and keep the case on the June 10, 2026 agenda. Staff requested material samples and examples of where the proposed engineered architectural panels have been used for smaller-scale projects within the Chicago region. The project architect provided several examples and those have been included with the application materials. Staff continue have concerns regarding the use of the architectural panels as a primary façade material given that all but one of the examples shared appear to have been institutional buildings. ***The petitioner should speak to the proposed primary materials choice and examples from elsewhere in the region.***

Per section 4.7.1, main building colors shall utilize any historic palettes from any major paint manufacturer. Other colors may be utilized for details and accents, not to exceed a total area larger than ten (10) percent of the facade surface area. The petitioner did not provide an indication as to which colors are proposed and Staff was unable to determine with compliance as a result. ***Staff recommends that compliance with building color requirements be included as a condition of approval.***



Proposed Primary Façade Material – Engineered Architectural Panels(Examples provided by Architect)



Proposed Accent Material – Cast Stone

3. **Façade Transparency**

The proposed project is meets minimum façade transparency requirements along the Ardmore Avenue (primary street) frontage, however additional transparency is required along Park Blvd. While the front of the proposed restaurant and bar are highly transparent, the applicant has indicated that additional windows along the back of the building are not desired due to the location of the kitchen and storage in this area. The applicant should be prepared to speak to the need for less transparency due to the existing site constraints and kitchen needs. Staff feels these requests are reasonable given the circumstances.

- a. **North:** 70% transparency is required. The petitioner proposes 64% transparency on the North façade (Ardmore Ave.). A waiver of 6% is requested.
- b. **East:** 70% transparency is required. The petitioner proposes 80% transparency on the East façade (Park Blvd.).
- c. **West:** 15% transparency is required for the open space frontage. The petitioner proposes 0% transparency on the West façade (abutting parking) due to kitchen restraints. A waiver of 15% is requested.
- d. Per section 4.5.5.B - Blank Wall Segments, no more than 30% of any story shall be without transparency. The petitioner proposes 67% without transparency due to kitchen restraints. A waiver of 37% is requested.

4. **Lot Coverage**

The site currently is 100% impervious surface. Although the requirement for Zoning District MX-2 is a maximum of 75% impervious coverage, the petitioner requests to maintain the 100% cover. Staff has identified areas for possible landscaping but applicant has declined. Staff feels while adding an additional 25% of landscaping to the site may not be reasonable given the site constraints, there are opportunities to include some type of landscaping and 100% impervious surface is not necessary.

- a. Per section 4.4.2- Storefront Building, the maximum impervious cover for the MX-2 District is 75%
- b. The lot is currently 100% impervious surface and is proposed to remain at 100% lot coverage. Petitioner request a waiver of 25%.

5. **Site Circulation**

The three (3) on-site parking stalls would be accessible from Park Blvd. All other parking and vehicular traffic would remain on Ardmore Ave and Park Blvd.

- a. With the new building addition and reconfiguration of the parking lot, the existing garage space serving the existing salon business can no longer be served directly by a delivery vehicle. As a condition of approval, Staff recommends that vehicles be prohibited from driving across the designated pedestrian way along the north façade of the existing building and that deliveries to the space must be made from the parking lot.



Existing Garage and man door serving Existing Salon Business to Remain

6. Parking

The proposed project includes a total of fourteen (14) parking stalls. Three (3) parking stalls are on the subject property, including one ADA accessible parking stall. Eleven (11) parking stalls are provided on Ardmore Ave. and Park Blvd. For the new restaurant, two residential apartments, and a commercial space, twenty (20) parking stalls would be required.

- a. The site proposes 14 parking stalls, 3 on-site parking stalls and 11 on-street parking stalls. Per section 7.2 Minimum Parking Ratios, 20 stalls are required. The petitioner is requesting a waiver of six parking stalls (a 30% reduction).
 - i. Residential: 2 one-bedroom apartments, 2 parking stalls required
 - ii. Commercial: 3 stalls per 1,000 square feet, 1 stall required
 - iii. Restaurant: 0.33 per seat, 17 stalls required
- b. Section 7.4.1- On-Street Parking, allows for non-residential uses to count on-street parking towards the number of required parking stalls at a rate of 1 stall per 20 feet of abutting right of way.

7. Landscaping

No landscaping is proposed as part of the Special Use application.

- a. Staff has noted areas where landscaping or planters could be added, but petitioner has declined these suggestions. Per Section 9.1.5.C, when a new development abuts non-residential properties, a landscaped buffer is required. While staff believe the landscape buffer is not practicable given site constraints and the scale and character of adjacent development. No landscaping is proposed as part of the Special Use application.
- b. Section 4.3.4 states that open space that is not used for sidewalk or patio space, shall contain landscaping. Staff has suggested two areas where landscaping could be installed. Staff has also suggested planter boxes be installed to include some type of vegetation. ***The petitioner has declined these suggestions and should speak to their decision to omit landscaping.***

8. Lighting

The petitioner is proposing recessed lighting at the entrances to the building. Per comments from the petitioner, the lighting fixtures will include shielding to direct light away from adjacent right-of-way and minimize glare. Parking lot lighting is not required because the proposed parking lot has fewer than six (6) stalls. As there is no required site lighting, Staff waived the requirement for a photometric analysis.

Staff has concerns regarding the potential for low light levels in the parking lot in the evening when the restaurant and bar will be active (compared to the salon at the subject property). ***In response to these comments, the petitioner indicated a willingness to install lighting in the parking area and that has been included as a condition of approval.*** The petitioner has agreed to provide a photometric plan as part of the permitting process if requested by Staff.



Proposed Soffit Lighting

9. Signage

The petitioner proposes two new wall signs and one projecting sign as part of this project. Proposed signage complies with Article 8 regulations. One existing wall sign for the commercial space shall remain. The petitioner is proposing 180 square feet of signage within six (6) wall signs. Per Section 8.6.3 - Wall Signs, 180 square feet of wall signage is permitted. 180 square feet of signage is proposed.

10. 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 Zoning Ordinance, they may direct the applicant to furnish additional information and evidence that may provide clarity regarding their concerns. The case may also be continued if the board determines that it lacks complete information needed to make an informed recommendation.

11. Findings

Per Section 11.4.8. – Review and Approval Criteria: No Special Use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed Special Use is consistent with and in substantial compliance with all village board policies and plans and that the applicant has presented evidence to support each of the following conclusions for both Special Uses that they are requesting:

- a. That the proposed use or activity is expressly authorized as a Special Use;
Petitioner's Response: *The activity is expressly authorized as special use.*

- b. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

Petitioner's Response: *This activity is in the interest of public use and convenience.*

- c. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

Petitioner's Response: *The use will not be detrimental to health.*

- d. That approval of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

Petitioner's Response: *The special use will not impede development of surrounding properties.*

- e. That the proposed Special Use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure, and community services; and

Petitioner's Response: *Usage will be supported by adequate utilities and infrastructure.*

- f. That the proposed Special Use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.

Petitioner's Response: *The special use complies w regulations, except for those requested in this application.*

Notification

Legal Notice was published in the Daily Herald on May 28th, 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

Should the Board recommend approval of Case ZBA 26-11, staff suggests the following motion and conditions:

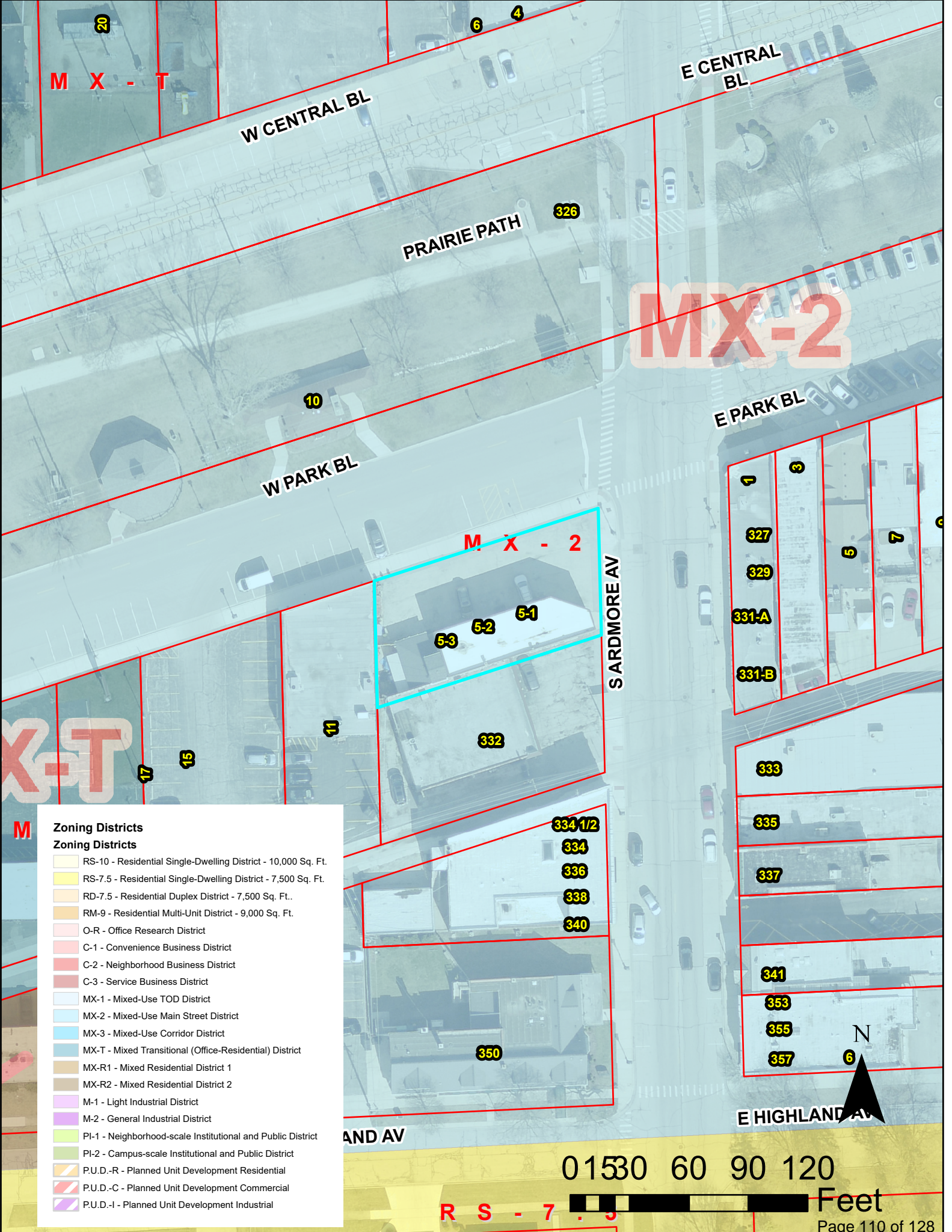
Motion to recommend approval of a Special Use permit for a Planned Unit Development to construct an addition to and renovate an existing building to establish a restaurant, with waivers to Section 4.4.2 for impervious coverage and façade transparency, Section 4.5.5 for blank walls, Section 4.6.2 for parapet wall height, and Section 7.2 for minimum parking ratios, for the property commonly known as 5 W. Park Blvd., subject to the following conditions:

