

Public participation is invited on each agenda item prior to the Board's deliberation. **When called upon, please approach the microphone and state your name and the address where you live. Kindly limit your remarks to three (3) minutes.**

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

Village Board of Trustees

June 28, 2021

7:00 PM

Village President Nick Cuzzone

Village Clerk Hosanna Korynecky

Village Trustees Cari Alfano, Jorge Cordova, Jack Corkery, Jack Kozar, Deepa Kumar, Kevin Patrick

1. Call to Order - Roll Call

2. Pledge of Allegiance

3. Public Comments on Agenda Items

4. Amendments to the Agenda

5. Motion to Take From the Table

- 5.a Take From the Table An Ordinance Amending Appendix C (Zoning Ordinance) of the Village Municipal Code of the Village of Villa Park, DuPage County, Illinois

During the May 24, 2021 Village board meeting a majority of the Village Board of Trustees voted to table an ordinance to approve proposed zoning text amendments. These text amendments are intended to clarify code requirements, better address best practices and/or current trends, including adding regulations concerning permanent outdoor storage containers. To return this item for board consideration a majority of the Village Board of Trustees must vote in favor of removing it from the table. Staff recommends removing it from the table for consideration.

[Memo Zoning Code Updates.pdf](#)

[ORD - Zoning Text Amendments.docx](#)

[PZ-21-0001_Zoning_Text_Amendments_VB_04-26-2021.pdf](#)

[Minutes_PZ-21-0001_4-8-21.pdf](#)

6. Appointments to Board and Commissions

- 6.a Cable TV Commission

Leslie Allison Seei

(A) 6/28/2021 - 4/30/2024

7. Consent Agenda

- 7.a Minutes from the Board Meeting Held on June 14, 2021
[Minutes June 14, 2021.docx](#)
- 7.b Bill Listings for the Weeks of June 14, 2021 and June 21, 2021 in the Amount of \$1,589,432.31
[2021-0614 CY21 Weekly Chk Report.pdf](#)
[2021-0621 CY21 Weekly Chk Report.pdf](#)

8. First Reading on Ordinance to be Codified

- 8.a An Ordinance of the Village of Villa Park, DuPage County, Illinois, Increasing the Number of Class D-1 Full Package, Convenience Store Licenses for the Package Sale of Alcoholic Liquor

Owner Stephen P. George of Villa Park Heroes, Inc., at 340 W. St. Charles Road, doing business as Villa Park Exxon, would like to sell pre-packaged alcohol to patrons. Currently, Villa Park Heroes uses a Class "H" liquor license to sell alcoholic beverages. If approved, this ordinance would create a Class D-1 Full package, convenience store liquor license that allows the sale of alcoholic liquors to be sold in original packages, not for consumption on the premise. This ordinance will decrease the number of "H" liquor licenses by one (1) and increase the total number of Class D-1 Liquor Licenses to three (3) and the Village would have sixty-nine (69) total licenses.

This item satisfies the Long-Term Complex Strategic Plan Goal "Continue to follow a long-term master financial plan to fund all Village needs."

[ORD - Add Class D1 License - Villa Park Exxon.docx](#)

- 8.b An Ordinance of the Village of Villa Park, DuPage County, Illinois, Increasing the Number of Class B Package Licenses for Package Sale of Alcoholic Liquor

Villa Park Tobacco and Liquors has been sold the current Class "B" liquor license cannot not be transferred to the new owner. Harsh Patel, owner of KANO 2021, Inc., at 137 E. North Avenue, Unit B, doing business as Villa Park Tobacco and Liquors, submitted the necessary documentation and has been approved by the Local Liquor Control Commissioner to acquire a liquor license. If approved, this ordinance would replace the Class B package liquor license that allows the sale of alcoholic liquors to be sold in the original packages, not for consumption on the premises. This ordinance then keeps the number of Class B package licenses at seven (7) and sixty-nine (69) total licenses within the Village.

This item satisfies the Long-Term Complex Strategic Plan Goal "Continue to follow a long-term master financial plan to fund all Village needs."

[ORD - Class B License - Villa Park Tobacco and Liquors.docx](#)

9. Ordinances

- 9.a An Ordinance of the Village of Villa Park, DuPage County, Illinois, Establishing

Temporary Executive Powers Pursuant to Chapter 8, Article III, Sections 8-301 - 308 of the Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code, and 20 ILCS 3305-11 of the Illinois Emergency Management Act

It is the policy of the Village of Villa Park that the Village be prepared to address any emergency. Therefore, in response to the significant outbreak of the Coronavirus (COVID-19) in the United States, pursuant to Chapter 8, Article III Sections 8-301 – 8-308 of the Village of Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code, and 20 ILCS 3305-11 of the Illinois Emergency Management Agency Act, it is necessary and appropriate to authorize the Village President to exercise extraordinary power and authority, by executive order, during this state of disaster/emergency to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

This ordinance extends the Temporary Executive Powers contained in Ordinance 4227, approved by the Village Board on June 14, 2021, until such time that the Village Board can reconvene in an open meeting.

[ORD - Executvie Powers COVID-19.docx](#)

- 9.b An Ordinance Amending the Villa Park Municipal Code to Grant Emergency Powers During a State of Emergency to the Village President of the Village of Villa Park, DuPage County, Illinois

The Illinois Municipal Code, 65 ILCS 5/11-1-6, states the corporate authorities may, by ordinance, grant the Village President the extraordinary authority to exercise such powers as may be reasonably necessary to respond during a state of emergency. This ordinance limits such extraordinary power until the adjournment of the first regular meeting of the corporate authorities after the state of emergency is declared. In the event another state of emergency is expressed by the Governor of the State of Illinois, the Illinois Department of Health and Human Services, or the DuPage County Health Department, the Village President is authorized to declare a state of emergency exists in the Village of Villa Park. As an example in the instance that the Governor of the State of Illinois declared a state of emergency between Village board meetings, by following the requirements in this ordinance, the Village President would have extraordinary powers until the next Village board meeting.

[ORD - Emergency Powers to Village President.docx](#)

- 9.c An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Certain Provisions of Appendix C Basic Zoning Ordinance of the Village Park Municipal Code

The zoning text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department received comments from the public, performed a review of these codes, and researched best practices before making the recommended modifications.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021, public hearing. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. On April 8, 2021, during a public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers and unanimously recommended approval of the text amendments. Attached is a redlined document of the proposed zoning text amendments and proposed ordinance. Staff recommends approval of these text amendments.

This item satisfies the Long-Term Complex Strategic Plan Goal "Engage and be proactive in regional planning efforts and activities."

[Memo Zoning Code Updates.pdf](#)

[ORD - Zoning Text Amendments.docx](#)

[PZ-21-0001 Zoning Text Amendments VB 06-28-2021.pdf](#)

[P&Z Minutes PZ-21-0001 4-8-21.pdf](#)

10. Resolutions

- 10.a Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 5 to the Contract with Michels Corporation of Brownsville, Wisconsin, for Construction of the 2019 Sewer Rehabilitation Program for a Deduction in the Amount of \$6,195.78

The Village has a contract with Michels Corporation of Brownsville, Wisconsin, in the amount of \$1,117,449.91 for construction of the 2019 Sewer Rehabilitation Program. Proposed final Change Order Number 5 consists of the final balancing of contract quantities as measured in the field. The net amount of proposed final Change Order Number 5 is a deduction in the amount of \$6,195.78, for an adjusted final contract amount of \$1,111,254.13. Staff recommends approval of this resolution.

This item satisfies the Short-Term Complex Strategic Plan Goal "Continue using aggressive infrastructure replacement/development plan that covers sewers, water mains, streets, etc."

[MEMO - Sewer Rehab Final Change Order #5](#)

[RESO - Sewer Rehab Final Change Order #5](#)

[Sewer Rehab Final Change Order #5](#)

- 10.b Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Proposal with John Neri Construction Company, Inc., of Addison, Illinois for the Emergency Repair to the Sanitary Service Line at 102 W. Plymouth Street, Villa Park in the Amount Not to Exceed \$28,600.

The Village of Villa Park Fire Department has been experiencing sewer backups at station 82 at 102 W. Plymouth Street. After an investigation by the Public Works Department, it was determined that the sanitary service was separated under Princeton Ave. and needs repaired. Due to the depth of the sanitary sewer is 18-20 ft. at the point of the repair and the location of the water main in proximity of the sewer service, the work needed to be contracted out. John

Neri Construction Co., Inc provided a quote to repair the location in an amount not to exceed \$28,600.

This item satisfies the Long-Term Complex Strategic Plan Goal of "Continue to use a disciplined maintenance plan and schedule for Village Infrastructure."

[Memo - Resolution for Neri Proposal at 102 W. Plymouth.docx](#)

[RESO - Emergency Repair of Sanitary Service.docx](#)

[John Neri Construction Qutoe.pdf](#)

11. Motion to Sustain or Overturn

- 11.a Motion to Sustain or Overrule the Denial of a Variance for 621 North Yale Avenue by the Public Works Director

Skora Investment, LLC is petitioning the Village Board for a variance in accordance with Chapter 13, Article XI, Section 13-1121 of the Village Code to be allowed for a utility cut for a new home construction at 621 North Yale Ave. This location is a vacant lot that was previously attached to 625 North Yale and Skora is looking to develop the lot. North Yale Ave was improved in the fall of 2020 at a cost of \$932,715.95 with reconstruction of the roadway including new water main, new curbs and gutters, new roadway stone base, and pavement along with other associated work. The Public Works Director denied the request for a variance per Chapter 13, Article XI, Section 13-1116 of the Village Municipal Code which states open cuts to the pavement are not permitted for roadways that have been reconstructed in the past seven (7) years or resurfaced in the past three (3) years. This ordinance was put in place to protect the investment the Village made in the improvement of the streets.

This item satisfies the Short-Term Complex Strategic Plan Goal "Continue using an aggressive infrastructure replacement/development plan that covers sewer, water mains, streets, etc."

[Memo - Motion to sustain or overrule the denial of a variance at 621 N. Yale.docx](#)

[Petition for Variance to Board of Trustees.pdf](#)

[Denial Letter from PW.pdf](#)

[0621 N YALE - 2021 Utilities.pdf](#)

[Plan Sheet - Yale N 0621.pdf](#)

[621 N Yale looking east.jpg](#)

12. Public Comments on Non-Agenda Items

13. Village Clerk's Report

14. Village Trustees' Report

15. Village President's Report

16. Village Manager's Report

17. 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 Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Report/Presentation

Agenda Section: Motion to Take From the Table

Subject:

Take From the Table An Ordinance Amending Appendix C (Zoning Ordinance) of the Village Municipal Code of the Village of Villa Park, DuPage County, Illinois

Suggested Action:

During the May 24, 2021 Village board meeting a majority of the Village Board of Trustees voted to table an ordinance to approve proposed zoning text amendments. These text amendments are intended to clarify code requirements, better address best practices and/or current trends, including adding regulations concerning permanent outdoor storage containers. To return this item for board consideration a majority of the Village Board of Trustees must vote in favor of removing it from the table. Staff recommends removing it from the table for consideration.

Attachments:

[Memo Zoning Code Updates.pdf](#)

[ORD - Zoning Text Amendments.docx](#)

[PZ-21-0001_Zoning_Text_Amendments_VB_04-26-2021.pdf](#)

[Minutes_PZ-21-0001_4-8-21.pdf](#)

Village of Villa Park

Community Development Department



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR • CONSUELO ARGUILLES

PHONE (630) 433-4300
FAX (630) 941-5979

TO: Village Manager, Rich Keehner
FROM: Community Development Director, Consuelo Arguilles
DATE: June 17, 2021
RE: Zoning Code Updates

On May 24, 2021 the Village Board tabled the zoning text amendments that were on the agenda for consideration. The item was tabled indefinitely. Staff would like to revisit this item and pursue the proposed text amendments as originally proposed, which included regulations for outdoor storage containers. The text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department and Village Staff performed a review of these codes and researched best practices before making the recommended modifications.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021 and April 8, 2021 public hearings. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. On the April 8, 2021 public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers and unanimously recommended approval of the zoning code amendments with a 7-0 vote. This item satisfies the Long-Term Strategic Goal "Engage and be proactive in regional planning efforts and activities".

Please consider taking the proposed changes back to the Village Board for consideration. At a minimum, the regulations for outdoor storage containers should go back to Village Board as we have discussed this very topic several times. We need to get this moving and approved, as there are over twenty code enforcement cases regarding businesses in town that have containers.

