

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)**

**July 8, 2026**

**6:00 PM**

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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 and Rachel Leedom, Planner

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
  - a. Approval of the Minutes from June 10, 2026
- 3. Public Hearing - Old Business**
  - a. **WITHDRAWN** - ZBA-26-01 - Text Amendment - 7.7.7 Parking
- 4. Public Hearing - New Business**
  - a. ZBA-26-10 - 1144 N. Yale Ave. - Variation - **Petitioner: Jesus Diaz**
  - b. ZBA-26-14 - 9 E. Park Blvd. - Variation - **Petitioner: Tammy Hensley**
  - c. ZBA-26-18 - 187 E. North Ave. - Variation - **Petitioner: Midland Plumbing Inc.**
- 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  
June 10, 2026**

**CALL TO ORDER BY THE CHAIRMAN**

Chairperson Pate called the meeting of the Zoning Board of Appeals to order at 6:02 p.m.

**I. ROLL CALL AND DECLARATION OF A QUORUM**

**Commissioners Present** Ackermann, Flaskamp, Jarrett, Chairperson Pate (4)

**Commissioners Absent:** Clampit, Gonzales, Cain

**Staff/Liaison Present:** Community and Economic Director Brandon Nolin, Planner Rachel Leedom

A Quorum was present.

**II. APPROVAL OF MINUTES**

Commissioner Jarrett moved to approve the minutes from May 13, 2026

The Motion was seconded by Commissioner Flaskamp

Voice Vote:

**AYES:** (4)

**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- to July 8, 2026 meeting.

Motion was made by Commissioner Flaskamp

The motion was seconded by Commissioner Ackermann

Voice Vote:

**AYES:** Ackermann, Flaskamp, Jarrett, Chairperson Pate (4)

**NAYS:** None (0)

Motion carried.

**IV. Public Hearing - New Business**

**a.ZBA-26-07- 405 S. Villa Ave. – Variation - Petitioner: Lynette Ball**

Rachel Leedom presented - 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.

Rob Ball stated that they are looking for variation so he can have more privacy, it buffers the property from a bus stop and keeps garbage off the property.

Commissioner Flaskamp requested lights be put on the fence.

**Motion** was made by Commissioner Flaskamp 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.

Seconded by Commissioner Ackermann.

**AYES:** Ackermann, Flaskamp, Jarrett, Chairperson Pate (4)

**NAYS:** None (0)

**ABSTAIN:** None (0)

Motion carried

**b. ZBA-26-08 - 19 W. Jackson St.- Variation- Petitioner: Rob and Aurora Scahill**

Rachel Leedom reported 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.

Letters of support were read by Rachel Leedom.

**Motion** was made by Commissioner Flaskamp ZBA 26-08, a request for to approve Case 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.

**c. Petition ZBA-26-13 -1031 S Summit Ave- Variation – Petitioner: Kurt Berry and Jacqui Francis**

Rachel Leedom presented 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.

Commissioner Jarrett stated that this was a textbook variance.

**Motion** was made by Commissioner Flaskamp 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 4/30/2026.
- 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.

Seconded by Commissioner Ackermann.

**AYES:** Ackermann, Flaskamp, Jarrett, Chairperson Pate (4)

**NAYS:** None (0)

**ABSTAIN:** None (0)

Motion carried

**d.ZBA-26-11- 5 W Park Blvd. -Special Use for Planned Unit Development-**

**Petitioner:** Ethan Coleman

Brandin Nolin reported 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). A waiver for 5.7 feet of façade parapet wall is being requested. This will promote a second story look without having a second story. Another waiver being sought the proposed material would be Cast Stone Architectural panels. The western portion of the façade would not meet transparency requirements due to the placement of the kitchen. Staff asks that deliveries only be made by vehicles from the parking lot rather than backing a truck up to the building. This would need a waiver of six parking spaces to accommodate the new business. ADA parking would need to be worked out. Staff would like the applicant to make some sort of effort to add greenery to the sight. Lighting in the parking lot has not been discussed but will in the permitting process.

Ethan Coleman explained the project. He said the concept would be an art deco historically inspired building. It would have an addition to the existing structure that would house a community-inspired restaurant. It would be an anchor building.

Commissioner Ackermann asked if there would be enough parking?

Eric Luedtke, architect of the building, explained the parking plan. Most spots will be on the street. Seven Spots on Park Ave., three spots on Ardmore Ave. and three spots in the lot. The spots on the lot are dedicated to the apartments.

Commissioner Flaskamp was concerned about the congestion in the area.

Commissioner Jarrett would like for the exterior wall that the Kitchen sits on to have some sort of window facade for continuity.

**Public Comments:** President Patrick voiced his support for the project

Motion was made by Commissioner Jarrett 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.

Seconded by Commissioner Flaskamp.

**AYES:** Ackermann, Flaskamp, Jarrett, Chairperson Pate (4)

**NAYS:** None (0)

**ABSTAIN:** None (0)

Motion carried

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

None

**VI. Adjournment**

**Motion** to Adjourn was made by Commissioner Jarett

Seconded by Commissioner Flaskamp

Meeting ended at 7:53 PM



# Village of Villa Park

Community & Economic Development  
11 W Home Avenue, Villa Park, IL 60181

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**TO:** Zoning Board of Appeals  
**FROM:** Brandon Nolin, AICP, Director of Community and Economic Development  
Rachel Leedom, Planner  
**DATE:** July 1, 2026  
**RE:** ZBA-26-01 – Text Amendment to Section 7.7- Parking in R Districts

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## **Request Withdrawn**

The request for a text amendment was brought to the Community Development Department by the Villa Park Police Department. VPPD and contracted workers have reached a solution that does not require a text amendment. This item is withdrawn and does not need to be discussed at the Zoning Board of Appeals Meeting.



# 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:** July 1, 2026  
**RE:** **Petition ZBA-26-10 | 1144 N. Yale Ave. | Variation**

PETITIONER	OWNER
Jesus Diaz 1144 N. Yale Ave. Villa Park, IL, 60181	Jesus Diaz 1144 N. Yale Ave. 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 280 square feet where 200 square feet is permitted and to permit a setback distance of 2.5 feet from the primary structure where 5.0 feet is required.

### Background

The petitioner applied for a permit for this gazebo in late 2024. In January of 2025 a review letter was issued stating that the gazebo was too large and too close to the residence. The petitioner never updated the permit application and moved forward with constructing the gazebo. A Work Without a Permit Violation was issued March 18, 2026. The petitioner again applied for a building permit and was issued the same comments as before. It was at this point that the petitioner applied for a variation. The petitioner is seeking a variation to permit a 280 sq foot gazebo on an existing deck, setback 2.5 feet from the single-family home.

### Site Information

Present Zoning: Residential Single-Dwelling District - RS-7.5  
 Present Land Use: Residential  
 Property Size: 8,386 sq. ft. / 0.19 acres  
 PIN: 03-33-404-012

### Surrounding Zoning

North: Addison- Single Family Residence - R-2  
 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 6.10.2- Residential Accessory Structures, Table 6-2 Accessory Structure Regulations, to permit a pergola with a maximum size of 280 square feet where 200 square feet is

permitted and to permit a setback distance of 2.5 feet from the primary structure where a setback of 5.0 feet is required.