- 1) *The proposed site developments shall be in accordance with the plans submitted by the petitioner in the Variation Application received 4/1/2026.*
- 2) *The petitioner shall file all necessary plans and applications, for review and approval, and secure all necessary building permits prior to the commencement of installation.*
- 3) *The petitioner shall submit all required permit materials and meet all applicable code requirements and standards for dwelling units such as natural light and ventilation requirements for the existing residential dwellings at the Subject Property.*
- 4) *Prior to filing any Building Permit Application, the petitioner shall provide the Village with a Landscape Plan identifying areas for open lot landscaping and plantings consistent with discussion with the Zoning Board of Appeals, as determined by the Director of Community and Economic Development and Chairperson of the Zoning Board of Appeals. If such designs are deemed to be inconsistent with the direction provided by the Zoning Board of Appeals, then the petitioner will be required to file an application for an amendment to the Special Use Permit.*
- 5) *Vehicles shall be prohibited from driving across the designated pedestrian way along the north façade of the existing building and deliveries to the existing garage serving the existing salon business (and any future users of the space) must be made from the parking lot.*

- 6) *Prior to filing any Building Permit Application, the petitioner shall provide the Village with final elevations and material specifications for review and approval. Final elevations and materials must be deemed consistent with the approved elevations and materials, as determined by the Director of Community and Economic Development and Chairperson of the Zoning Board of Appeals. If such designs are deemed to be inconsistent with the approved plans or if materials are deemed to be of a lower quality than the approved materials, then the petitioner will be required to file an application for an amendment to the Special Use Permit.*
- 7) *Prior to filing any Building Permit Application, the petitioner shall provide the Village a Lighting Plan that includes lighting for the parking lot for review and approval by the Director of Community and Economic Development and Chairperson of the Zoning Board of Appeals. If such designs are deemed to be inconsistent with the direction provided by the Zoning Board of Appeals, then the petitioner will be required to file an application for an amendment to the Special Use Permit.*

Final Plans and Supporting Documents for ZBA-26-11, 5 W. Park Blvd. PUD

- A. *Zoning Board of Appeals Application, submitted by Ethan Coleman, received 4-1-26*
- B. *5 W Park- Tax Bill, submitted by Ethan Coleman, received 4-1-26*
- C. *Legal Description, submitted by Ethan Coleman, received 4-1-26*
- D. *A1 Site Plan, prepared by SSL Architects, dated 3-27-26*
- E. *A2 Floor Plan, prepared by SSL Architects, dated 3-27-26*
- F. *A3 Elevations, prepared by SSL Architects, dated 3-27-26*
- G. *Model Views, prepared by SSL Architects, dated 3-27-26*
- H. *Plat of Survey, prepared by Edward J. Molloy & Associates, 8-15-2025*
- I. *Affidavit of Ownership, submitted by Ethan Coleman, dated 4-6-26*
- J. *A1 Site Plan, prepared by SSL Architects, dated 5-11-26*
- K. *A2 Floor Plan, prepared by SSL Architects, dated 5-11-26*
- L. *A3 Elevations, prepared by SSL Architects, dated 5-11-26*
- M. *Model Views, prepared by SSL Architects, dated 5-11-26*
- N. *ZBA Comments Response 1, prepared by SSL Architects, dated 5-11-26*
- O. *Abet MEG Panels, submitted by SSL Architects, received 6-3-26*
- P. *Exterior Soffit Lights, submitted by SSL Architects, received 6-3-26*
- Q. *MEG Panels EF System, submitted by SSL Architects, received 6-3-26*
- R. *A1 Site Plan, submitted by SSL Architects, received 6-3-26*
- S. *A2 Floor Plan, submitted by SSL Architects, received 6-3-26*
- T. *A3 Elevations, submitted by SSL Architects, received 6-3-26*
- U. *Aerial Map, submitted by SSL Architects, received 6-3-26*
- V. *Model Views, submitted by SSL Architects, received 6-3-26*
- W. *PUD Application, submitted by SSL Architects, received 6-3-26*
- X. *ZBA Comments Response 2, submitted by SSL Architects, received 6-3-26*
- Y. *Cast Stone Samples, submitted by SSL Architects, received 6-3-26*
- Z. *Response to Staff Report Questions, submitted by Ethan Coleman, received 6-4-26*
- AA. *Exterior Cladding Sample Projects, submitted by SSL Architects, received 6-5-26*



M X - T

W CENTRAL BL

E CENTRAL BL

PRAIRIE PATH

MX-2

W PARK BL

E PARK BL

M X - 2

SARDMORE AV

M X - T

M

Zoning Districts

Zoning Districts

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

AND AV

E HIGHLAND AV

0 15 30 60 90 120

Feet

R S - 7 . 5

EDWARD J. MOLLOY & ASSOCIATES

A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
 1236 MARK STREET, BENSENVILLE, ILLINOIS 60106 (630) 595-2600 Fax (630) 595-4700
 e-mail: tmolloy@ejmolloy.com

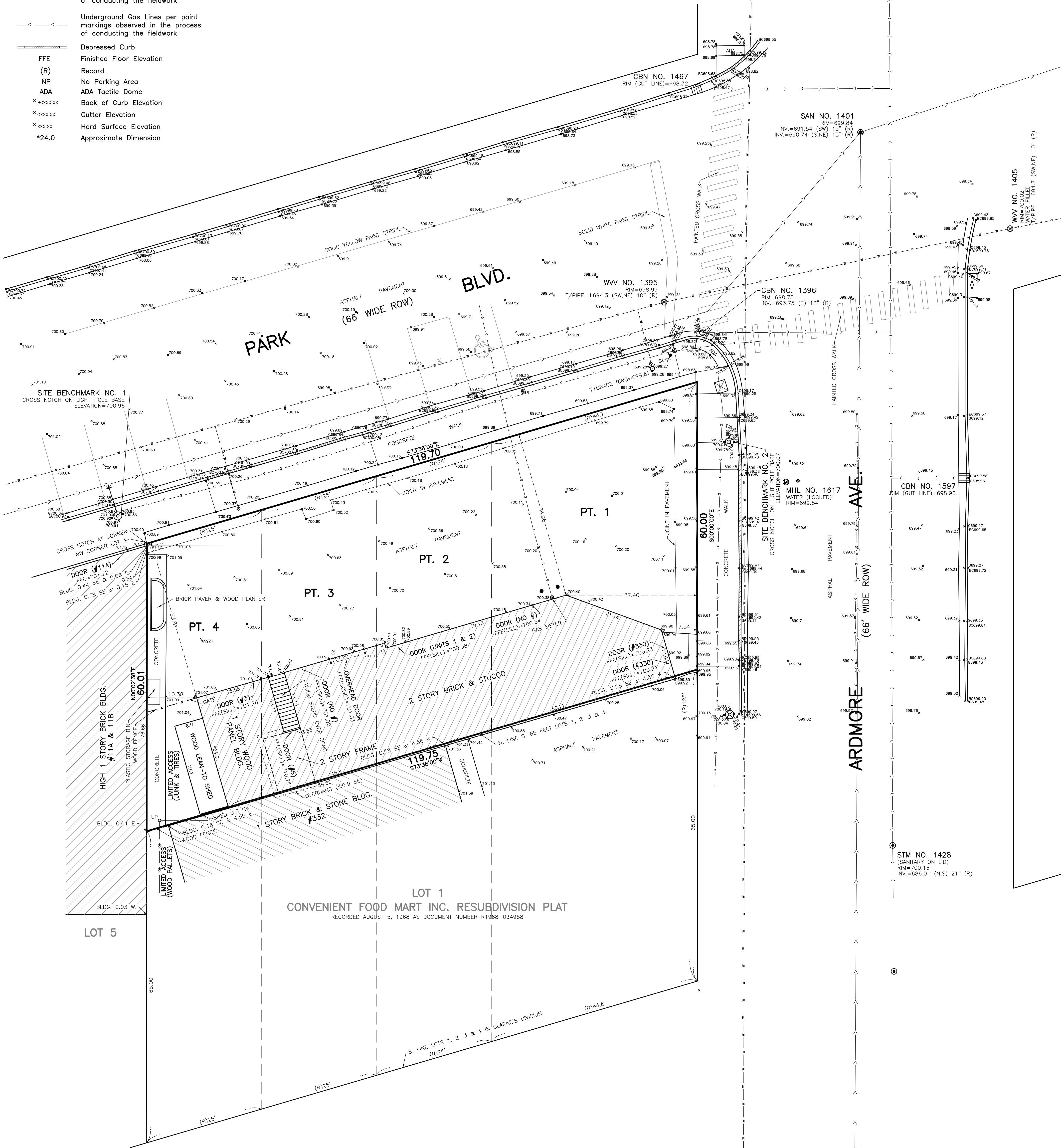
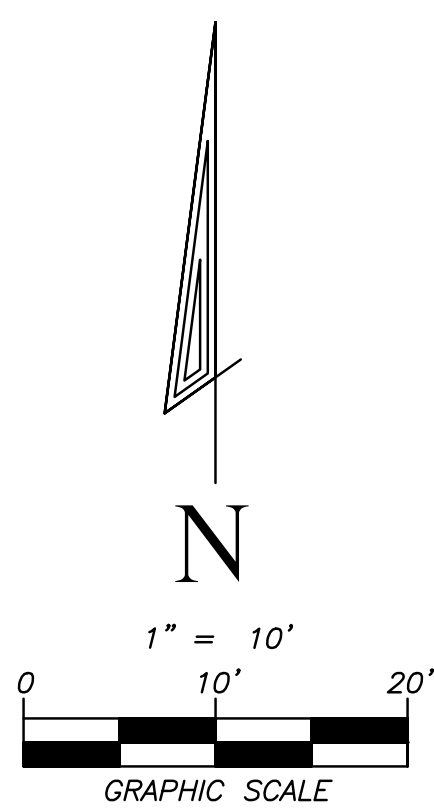
PLAT OF SURVEY