Attachments: April 8th Planning and Zoning Commission Minutes, Proposed zoning text amendments and Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
AMENDING CERTAIN PROVISIONS OF APPENDIX C -
BASIC ZONING ORDINANCE OF THE
VILLA PARK MUNICIPAL CODE**

WHEREAS, The Village of Villa Park is a municipal corporation duly organized and existing under the laws of the State of Illinois; and has previously adopted Appendix C Basic Zoning Ordinance of the Villa Park Municipal Code, and has amended said chapter from time to time; and

WHEREAS, the Village is requesting a text amendment to Appendix C Basic Zoning Ordinance of the Villa Park Zoning Ordinance (the “Zoning Ordinance”); and,

WHEREAS, Notice of a public hearing on said text amendment was published on March 19, 2021, in the Daily Herald, a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village; and,

WHEREAS, pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on April 08, 2021, on said text amendment in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission found that the text amendment met the standards in Section 11.2 of the Zoning Ordinance and recommended that the amendments be granted; and,

WHEREAS, the Village President and Board of Trustees find and hereby declare that it is in the best interests of the Village and its residents to amend certain provisions of the

Ordinance No. _____

zoning ordinance, which are codified in Appendix C of the Municipal Code of the Village, as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated as findings as if said recitals were fully set forth within this Section One.

SECTION TWO: That Appendix C – Basic Zoning Ordinance of the Villa Park Municipal Code is hereby amended by replacing entirety of sections 2.3, 2.6.5, 6.10.2, 6.11.2, 6.12, 7.8.4, 7.8.5, 7.8.7, 7.9.4, 11.3.13, 11.6, 14.1.8, 14.1.9, 14.2.13, and 14.2.22, and replacing said sections with the following:

SEC. 2.3. - LOT AND BUILDING REGULATIONS

Table 2-3: Lot and Building Regulations (R districts)

Lot Regulation		RS-10	RS-7.5	RD-7.5	RM-9
A	Minimum Lot Area (square feet)	10,000	7,500	7,500	9,000
	Minimum Lot Area per	10,000	7,500	3,750	1,800

Ordinance No. _____

	Dwelling Unit (square feet)				
W	Minimum Lot Width (feet)	65	50	60	50
C	Maximum Lot Coverage (Impervious Site Coverage) (%)	50%	60%	60%	50%
Building Regulations		RS-10	RS-7.5	RD-7.5	RM-9
Minimum Building Setbacks					
F	Front Street (feet)	30[1]	30[1]	25[1]	35[1]
S	Side Street (feet)	20	15	15	15
I	Interior Side (feet)	6	6	6	9
R	Rear (feet/% of lot depth,	40/20	40/20[2]	40/20	40/20

Ordinance No. _____

	whichever is greater)				
Maximum Building Height (feet)		28	28	28	35

[1] Contextual setback regulations apply to infill development. See 14.1.9.B

[2] On lots more than one hundred sixty (160) feet deep, the sum of front and rear setbacks need not exceed fifty (50) percent of lot depth.

SEC. 2.6. - OTHER REGULATIONS

2.6.1. - Parking

See Article 7

2.6.2. - Accessory Uses and Structures

See [Section 6.10](#)

2.6.3. - Fences and Walls

See [Section 6.10](#)

2.6.4. - Home Occupations

See [6.10.6](#)

2.6.5 – Permitted Obstructions

See Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments)

SEC. 6.10. - ACCESSORY USES AND STRUCTURES

6.10.2. - Residential Accessory Building and Structures

The following regulations govern use and installation of detached accessory buildings and structures in all R districts, except as more specifically regulated in this article.

A. General Requirements:

1. Use: Residential garages and carports in RS Districts primarily intended to address the parking and storage of vehicles owned and operated by the residents of the premises along with limited storage of garden equipment and household items incidental to the principal use.
2. Number allowed per lot:
 - a. Only one accessory building is allowed per lot.
 - b. Only one attached or detached garage is allowed on any RS-zoned lot.
 - c. The maximum number of enclosed accessory structures, such as a shed, shall not exceed two (2) per zoning lot. Swimming pools and open structures, such as decks and pergolas, are exempt from the total number of accessory structures.
3. Setback/Yard Requirements:
 - a. Accessory buildings and structures shall not be constructed in the front yard.
 - b. Minimum side and rear setback is three ~~five~~ (53) feet.
 - c. Accessory buildings or structures must be set back at least ten (10) feet from lot lines abutting a front yard of a building on an adjacent lot. Otherwise,
 - d. For purposes of this provision, setbacks are measured from the structure foundation.
4. Separation Between Buildings and Structures:
 - a. No detached accessory building and structure may be located closer than ~~five~~ three (53) feet to principal structure or from another.
 - b. Any building or structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to the provisions of this section and shall meet the bulk requirements of the zoning district for principal structures
 - c. Above ground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met, and the deck is designed with a gate between the deck and pool, and access is provided to the yard from the deck.
 - d. Pergola support columns shall be located no closer to the principal building than three feet (3').
5. Size:
 - a. The exterior dimensions of any garage in an RS district may not exceed eight hundred sixty-four 864 square feet in area or seventy-five (75) percent of the foundation area of the principal building, provided that a garage area of up to five hundred thirty

- (530) square feet (exterior dimension) is permitted regardless of the size of the principal structure.
- b. Additions to garages for storage purposes shall be permitted, provided that the addition is an integral part of the design of the garage, meets all applicable standards for the construction of a garage, and generally matches and adheres to the overall appearance of the garage.
 - c. The total area of accessory structures may not exceed two percent (2%) of lot area ~~one hundred forty (140) square feet~~ in exterior dimension.
6. Height Requirements:
- a. The height of a detached garage may not exceed twenty-one (21) feet or the height of the principal dwelling unit, whichever is less. For purposes of this provision, height is measured from the garage floor to the top of the highest structural member.
 - b. The height of the garage door may not exceed eight (8) feet.
 - c. Accessory structures may not exceed ten feet (10').
7. Accessory buildings and structures may not be located within any public utility easement, whether platted or implied.
8. All accessory buildings and structures must be constructed with eaves, gutters, and downspouts that are directed away from adjacent properties.
9. Carports are prohibited except in those cases where a carport is an integral part of an architectural design of an existing or proposed principal building (e.g., porte cochere).

The maximum lot coverage (impervious site coverage) shall not exceed the maximum percentage (%) found in Table 2-3: Lot and Building Regulations (R districts). The residential garage and carport regulations of this subsection apply in RS districts. The regulations are.

B. Duplexes

Garages associated with duplex (two-household) dwellings in RD-7.5 and RM-9 districts may not exceed five hundred twenty-eight (528) square feet in area.

6.10.3. - Nonresidential Accessory Structures

The following regulations govern the use and installation of accessory structures in all districts other than R districts, except as more specifically regulated in this article.

- A. Only one accessory building is allowed per lot.
- B. The area of the accessory building may not exceed one hundred (100) square feet or one percent of the area of the lot, whichever is greater.

SEC. 6.11.2. - Permitted Uses

Ordinance No. _____

G.Outdoor seating accessory to an eating or drinking establishment subject to the following supplemental regulation

1. The outdoor seating area must be open to the sky with the exception that it may have a retractable awning, umbrella, or be placed under a building canopy and may contain furniture, including tables, chairs, railings, planters, and other features that are readily movable.
2. The seating may be located on public property or a public right-of-way provided that at least four (4) feet of the public sidewalk remain obstruction-free. If seating is provided on the public sidewalk, a certificate of insurance with the Village of Villa Park listed as an additional non-contributory insured and a certificate holder is required. The seating may be located on private sidewalks or pedestrian walkways, provided that at least four (4) feet of the walkway remain obstruction-free. If alcohol is to be served, a fence or similar barrier must be constructed around the outdoor seating area where liquor is served.
3. The outdoor seating area may be located in a yard or required building setback.
4. The seating may not occupy or interfere with the use of required parking spaces, aisles, driveways, fire lanes, or fire exits.
5. The seating may not occupy or interfere with the use of building entrances, exits, and pedestrian walkways.
6. Lighting related to the operation of the outdoor seating area must be directed away from adjacent properties to avoid the creation of a public nuisance.
7. No entertainment, whether live, recorded, or otherwise, is permitted in the outdoor seating area. Noise is to comply with the regulations found in [Article VI](#) of Chapter 15 – Nuisances
8. The outdoor seating area must be immediately adjacent to the principal building. If the outdoor seating area only includes tables and/or seating immediately adjacent to the exterior wall of the principal building, no fencing is required. If the outdoor seating includes tables and/or seating not immediately adjacent to the exterior wall of the principal building, fencing is required.
9. The outdoor seating area must conform to the approved site plan and be landscaped and/or screened as determined necessary by the community development director.
10. All outdoor seating must be placed on an all-weather hard surface area.
11. All outdoor seating areas must comply with life safety and exit code requirements.
12. An occupancy permit is required prior to the opening of the outdoor seating area. The occupancy permit is valid from March 1 through November 30 and must be renewed annually. All outdoor furniture must be removed within twenty-four (24) hours of permit expiration.
13. Picnic tables located at a park, golf course, or recreation center are not deemed to be "outdoor seating" and are exempt from the regulations of this section.

SEC. 6.12. Outdoor Storage Containers in Non-Residential Property

A. Temporary outdoor storage containers in non-residential property subject to the following supplemental regulations:

1. A permit is required for any temporary outdoor storage container.
2. There may be no more than one temporary outdoor storage container per property.
3. Stacking of temporary outdoor storage containers is prohibited.
4. The subject property must be occupied by a principal building.
5. No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.
6. Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.
7. Temporary outdoor storage containers must be placed only on a driveway or other hard surfaces.
8. When placed on the driveway within a front or corner side yard, the container must be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right-of-way is not obstructed.
9. Temporary outdoor storage containers may not be placed on public property or in a location that obstructs traffic visibility.
10. Temporary outdoor storage containers may display no signs other than the name, address, and telephone number of the person or firm engaged in the business of renting or otherwise placing the temporary outdoor storage containers.
11. Temporary outdoor storage containers must be maintained in a good state of repair, free from rust, peeling paint, and other forms of visible deterioration.
12. Temporary outdoor storage containers may not be used for the storage of hazardous, flammable, or toxic materials.
13. Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.

B. Permanent Outdoor Storage Containers in Non-Residential Property

Shipping containers used for permanent outdoor storage in non-residential property subject to the following supplemental regulations:

1. A permit is required for any permanent outdoor storage container;
2. The subject property is occupied by a principal building;
3. Placed behind the front wall of a principal building;
4. Placed on a paved surface;
5. Placed outside of required side and rear yard setbacks;
6. Stacking of outdoor storage containers is prohibited;
7. Screened from public view with a privacy screen (e.g.fence), landscaping, or similar methods;

8. Does not take up required parking;
9. May not be placed on public property or in a location that obstructs traffic visibility;
10. May not display any signs, including the name, address, and telephone number of the person or firm engaged in the business of renting or otherwise placing the outdoor storage containers.
11. Must be maintained in a good state of repair, free from rust, peeling paint, and other forms of visible deterioration;
12. May not be used for the storage of hazardous, flammable, or toxic materials; and
13. May not be used for the purpose of conducting business or selling merchandise out of or within.

7.8.4. - Width

Driveways in street yards leading to off-street parking areas in rear yards may not exceed twelve (12) feet in width when leading to one parking space or twenty-four (24) feet in width when leading to two (2) or more spaces.

7.8.5. - Circular Drives

- A. Circular drives are permitted only on lots with at least seventy-five (75) feet of street frontage.
- B. Circular drives may not exceed twelve (12) feet in width, excluding flares, except for that portion of the drive leading to a required off-street parking area.
- C. The interior radius of a circular drive must be at least thirty (30) feet.
- D. Low-growing evergreen plant material, such as shrubs, must be installed and maintained along the length of the circular drive.

7.8.7. - Driveway Design

- A. Adequate provisions must be made for the disposal of stormwater so that water will not flow into adjacent property. To keep water runoff on-site and prevent runoff towards adjacent properties, new or replacement driveways must meet existing grades along the property line and then slope 1/8-inch to 1/4-inch per foot away from the property line and toward the center of the driveway. Any curbs along driveway must be constructed so as to not dam water on adjacent properties.
- B. Maximum lot coverage (impervious site coverage) shall comply with Table 2-3: Lot and Building Regulations (R districts).
- C. Residential driveways and parking areas must comply with the surfacing requirements of 7.9.4.

- D. All new off-street parking facilities, including driveways, must meet the requirements of this section. Except as otherwise expressly stated in this section, all existing driveways not in conformance with this section must come into conformance at any time that 50% or more of a driveway is surfaced or resurfaced.
- E. Attached garages may not be converted into a living area unless the required off-street parking spaces are being provided for elsewhere on the lot and the existing driveway in front of the converted area is removed.
- F. Driveways may not be designed or constructed in any manner that will interfere with planned or existing parkway or right-of-way improvements or in a way that will create traffic hazards.

7.9.4. – Surfacing

All open off-street parking areas and driveways must be improved with all-weather, hard surface pavement consisting of the following minimum specifications:

- A. A 3-inch bituminous concrete surface course on a 4 inch compacted aggregate base. For replacement driveways, the base material must be inspected for adequate compaction.
- B. A 5-inch Portland cement concrete (P.C.C.) surface on a four-inch-thick compacted aggregate base. For replacement driveways, the base material must be inspected for adequate compaction.
- C. Concrete ribbon strips are permitted only if constructed of concrete in accordance with all applicable village regulations.
- D. Brick paver or block driveways and parking areas are permitted if construction is done in accordance with the manufacturer's specifications.
- E. The placement of granular fill or other non all-weather parking surface is prohibited. This provision is not intended to prohibit the continued use and maintenance of any existing non all-weather surface.