**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 a variation to permit a 280 sq ft gazebo that is setback 2.5 ft from the residence. The petitioner originally applied for a permit in late 2024 and was issued a review letter letting them know that the size was too large and the location was not permitted. The petitioner proceeded to construct the gazebo anyway and was issued a Work Without a Permit violation in March 2026. The petitioner submitted the same permit application and was sent the same review comments that the gazebo was too large and too close to the house. It was at this point that the petitioner applied for a variation. In addition, staff had issues confirming the exact dimensions of the gazebo. The original site plan shows the gazebo as 14' by 20' and a setback of 3 ft. away from the primary structure on top of the deck. The deck is only 20 ft. wide going east to west, and 16 ft. wide going north to south, so these dimensions would not be possible. Staff reached out to the petitioner to measure the deck and setbacks again to confirm the distance, and the petitioner stated that the gazebo was 19 ft. deep and 2.5 ft. away from the house. These measurements are still larger than the space of the deck. Staff has included the smallest setback and largest gazebo sizes to accommodate for the anticipated errors in measurement. Staff has concerns regarding how the gazebo is secured to the deck. That issue could be addressed as part of the permitting and inspection process if the requested variation were to be granted.



Site Plan – Proposed Gazebo (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. The gazebo is located on top of the attached deck in the rear yard.
2. Building Scale:
  - a. Section 6.10.2 states the maximum size for a gazebo is 200 square feet.
    - i. The petitioner requests a waiver of 40% to permit a size of 280 square feet.
  - b. Section 6.10.2 states that the gazebo must be at least 5 ft from the house, unless it is structurally attached.
    - i. The petitioner requests a waiver of 50% to permit a setback distance of 2.5 ft from the house.
3. Lot Coverage:
  - a. No new lot coverage would be added as a result of this project as the gazebo is located on top of the deck.
4. Completeness: If the Zoning Board of Appeals requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

**Findings**

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

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**  
**Petitioner:** *Because I already have the gazebo installed.*
- B. A reasonable return or use of your property is not possible under the existing regulations because:**  
**Petitioner:** *Because I tried to sell it and I can't move it far away because it is on top of the deck.*
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**  
**Petitioner:** *I can't move because there is no other way to move it.*
- 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.*

**Notification**

Legal Notice was published in the Daily Herald on June 22, 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**

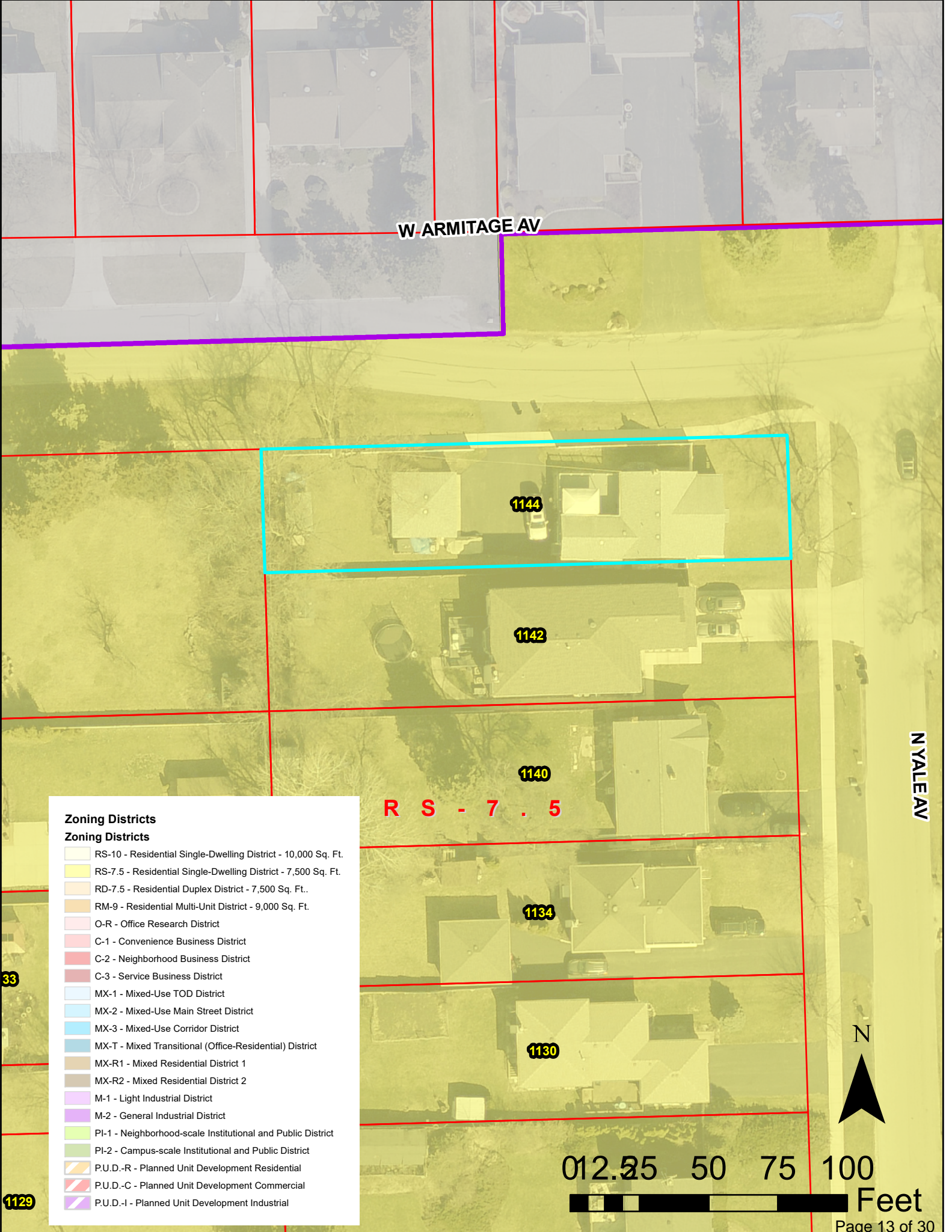
Should the Board approve Case ZBA 26-10, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 26-10, a request for variations from Section 6.10.2 to permit a 280 ft gazebo, 2.5 ft from the residence, subject to the following conditions:*

- 1) The proposed gazebo 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 – Site Plan
- Exhibit B- Gazebo Manufacture Specifications