OF

LOTS 1, 2, 3, & 4 (EXCEPT THE SOUTH 65 FEET OF EACH OF SAID LOTS) IN CLARKE'S DIVISION, BEING A RESUBDIVISION OF LOTS 209 AND 232 IN ARDMORE, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO CLARKE'S DIVISION RECORDED JULY 9, 1923 AS DOCUMENT 167402, DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5 W. PARK BOULEVARD, VILLA PARK

- LEGEND:**
- Sanitary Manhole
 - Storm Manhole
 - Manhole
 - Water Valve Vault
 - Storm Catch Basin
 - Storm Curb Inlet
 - Fire Hydrant
 - B-Box
 - Light Pole
 - Light Pole W/Arm
 - Utility Pole W/Overhead Wire
 - Traffic Sign
 - Concrete Filled Post
 - Electric Vault
 - Gas Valve
 - Handicap Parking Space
 - W — W — Underground Water Lines per paint markings observed in the process of conducting the fieldwork
 - G — G — Underground Gas Lines per paint markings observed in the process of conducting the fieldwork
 - Depressed Curb
 - FFE Finished Floor Elevation
 - (R) Record
 - NP No Parking Area
 - ADA ADA Tactile Dome
 - × Back of Curb Elevation
 - × Gutter Elevation
 - × Hard Surface Elevation
 - *24.0 Approximate Dimension



LOT 1
CONVENIENT FOOD MART INC. RESUBDIVISION PLAT
 RECORDED AUGUST 5, 1968 AS DOCUMENT NUMBER R1968-034958

TAX PERMANENT INDEX NUMBER:
 06-09-220-006

TOTAL AREA OF TRACT SURVEYED:
 6,892 SQ. FT. OR 0.1582 ACRES, MORE OR LESS

BASIS OF BEARINGS:
 THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM AND DO NOT REFLECT ANY RECORD DRAWINGS.

COMPARE LEGAL DESCRIPTION AND MONUMENTS WITH THIS PLAT AND REPORT ANY DISCREPANCIES YOU MAY FIND TO THIS SURVEYOR AT ONCE.

BUILDING DIMENSIONS AND TIES ARE TO CORNERS OF BRICK UNLESS OTHERWISE NOTED.

NO DIMENSIONS TO BE ASSUMED FROM SCALING.

NO TITLE COMMITMENT PROVIDED TO THIS SURVEYOR TO AID IN THE PREPARATION OF THIS SURVEY. REFER TO TITLE POLICY FOR ITEMS OF RECORD, IF ANY, NOT SHOWN HEREON.

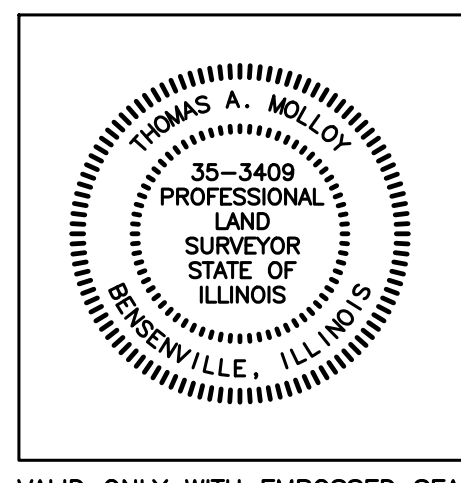
STATE OF ILLINOIS }
 COUNTY OF DUPAGE }

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HEREBY CERTIFY THAT A SURVEY HAS BEEN MADE UNDER MY DIRECTION OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF LAST FIELD WORK: AUGUST 6, 2025.
 SIGNED AT BENSENVILLE, ILLINOIS THIS 15TH DAY OF AUGUST, A.D. 2025

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD.
 AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

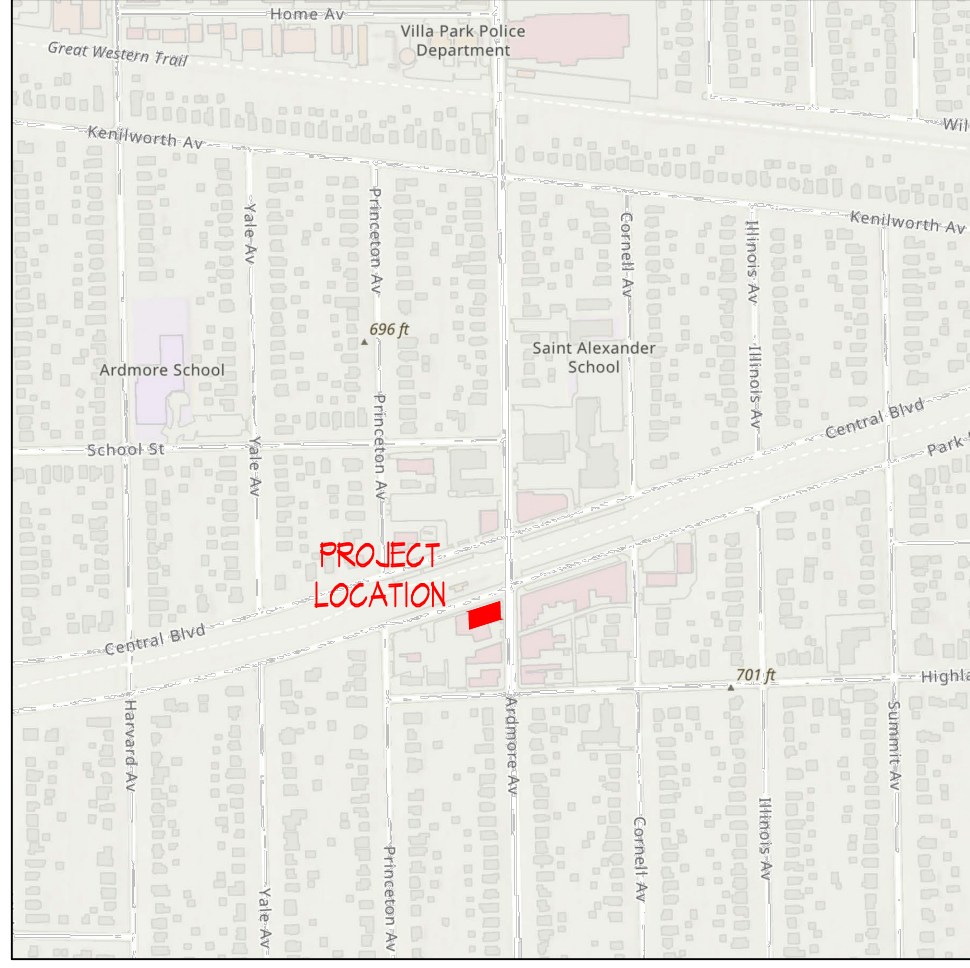
Thomas A. Molloy
 THOMAS A. MOLLOY
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409
 (EXPIRES NOVEMBER 30, 2026 AND IS RENEWABLE)



VALID ONLY WITH EMBOSSED SEAL

DRAFTED BY: BJE		
PAGE: 1 OF 1		
ORDER NO.: 250064		
FILE: 9-39-11		
PROJECT NO.: 2234TAM		
CLIENT: 5 W. PARK BLVD., LLC		
AUG. 15, 2025	250064	INITIAL TOPOGRAPHIC SURVEY
REVISION DATE	ORDER NO.	REVISION

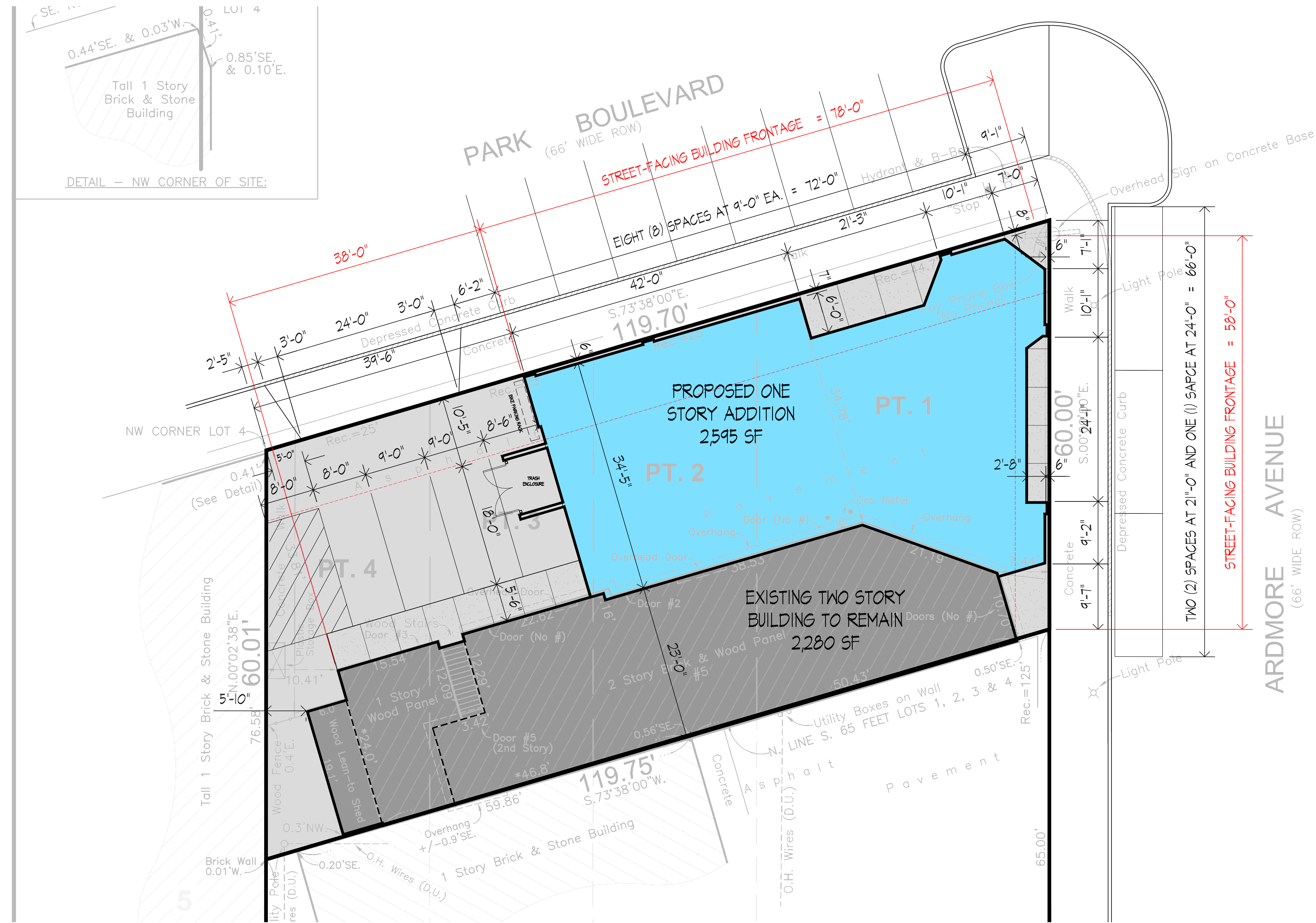
FOOD SERVICE BUSINESS FOR
5 W PARK BLVD LLC
 5 W. PARK BLVD.
 VILLA PARK, ILLINOIS 60181