11.3.13. - Effective Period of Planned Unit Development

- A. The planned unit development shall be constructed in a timely manner. The planned unit development shall be subject to revocation under the following conditions:
 - 1. Final site plan approval does not occur within twelve (12) months from the date of approval of the PUD development plan of a planned unit development.
 - 2. Construction does not commence and proceed within three (3) years from the date of approval of the PUD site plan of a planned unit development. Community Development Director to consider allowing construction to commence and proceed for a period time exceeding three (3) years from PUD approval when deemed necessary, including in instances when there

has been a change of owner, so long as the development plan is consistent the approved PUD development.

3. The Director of Community Development Director or village board may extend the time limits for site plan approval for no more than two (2) 12-month periods. Commencement for construction may also be extended by the village board in one-year increments.
- B. The village board may initiate, or the owner of the parcel of land on which the planned unit development is to be constructed may apply for the revocation of the planned unit development. The owner shall be notified, in writing, at least thirty (30) days prior to the village board's consideration of the revocation if initiated by the village board.
- C. The village board shall consider, but not be limited to, the following standards in the review of the status of the project construction to determine whether there is reasonable cause for the delay:
 1. The original program of development with regard to market demand for the components included in the PUD site plan;
 2. Conditions in the real estate finance market;
 3. General economic conditions in the local area, state, or region;
 4. The ability and purposefulness of development operations for the planned unit development; and
 5. Laws, ordinances, or other regulations that may have affected the timely development of the project.
- D. Upon consideration of the findings by the village board regarding the standards in subsection C of this section, the village board shall decide whether:
 1. To revoke the PUD site plans for portions of the planned unit development for which construction has not begun;
 2. To extend the time allotted for construction to commence based upon a revised schedule of construction; or
 3. To require special changes in the PUD development plan as a condition of a time extension, whereby such changes shall be deemed a "major change" to the planned unit development.
- E. Upon revocation of a planned unit development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a special use unless an amendment or other special use is initiated by the village board or is applied for by the owner of the parcel of land on which the planned unit development was to be constructed and granted by the village board.

Any proposed development is subject to meeting these standards, and Community Development subject to staff approval, including CD, PW, and Village Engineer.

Sec. 11.6. - ADMINISTRATIVE ADJUSTMENTS

11.6.1. - Intent

Ordinance No. _____

These administrative adjustment procedures are intended to provide a streamlined approval procedure for very minor forms of zoning relief. While typical variations require final decision-making by the planning and zoning commission, the community development director is authorized to approve a select, limited number of administrative adjustments without a public hearing, as identified in this section.

11.6.2. - Authorized Administrative Adjustments

- A. The community development director is authorized to grant the following administrative adjustments:
 - 1. A reduction of the minimum required lot area by up to ten (10) percent;
 - 2. A reduction of the minimum required lot width by up to ten (10) percent;
 - 3. A reduction of minimum required (interior) side setbacks by up to ten (10) percent or one (1) foot, whichever is less;
 - 4. A reduction of minimum required rear setbacks by up to ten (10) percent of two (2) feet, whichever is less;
 - 5. A reduction of minimum required motor vehicle off-street parking or loading requirements by up to ten (10) percent or one space, whichever is greater; and
 - 6. A reduction of minimum bicycle parking space requirements by up to twenty-five (25) percent or two (2) spaces, whichever is greater.
 - 7. Adjustments to MX district building types defined in Article 4.
- B. The administrative adjustment provisions may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized village decision-making body or the state or federal government.

11.6.3. - Authority to File

Administrative adjustment applications may be filed by the subject property owner or by the property owner's authorized agent.

11.6.4. - Application Filing

Complete applications for administrative adjustments must be filed with the community development director.

Ordinance No. _____

11.6.5. - Review

Within seven (7) business days of receipt of a complete application for an administrative adjustment, the community development director will review with Village Departments and take action on the application.

11.6.6. - Action by Community Development Director

- A. The community development director must review each application for an administrative adjustment and act to approve the application, approve the application with conditions or deny the application. Alternatively, the community development director is authorized to refer the application to the planning and zoning commission for consideration as a variation.
- B. The community development director may not take final action to approve or deny an administrative adjustment application until at least seven (7) days after application has been reviewed by Village Departments.
- C. The community development director's decision to approve or deny an administrative adjustment must be based on the approval criteria and standards of 11.6.7 and accompanied by written findings of fact.
- D. The applicant may appeal a decision to deny an administrative adjustment to the planning and zoning commission. In the case of an appeal, the planning and zoning commission must consider the request as a variation. No additional fees are required other than fees to cover the cost of required notice of the planning and zoning commission's public hearing.
- E. At least once per calendar year, the community development director must provide to the planning and zoning commission a listing of all administrative adjustment decisions.

Figure 11-6-6



11.6.7. - Review and Approval Criteria

Ordinance No. _____

Administrative adjustments may be approved only when the community development director determines that any specific standards associated with the authorized administrative adjustment and the following general approval criteria have been met:

- A. The requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning ordinance;
- B. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety, and general welfare; and
- C. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

11.6.8. - Conditions of Approval

In granting an administrative adjustment, the community development director is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area and to carry out the stated purpose and intent of this zoning ordinance.

11.6.9. - Transferability

Approved administrative adjustments run with the land and are not affected by changes of tenancy or ownership.

11.6.10. - Amendments

A request for changes in the specific nature of the approved administrative adjustment or changes to any conditions attached to an approved administrative adjustment must be processed as a new administrative adjustment application, including the requirements for fees and notices.

11.6.11. - Lapse of Approval

Ordinance No. _____

- A. An approved administrative adjustment will lapse and have no further effect twelve (12) months after it is approved by the community development director, unless:
1. A building permit has been issued (if required); or
 2. The use or structure has been lawfully established.
- B. An administrative adjustment also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the administrative adjustment.

11.6.12. - Appeals

The applicant or any interested party may appeal the decision of the community development director in accordance with Sec. 11.7.

ARTICLE 14. - MEASUREMENTS AND DEFINITIONS

Table 13-1: Permitted Setback Obstructions/Encroachments

	Street (Front or Side)	Interior Side	Rear
Air conditioners, window	Yes	Yes	Yes
Air conditioning condensers	No	Yes [1]	Yes
Arbors and trellises, detached	No	No	Yes
Arbors and trellises, attached	Yes	Yes	Yes
Awnings and canopies, attached	Yes [2]	Yes [2]	Yes [2]
Balconies, open	Yes	No	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Basketball goal and net	Yes [3]	No	Yes
Bay windows	Yes [4]	Yes [4] [5]	Yes [4]
Carports (See also 6.10.4)	No	No	Yes
Chimneys, attached	Yes	Yes [5] [6]	Yes [6]
Clotheslines	No	No	Yes
Compost container	No	No	Yes
Decks, open - no more than 4 feet above ground level	No	No	Yes [2][7]
Dog run or pet enclosure (See also 6.10.5)	No	No	Yes
Driveways	Yes	Yes	Yes
Eaves, sills, cornices, gutters or downspout	Yes [8]	Yes [6]	Yes [8]
Fences, walls, or hedges (See also Sec. 9.2)	Yes	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Fireplace, fire pit or permanent grill/barbecue structure	No	No	Yes
Firewood	No	Yes [6]	Yes
Flagpole	Yes	Yes	Yes
Garages, detached (See also 6.10.4)	No	Yes	Yes
Gardens (vegetable) and garden structures including cold frames, hoop houses and greenhouses	No	Yes	Yes
Geothermal heat pumps	No	No	Yes
Lawn furnishings, such as benches, sundials, porch swings, birdbaths, and similar non-permanent architectural features	Yes	Yes	Yes
Light standards, ornamental	Yes	Yes	Yes
Parking, off-street (See also Article 7)	Yes	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Patios, terraces, open - no more than 4 feet above ground level	No	No [5]	Yes
Ponds and waterfalls	No	No	Yes
Porches, open	Yes [2]	No	No
Private service walks up to (5) feet wide unless connecting to existing sidewalks, which are wider, in which case the width shall be the same as the existing sidewalk.)	Yes	Yes	Yes
Rain barrel or rainwater collection device	No	Yes	Yes
Recreational, playground equipment, and playhouses	No	No	Yes
Refuse containers	No	Yes	Yes
Satellite receiving antenna (See also 6.10.8)	No	No	Yes
Sheds (See also Sec. 6.10)	No	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Solar energy equipment, building-mounted	Yes	Yes	Yes
Solar energy equipment, ground-mounted	No	No	Yes
Stairways or steps, open	Yes	Yes	Yes
Sump pump discharge pipe extensions	Yes	No	Yes
Swimming pools and sports courts	No	No	Yes [5]
Swing sets	No	No	Yes
Television or radio towers or antennas (See also 6.10.10)	No	No	Yes
Tennis courts, other paved recreational areas	No	No	Yes
Trees, shrubs, ground cover and flowers	Yes	Yes	Yes
Treehouse	No	No	Yes
Wheelchair ramp or accessibility feature	Yes	Yes	Yes

14.1.8. - Lot Coverage

Lot coverage is measured as the total cumulative area of a lot that is covered by impervious surface, including all principal and accessory buildings and structures on the lot, as measured at the point where such buildings and structures meet the ground (i.e., building footprint).

14.2.13. - Words and Terms Beginning with "I"

A. Impervious Site Coverage: The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, patios, wooden or composite planked decks with the impervious area underneath, and swimming pools. Ponded water shall be considered impervious area (at its normal water elevation), but vegetated wetlands or constructed wetland basins shall not be considered impervious area.

14.2.22. - Words and Terms Beginning with "S"

- A. Screen: A method of reducing visual impacts through the use of plant materials, berms, fences and/or walls or any combination of such features
- B. Screening: Structures, such as an attractive fence consisting of cedar slats or redwood boards, or equal, and landscaping maintained for the purpose of concealing areas from view on a year-round basis.
- C. Semi-pervious surface: A material that allows for at least forty (40) percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, other permeable surfaces (must be installed according to manufacturer's specifications to achieve permeability), or graveled surfaces used for landscaping or storage of materials may be counted only 60% impervious provided aggregate gradation has a high porosity.
- D. Setback: An open, unobstructed area that is required to be provided by this zoning ordinance (see also 14.1.9.).
- E. Shed: storage: A detached accessory structure used or intended to use for the storage of garden equipment and household items incidental to the principal use.
- F. Shipping: Shipping container is a standard reusable vessel, designed without an axle or wheels, which was:

1. Originally, specifically, or formerly designed for or used in the packing, cargo, movement or transportation of freight, articles, goods or commodities, and/or
 2. Designed for/or capable of being mounted or moved on a rail car, truck trailer, or loaded on a ship.
- G. Shrub: A woody plant, smaller than a tree, that consists of a number of small stems from the ground or small branches near the ground. May be deciduous or evergreen.
- H. Shrub, low: Any shrub that attains a mature height of four (4) feet or less when left unpruned
- I. Shrub, tall: Any shrub that attains a mature height of more than four (4) feet when left unpruned.
- J. Sign-related definitions: See Sec. 8.12 for all sign-related definitions.
- K. Single ownership: Ownership by an individual, partnership, corporation, cooperative, or condominium having control over exterior maintenance of buildings and grounds.
- L. Smoke: The visible discharge from a chimney, stack, vent, exhaust, or combustion process that is made up of particulate matter.
- M. Smoke unit: The number obtained when the smoke density in the Ringelmann Number is multiplied by the time of emission in minutes. For the purpose of this calculation:
1. A Ringelmann density reading shall be made at least once a minute during the period of observation;
 2. Each reading is then multiplied by the time in minutes during which it is observed; and
 3. The various products are then added together to give the total number of smoke units observed during the entire observation period.
- N. Specified anatomical areas: (a) less than completely and opaquely covered: human genitals, pubic region, buttock, or female breast below a point immediately above the top of the areola; or (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- O. Specified sexual activities: (a) human genitals in a state of sexual stimulation or arousal; (b) Acts of human masturbation, sexual intercourse, or sodomy; or (c) fondling or other erotic touching of human genitals, pubic region, buttock, or female breast.
- P. Solar Energy System: A system intended to convert solar energy into thermal, mechanical, or electrical energy.
1. Solar Energy System, Building-Integrated: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural

part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices, and similar architectural components.