W ARMITAGE AV

N YALE AV

RS - 7.5

1144

1142

1140

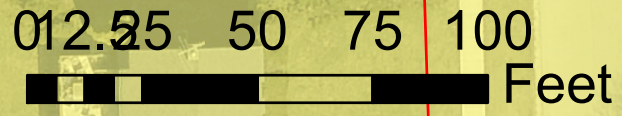
1134

1130

**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

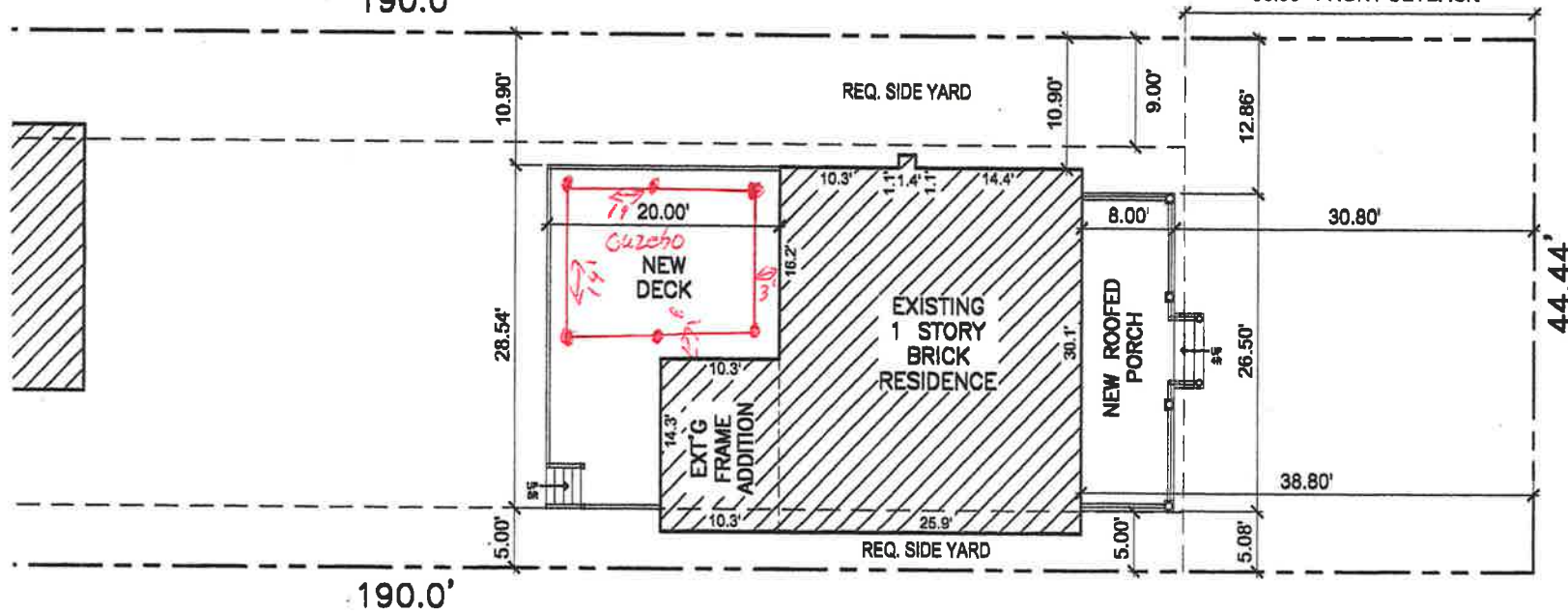


# NEW FRONT WOOD PORCH AND REAR WOOD DECK

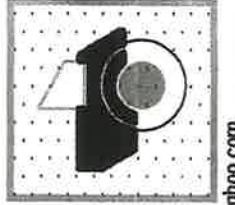
ARMITAGE AVE

190.0'

30.00'=FRONT SETBACK



RT ARCHITECT INC.



RADULE TEPAVCEVIC, AIA  
511 LYMAN AVENUE  
OAK PARK, IL 60304  
TEL: (708) 386-6148  
FAX: (708) 386-1299

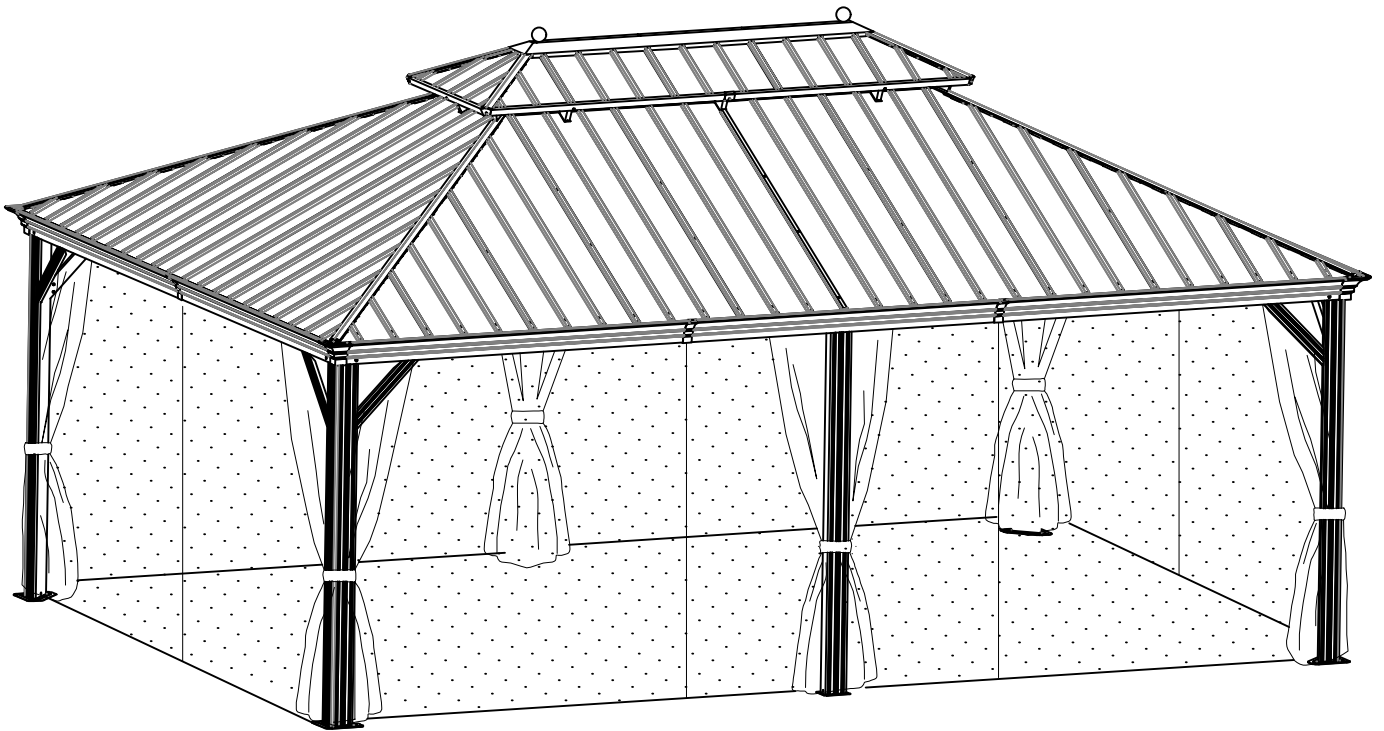
rtepaevcevic@yahoo.com

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# 14 x 20FT

□ □ □ □ □ □ □ XWG - 250TN-2 □ □ □ □ □ □ □





# 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:** July 1, 2026  
**RE:** **Petition ZBA-26-14 | 9 E. Park Blvd. | Variation**

PETITIONER	OWNER
Tammy Hensley 7 E. Park Blvd. Villa Park, IL, 60181	Hensley Enterprises LLC 7 E. Park Blvd. Villa Park, IL, 60181

### Request Summary

The Petitioner is seeking a Variation from Section 6.10.3 - Nonresidential Accessory Structures, to permit a deck with a side setback of four (4) ft. where ten (10) ft. is required.

### Background

The petitioner is seeking a variation to build a 100-square-foot deck in the rear of the property. The subject property is a two-story mixed-use building with commercial use on the first floor and residential use on the second floor. The deck will be used by the residential tenant to give them usable space to enjoy the outdoors. Nonresidential accessory structures require a setback of 10 ft. from all property lines. The deck setbacks are in compliance on the west and south sides, only the east interior side setback requires a variation. The entire width of the lot is twenty-five (25) ft. If the petitioner were to follow the existing regulations, they would only be able to build a deck that was five (5) ft. wide. The stairs and landing are immediately adjacent to the property line. Per section 14.1.9 - Setbacks, stairways have no required setback, and the existing steps are needed to enter and exit the apartment.

### Site Information

Present Zoning: Mixed Use Main Street District- MX-2  
 Present Land Use: Mixed Use  
 Property Size: 3,125 sq ft./ 0.07 acres  
 PIN: 06-10-118-005

### 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  
 Mixed Use  
 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**

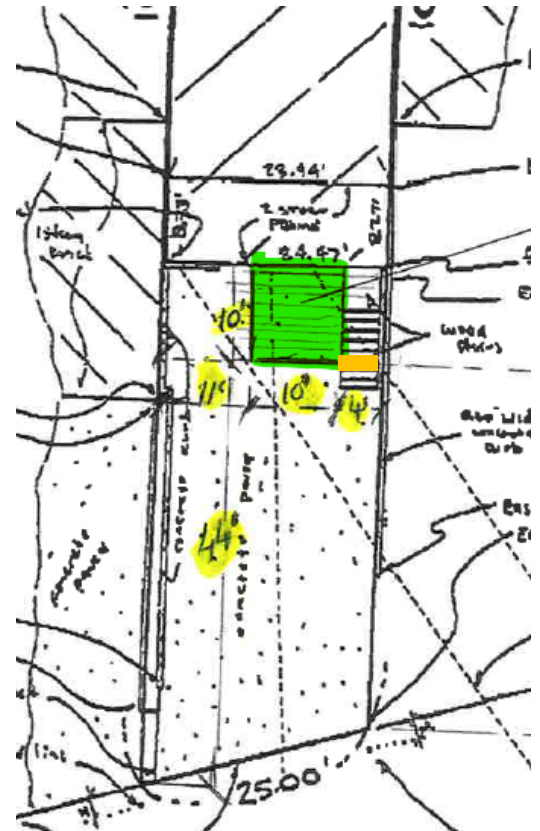
The Petitioner is seeking a Variation from Section 6.10.3- Nonresidential Accessory Structures, to permit a deck with a side setback of four (4) feet where ten (10) feet is required.