LOCATION MAP
 NO SCALE

SITE DATA / ANALYSIS

PROPERTY OWNER:	5 W PARK BLVD LLC
PROPERTY ADDRESS:	5 W PARK BLVD VILLA PARK, ILLINOIS 60181
ZONING CLASSIFICATION:	MX-2 (MIXED USE MAIN STREET DISTRICT)
LOT AREA:	6,842 SF.
BUILDING AREA:	
EXISTING:	2,280 SF.
ADDITION:	2,545 SF.
TOTAL:	4,825 SF.
STREET-FACING BUILDING FRONTAGE:	
SALON	SIDE STREET (PARK BLVD) 38 LF.
RESTAURANT / BAR	PRIMARY STREET (ARDMORE AVE) 58 LF.
RESTAURANT / BAR	SIDE STREET (PARK BLVD) 78 LF.
USES:	
FIRST FLOOR:	PERSONAL IMPROVEMENT SERVICE (SALON) 312 SF. RESTAURANT 35 SEATS BAR 15 SEATS
SECOND FLOOR:	APARTMENTS - TWO (2) UNITS TWO (2) BR'S TOTAL
PARKING - AVAILABLE:	
ON-SITE:	STANDARD SPACES TWO (2) HANDICAP ACCESSIBLE SPACES ONE (1)
ON-STREET:	AT ARDMORE AVE. AND PARK BLVD. ELEVEN (11)
PARKING - REQ'D PER USE:	
SALON	3.0 SPACES PER 1,000 SF. ONE (1)
RESTAURANT	0.33 SPACES PER SEAT TWELVE (12)
BAR	0.33 SPACES PER SEAT FIVE (5)
APARTMENTS	1.0 SPACES PER BEDROOM TWO (2)



EXISTING SURVEY WITH PROPOSED SITE PLAN OVERLAY
 SCALE : 1/8" = 1'-0"

PUD DEVELOPMENT PLAN

STAFF REV. #2 JUN. 3, 2026
 STAFF REV. #1 MAY 11, 2026

SSL ARCHITECTS	Job Name :	FOOD SERVICE PROJECT FOR 5 W PARK BLVD LLC 5 W. PARK BLVD. VILLA PARK, ILLINOIS 60181	Sheet Number :	AI
	4 West Adams Street Villa Park . IL 60181 Phone : 630.247.5088 www.sslarchs.com	Job No. : 2503	Job Date : MAR. 27, 2026	of - sheets

FOOD SERVICE PROJECT FOR
5 W PARK BLVD LLC
 5 W. PARK BLVD.
 VILLA PARK, ILLINOIS 60181



PROPOSED FLOOR PLAN
 SCALE : 1/8" = 1'-0"

△₂ STAFF REV. #2 JUN. 3, 2026
 △₁ STAFF REV. #1 MAY 11, 2026

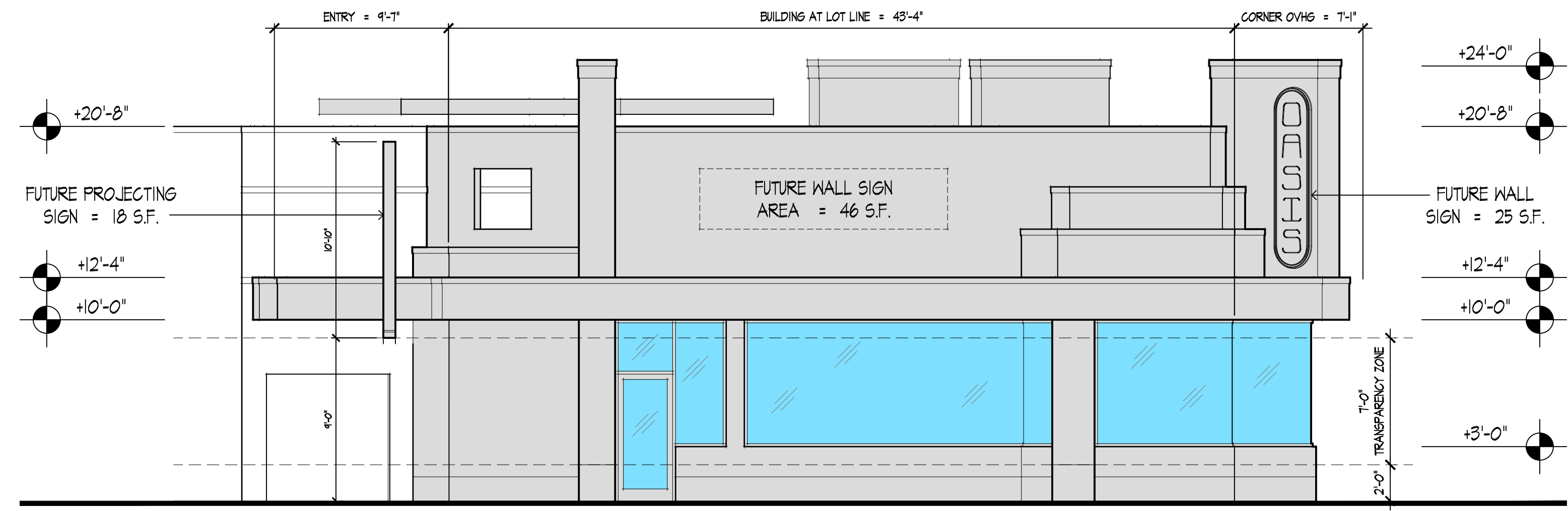
SSL ARCHITECTS
 4 West Adams Street ■ Villa Park . IL 60181 ■ Phone : 630.247.5088
 www.sslarchs.com

Job Name :
 FOOD SERVICE PROJECT FOR
 5 W PARK BLVD LLC
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 VILLA PARK, ILLINOIS 60181

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 Job Date : MAR. 27, 2026

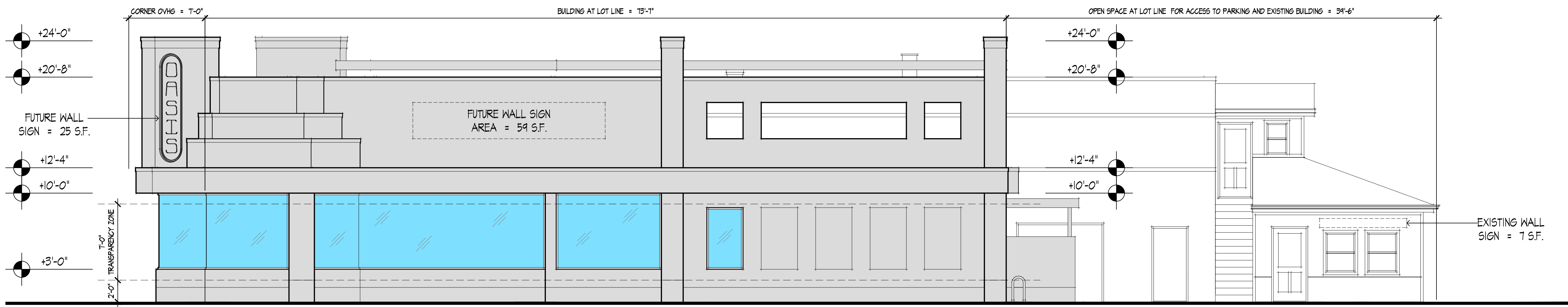
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FOOD SERVICE PROJECT FOR
5 W PARK BLVD LLC
 5 W. PARK BLVD.
 VILLA PARK, ILLINOIS 60181



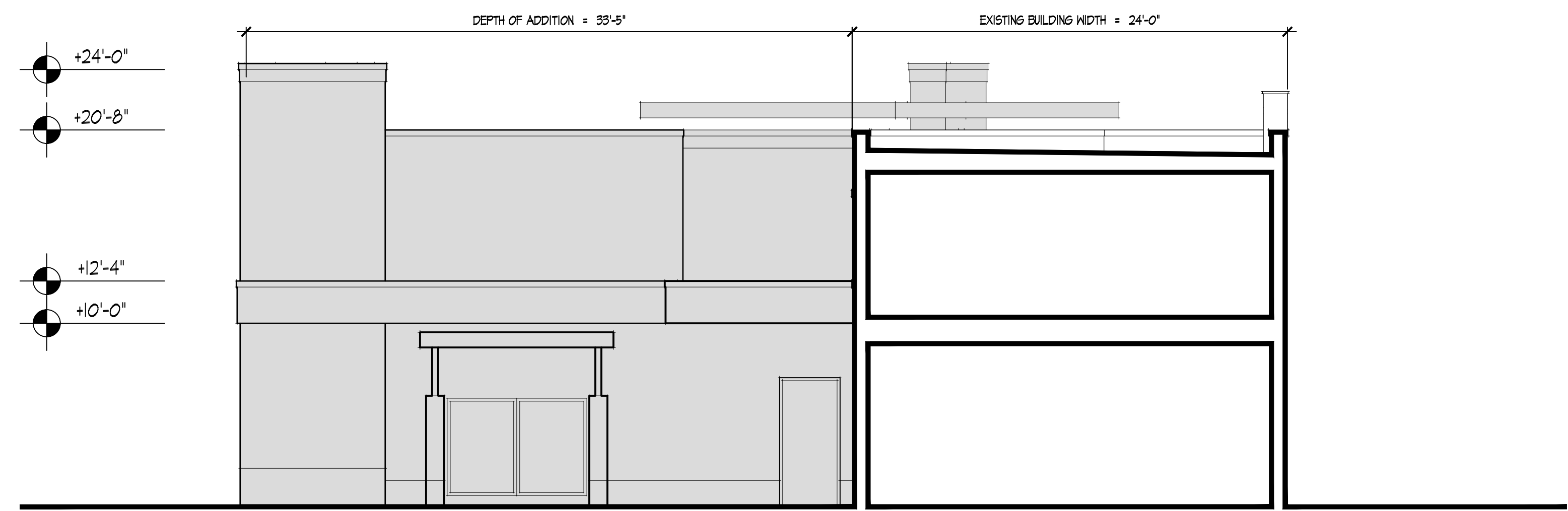
PROPOSED EAST ELEVATION (ARDMORE AVENUE)

SCALE : 3/16" = 1'-0" 0 1 2 4 8 12 16



PROPOSED NORTH ELEVATION (PARK BLVD.)