2. Solar Energy System, Structure-Mounted: A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.
 3. Solar Energy System, Flush-Mounted: A solar energy system that is mounted flush with a finished building surface, at no more than six (6) inches in height above that surface.
 4. Solar Energy System, Ground-Mounted: A solar energy system mounted on the ground and not attached to any other structure other than structural supports.
- Q. Solar Panel: A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.
- R. Street: All property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to easements therefor.
- S. Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it, including a story that has more than three-quarters of its height above grade.
- T. Story, ground: Also referred to as ground floor. The first floor of a building is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- U. Story, half: A space under a sloping roof that has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty (60) percent of the floor area is finished off for use, and a story in which more than one-half but not more than three-quarters of its height is above grade.
- V. Street line: A-line forming the boundary of the right-of-way of a street.
- W. Street wall: The outer face of any part of a building nearest to and facing on a street, except open steps and terraces. Where the front lot line setback is thirty (30) feet or more, bay windows projecting not more than four (4) feet toward the front lot line, and sun parlors (not a part of any other room), porches and piazzas projecting not more than ten (10) feet toward the front lot line are shall not considered a part of the front street wall, provided no such bay window, sun parlor, porch or piazza exceeds in height the first story of the building of which it is a part.
- X. Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground or attached to something having a permanent or temporary location on or in the ground, including but without limiting the generality of the foregoing; buildings, advertising signs, backstops for tennis courts, pergolas, and swimming pools; provided, however, that this definition does not include underground tanks for the storage of any type of fuel.
1. Structural alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

Ordinance No. _____

- Y. Swimming pool: Any temporary or permanent artificial pool or receptacle for water installed, constructed or maintained in, on or above the ground (not including those enclosed and located entirely within a dwelling), having a perimeter of more than twenty-five (25) feet and a depth of more than two (2) feet at any point.
- Z. Swimming pool, private residential: Any swimming pool constructed, installed and maintained in or above the ground, outside of a building used as a dwelling unit.

If any provision or part of this article is declared invalid and of no further force and effect, the other provisions of this chapter shall remain in full force and effect.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

SECTION FOUR: All ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2021

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

PUBLISHED in pamphlet form this _____ day of _____, 2021.

Village of Villa Park

Community Development Department, 11 W. Home Avenue, Villa Park, IL 60181



TO: Manager Keehner
FROM: Community Development Department
DATE: April 13, 2021
RE: Petition PZ-21-0001 / Village Code Amendments to Zoning Ordinance (Appendix C)

The purpose of this memo is to make recommendations for zoning text amendments to Appendix C of the Village Code. The text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department and Village Staff performed a review of these codes and researched best practices and is recommending the modifications proposed herein.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. For your review and consideration, below is list of revised proposed zoning text amendments (shown in red).

Lot Coverage (Article 2 Residential District, Sections 2.3)

Update section 2.3 to include overall lot coverage (versus just the building). This table is the most appropriate section to include overall lot coverage provisions and is easiest to find.

Table 2-3: Lot and Building Regulations (R districts)

Lot Regulation		RS-10	RS-7.5	RD-7.5	RM-9
A	Minimum Lot Area (square feet)	10,000	7,500	7,500	9,000
	Minimum Lot Area per Dwelling Unit (square feet)	10,000	7,500	3,750	1,800
W	Minimum Lot Width (feet)	65	50	60	50

G	Maximum Lot Coverage (Impervious Site Coverage) (%)	50%	60%	60%	50%
Building Regulations		RS-10	RS-7.5	RD-7.5	RM-9
Minimum Building Setbacks					
F	Front Street (feet)	30[1]	30[1]	25[1]	35[1]
S	Side Street (feet)	20	15	15	15
I	Interior Side (feet)	6	6	6	9
R	Rear (feet/% of lot depth, whichever is greater)	40/20	40/20[2]	40/20	40/20
Maximum Building Height (feet)		28	28	28	35

[1] Contextual setback regulations apply to infill development. See 14.1.9.B

[2] On lots more one hundred sixty (160) feet deep, the sum of front and rear setbacks need not exceed fifty (50) percent of lot depth.

Residential Districts (Article 2, Section 2.6 – Other Regulations).

SEC. 2.6. - OTHER REGULATIONS

2.6.1. - Parking

See Article 7

Commented [AC1]: Proposing 50% for RS-10 and RM-9 Districts, which are bigger lots, and 60% for RS-7.5, and RD-7.5 Districts, which have the smallest lot areas - 7,500 sq.ft.. These lots are the smallest and have the most difficulty meeting lot coverage, especially when including a detached garage, which is a code requirement.

Commented [AC2]: Including impervious site coverage provisions from Section 7.8.7.B

Commented [AC3]: Adding reference to permitted obstructions

2.6.2. - Accessory Uses and Structures

See [Section 6.10](#)

2.6.3. - Fences and Walls

See [Section 6.10](#)

2.6.4. - Home Occupations

See [6.10.6](#)

2.6.5 – Permitted Obstructions

See Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments)

SEC. 6.10. - ACCESSORY USES AND STRUCTURES

6.10.2. - Residential Accessory Building and Structures

The following regulations govern use and installation of detached accessory buildings and structures in all R districts, except as more specifically regulated in this article.

A. General Requirements:

1. Use: Residential garages and carports in RS Districts primarily intended to address the parking and storage of vehicles owned and operated by the residents of the premises along with limited storage of garden equipment and household items incidental to the principal use.
2. Number allowed per lot:
 - a. Only one accessory building is allowed per lot.
 - b. Only one attached or detached garage is allowed on any RS-zoned lot.
 - c. The maximum number of **enclosed** accessory structures, such as a shed-~~or gazebo~~, shall not exceed two (2) per zoning lot. Swimming pools and open structures, such as decks and pergolas, are exempt from the total number of accessory structures.
3. Setback/Yard Requirements:
 - a. Accessory buildings and structures shall not be constructed in the front yard.
 - b. Minimum side and rear setback is three ~~five~~ (53) feet.
 - c. Accessory buildings or structures must be set back at least ten (10) feet from lot lines abutting a front yard of a building on an adjacent lot. Otherwise,
 - d. For purposes of this provision, setbacks are measured from the structure foundation.
4. Separation Between Buildings and Structures:
 - a. No detached accessory building and structure may be located closer than ~~five~~ three (53) feet to principal structure or from another.

Commented [AC4]: Updating regulations to be consistent with surrounding communities, meet current trends and petitions, and to provide flexibility:

Commented [AC5]: Open structures without walls, such as pergolas, would not count towards max. accessory structure, unless they are enclosed. However, floor area of open structures would count towards lot coverage.

Commented [AC6]: Consistent with garage setbacks

- b. Any building or structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to the provisions of this section and shall meet the bulk requirements of the zoning district for principal structures
- c. Above ground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met and the deck is designed with a gate between the deck and pool and access is provided to the yard from the deck.
- d. Pergola support columns shall be located no closer to the principal building than three feet (3').

5. Size:

- a. The exterior dimensions of any garage in an RS district may not exceed eight hundred sixty-four (864) square feet in area or seventy-five (75) percent of the foundation area of the principal building, provided that a garage area of up to five hundred thirty (530) square feet (exterior dimension) is permitted regardless of the size of the principal structure.
- b. Additions to garages for storage purposes shall be permitted provided that the addition is an integral part of the design of the garage, meets all applicable standards for the construction of a garage, and generally matches and adheres to the overall appearance of the garage.
- c. The total area of accessory structures may not exceed **two percent (2%)** of lot area **one hundred forty (140) square feet** in exterior dimension.

6. Height Requirements:

- a. The height of a detached garage may not exceed twenty-one (21) feet or the height of the principal dwelling unit, whichever is less. For purposes of this provision, height is measured from the garage floor to the top of the highest structural member.
- b. The height of garage door may not exceed eight (8) feet.
- c. Accessory structures may not exceed ten feet (10').

7. Accessory building and structures may not be located within any public utility easement, whether platted or implied.

8. All accessory buildings and structures must be constructed with eaves, gutters and downspouts that are directed away from adjacent properties.

9. Carports are prohibited except in those cases where a carport is an integral part of an architectural design of an existing or proposed principal building (e.g., porte cochere).

The maximum lot coverage (impervious site coverage) shall not exceed the maximum percentage (%) found in Table 2-3: Lot and Building Regulations (R districts). The residential garage and carport regulations of this subsection apply in RS districts. The regulations are.

B. Duplexes

Garages associated with duplex (two-household) dwellings in RD-7.5 and RM-9 districts may not exceed five hundred twenty-eight (528) square feet in area.

Commented [AC7]: For typical 7,500 lot this would be 150 sq.ft. Bigger lots would allow for bigger accessory structures.

Commented [AC8]: Increasing to 2%, which is more reasonable than 140 sq.ft. Most regulations of adjacent communities more restrictive.

Commented [AC9]: Amend to reference overall lot coverage proposed in residential districts

6.10.3. - Nonresidential Accessory Structures

The following regulations govern use and installation of accessory structures in all districts other than R districts, except as more specifically regulated in this article.

- A. Only one accessory building is allowed per lot.
- B. The area of the accessory building may not exceed one hundred (100) square feet or one percent of the area of the lot, whichever is greater.

Temporary Uses (Article 6 – Uses, Sec. 6.11. - Temporary Uses)

6.11.2. – Permitted Uses

G.Outdoor seating accessory to a eating or drinking establishment subject to the following supplemental regulation

1. The outdoor seating area must be open to the sky with the exception that it may have a retractable awning, umbrella, or be placed under a building canopy and may contain furniture, including tables, chairs, railings, planters, and other features that are readily movable.
2. The seating may be located on public property or a public right-of-way provided that at least four (4) feet of the public sidewalk remains obstruction-free. If seating is provided on public sidewalk a certificate of insurance with the Village of Villa Park listed as an additional non-contributory insured and a certificate holder is required. The seating may be located on private sidewalks or pedestrian walkways provided that at least four (4) feet of the walkway remains obstruction-free. If alcohol is to be served, a fence or similar barrier must be constructed around the outdoor seating area where liquor is served.
3. The outdoor seating area may be located in a yard or required building setback.
4. The seating may not occupy or interfere with the use of required parking spaces, aisles, driveways, fire lanes or fire exits.
5. The seating may not occupy or interfere with the use of building entrances, exits and pedestrian walkways.
6. Lighting related to the operation of the outdoor seating area must be directed away from adjacent properties to avoid creation of a public nuisance.
7. No entertainment, whether live, recorded or otherwise, is permitted in the outdoor seating area. ~~Noise is to~~ comply with the regulations found in [Article VI](#) of Chapter 15 – Nuisances
8. The outdoor seating area must be immediately adjacent to the principal building. If the outdoor seating area only includes tables and/or seating immediately adjacent to the exterior wall of the principal building, no fencing is required. If the outdoor seating includes tables and/or seating not immediately adjacent to the exterior wall of the principal building, fencing is required.
9. The outdoor seating area must conform to the approved site plan and be landscaped and/or screened as determined necessary by the community development director.
10. All outdoor seating must be placed on an all-weather hard surface area.
11. All outdoor seating areas must comply with life safety and exit code requirements.
12. An occupancy permit is required prior to the opening of the outdoor seating area. The occupancy permit is valid from March 1 through November 30 and must be renewed annually. All outdoor furniture must be removed within twenty-four (24) hours of permit expiration.

Commented [AC10]: Amending to include noise language consistent with Chapter 15 Article VI– Nuisances and permit outdoor entertainment with restrictions

Commented [AC11]: Adding referenced to Chapter 15 Article VI– Nuisances and permit outdoor entertainment with restrictions

13. Picnic tables located at a park, golf course, or recreation center are not deemed to be "outdoor seating" and are exempt from the regulations of this section.

6.12 Outdoor Storage Containers in Non-Residential Property

- A. Temporary outdoor storage containers subject to the following supplemental regulations:
1. A permit is required for any temporary outdoor storage container.
 2. There may be no more than one temporary outdoor storage container per property.
 3. Stacking of temporary outdoor storage containers is prohibited.
 4. The subject property must be occupied by a principal building.
 5. No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.
 6. Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.
 7. Temporary outdoor storage containers must be placed only on a driveway or other hard surface.
 8. When placed on the driveway within a front or corner side yard, the container must be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right-of-way is not obstructed.
 9. Temporary outdoor storage containers may not be placed on public property or in a location that obstructs traffic visibility.
 10. Temporary outdoor storage containers may display no signs other than the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the temporary outdoor storage containers.
 11. Temporary outdoor storage containers must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration.
 12. Temporary outdoor storage containers may not be used for the storage of hazardous, flammable or toxic materials.
 13. Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.

B. Permanent Outdoor Storage Containers in Non-Residential Property

Shipping containers used for permanent outdoor storage in non-residential property subject to the following supplemental regulations:

1. A permit is required for any permanent outdoor storage container;
2. The subject property is occupied by a principal building;
3. Placed behind the front wall of a principal building;
4. Placed on a paved surface;
5. Placed outside of required side and rear yard setbacks;
6. Stacking of outdoor storage containers is prohibited;
7. Screened from public view with a privacy screen (e.g. fence);
8. Landscaping or similar methods to be provided to screen from public view;
9. Does not take up required parking;
10. May not be placed on public property or in a location that obstructs traffic visibility;
11. May not display any signs, including the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the outdoor storage containers.