**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 a variation to build a 100 square foot deck on the rear of the property. The subject property is a two-story mixed-use building with commercial use on the first floor and residential use on the second floor. The deck will be used by the residential tenant to give them usable space to enjoy the outdoors. Section 6.10.3- Nonresidential Accessory Structures, requires a ten-foot setback from all property lines. The entire width of the lot is twenty-five (25) feet wide. If the petitioner were to follow the existing regulations, they would only be able to build a deck that was five feet wide. The deck has a west side setback of 11 feet and a south rear setback of 44 feet and 38 feet. The stairs and landing are immediately adjacent to the property line. Per section 14.1.9- Setbacks, stairways have no required setback, and the existing steps are needed to enter and exit the apartment.



**Site Plan – Proposed deck ((GREEN)  
Deck setback requiring a 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 two-story mixed-use building is located on a 25-foot-wide lot.
  - b. There would not be enough space to follow existing regulations and maintain a 10-foot setback from both interior side property lines.
  - c. Setbacks
    - i. East: 4 feet, requires waiver
    - ii. South: 38 feet at closest section, 44 feet at farthest section
    - iii. West: 11 feet
2. Building Scale:
  - a. Area of deck: 100 sq ft., 10 ft by 10 ft
  - b. Existing stairs and landing are 4 ft wide.
  - c. The deck would have a height of 6.5 ft.
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: All the buildings are built with no space between them.*
- B. A reasonable return or use of your property is not possible under the existing regulations because:**  
*Petitioner: Small lot size from 1915 leaves no space. The space is just a landing now but would create enjoyment for residents to sit outside and enjoy good weather.*
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**  
*Petitioner: No space to expand.*
- 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: There are existing decks that enjoy the outside and this platform doesn’t encroach on any other living space.*

**Notification**

Legal Notice was published in the Daily Herald on June 22, 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 26-14, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 26-14, a request for variations from Section 6.10.3 to allow a deck with a four-foot interior side setback, subject to the following conditions:*

- 1) The proposed deck shall be installed in accordance with the plans submitted by the applicant in the Variation Application received 4/30/2026.*
- 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
- Exhibit B- Deck Plans

PRAIRIE PATH

326

E PARK BL

MIX-2

W PARK BL

SARDMORE AV

5-1

1

3

327

329

331-A

331-B

M X - 2

5

7

9

13

15

17

19

21

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

340

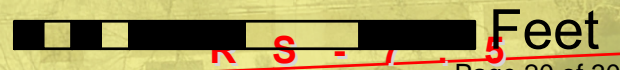
6

E HIGHLAND AV

N



0 1530 60 90 120



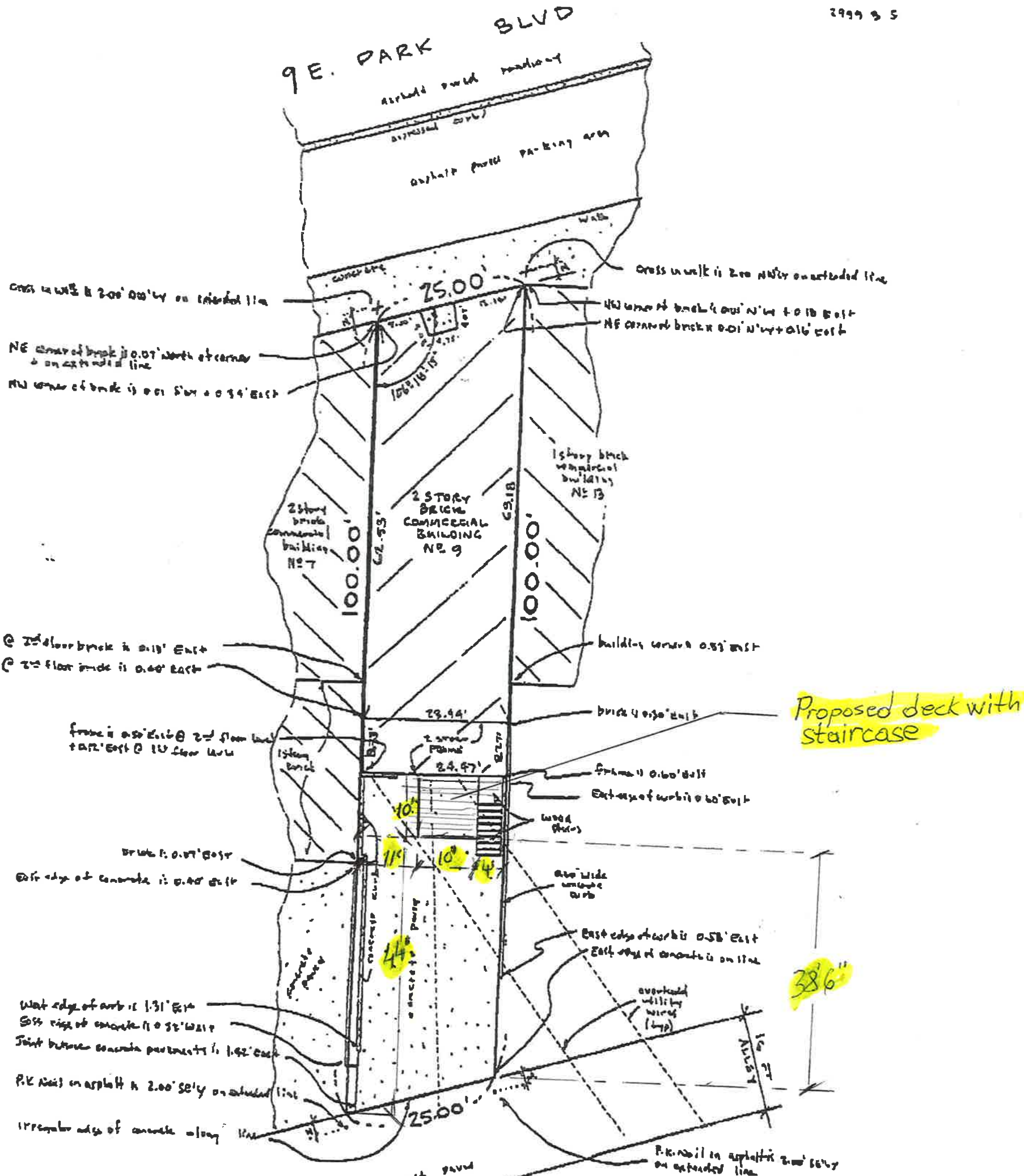
JOSEPH M. DE CRAENE  
ILLINOIS LAND SURVEYOR  
8710 SKYLINE DRIVE  
MINDALE, IL 60527  
PHN 630-789-0854  
FAX 630-789-0697

# Plat of Survey

LOT 237 IN ARDMORE, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 1910, IN DUPAGE COUNTY, ILLINOIS.