SCALE : 3/16" = 1'-0" 0 1 2 4 8 12 16



PROPOSED WEST ELEVATION (INTERNAL ON SITE)

SCALE : 3/16" = 1'-0" 0 1 2 4 8 12 16

△₂ STAFF REV. #2 JUN. 3, 2026
 △₁ STAFF REV. #1 MAY 11, 2026

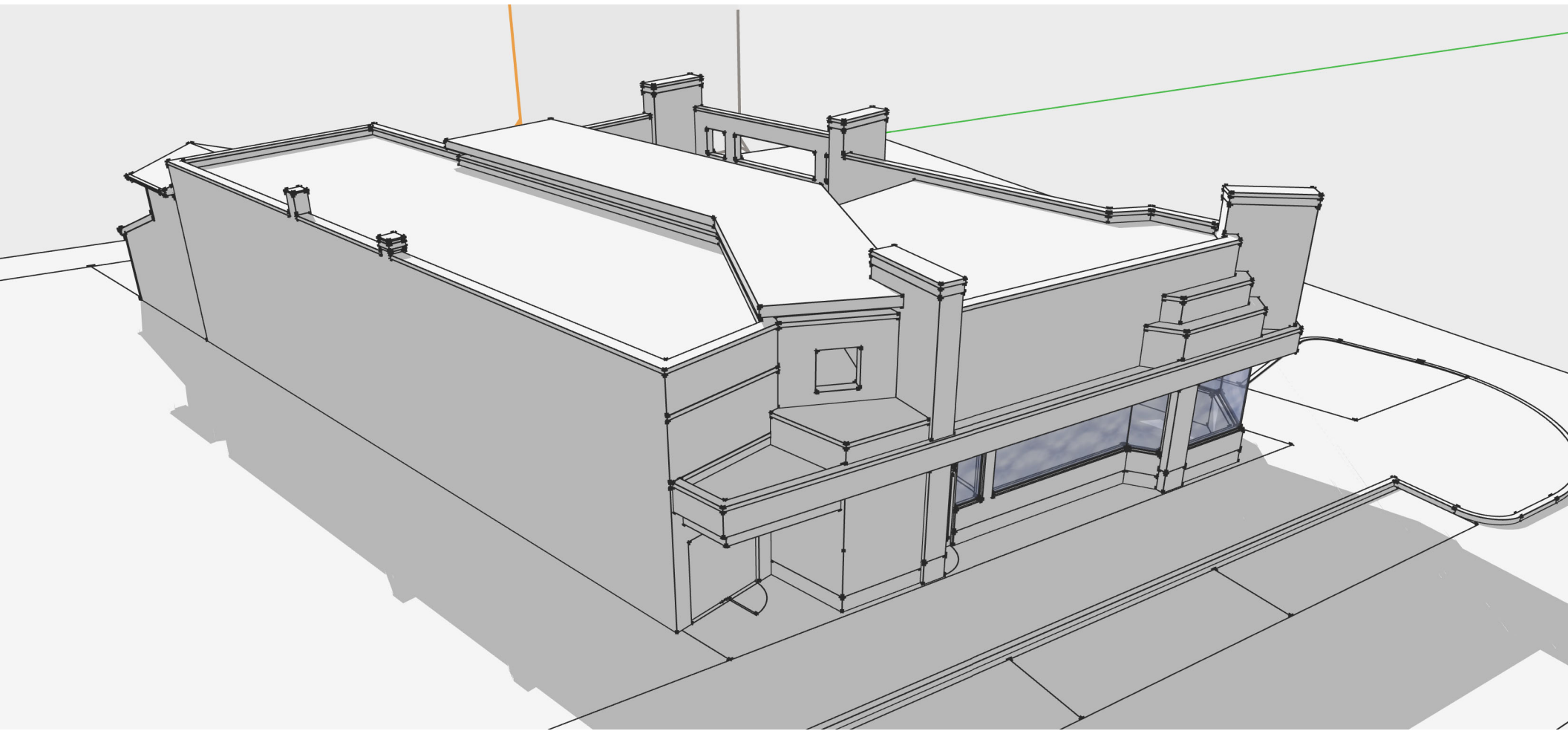
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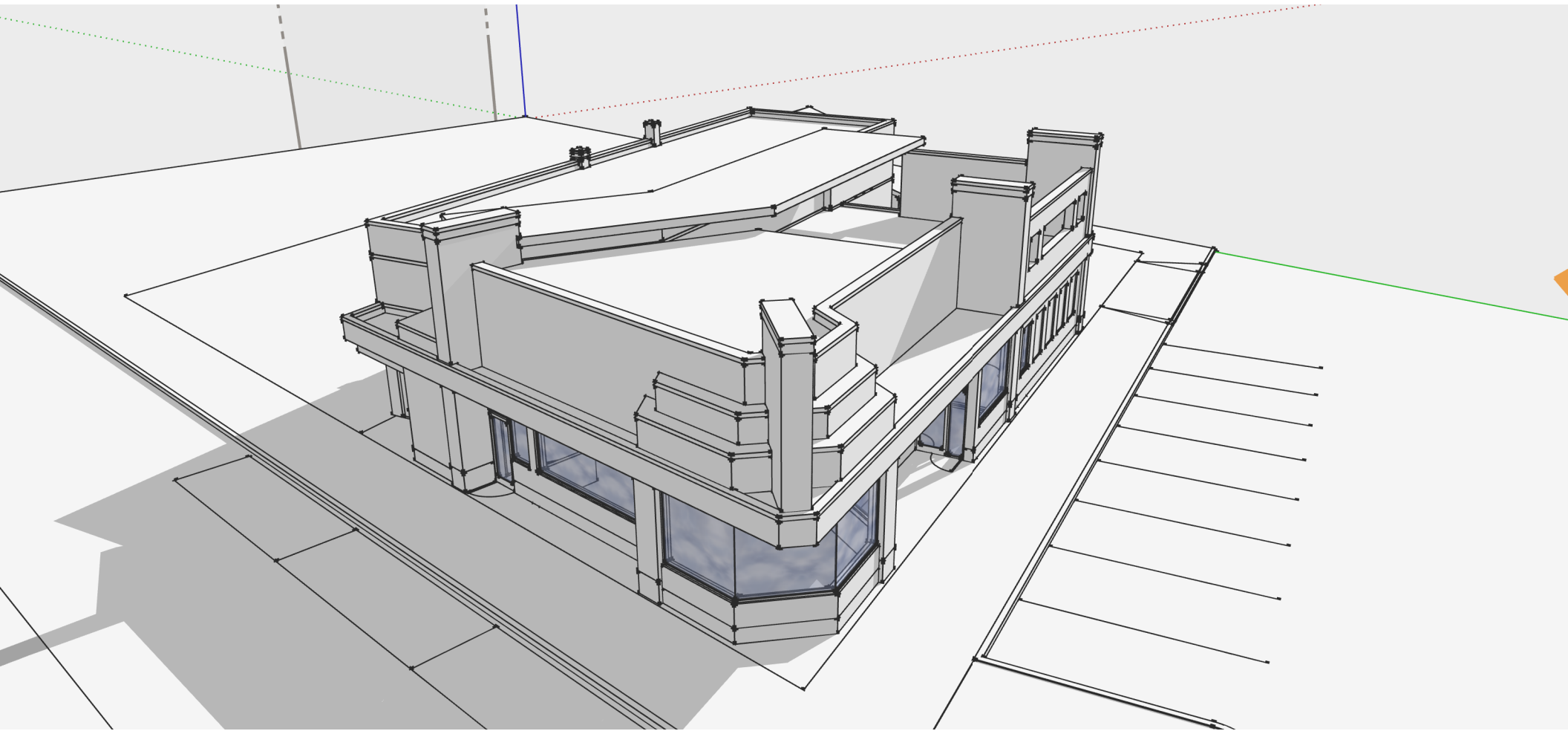
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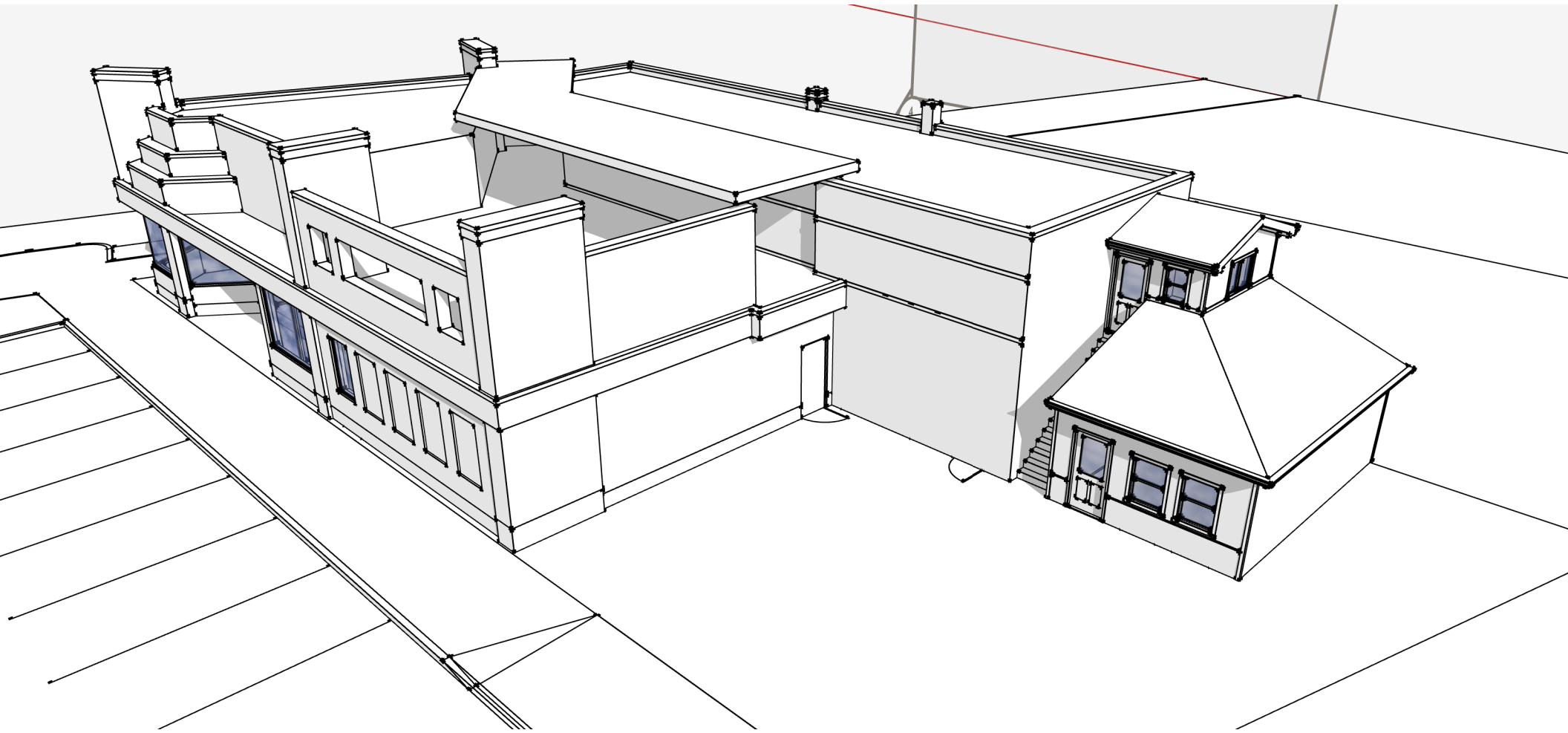
Job No. :
 2503