Commented [AC12]: New Section to address Permanent Outdoor Storage Containers In Non-Residential Property.

Provisions for temporary outdoor storage containers provided in A.

New provisions for permanent outdoor storage containers in provided in B.

Commented [AC13]: H. Moving item up to 1. No change to regulations– included for reference.

Commented [AC14]: New Section to address Permanent Outdoor Storage Containers

Out of 14 communities contacted, received feedback from 5. 2 permit. Others allow only as part of a construction permit:

Lombard – allows on hard surface (concrete or asphalt) and within the buildable area of the lot; or in designated loading berth areas

Highland Park- allows as part of an open construction permit. Otherwise they're not permitted.

Carol Stream - allows as part of an open construction permit. Otherwise they're not permitted.

Elmhurst – allows in commercial property if they meet setbacks and are screened from public view.

- ~~12.11. Must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration;~~
~~13.12. May not be used for the storage of hazardous, flammable or toxic materials; and~~
~~14.13. May not be used for the purpose of conducting business or selling merchandise out of or within.~~

Driveway Width (Article 7 – Parking, Section 7.8.4.B)

Driveways in street yards leading to off-street parking areas in rear yards may not exceed twelve (12) feet in width when leading to one parking space or ~~twenty-four (24) feet~~ in width when leading to two (2) or more spaces.

Commented [AC15]: To be consistent with standard width for 2 cars and engineering recommendation

Circular Driveway width (Article 7 – Parking, Section 7.8.5)

- A. Circular drives are permitted only on lots with at least seventy-five (75) feet of street frontage.
- B. Circular drives may not exceed ~~twelve (12) feet in width~~, excluding flares, except for that portion of the drive leading to a required off-street parking area.
- C. The interior radius of a circular drive must be at least thirty (30) feet.
- D. Low-growing evergreen plant material, such as shrubs, must be installed and maintained along the length of the circular drive.

Commented [AC16]: To be consistent with standard width for 1 cars and engineering recommendation

Commented [AC17]: To minimize pavement appearance from road and provide year round screening

Driveway Design (Article 7 – Parking, 7.8.7.)

- A. Adequate provisions must be made for the disposal of stormwater so that water will not flow into adjacent property. To keep water runoff on site and prevent runoff towards adjacent properties, new or replacement driveways must meet existing grades along the property line and then slope 1/8-inch to 1/4-inch per foot away from the property line and toward the center of the driveway. Any curbs along driveway must be constructed so as to not dam water on adjacent properties.
- B. ~~Maximum lot coverage (impervious site coverage) shall comply with Table 2-3: Lot and Building Regulations (R districts).~~
- C. Residential driveways and parking areas must comply with the surfacing requirements of 7.9.4.
- D. All new off-street parking facilities, including driveways, must meet the requirements of this section. Except as otherwise expressly stated in this section, all existing driveways not in conformance with this section must come into conformance at any time that 50% or more of a driveway is surfaced or resurfaced
- E. Attached garages may not be converted into a living area unless the required off-street parking spaces are being provided for elsewhere on the lot and the existing driveway in front of the converted area is removed.
- F. Driveways may not be designed or constructed in any manner that will interfere with planned or existing parkway or right-of-way improvements or in a way that will create traffic hazards.

Commented [AC18]: Propose to amend to refer to the underlying zoning district's maximum lot coverage/impervious surface. This would be easier to find.

Parking Area Design (Article 7 – Surfacing, 7.9.4.)

All open off-street parking areas and driveways must be improved with all-weather, hard surface pavement consisting of the following minimum specifications:

- A. A ~~2-53~~-inch bituminous concrete surface course on a ~~4six~~-inch compacted ~~crushed stone aggregate~~ base. For replacement driveways, the base material must be inspected for adequate compaction ~~and subsurface drainage~~.

- B. A ~~four~~5-inch Portland cement concrete (P.C.C.) surface on a four-inch thick compacted ~~crushed stone aggregate~~ base. For replacement driveways, the base material must be inspected for adequate compaction ~~and subsurface drainage~~.
- C. Concrete ribbon strips are permitted only if constructed of concrete in accordance with all applicable village regulations.
- D. Brick paver or block driveways and parking areas are permitted if construction is done in accordance with the manufacturer's specifications.
- E. The placement of granular fill or other non all-weather parking surface is prohibited. This provision is not intended to prohibit the continued use and maintenance of any existing non all-weather surface.

Commented [AC19]: Per Village Engineer's recommendation.

Article 11, Section 11.3.13. - Effective Period of Planned Unit Development

- A. The planned unit development shall be constructed in a timely manner. The planned unit development shall be subject to revocation under the following conditions:
 - 1. Final site plan approval does not occur within twelve (12) months from the date of approval of the PUD development plan of a planned unit development.
 - 2. Construction does not commence and proceed within three (3) years from the date of approval of the PUD site plan of a planned unit development. Community Development Director to consider allowing construction to commence and proceed for a period time exceeding three (3) year from PUD approval when deemed necessary, including in instances when there have been a change of owner, so long as the development plan is consistent the approved PUD development.
 - 3. The Director of Community Development Director or village board may extend the time limits for site plan approval for no more than two (2) 12-month periods. Commencement for construction may also be extended by the village board in one year increments.
- B. The village board may initiate or the owner of the parcel of land on which the planned unit development is to be constructed may apply for the revocation of the planned unit development. The owner shall be notified, in writing, at least thirty (30) days prior to the village board's consideration of the revocation if initiated by the village board.
- C. The village board shall consider, but not be limited to, the following standards in the review of the status of the project construction to determine whether there is reasonable cause for delay:
 - 1. The original program of development with regard to market demand for the components included in the PUD site plan;
 - 2. Conditions in the real estate finance market;
 - 3. General economic conditions in the local area, state or region;
 - 4. The ability and purposefulness of development operations for the planned unit development; and
 - 5. Laws, ordinances or other regulations that may have affected timely development of the project.
- D. Upon consideration of the findings by the village board regarding the standards in subsection C of this section, the village board shall decide whether:
 - 1. To revoke the PUD site plans for portions of the planned unit development for which construction has not begun;
 - 2. To extend the time allotted for construction to commence based upon a revised schedule of construction; or
 - 3. To require special changes in the PUD development plan as a condition of a time extension, whereby such changes shall be deemed a "major change" to the planned unit development.

Commented [AC20]: Amend to allow for the Director of CD to make interpretation for construction to commence and proceed for a period exceed 3 years so that a new PUD is not needed so long as development plans are consistent with former PUD approval.

Commented [AC21]: In an effort to be development friendly and encourage development. To take into account unusual circumstances such as a pandemic and economic downturn.

- E. Upon revocation of a planned unit development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a special use unless an amendment or other special use is initiated by the village board or is applied for by the owner of the parcel of land on which the planned unit development was to be constructed and granted by the village board.

Any proposed development is subject to meeting these standards and Community Development subject to staff approval, including CD, PW, and Village Engineer.

ADMINISTRATIVE ADJUSTMENTS (Sec. 11.6.)

11.6.1. - Intent

These administrative adjustments procedures are intended to provide a streamlined approval procedure for very minor forms of zoning relief. While typical variations require final decision-making by the planning and zoning commission, the community development director is authorized to approve a select, limited number of administrative adjustments without a public hearing, as identified in this section.

11.6.2. - Authorized Administrative Adjustments

- A. The community development director is authorized to grant the following administrative adjustments:
 - 1. A reduction of the minimum required lot area by up to ten (10) percent;
 - 2. A reduction of the minimum required lot width by up to ten (10) percent;
 - 3. A reduction of minimum required (interior) side setbacks by up to ten (10) percent or one (1) foot, whichever is less;
 - 4. A reduction of minimum required rear setbacks by up to ten (10) percent of two (2) feet, whichever is less;
 - 5. A reduction of minimum required motor vehicle off-street parking or loading requirements by up to ten (10) percent or one space, whichever is greater; and
 - 6. A reduction of minimum bicycle parking space requirements by up to twenty-five (25) percent or two (2) spaces, whichever is greater.
 - 7. Adjustments to MX district building types defined in Article 4.
- B. The administrative adjustment provisions may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized village decision-making body or the state or federal government.

11.6.3. - Authority to File

Administrative adjustment applications may be filed by the subject property owner or by the property owner's authorized agent.

11.6.4. - Application Filing

Complete applications for administrative adjustments must be filed with the community development director.

11.6.5. - Review

Within seven (7) business days of receipt of a complete application for an administrative adjustment, the community development director will review with Village Departments and take action on the application.

11.6.6. - Action by Community Development Director

- A. The community development director must review each application for an administrative adjustment and act to approve the application, approve the application with conditions or

deny the application. Alternatively, the community development director is authorized to refer the application to the planning and zoning commission for consideration as a variation.

- B. The community development director may not take final action to approve or deny an administrative adjustment application until at least seven (7) days after application has been reviewed by Village Departments.
- C. The community development director's decision to approve or deny an administrative adjustment must be based on the approval criteria and standards of 11.6.7 and accompanied by written findings of fact.
- D. The applicant may appeal a decision to deny an administrative adjustment to the planning and zoning commission. In the case of an appeal, the planning and zoning commission must consider the request as a variation. No additional fees are required other than fees to cover the cost of required notice of the planning and zoning commission's public hearing.
- E. At least once per calendar year, the community development director must provide to the planning and zoning commission a listing of all administrative adjustment decisions.

Commented [AC22]: Clean up item - administrative adjustment permitted per current code and don't require public hearing. Should not require public notice.

Consistent with similar suburban municipalities that allow administrative adjustments - subject to CD review versus VB

FIG11-6-6



11.6.7. - Review and Approval Criteria

Administrative adjustments may be approved only when the community development director determines that any specific standards associated with the authorized administrative adjustment and the following general approval criteria have been met:

- A. The requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning ordinance;
- B. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare; and
- C. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

11.6.8. - Conditions of Approval

In granting an administrative adjustment, the community development director is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area, and to carry out the stated purpose and intent of this zoning ordinance.

11.6.9. - Transferability

Approved administrative adjustments run with the land and are not affected by changes of tenancy or ownership.

11.6.10. - Amendments

A request for changes in the specific nature of the approved administrative adjustment or changes to any conditions attached to an approved administrative adjustment must be processed as a new administrative adjustment application, including the requirements for fees and notices.

11.6.11. - Lapse of Approval

- A. An approved administrative adjustment will lapse and have no further effect twelve (12) months after it is approved by the community development director, unless:
 - 1. A building permit has been issued (if required); or
 - 2. The use or structure has been lawfully established.
- B. An administrative adjustment also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the administrative adjustment.

11.6.12. - Appeals

The applicant or any interested party may appeal the decision of the community development director in accordance with Sec. 11.7.

Private Side Walk Width (Article 14 – Measurements and Definitions, Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments)

Table 13-1: Permitted Setback Obstructions/Encroachments

	Street (Front or Side)	Interior Side	Rear
Air conditioners, window	Yes	Yes	Yes
Air conditioning condensers	No	Yes [1]	Yes
Arbors and trellises, detached	No	No	Yes
Arbors and trellises, attached	Yes	Yes	Yes
Awnings and canopies, attached	Yes [2]	Yes [2]	Yes [2]
Balconies, open	Yes	No	Yes
Basketball goal and net	Yes [3]	No	Yes
Bay windows	Yes [4]	Yes [4] [5]	Yes [4]

Commented [AC23]: Add maximum 5' sidewalk width to Table 13-1 Permitted Setback Obstructions/Encroachments.

	Street (Front or Side)	Interior Side	Rear
Carports (See also 6.10.4)	No	No	Yes
Chimneys, attached	Yes	Yes [5] [6]	Yes [6]
Clotheslines	No	No	Yes
Compost container	No	No	Yes
Decks, open - no more than 4 feet above ground level	No	No	Yes [2][7]
Dog run or pet enclosure (See also 6.10.5)	No	No	Yes
Driveways	Yes	Yes	Yes
Eaves, sills, cornices, gutters or downspout	Yes [8]	Yes [6]	Yes [8]
Fences, walls, or hedges (See also Sec. 9.2)	Yes	Yes	Yes
Fireplace, fire pit or permanent grill/barbecue structure	No	No	Yes
Firewood	No	Yes [6]	Yes
Flagpole	Yes	Yes	Yes
Garages, detached (See also 6.10.4)	No	Yes	Yes
Gardens (vegetable) and garden structures including cold frames, hoop houses and greenhouses	No	Yes	Yes
Geothermal heat pumps	No	No	Yes
Lawn furnishings, such as benches, sundials, porch swings, bird baths, and similar non-permanent architectural features	Yes	Yes	Yes
Light standards, ornamental	Yes	Yes	Yes
Parking, off-street (See also Article 7)	Yes	Yes	Yes

	Street (Front or Side)	Interior Side	Rear
Patios, terraces, open - no more than 4 feet above ground level	No	No [5]	Yes
Ponds and waterfalls	No	No	Yes
Porches, open	Yes [2]	No	No
Private service walks up to (5) feet wide unless connecting to existing sidewalks which are wider in which case the width shall be the same as the existing sidewalk.)	Yes	Yes	Yes
Rain barrel or rainwater collection device	No	Yes	Yes
Recreational, playground equipment and playhouses	No	No	Yes
Refuse containers	No	Yes	Yes
Satellite receiving antenna (See also 6.10.8)	No	No	Yes
Sheds (See also Sec. 6.10)	No	Yes	Yes
Solar energy equipment, building-mounted	Yes	Yes	Yes
Solar energy equipment, ground-mounted	No	No	Yes
Stairways or steps, open	Yes	Yes	Yes
Sump pump discharge pipe extensions	Yes	No	Yes
Swimming pools and sports courts	No	No	Yes [5]
Swing sets	No	No	Yes
Television or radio towers or antennas (See also 6.10.10)	No	No	Yes
Tennis courts, other paved recreational areas	No	No	Yes
Trees, shrubs, ground cover and flowers	Yes	Yes	Yes

Commented [AC24]: "Private service walks" permitted obstructions in Street, Interior Side, and Rear, but no width indicated. Practice has been to allow up to 5'.