2999 9 5



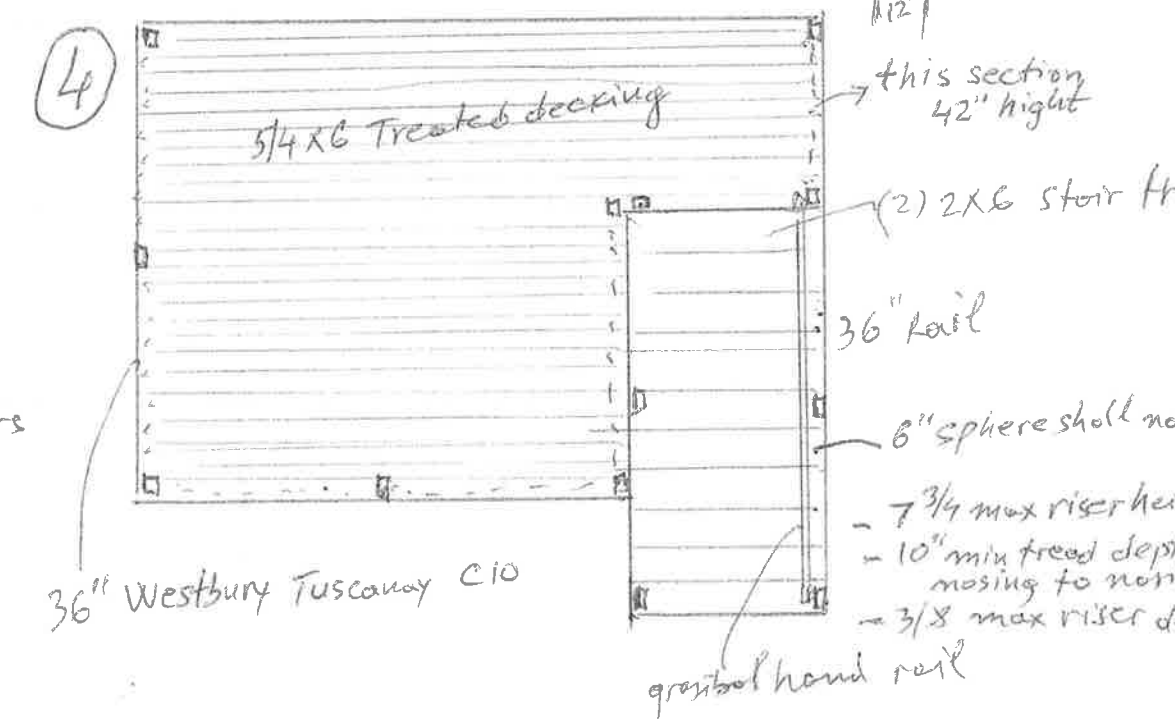
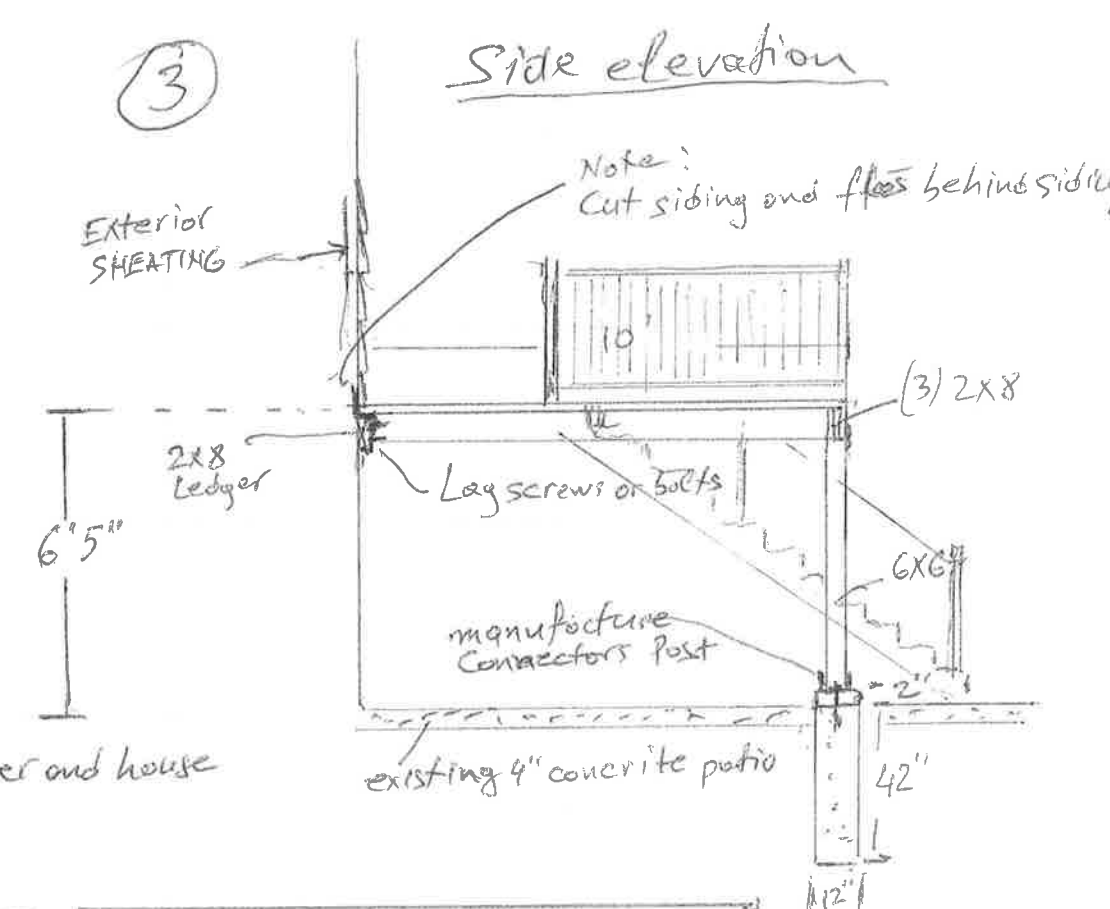
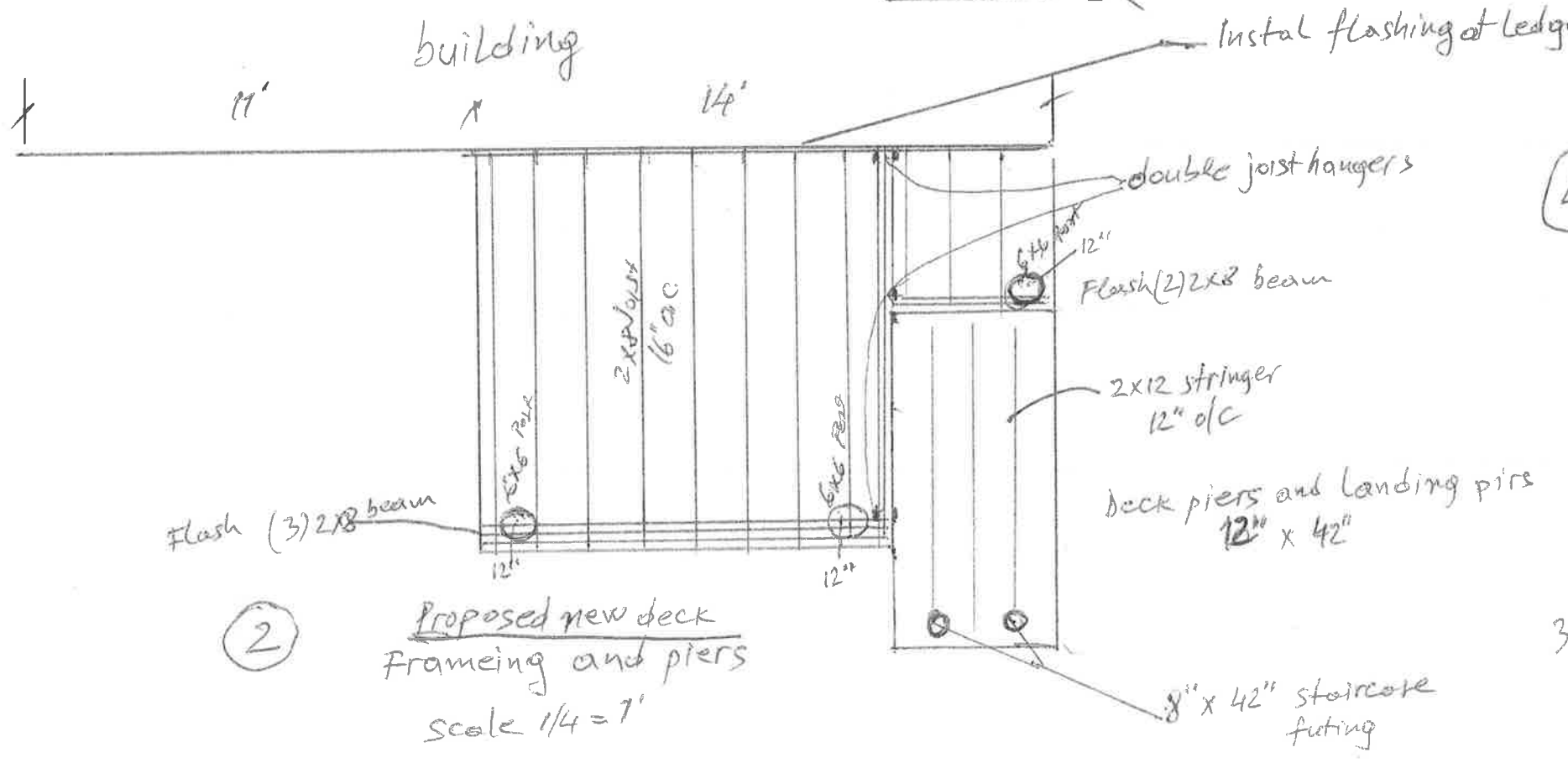
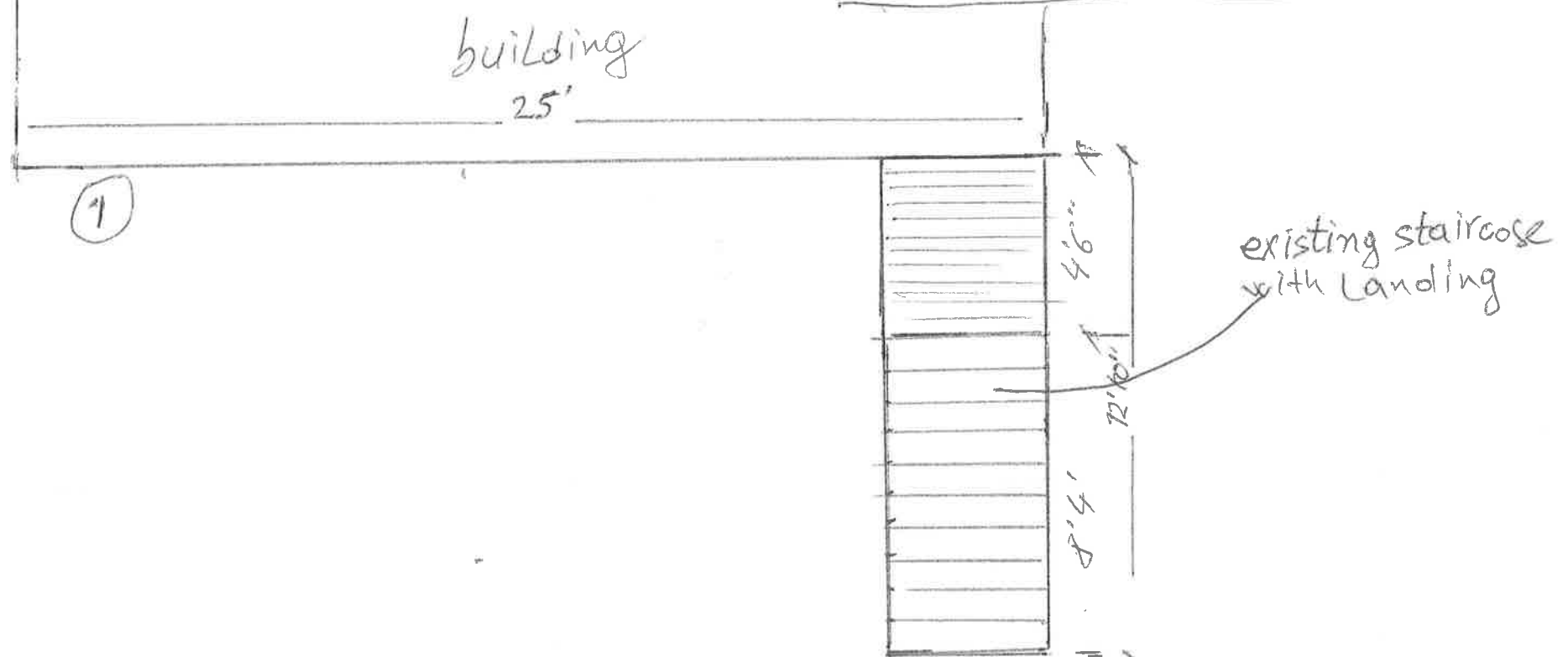
**NOTES**  
 - CHECK FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS, IF ANY, NOT SHOWN HEREON. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, RESTRICTIONS, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.  
 - CHECK PROPERTY DESCRIPTION HEREON AGAINST DEED.  
 - SCALE HEREON MAY BE APPROXIMATE IN CERTAIN AREAS FOR CLARITY OR FROM REPRODUCTION IRREGULARITIES. DO NOT SCALE FROM PLAT.  
 - CONSULT WITH SURVEYOR PRIOR TO USING THIS PLAT FOR ANY CONSTRUCTION PURPOSES. COMPARE ALL INFORMATION SHOWN BEFORE USE.  
 - DO NOT ASSUME THAT PROPERTY MONUMENTS ARE AT PROPERTY CORNERS.  
 - DO NOT ASSUME THAT PROPERTY CORNERS INDICATED REMAIN IN PLACE.  
 - SURVEY PLAT NOT VALID UNLESS EMBOSSED IMPRESSION OF SURVEYOR'S SEAL IS AFFIXED HEREON.