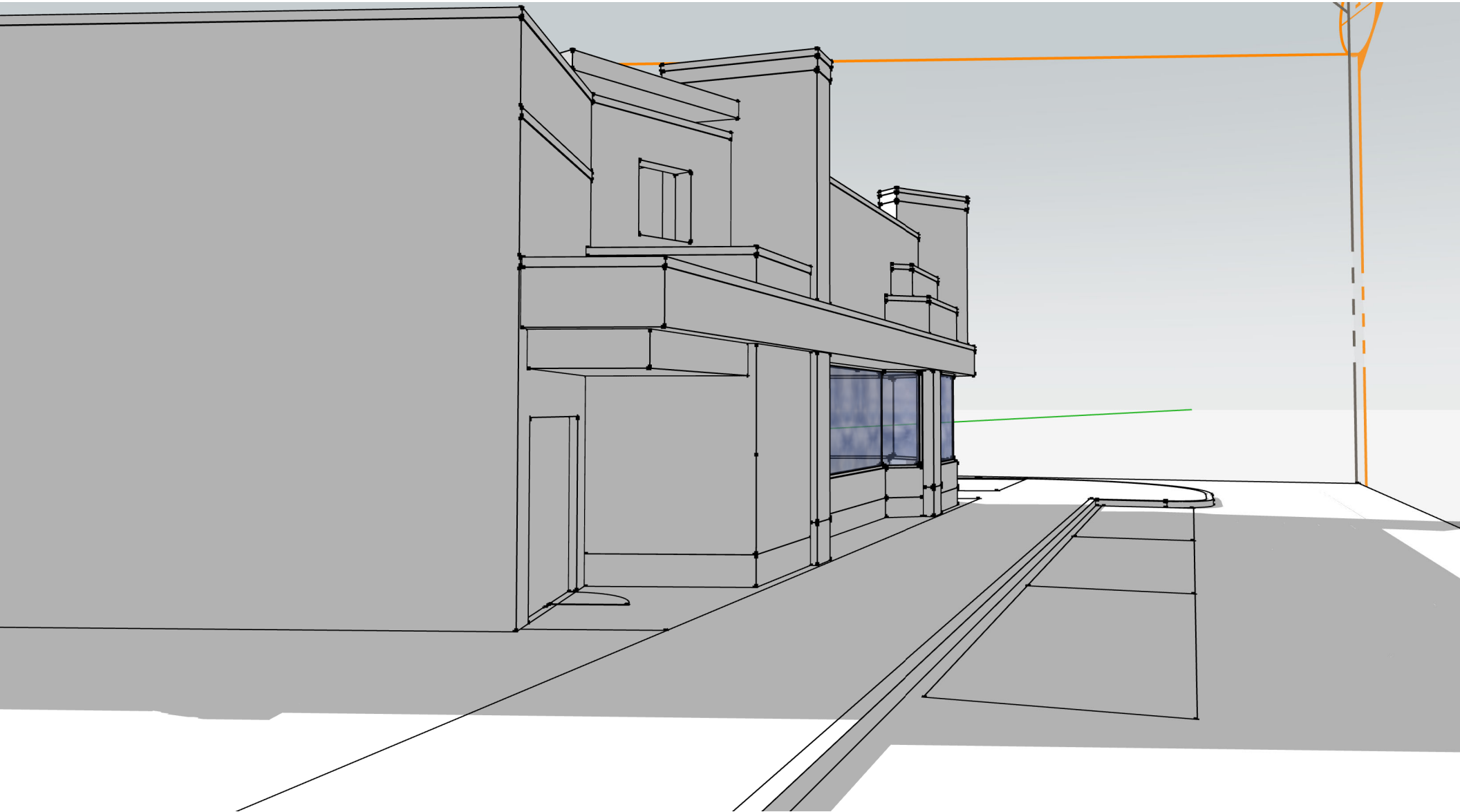
Job Date :
 MAR. 27, 2026

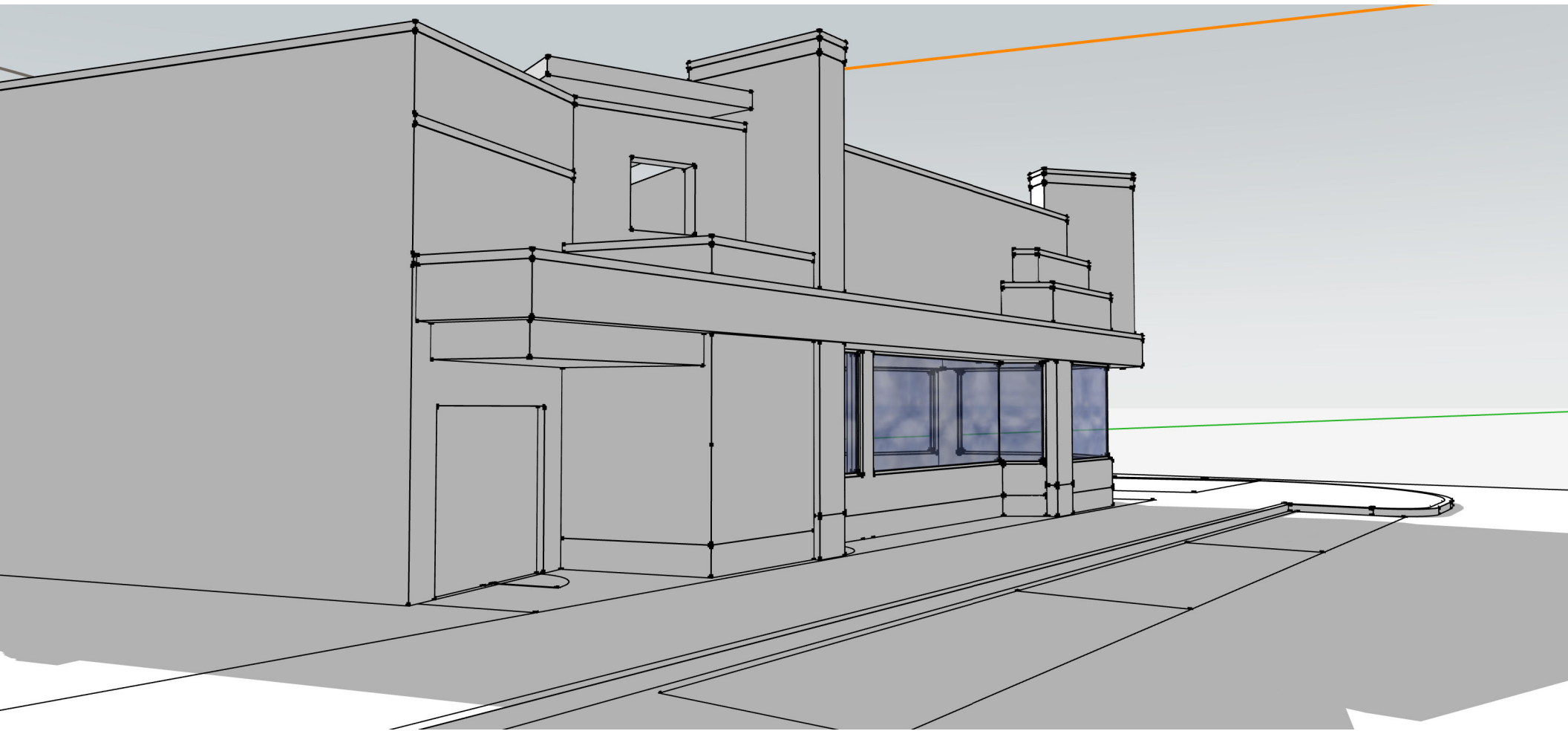
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 of - sheets