Follow up with modification to Sec. 21-205, Chapter 21 – Streets and Sidewalks in public R.O.W – from Min 4.5' to 5'. Include up to 5' to be consistent with Village practice and engineering recommendation

	Street (Front or Side)	Interior Side	Rear
Treehouse	No	No	Yes
Wheelchair ramp or accessibility feature	Yes	Yes	Yes

Definitions (Article 14 – Measurements and Definitions)

14.1.8. - Lot Coverage

Lot coverage is measured as the total cumulative area of a lot that is covered by impervious surface, including all principal and accessory buildings and structures on the lot, as measured at the point where such buildings and structures meet the ground (i.e., building footprint).

Commented [AC25]: Clarifying. Amend to include all impervious surface versus just buildings and structures. Will be consistent with Impervious Site Coverage found in Sec. 14.2.13

14.2.13. - Words and Terms Beginning with "I"

A. Impervious Site Coverage: The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, patios, wooden or composite planked decks with impervious area underneath, and swimming pools. Ponded water shall be considered impervious area (at its normal water elevation), but vegetated wetlands or constructed wetland basins shall not be considered impervious area.

Commented [AC26]: Clarifying. Amend to better define and address commonly questions received from public.

14.2.22. - Words and Terms Beginning with "S"

- A. Screen: A method of reducing visual impacts through the use of plant materials, berms, fences and/or walls or any combination of such features
- B. Screening: Structures, such as an attractive fence consisting of cedar slats or redwood boards, or equal, and landscaping maintained for the purpose of concealing areas from view on a year-round basis.
- C. Semi-pervious surface: ~~Also referred to as semi-pervious material.~~ A material that allows for at least forty (40) percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, other permeable surfaces (must be installed according to manufacturer's specifications to achieve permeability), or graveled surfaces used for landscaping or storage of materials may be counted only 60% impervious provided aggregate gradation has a high porosity gravel. The determination of whether a surface is impervious, semi-pervious, or pervious shall be determined by the Director of Public Works.

Commented [AC27]: Consistent with DuPage County definition of Impervious Area.

Commented [AC28]: Adding shipping container definition & Amending semi-pervious surface definition.

Formatted: Font: 11 pt

~~Permeable pavers, porous concrete, or porous asphalt, installed per manufacturer's specifications should be considered 100% pervious for the purposes of stormwater runoff and lot coverage calculations. Gravel areas used for the storage of materials should be considered 60% impervious.~~

Commented [AC29]: Clarifying. Amending to be consistent with past practice and engineering reviews.

Formatted: Font: (Default) Arial, 11 pt

Commented [AC30]: Clarifying. Amending to be consistent with past practice and engineering reviews

~~G.D.~~ Setback: An open, unobstructed area that is required to be provided by this zoning ordinance (see also 14.1.9.).

~~H.E.~~ Shed, storage: A detached accessory structure used or intended to use for the storage of garden equipment and household items incidental to the principal use.

~~I.F.~~ Shipping Shipping container is a standard reusable vessel, designed without an axle or wheels which was:

1. Originally, specifically, or formerly designed for or used in the packing, cargo, movement or transportation of freight, articles, goods or commodities, and/or
 2. Designed for/or capable of being mounted or moved on a rail car, truck trailer or loaded on a ship.
- J.G.** Shrub: A woody plant, smaller than a tree, that consists of a number of small stems from the ground or small branches near the ground. May be deciduous or evergreen.
- K.H.** Shrub, low: Any shrub that attains a mature height of four (4) feet or less when left unpruned
- L.L.** Shrub, tall: Any shrub that attains a mature height of more than four (4) feet when left unpruned.
- M.J.** Sign-related definitions: See Sec. 8.12 for all sign-related definitions.
- N.K.** Single ownership: Ownership by an individual, partnership, corporation, cooperative or condominium having control over exterior maintenance of buildings and grounds.
- O.L.** Smoke: The visible discharge from a chimney, stack, vent, exhaust or combustion process that is made up of particulate matter.
- P.M.** Smoke unit: The number obtained when the smoke density in the Ringelmann Number is multiplied by the time of emission in minutes. For the purpose of this calculation:
1. A Ringelmann density reading shall be made at least once a minute during the period of observation;
 2. Each reading is then multiplied by the time in minutes during which it is observed; and
 3. The various products are then added together to give the total number of smoke units observed during the entire observation period.
- Q.N.** Specified anatomical areas: (a) less than completely and opaquely covered: human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; or (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- R.O.** Specified sexual activities: (a) human genitals in a state of sexual stimulation or arousal; (b) Acts of human masturbation, sexual intercourse or sodomy; or (c) fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
- S.P.** Solar Energy System: A system intended to convert solar energy into thermal, mechanical or electrical energy.
1. Solar Energy System, Building-Integrated: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.
 2. Solar Energy System, Structure-Mounted: A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.
 3. Solar Energy System, Flush-Mounted: A solar energy system that is mounted flush with a finished building surface, at no more than six (6) inches in height above that surface.
 4. Solar Energy System, Ground-Mounted: A solar energy system mounted on the ground and not attached to any other structure other than structural supports.
- T.Q.** Solar Panel: A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.
- U.R.** Street: All property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to easements therefor.

~~V~~S. Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it, including a story that has more than three-quarters of its height above grade.

~~W~~T. Story, ground: Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.

~~X~~U. Story, half: A space under a sloping roof that has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty (60) percent of the floor area is finished off for use, and a story in which more than one-half but not more than three-quarters of its height is above grade.

~~Y~~V. Street line: A line forming the boundary of the right-of-way of a street.

~~Z~~W. Street wall: The outer face of any part of a building nearest to and facing on a street, except open steps and terraces. Where the front lot line setback is thirty (30) feet or more, bay windows projecting not more than four (4) feet toward the front lot line, and sun parlors (not a part of any other room), porches and piazzas projecting not more than ten (10) feet toward the front lot line are shall not considered a part of the front street wall, provided no such bay window, sun parlor, porch or piazza exceeds in height the first story of the building of which it is a part.

~~AA~~X. Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground or attached to something having a permanent or temporary location on or in the ground, including but without limiting the generality of the foregoing; buildings, advertising signs, backstops for tennis courts, pergolas, and swimming pools; provided, however, that this definition does not include underground tanks for the storage of any type of fuel.

1. Structural alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.

~~BB~~Y. Swimming pool: Any temporary or permanent artificial pool or receptacle for water installed, constructed or maintained in, on or above the ground (not including those enclosed and located entirely within a dwelling), having a perimeter of more than twenty-five (25) feet and a depth of more than two (2) feet at any point.

~~CC~~Z. Swimming pool, private residential: Any swimming pool constructed, installed and maintained in or above the ground, outside of a building used as a dwelling unit.

P&Z Recommendation:

On the April 8, 2021 public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers, and unanimously recommended approval of the request.

Requested Action

To approve Application PZ-21-0001 for text amendments to the following Table and Articles of Appendix C of the Municipal Code:

- Article 2 Residential District, Section 2.3, Table 2-3- Amending maximum lot coverage
- Article 2 Other Regulations, Section 2.6.5 . – New section to reference permitted obstructions found in Section 14.1.9, Table 13-1
- Article 6 Uses, Section 6.10.2 Residential Accessory Structures – Amending to be consistent with those of surrounding communities, meet current trends and petitions, and to provide for flexibility. Revising setback requirement from 5 feet to 3 feet, increase size from 140 to 2% of lot area, amending to exclude garage from allowable number of accessory structures, and reference overall lot coverage as provided in Table 2-3

- Article 6 Temporary Uses – Section 6.11.2 – Adding reference to comply with noise language found in Chapter 15, Article VI Nuisances and permit outdoor entertainment with restrictions
- Article 6 Use, Section. 6.12 – New Section to permit outdoor storage containers in non-residential property subject to regulations
- Article 7 Parking, Section 7.8.4.B – Revising driveway width from 22' to 24' when leading to two (2) or more parking spaces
- Article 7 Parking, Section 7.8.5 – Revising circular driveway width from 10' to 12' and amending required landscaping to evergreen along the entire length of circular drive
- Article 7 Parking, Section 7.8.7 – Amending to reference overall lot coverage found in underlying zoning district's maximum lot coverage/impervious surface.
- Article 7 Parking, Section 7.8.7.B-F – Eliminating impervious regulations under this section as proposing to include in the lot and building regulations in Sec. 2.3 Lot Coverage.
- Article 7 Parking Area Design, Surfacing Section 7.9.4 .– Revising per Engineer's recommendation.
- Article 11, Section 11.3.13 Effective Period of Planned Unit Development – Amending to include Director of Community Development review and consideration of previously approved PUD for validity for projects which exceed 3 years from date of approval
- Article 11, Administrative Adjustments, Sec. 11.6.- Clean up item - administrative adjustment permitted per current code and don't require public hearing. Should not require public notice. Consistent with similar suburban municipalities that allow administrative adjustments - subject to Village staff review versus P&Z or VB.
- Article 14 Measurements and Definitions, Section 14.1.8 – Clarifying Lot Coverage Definition
- Article 14 Measurements and Definitions – Section 14.1.9 – Adding maximum 5' sidewalk width
- Article 14 Measurements and Definitions, Section 14.2.13 – Clarifying Impervious Site Coverage
- Article 14 Measurements and Definitions, Section 14.2.22.C– Clarifying semi-pervious surface
- Article 14, Section 14.2.22.F – Adding definition of shipping container

	AYES	NAYS
Planning and Zoning Action:		
Majority of quorum	7	0
Village Board Final Decision Required:		
Two-thirds of all member of the Village Board		

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

Village Code Amendments
April 8, 2021

2

1 A P P E A R A N C E S:

2 BOARD MEMBERS PRESENT:

3 MR. JASON JARRETT, Chairman

MR. LARRY CALVERT

4 MR. EDWARD HOFSTRA

MR. JACK LANENGA

5 MR. MICHAEL ORLOWSKI

MR. DOMINICK ROMANO

6 MR. JUSTIN SHLENSKY

7
8 ALSO PRESENT:

9 MS. CONSUELO ARGUILLES,

Director of Community Development

10
MR. ALBERT "AL" BULTHUIS

11 Village President

12
13 * * *

1 CHAIRMAN JARRETT: So the first matter of public
2 business will be continued item PZ-21-0001, Village
3 Code Amendments to Zoning Ordinance, Appendix C.

4 Because it's a continuation, we will take additional
5 input from the public if anybody wishes to speak.

6 Let's start with any input, additional input
7 you have at the moment.

8 MS. ARGUILLES: Well, I did -- not additional input
9 that I received from the public. There's no additional
10 feedback that I received.

11 But I did have -- I did go back and I took
12 the recommendations --

13 CHAIRMAN JARRETT: You got to speak up.

14 MS. ARGUILLES: If it's okay, I'll remove my mask.

15 So what I did is I did amend the
16 recommendations based on the feedback from the
17 Commission. I did not receive any additional feedback
18 from the public. So what you're looking and reviewing
19 here tonight is the updated recommendation from staff
20 with additional information in there in terms of what
21 research was done, and there was a cleanup of the
22 recommendations that was proposed.

1 CHAIRMAN JARRETT: Okay.

2 Anyone from the public wishing to speak on
3 this item tonight?

4 Come up and be sworn in.

5 MS. SOLEM: Karen Solem, S-o-l-e-m.

6 CHAIRMAN JARRETT: Come up and be sworn.

7 (Witness duly sworn.)

8 MS. SOLEM: Hello, everybody. A lot of these items
9 I've spoke about, Jack has spoke about, and we've
10 talked to Consuelo about. And my question is: How did
11 these recommendations come about? Who all was involved
12 in making these recommendations?