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
 DATE: DECEMBER 18 AD 2006  
Joseph M. De Craene  
 ILLINOIS LAND SURVEYOR NO. 2378  
 LIC. EXP. 11-30-2008  
 ORDERED BY John R. Hubert, ATTY  
 ORDER NO. 061209  
 © COPYRIGHT 2006 JOSEPH M. DE CRAENE

Doc Hensley

9.E. Park Blvd. Villa Park IL





# 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:** July 1, 2026  
**RE:** **Petition ZBA-26-18 | 187 E. North Ave. | Variation**

PETITIONER	OWNER
Midland 187 LLC 187 E. North Ave. Villa Park, IL, 60181	Midland 187 LLC 187 E. North Ave. Villa Park, IL, 60181

### Request Summary

The Petitioner is seeking a Variation from Section 8.2- Prohibited Signs and Sign Characteristics, to permit a pole sign. The Petitioner is also seeking a Variation from Section 8.6.2- Freestanding Signs, to request a waiver from the required setback of ten (10) ft.

### Background

The petitioner is seeking a variation to build a pole sign on a nonresidential property. The sign would be twenty-one (21) ft. tall with a sign face area of 81.9 sq. ft. The existing sign was damaged in a storm, and the petitioner is looking to refinish the pole and sign. Two (2) waivers are required because the pole sign is a prohibited sign type and is located within the IDOT right-of-way. A new 126 sq. ft. landscaping bed would also be installed as part of this project. The petitioner would change the sign face and refinish the existing pole in the same location.