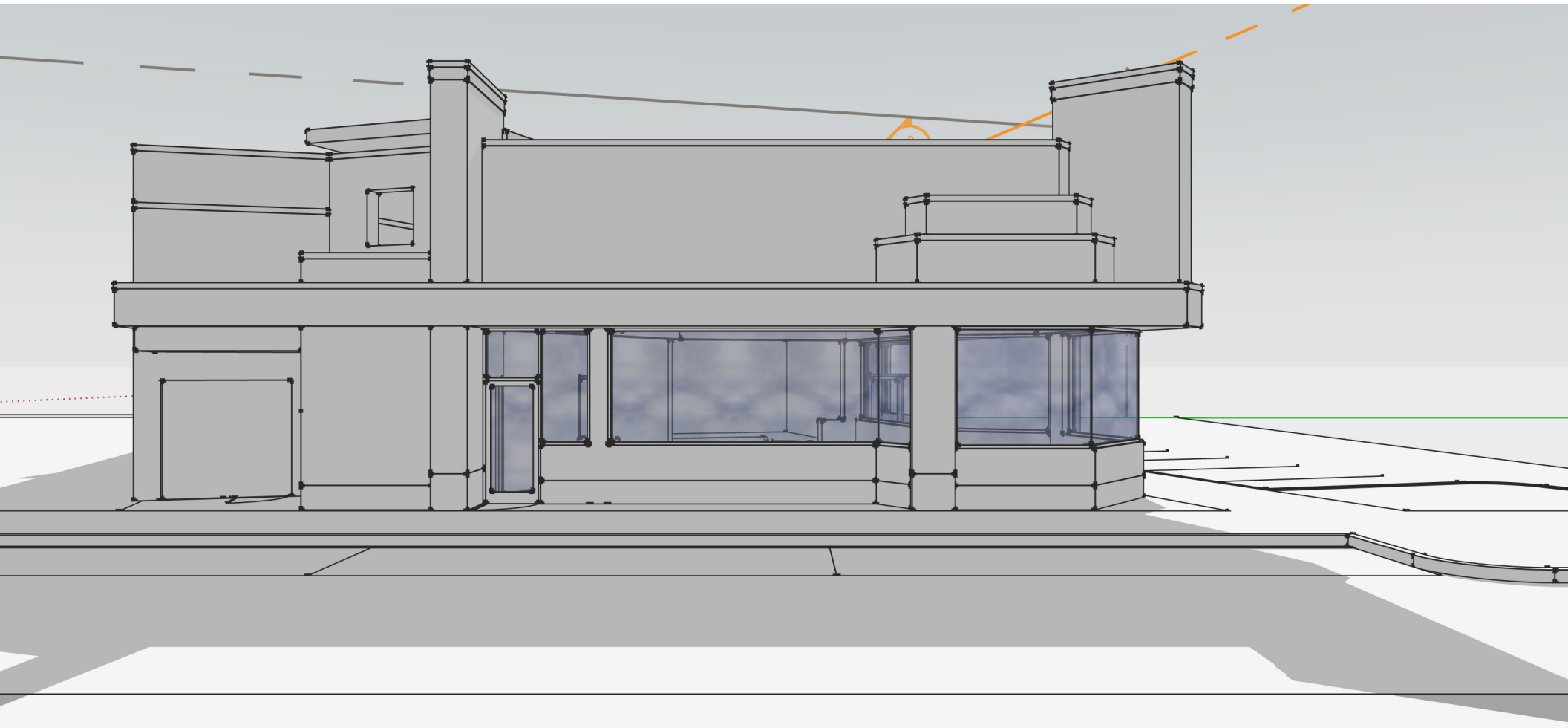






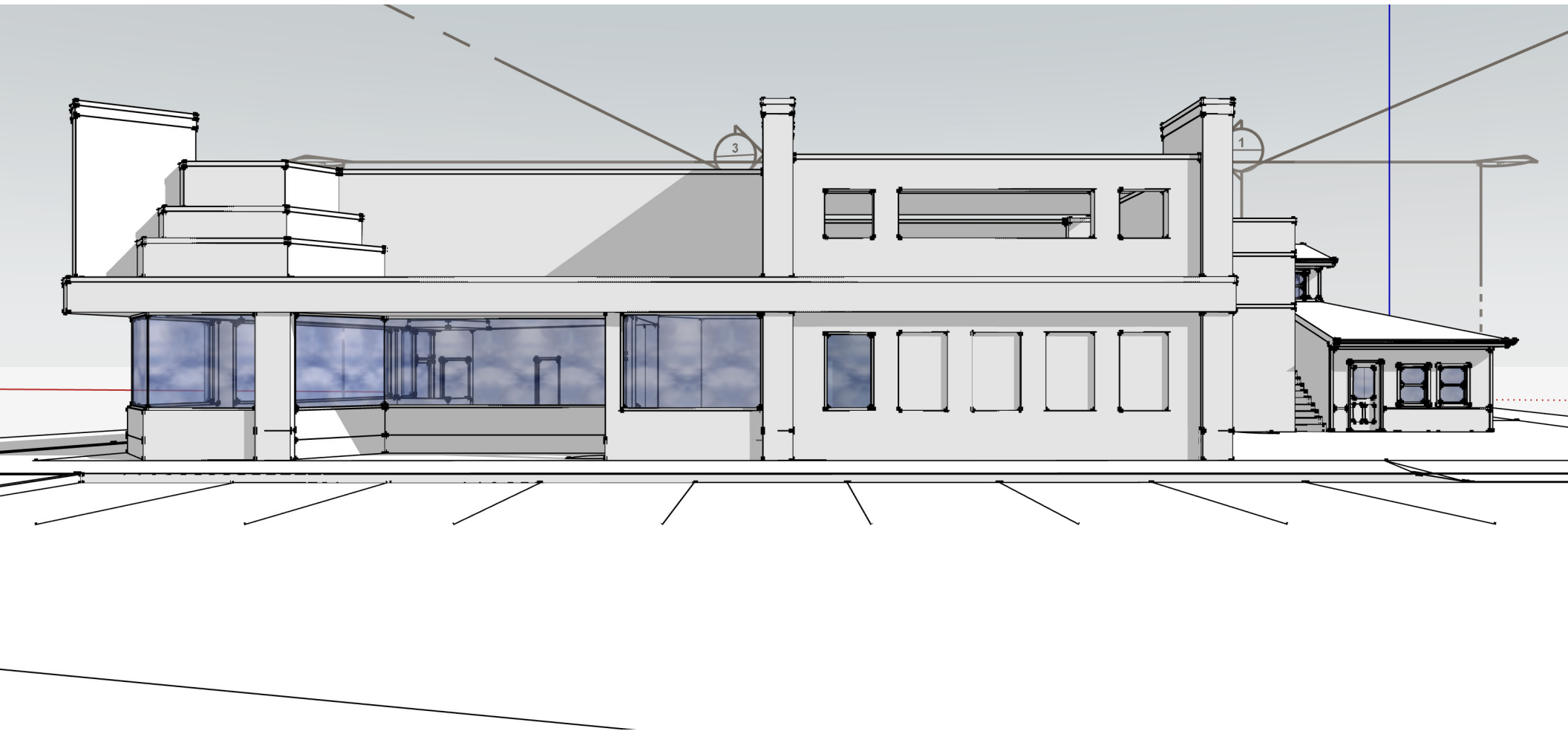


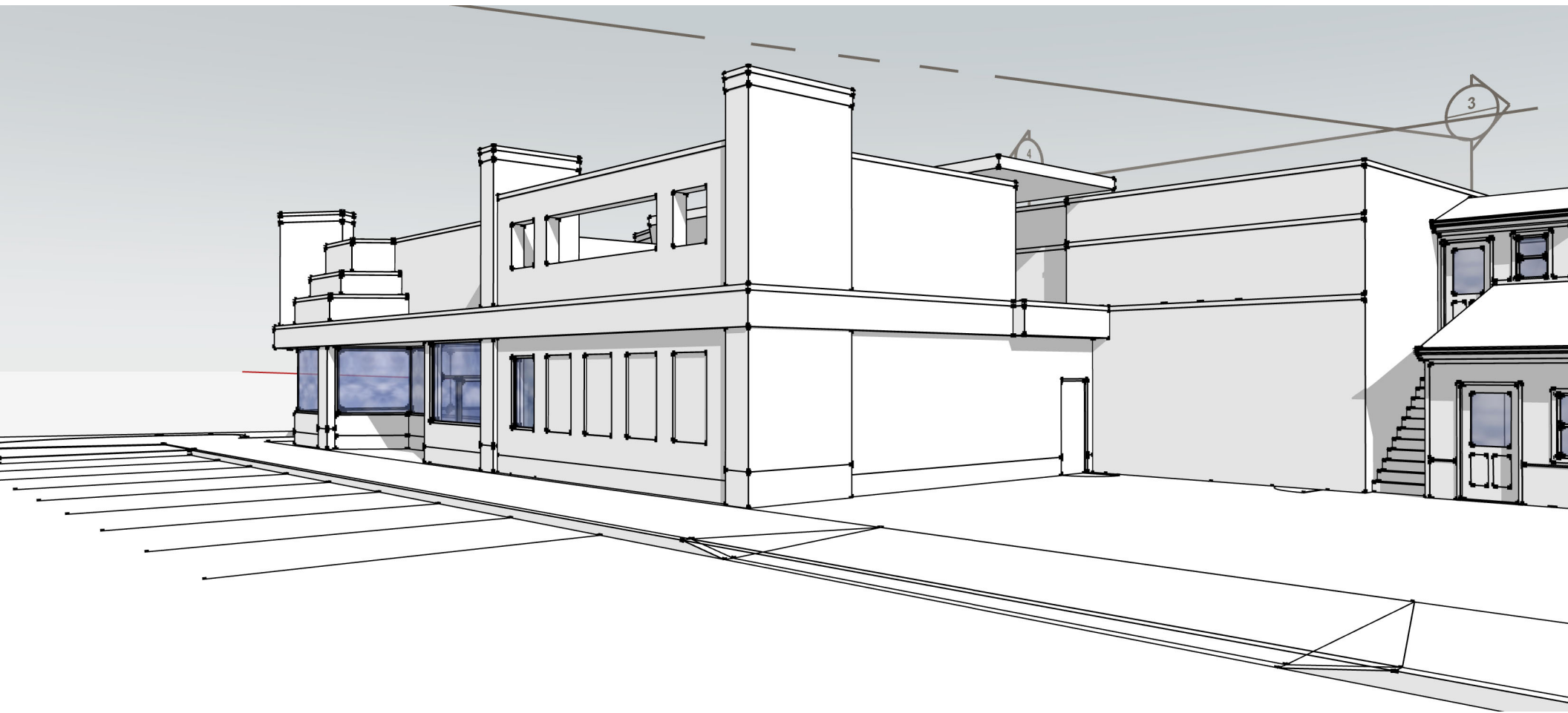


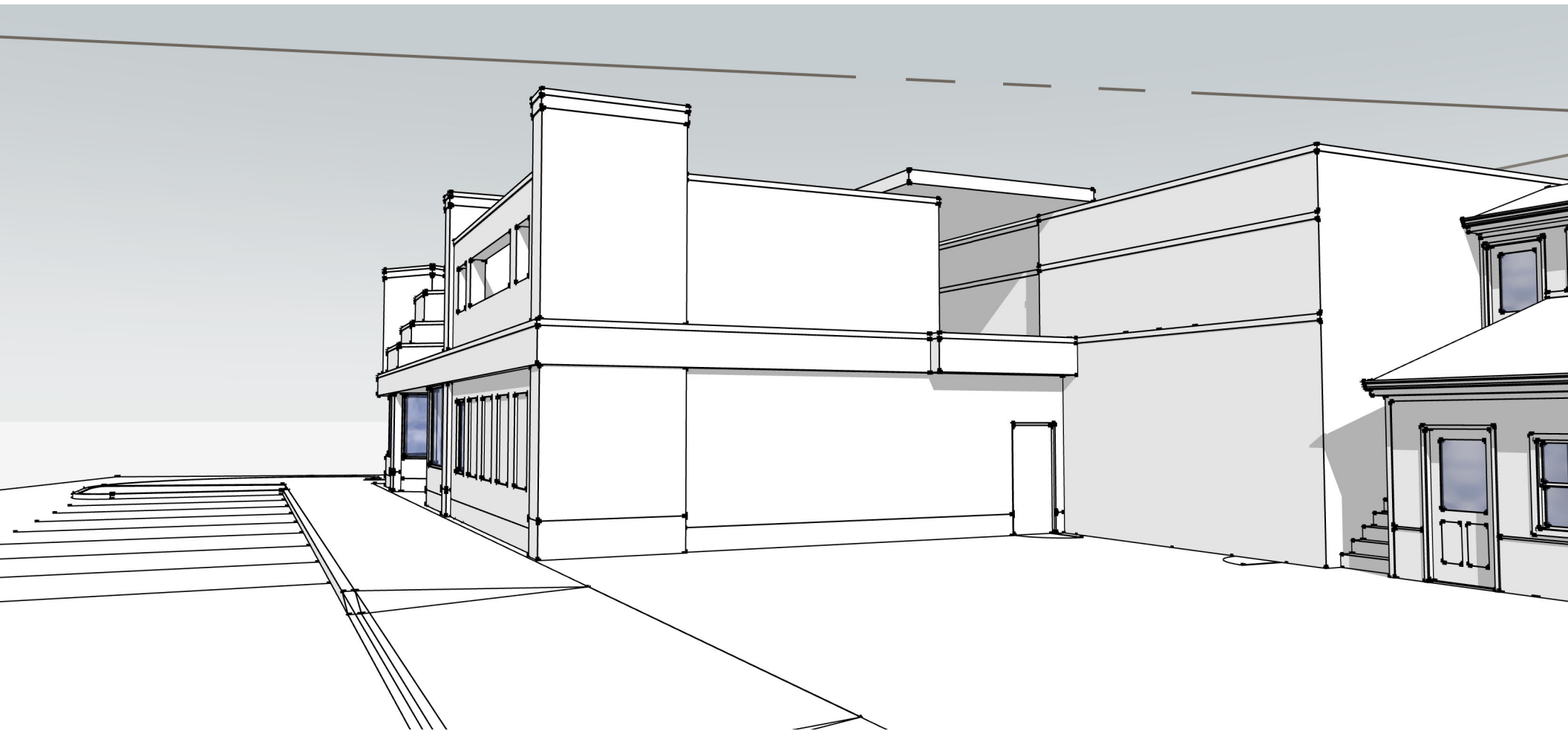












5" or 6" Round LED Adjustable Gimbal Insert

ELCO Lighting's inserts are engineered with energy-efficient LED technology that produces even illumination with an incredible 93+ CRI. Designed to be used for New Construction, Remodel, and Retrofit applications, these inserts are rated for a life of 50,000 hours, and meet the Title 24 and Energy Star requirements. Suitable for IC and Non-IC housings manufactured by ELCO or others.



Features

- Fits ELCO 5" and 6" Dedicated LED Recessed Housings, Regular and Shallow.
- Die-Cast construction provides lasting durability.
- 25° Tilt, 358° rotation.
- Energy Star Certified.
- Title 24 JA8-2019 Compliant.
- Life Span of 50,000 hours L70.

Specifications

Wattage	13W
Lumens	1000 lm
Voltage	120V
Color Temp.	2700K, 3000K, 3500K, 4000K, 5000K
Dimmable	Triac/ELV
Lamp Type	LED
Beam Angle	60°
CRI	90+
Power Factor	>0.9
Damp Location	Listed

Options



Black



Bronze

Technical Details

Optics: Frosted polycarbonate lens diffuses light evenly throughout while reducing glare with LED Array technology.

Construction: For use in IC and non-IC housings. Spun Aluminum for greater heat dissipation. High quality powder coat finish preventing rust and paint cracking.

Installation: : Includes PSA30 medium base adapter for retrofitting existing housings. Quick connect for use with ELCO housings EL570ICA, EL570RICA, EL56FICA, EL560ICA, EL560RICA, EL770ICA, EL770RICA, EL760ICA, EL760RICA, EL76FICA. Can be used in IC and non-IC housings.

Electrical: Driver connects to 120V power supply. High Efficiency driver with a power factor > 0.9. Start time of less than .75 seconds.

LED Technology:

- Extremely accurate color rendering with 93+ CRI.
- Lumen Maintenance of 50,000 hours L70 Life based on LM80 standardized test results.
- Superior Thermal Management by utilizing integral heat sink.
- Instant On to Full Brightness.
- No LED pixelation.

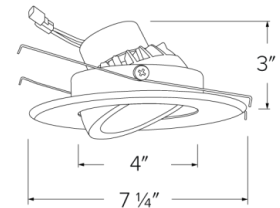