13 MS. ARGUILLES: So are you talking about the
14 process for notification regarding those changes?

15 MS. SOLEM: The process itself. Yes, all of the
16 above.

17 MS. ARGUILLES: The process itself is no different
18 than any text amendments that have to go before the
19 board for consideration. In this case, the Planning &
20 Zoning Commission did have one hearing, and the notice
21 for that hearing was a notice in the paper and notice
22 that required any potential changes to the code,

1 specific procedures. It had a list of people and all
2 that.

3 Besides the notice in the paper, they could
4 definitely contact me if they're inquiring about any
5 changes. But it's no different than standard code
6 amendments.

7 So the items before the Commission here
8 tonight is a combination of cleanup items and
9 combination of the containers, responses and research
10 the staff has been doing in request to a FOIA request
11 with properties with outside containers on the
12 property.

13 So in the paper. Obviously we have
14 recommendations in the office. If anybody inquires,
15 they can come in and take a look at them or talk to me
16 about.

17 MS. SOLEM: So your recommendations brought forward
18 are just your ideas?

19 MS. ARGUILLES: So there's an internal process
20 that's a review of other department heads and village
21 staff. So Public Works, fire department, the police
22 chief, village manager's office, village engineer,

1 first is made up of internal review of the proposed
2 changes. We tweak it and we modify the recommendations
3 based on the feedback I receive, and then the report
4 that I put together is based on the attorney review and
5 research that was conducted on those items.

6 MS. SOLEM: Was there anything posted on the
7 village website?

8 MS. ARGUILLES: Not on the village website. Unlike
9 the Village Board, these meetings are not televised, so
10 that's the difference between a Village Board agenda
11 items and the Planning & Zoning Commission.

12 CHAIRMAN JARRETT: The agenda would have been
13 published though, correct?

14 MS. ARGUILLES: So if you go to Laserfiche, I
15 believe the agendas are updated. So the meeting itself
16 is advertised on the Village website. So if you go and
17 you click, you'll see that not only the Village Board
18 and Planning & Zoning, but traffic and a good amount of
19 commissions are on the village website.

20 MS. SOLEM: Right. I meant the changes that were
21 being presented.

22 MS. ARGUILLES: No.

1 MS. SOLEM: That's all the questions I have. Thank
2 you.

3 CHAIRMAN JARRETT: Just by a point of
4 clarification. Some of the items in here are very
5 minor changes to various aspects of the Village Code
6 that have been brought to our attention since the last
7 zoning update a couple years ago. Some of them are
8 items that we've discussed here that we've known were
9 problematic, and staff took it upon themselves to -- I
10 should say, based on our direction -- to fine-tune the
11 details of some of that. And we had -- I can't say
12 exactly how long, but probably somewhere between an
13 hour and two hours of discussion at the previous
14 meeting.

15 Basically we read all the details of this,
16 went over it, discussed it, and gave her some
17 additional feedback to come back to us with a final --
18 potentially final draft.

19 MS. SOLEM: Sure. I just wondered. I was under
20 the understanding that we were having some sort of a
21 committee that would be forming, a hearing committee.

22 MS. ARGUILLES: That did not take place.

1 MS. SOLEM: But was that a correct assumption on my
2 part that was told to me?

3 MS. ARGUILLES: I can't speak for your assumptions,
4 but I know that we have been reviewing items, and my
5 goal is to address some of the outstanding items, and
6 change is one of them.

7 So for the sake of time, I proposed a
8 recommendation that brought back -- brought it to the
9 Planning & Zoning Commission at the last meeting, I
10 believe in January. So what's here for consideration
11 is amendments to those recommendations based on the
12 feedback, based on internal review, and FOIA requests,
13 combination of all that.

14 So we did not form a hearing committee. At
15 one point that could have been an idea that was
16 presented. But for purposes of the cleanup items and
17 containers, I presented and I am presenting a
18 recommendation.

19 MS. SOLEM: Okay. Thank you.

20 CHAIRMAN JARRETT: Thank you.

21 Anyone else wishing to speak on this?

22 Please make sure you're sworn in and then

1 name and address for the record, please.

2 (Witness duly sworn.)

3 MS. TUCKER: Cheryl Tucker, 434 South Cornell.

4 I was here, and my opinions are, as I've made
5 very clear, that I would prefer not to have storage
6 containers in the village at all because they're very
7 ugly basically and they're not really eye pleasant.
8 But I know when you were working on it the last
9 meeting, I was here, I sat and listened, and that the
10 businesses need them.

11 But I do want to -- what wasn't approached on
12 that is that I would prefer not to see double-decker or
13 triple, that it becomes a train yard idea.

14 I'm hoping that the board will figure out a
15 way, which I know you guys are working on, to make them
16 eye pleasant to blend in with the businesses so that
17 they don't sit out and that you working on blending
18 them in to either work with the buildings so they're
19 not eyesores, they're decorative-type things, and that
20 they blend in and don't stick out like an eyesore.

21 So I'm requesting that you continue to do
22 that on the existing thing.

1 Some of the things that I know you talked
2 about is possibly the idea of maybe fencing or some
3 type of decorative thing like we do for the garbage
4 containers throughout the village, to make them a
5 little less sticking out, you know, that I'm hoping
6 that you guys have -- I know you guys have gone back
7 and forth to do that, and that's what I'm kind of here
8 for. And to figure out a way that maybe you can
9 camouflage them or make them blend more aesthetically
10 into what's going on and to kind of set up a code that
11 they have to keep them -- the standards that after
12 years or whatever, they have to keep them up to
13 standards so that they don't become a mess.

14 Somewhere in your ordinance or however you're
15 figuring it out, you can put it in that they must blend
16 in. If they're going to put bushes in front, that they
17 have to keep those bushes up, or if they're going to do
18 decorative flowers or whatever they're going to do in
19 front of them, that they have to upkeep them; that
20 they're not just going to be put in there and
21 forgotten, neglected five or ten years down the road.
22 That can become a mess and then you have other problems

1 with them. And that you have some type of standards
2 that those containers have to be kept up in good
3 condition, because obviously some of them will rust out
4 or the bottoms or whatever it is.

5 That's all I'm asking you guys to do to take
6 those into consideration. Thank you.

7 CHAIRMAN JARRETT: I appreciate that. Appreciate
8 the comments.

9 Just really quickly on that, we'll go through
10 that one a little closer when we get to it. But I'm
11 pretty sure screening is part of the ordinance. I
12 believe permitting of them would be required. So
13 maintenance would fall under enforcement just like any
14 other building. And if double-decking, stacking, is
15 not explicitly prohibited, I would support that, but I
16 believe it is. Yeah, I think it is.

17 Anyone else wishing to speak?

18 (Witness duly sworn.)

19 MS. ROJEK: Angie Rojek, R-o-j-e-k, 639 South
20 Riverside Drive, Villa Park. I'm the owner of Pioneer
21 Garden. I was here at the last meeting. We talked
22 about containers. I have not had the chance to -- do

1 you have actual wording of what it will read?

2 CHAIRMAN JARRETT: Yes.

3 MS. ROJEK: Okay. Obviously we have not seen that.

4 But when we talked about putting screening or fencing

5 around it, I just want to make sure that -- we don't

6 have a way to do that because it's on blacktop. It

7 would be hard to build something around it.

8 Anyway, I just wanted to make sure. Ours is

9 painted so that it matches the building. So maybe if

10 there's other ways that, like Cheryl was saying, to

11 keep it aesthetically pleasing, that that would be okay

12 too. Just to keep that in mind.

13 Thank you.

14 CHAIRMAN JARRETT: Thank you.

15 Anyone else?

16 Seeing no one else, then we will -- I think

17 we can combine questions in discussion.

18 Any specific questions before we just kind of

19 go over real quick, see what the changes are?

20 So we have the changes to impervious surface

21 and site coverage, impervious site coverage. I'm

22 looking here.

1 MS. GABRIEL: Could you tell us what ordinance we
2 are looking at because there was no pre-drop for the
3 public, so we don't know exactly what number you're
4 speaking about because there was no pre-drop.

5 CHAIRMAN JARRETT: So was this -- this was not
6 available in the office?

7 MS. ARGUILLES: It was.

8 MS. GABRIEL: But it wasn't attached as a link or a
9 document like for the agenda items, like it has the
10 meeting minutes, so it didn't have anything. So we
11 would have had to make a trip down here to get an
12 agenda item. It's not attached to the items. So that
13 I was asking if you could just say what number you're
14 looking at? I have a copy of the ordinance with me.

15 CHAIRMAN JARRETT: Yes, I will. Could we get your
16 name and address for the record, and get you sworn in.

17 MS. GABRIEL: Tracey Gabriel, G-a-b-r-i-e-l, 306
18 South Central.

19 (Witness duly sworn.)

20 CHAIRMAN JARRETT: So we're starting with lot
21 coverage Article II, Residential District Section 2.3.
22 There are modifications to the table there that

1 changed. We are essentially changing from maximum lot
2 coverage to impervious site coverage and a percentage
3 change there. There are no changes to that, I don't
4 believe, from our last meeting. I believe the numbers
5 there are the same.

6 MS. ARGUILLES: Correct.

7 CHAIRMAN JARRETT: So I believe we had agreed that
8 we are all comfortable with those numbers.

9 Then we have Residential District's
10 Article II, Section 2.6, Other Regulations under
11 Section 6.10.2, Residential Accessory Buildings and
12 Structures. That language is all -- is mostly the
13 same. A couple of clarifications.

14 We are -- only one accessory building is
15 allowed per lot. There are some changes to the
16 language there.

17 And then down in 5(d), "addition to garages
18 for storage purposes shall be permitted provided the
19 addition is an integral part of the design. If it's
20 not...the construction of the garage generally matches
21 and adheres to the overall appearance of the garage."

22 I think that is a change, correct?

1 MS. ARGUILLES: So we did modify the section quite
2 a bit to make a couple distinctions between attached
3 accessory structures and detached accessory structures.
4 An accessory structure is referring to structures,
5 buildings with walls. So for detached accessory
6 structures, such as a detached garage, there's a
7 maximum number of accessory structures to see no more
8 than -- we added a separate one and also a maximum for
9 accessory structures. Let me just go back to that. So
10 it would be one accessory structure allowed per lot in
11 addition to the detached garage.

12 Now, open structures, no walls, such as a
13 pergola or a gazebo, would not count towards that
14 maximum one detached accessory structure.

15 CHAIRMAN JARRETT: But they do count towards the
16 maximum impervious surface, correct?

17 MS. ARGUILLES: Yes. And those are typically on
18 top of a concrete patio or on top of a deck. So we
19 were not double counting that area against lot
20 coverage.

21 CHAIRMAN JARRETT: And that was a distinction that
22 we were discussing last time, whether you would really

1 want to see two detached solid accessories, like two
2 sheds or --

3 COMMISSIONER SHLENSKY: But I'd like to bring that
4 up for clarification under that because from what you
5 just said, I want to make sure that everybody is on the
6 same page, because we're indicating that accessory
7 buildings are different than accessory structures; that
8 attached and detached garages are separate; and then
9 accessory structures, as it's currently written or as
10 it's currently proposed, indicates shed or gazebo.

11 And my interpretation of that, comparing a
12 gazebo to a shed, is that it's a closed -- enclosed
13 structure versus, that next sentence down, such as open
14 structures of decks and pergolas.

15 So you have to be extremely careful about the
16 language that we're using and how we're describing
17 certain structures. If we're going with open or
18 closed, I want to make sure that gazebo, as it's
19 currently proposed, we intend to pass that as a closed
20 structure versus an open structure. And if we want to
21 change that, we have to modify it and record it.

22 MS. ARGUILLES: If I may, so gazebos is one where,

1 in my research, gazebos could be enclosed, meaning
2 knee-high walls with screens, so it would be considered
3 enclosed. But also gazebos could be open structures
4 where it doesn't have that screening around or even the
5 knee-high.

6 So it's difficult to try to codify something
7 where it's so depending on the design of the structure.
8 And nowadays something can be called a pergola and have
9 the roof -- no sides but a roof being open with just
10 slats or it could be a solid roof, no walls.

11 So this just gives us the authority to, in
12 general, if a gazebo has walls and is enclosed, then it
13 would be an accessory structure. If it's an open
14 gazebo, meaning no walls, it's just a solid room
15 depending on where they're getting it from, it might be
16 called differently. The intent is not to call that as
17 an accessory structure.

18 COMMISSIONER SHLENSKY: I appreciate the intent.

19 But for me, I would like -- I think what
20 you're doing is to remove the subjectivity to
21 consistency, which I'm always a fan of. However, I
22 just want to make sure if we're calling something a

1 gazebo in the review process, that we treat it as a
2 gazebo based on the language proposed before us such as
3 a pergola.

4 MS. ARGUILLES: It's definitely within your purview
5 to take these recommendations and modify them to be
6 more specific. The point that I'm stressing is that
7 nowadays gazebo might be called a gazebo depending on
8 where you buy it. It might be an enclosed gazebo or it
9 might be an open gazebo, meaning no walls.