### Site Information

Present Zoning: Service Business District- C-3  
 Present Land Use: Commercial  
 Property Size: 33,543 sq ft./ 0.77 acres  
 PIN: 06-03-100-021

### Surrounding Zoning

North: Service Business District- C-3  
 West: Service Business District- C-3  
 East: Service Business District- C-3  
 South: Light Industrial District- M-1

### Surrounding Land Use

Commercial  
 Commercial  
 Commercial  
 Industrial

### Comprehensive Plan Designation – Corridor Commercial

Corridor commercial areas refer to commercial developments located along highways and major roadways. These developments are intended to serve the local population and those moving throughout the Village. These areas typically include retail and services that support nearby residential areas and big-box retailers. The Village should look to concentrate this use along Roosevelt Road and North Avenue.

### Zoning Request

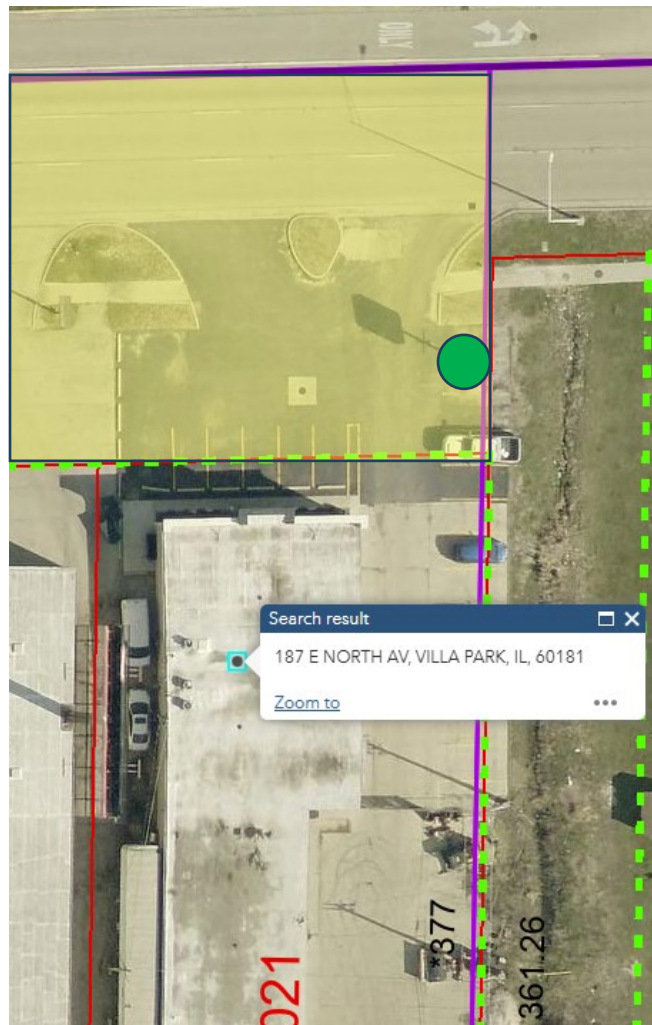
The Petitioner is seeking a Variation from Section 8.2 - Prohibited Signs and Sign Characteristics, to permit a pole sign. The Petitioner is also seeking a Variation from Section 8.6.2 - Freestanding Signs, to request a waiver from the required ten-foot setback.

## 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 a variation to build a pole sign on a nonresidential property. The sign would be twenty-one (21) ft. in height. The existing sign was damaged in a storm and the petitioner is looking to refinish the pole and sign. The bottom four feet of the sign would be built of masonry, and the pole would be surrounded by a concrete enclosure. The sign face is 81.9 square feet. A landscaping bed would surround the base of the sign. The sign is located 22 feet from North Ave. The variation is necessary because Section 8.6.2 requires the sign to be set back ten (10) feet from the right-of-way and although the sign is twenty-two feet from the road, it is located within the designated right-of-way. Additionally, Section 8.2 prohibits pole signs as a sign type in the village and this proposal would be replacing an existing pole sign.

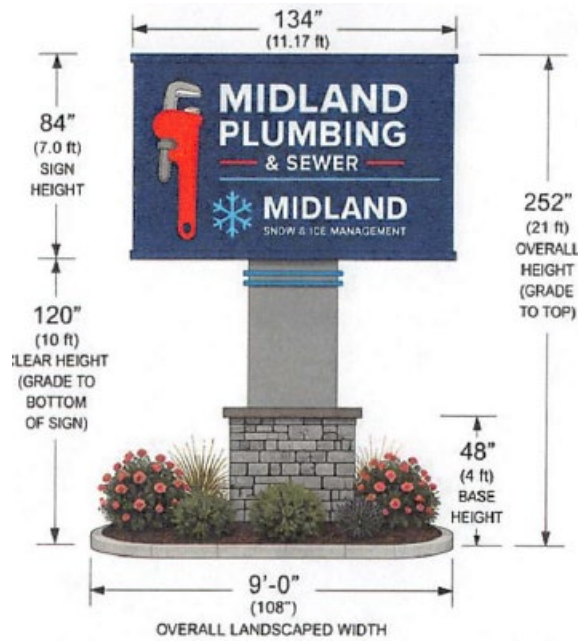


**Site Plan – Proposed Sign (GREEN)**  
**IDOT Right-Of-Way (YELLOW)**

**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. Setbacks: The sign is located within the IDOT right-of-way, but is setback 22 feet from North Ave.
  - b. The sign is being replaced in the original location. No parking stalls will be impacted as part of this request.
2. Project Scale:
  - a. Area of sign: 81.9 sq. ft.
  - b. Height: 21 ft. total, 4 ft. masonry base, 10 ft. concrete post, 7 ft. sign face.
3. Lot Coverage:
  - a. A landscaping bed of 126 square feet would be added as part 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.



**Proposed Sign Elevation**

**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:** *Signage looks bad on North Avenue with broken panels from storm damage.*
- B. **A reasonable return or use of your property is not possible under the existing regulations because:**

**Petitioner:** *Asking for a couple changes to improve visual of property.*

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

**Petitioner:** *The sign is in the IDOT right-of-way.*

**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:** *Requests approval for minor changes to improve overall appearance of area. The enhancements are intended to create a cleaner, more attractive, and better finished look while remaining consistent with surrounding property. We believe these improvements will enhance the overall aesthetics of the site and appreciate your consideration of this request.*

**Notification**

Legal Notice was published in the Daily Herald on June 22, 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**