Dimmability: Works with 120V Triac and ELV type dimmers. Dims down to 10%. For full list of dimmers refer to the Dimmer Compatibility List.

Listings: UL Listed for Damp Location. RoHS Compliant. ENERGY STAR® Certified. Title 24 JA8-2019 Compliant.

Warranty: ELCO Products are built to last with a 5-year Limited Warranty.

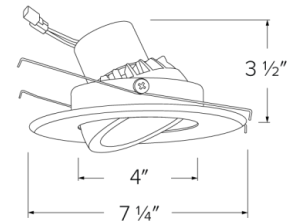
EL616CT3

EL616CT3



EL616CT5

EL616CT5



Product Number

Item	Lamp type	Lumens	CCT	Watts	Voltage	Dimming	Beam Angle	Finish
EL616CT5B	LED	1000 lm	2700K, 3000K, 3500K, 4000K, 5000K	13W	120V	Triac/ELV	60°	Black

Product Number Builder

Example: **EL616CT3W**

6" LED Gimbal Insert

EL616

Color Temp.

CT3 2700K, 3000K, 3500K
CT5 2700K - 5000K

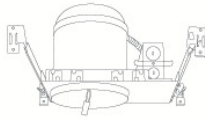
Finish

W White
B Black
BZ Bronze

Compatible Products

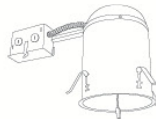
For use with 5" or 6" LED inserts

5" Dedicated LED ICA Housings



5" ICA Housing
New Construction

CAT NO.	SPECIFICATIONS
EL570ICA	17W MAX.
EL570ICA-7	17W MAX. 277V



5" ICA Housing
Remodel

CAT NO.	SPECIFICATIONS
EL570RICA	17W MAX.



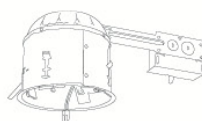
2-Hour Fire Rated 5" ICA Housing
New Construction

CAT NO.	SPECIFICATIONS
EL56FICA	22W - 7 3/4" Height
EL56FICA-7	22W - 277V



5" Shallow ICA Housing
New Construction

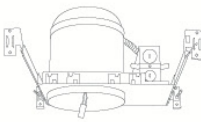
CAT NO.	SPECIFICATIONS
EL560ICA	17W MAX.
EL560ICA-7	17W MAX. 277V



5" Shallow ICA Housing
Remodel

CAT NO.	SPECIFICATIONS
EL560RICA	17W MAX.

6" Dedicated LED ICA Housings



6" IC Housing
New Construction

CAT NO.	SPECIFICATIONS
EL770ICA	24W MAX.
EL770ICA-7	24W MAX. 277V



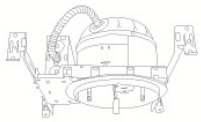
6" ICA Housing
Remodel

CAT NO.	SPECIFICATIONS
EL770RICA	24W MAX.



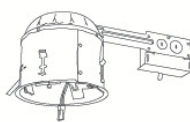
2-Hour Fire Rated 6" ICA Housing
New Construction

CAT NO.	SPECIFICATIONS
EL76FICA	22W - 7 3/4" Height
EL76FICA-7	22W - 277V



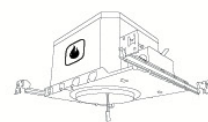
6" Shallow IC Housing
New Construction

CAT NO.	SPECIFICATIONS
EL760ICA	17W MAX.
EL760ICA-7	17W MAX. 277V



6" Shallow ICA Housing
Remodel

CAT NO.	SPECIFICATIONS
EL760RICA	17W MAX.



2-Hour Fire Rated
6" Shallow ICA Housing
New Construction

CAT NO.	SPECIFICATIONS
EL75FICAS	Shallow. 24W MAX. 6 3/16" Height.