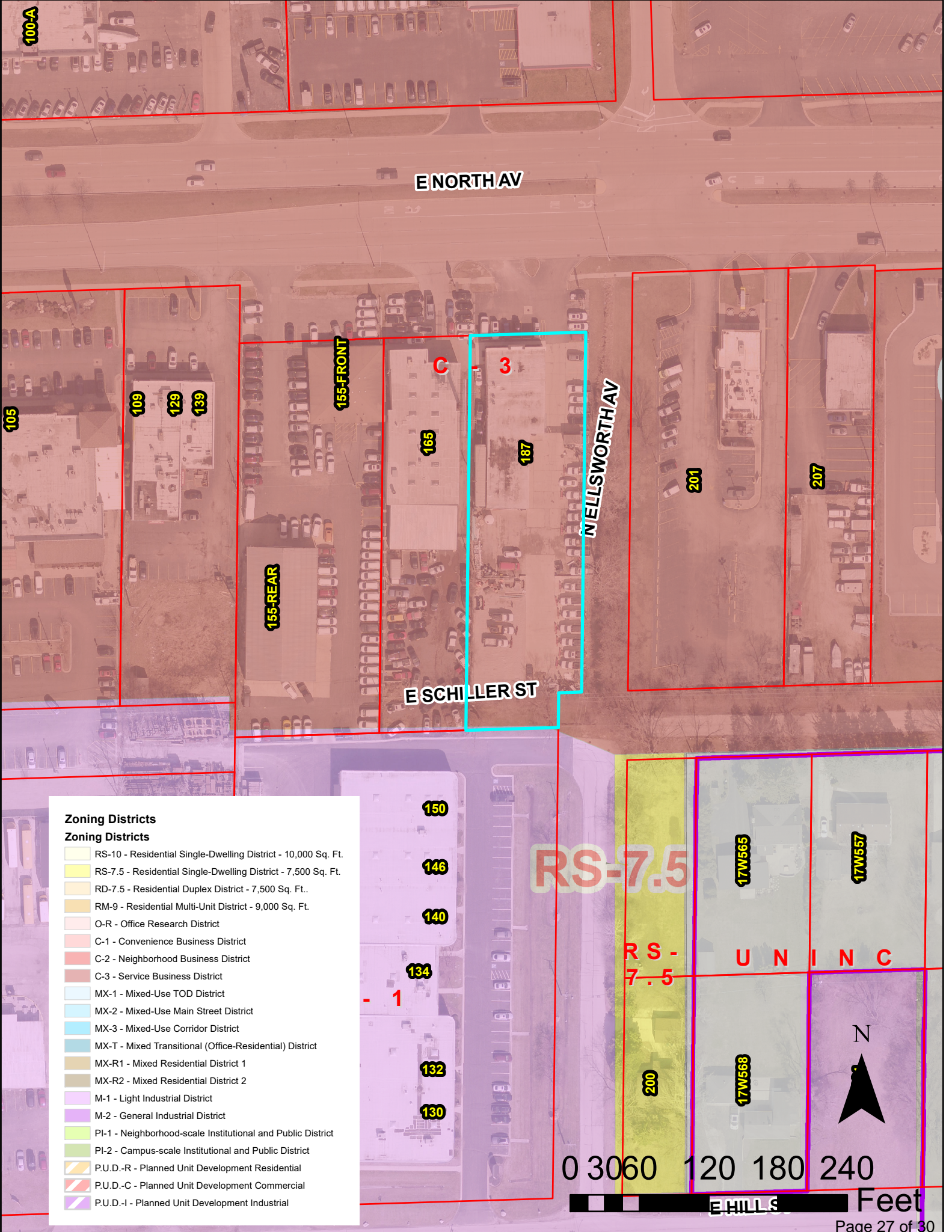
Should the Board approve Case ZBA 26-18, staff recommends the following motion and conditions:

*Motion to approve Case ZBA 26-18, a request for variations from Section 8.2 and Section 8.6.2 to permit a pole sign, subject to the following conditions:*

- 1) The proposed sign shall be installed in accordance with the plans submitted by the applicant in the Variation Application received 6/30/2026.*
- 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.*
- 3) The applicant shall sign an agreement with the Village that indemnifies and holds harmless the Village harmless of any claims, damages from any and all claims, damages, injuries, lawsuits, costs or expenses incurred due to changes required by the Illinois Department of Transportation.*

**Exhibit List**

- Exhibit A – Site Plan
- Exhibit B- Sign Exhibits



100-A

E NORTH AV

105

109

129

139

155-FRONT

155-REAR

165

3

187

N ELLSWORTH AV

201

207

E SCHILLER ST

150

146

140

134

132

130

RS-7.5

17W565

17W557

RS-7.5

UNINC

200

17W568



0 30 60 120 180 240

E HILLS Feet

**Zoning Districts**

**Zoning Districts**

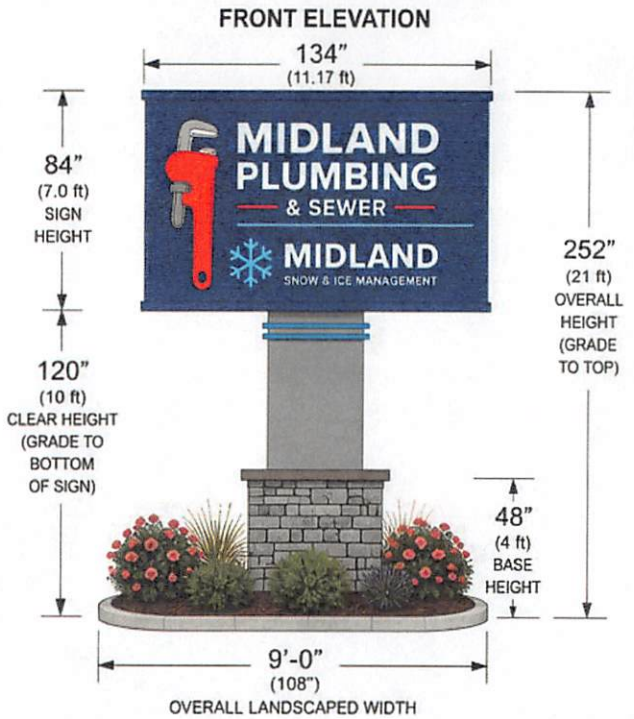
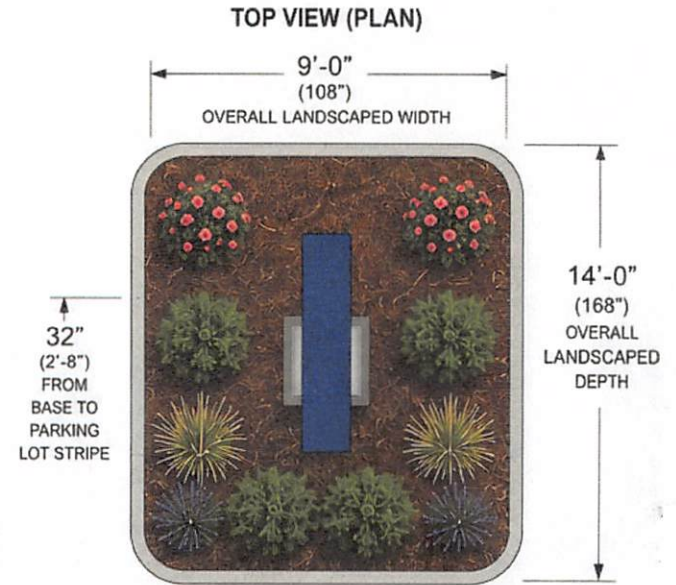
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- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial



**PROPOSED MONUMENT SIGN**  
**187 EAST NORTH AVENUE**  
**VILLA PARK, IL**

**SIGN DIMENSIONS:**

- Sign Width: 134" (11.17 ft)
- Sign Height: 84" (7.0 ft)
- Sign Depth: 18" (1.5 ft)
- Overall Height (Grade to Top): 252" (21 ft)
- Base (Stone) Height: 48" (4 ft)
- Clear Height (Grade to Bottom of Sign): 120" (10 ft)
- Overall Depth with Landscaping: 14 ft
- Overall Width with Landscaping: 9 ft



**NOTES:**

1. Sign is offset 32" (2'-8") from right edge of parking stripe to allow for required landscaped area.
2. Overall landscaped area is 9 ft wide x 14 ft deep.
3. Curb and landscaping to comply with Village requirements.
4. All dimensions shown are to the outside edge of curb/landscaping.
5. Contractor to verify all dimensions in field.

DIMENSION SUMMARY	
PARKING SPACE 1 (LEFT OF SIGN)	9'-0" WIDE X 17'-0" LONG
PARKING SPACE 2 (SIGN LOCATION)	17'-0" WIDE X 17'-0" LONG
LANDSCAPED AREA LEFT OF SIGN BASE (OFFSET)	32" (2'-8")
OVERALL LANDSCAPED WIDTH	9'-0" (108")
OVERALL LANDSCAPED DEPTH	14'-0" (168")
OVERALL WIDTH WITH CURB & LANDSCAPING	9'-0" (108")
OVERALL DEPTH WITH CURB & LANDSCAPING	14'-0" (168")

ALL MEASUREMENTS ARE TO OUTSIDE EDGE OF CURB/LANDSCAPING.

# Existing Sign