10 So the intent of this is, if it has walls,
11 gazebo would be an accessory building. If it has no
12 walls, it's an accessory structure. But it's
13 definitely within your purview to modify some of these.

14 CHAIRMAN JARRETT: Justin, what is the specific
15 language that you're --

16 COMMISSIONER SHLENSKY: So it is in proposed
17 changes to 6.10.2(a)(2), and then sub (a), (b), and
18 (c). It's Page 2 of 11 of the packet that we received.

19 CHAIRMAN JARRETT: Right.

20 COMMISSIONER SHLENSKY: So under 2(c), it currently
21 reads: "The maximum number of accessory structures,
22 such as a shed or gazebo, shall not exceed two per

1 zoning lot."

2 Next sentence: "Swimming pools and open
3 structures, such as decks and pergolas, are exempt from
4 the total number of accessory structures."

5 So if we're going to limit accessory
6 structures to two, which, in my reading of this, limits
7 it to two enclosed or walled structures versus open
8 structures, as it's written or proposed written,
9 swimming pools and open structures such as decks or
10 pergolas.

11 So I believe that the distinction that we're
12 trying to set in 2(c) is an accessory structure that is
13 enclosed or walled versus accessory structures that are
14 opened. And I want to make sure that as we read
15 through this, we are being extremely consistent in
16 allowing the language that we're using.

17 CHAIRMAN JARRETT: So I think what you're getting
18 at there is, we're specifically saying "such as sheds
19 or gazebos," and "such as decks or pergolas." And
20 really that language should probably be replaced with
21 "enclosed accessory structures" and "open accessory
22 structures," or something similar.

1 COMMISSIONER SHLENSKY: That may simplify the
2 language, sure.

3 CHAIRMAN JARRETT: I mean, I see what you are
4 saying. This -- where it's saying -- we're saying
5 gazebo is closed.

6 COMMISSIONER SHLENSKY: The way it's currently
7 written, that's my interpretation, is that anything
8 called a gazebo, by default under this code, will be
9 read as an enclosed accessory structure versus an open
10 structure.

11 And based upon the distinction of enclosed
12 versus open is a set of limitations of how many
13 structures will be on the back lot.

14 COMMISSIONER ORLOWSKI: If you go and look at a
15 gazebo, like you said, most of them, they're going to
16 have a four-foot wall, and some of them will have it
17 where you can buy screening to put around it depending
18 upon the climate that you live in.

19 So if it's got a four-foot wall, would that
20 be counted as closed?

21 COMMISSIONER HOFSTRA: Justin, I'm looking at the
22 version of the document that's got the comments on the

1 side.

2 COMMISSIONER SHLENSKY: Sure.

3 COMMISSIONER HOFSTRA: Are you asking us to
4 incorporate the comment into the ordinance, because it
5 says pretty explicitly: "Open structures, such as
6 pergolas and gazebos, would not count towards maximum
7 accessory structures."

8 CHAIRMAN JARRETT: Right. What he's saying -- and
9 I think there are some conflicts in the word choice
10 here and, in fact, A says: "Only one accessory
11 building is allowed per lot." And C goes on to say:
12 "Shall not exceed two per zoning lot."

13 COMMISSIONER ORLOWSKI: But part of that's crossed
14 off, if you're looking at number 2.

15 COMMISSIONER SHLENSKY: I think what Jason is
16 looking at is past that.

17 CHAIRMAN JARRETT: 2(a) says: "Only one accessory
18 building is allowed per lot." Okay. Right?

19 And C says: "The maximum number of accessory
20 structures, like a shed or gazebo, shall not exceed two
21 per zoning lot."

22 So those are in conflict, correct?

1 MS. ARGUILLES: One is specifically making a
2 reference to structures; and one is for the buildings.
3 So A is intended for that one detached garage.

4 CHAIRMAN JARRETT: Oh, right.

5 MS. ARGUILLES: And B is intended for the accessory
6 structures, shed or gazebo, because those are typically
7 enclosed, so it would count as accessory structures.
8 Or if it was open structures, such as decks or
9 pergolas, they're open. That would not count towards
10 it.

11 COMMISSIONER SHLENSKY: So I think what I would
12 like to propose on further discussion on this item
13 under 2(c) is trying to more consistently give a
14 definition to "closed structure" versus "open
15 structure" for the ease of understanding, and then
16 enforcement of 2(c), and where do we draw the
17 distinction between closed and open in this scenario of
18 a four-foot knee-high wall or barrier around the bottom
19 portion of the gazebo where the top is open? Are we
20 truly going to get into the feet of it?

21 COMMISSIONER ROMANO: To me that seems silly. We
22 need to talk about usage. A shed versus a -- some of

1 those pergolas have a slotted -- are you going to call
2 that a closed structure if it's slotted? I think
3 that's a big distinction between something that's used
4 to enjoy your yard or entertaining versus additional
5 storage capacity.

6 COMMISSIONER SHLENSKY: I'm with you on that. I
7 don't necessarily want to get into the true
8 nitty-gritty of feet and inches. But I also don't want
9 someone to abuse it by shortening a wall two inches
10 from the top and saying it's an open structure because
11 I have a two-inch gap from the wall to the ceiling.

12 MR. ROMANO: Right.

13 MS. ARGUILLES: And this is where, as part of the
14 building permits process, we review it. That's
15 something that, you know, we can't account for every
16 possible design out there because it does get very
17 subjective to what the clients want and where they're
18 getting it from.

19 So this is really intended for the majority,
20 bulk of the walls being open. Like I said, I'm used to
21 gazebos having a solid knee-high wall but also screened
22 from that point on so that the screens let the air flow

1 in and out.

2 COMMISSIONER SHLENSKY: But if we can remove the
3 subjectivity of the language, in my opinion, it makes
4 your and the staff's job a little bit easier and not
5 argue with residents over "Is this structure closed
6 versus open" and allowing that distinction process.

7 If we remove the subjectivity to increase
8 consistency, I would be more in favor of that, if we
9 can narrow it down.

10 MS. ARGUILLES: It's definitely up to your purview
11 to modify or tweak it. I'm all for making it easier to
12 understand to the public and be consistent. I will say
13 that we do get very creative proposals. So we're
14 trying to make a codification to items, but at the same
15 time, there is going to be that staff review of that
16 proposal. And there's always that process that they
17 could appeal the building permit to the Planning &
18 Zoning Commission.

19 I believe someone had -- Karen, do you have
20 some comments?

21 MS. SOLEM: Just a suggestion. Possibly kind of
22 like the CDC did for us as a restaurant, you can be

1 considered outside seating if a certain percentage of
2 your wall -- so I was thinking just like
3 percentage-wise. So if it's 50 percent open of each
4 wall vertical, if it's more than 50 percent, it meets
5 the standard.

6 COMMISSIONER ROMANO: It's outside.

7 CHAIRMAN JARRETT: That's what I was thinking. A
8 percentage might be good there. The other point
9 generally about the language that Justin is making is
10 that, is it a shed or gazebo, decks and pergolas, but
11 we also acknowledge that pergolas might or might not be
12 open; a gazebo might or might not be open.

13 So I think maybe we don't need to -- is what
14 you're getting at -- part of what you're getting at
15 with that sentence is that, putting those words there,
16 those examples there, is it explicitly necessary?

17 COMMISSIONER SHLENSKY: I'd like to remove those in
18 favor of more closed versus open language.

19 CHAIRMAN JARRETT: Right. And I see what you're
20 getting at.

21 COMMISSIONER SHLENSKY: What we choose to do is
22 take Karen's recommendation, which is a great

1 suggestion, of using a percentage. We just need to
2 more narrowly define that of maximum number of closed
3 accessory structures, meaning less than 50 percent open
4 space, versus open structures, meaning more than X
5 amount of open space, that are accepted in the total
6 number of accessory structures, because the
7 distinctions will be important in the use and operation
8 of whether or not something counts towards one of the
9 two accessory structures versus exempt from the number
10 of accessory structures.

11 CHAIRMAN JARRETT: Right. On one hand, to some
12 degree, ordinance always needs to -- there's going to
13 be some interpretation by staff. But this is a place
14 we could apply a percentage or another measure. I
15 think percentage is the cleanest method by far.

16 So would people be in favor of that language,
17 something with a percentage?

18 COMMISSIONER HOFSTRA: I am in favor of using
19 percentage but not the 50 percent.

20 CHAIRMAN JARRETT: I was going to say, what's a
21 good percentage? 60 percent open? 75 percent open?

22 COMMISSIONER LANENGA: I would say, yeah, 75

1 percent or so.

2 If you have an eight-foot tall pergola or gazebo
3 and you say 50 percent, you've got four-foot walls.

4 CHAIRMAN JARRETT: Right.

5 COMMISSIONER LANENGA: Four-foot solid walls.

6 CHAIRMAN JARRETT: You also have to state you are
7 going to have a minimum railing height under code.

8 COMMISSIONER SHLENSKY: If it's eight feet tall, 75
9 percent is two feet open versus closed. And if there
10 are two feet, might be a little short --

11 COMMISSIONER HOFSTRA: You only have a railing code
12 if you're over 30 inches above the ground.

13 CHAIRMAN JARRETT: True.

14 MS. GABRIEL: Is it a simple fix as walled gazebo
15 and unwallled gazebo?

16 CHAIRMAN JARRETT: No, because we're talking about
17 a lot more than -- we're talking about a lot of
18 different potential structures. It's not just gazebos.
19 Then again you get into what is a wall, how many walls.

20 MS. GABRIEL: I'm just throwing it out there from
21 the interpretation of a resident trying to read.

22 CHAIRMAN JARRETT: Yeah. No. I understand.

1 Do you have any thought on that, Consuelo, in terms
2 of a percentage? Is that something you want to -- you
3 want us to give you a ballpark number and you could see
4 if it could work in more cases than not, or what do you
5 think?

6 MS. ARGUILLES: My recommendation is to leave it
7 open the way it is and leave it to staff as part of the
8 review process to determine if it's considered an open
9 versus enclosed structure, for the fact being that they
10 could be so customized depending on where they're
11 getting it from and what type of structure it is.

12 I don't want to add a percentage and then
13 have it be an issue depending on the design. It could
14 be one wall, it could be all walls, some of them might
15 have a solid knee wall or it might not. So it really
16 varies depending on the design.

17 So I tend to lean for not being very specific
18 because we run into issues when a proposal doesn't
19 comply, but it's meeting the intent. Then I would hate
20 to have them go through the various processes if it's
21 not meeting the specific percentage.

22 And in my research, it really varies from

1 community to community. Most of them only allow one
2 detached accessory structures, not two.

3 In my opinion, based on what I've heard from
4 the public, if it's an open structure, that's a demand
5 for it nowadays, right, to have a shed, a detached
6 garage, a shed, and a pergola, which has no walls, with
7 some slats as a roof or it could be a canopy for
8 shelter, or an outdoor patio area, solid roof with no
9 walls. It could be a gazebo with a solid roof and
10 either lattice on one side, or it could be standard
11 gazebo too.

12 So it really varies nowadays. And a lot of
13 retailers that I researched as well, like Home Depot
14 and Menards and HomeGoods and Wayfair, what they call
15 it and what the dimensions are, it's really
16 customizable and it varies. So it's very hard to
17 codify something, and I would hate to codify something
18 and then have it an issue in part of the review process
19 because it doesn't meet a percentage. And there is no
20 standard for the percentage of being opened versus
21 enclosed. Even the height varies. But it's definitely
22 within your purview to modify the recommendation, if

1 you would like to, for it to be more specific if you
2 choose to do so.

3 In Karen's suggestion was 50 percent of the
4 walls being open, 50 percent of each wall, or
5 50 percent total, or 75 percent open? Again, are we
6 looking at cumulative of all the walls when we look at
7 a percentage open?

8 CHAIRMAN JARRETT: That's what I was just thinking
9 as well, because if you say 50 percent of the structure
10 must be open, then somebody could theoretically build
11 two full walls and two open walls. And you basically
12 got --

13 COMMISSIONER SHLENSKY: I think that's an easy fix.
14 It will just be a certain percentage of each wall.
15 Because are residents really going to want to have
16 different sized walls?

17 COMMISSIONER ORLOWSKI: Depends on what they
18 bought.

19 COMMISSIONER SHLENSKY: I don't see the advantage
20 of different size walls.

21 COMMISSIONER ORLOWSKI: I understand what you're
22 looking at.

1 MS. ARGUILLES: My goal in the recommendation is to
2 modify to provide more guidance for items that have not
3 been included in the Zoning Ordinance but also not be
4 restrictive in that the homeowner is looking to improve
5 the property, for them to have to go through hoops to
6 get what they want or go through a variation process.

7 The variation process, it's not something I
8 recommend. There's a non-refundable fee. There's a
9 public hearing process for that. My suggestion is
10 always try to meet the intent of the code. And the
11 review from staff when we receive proposals, it's
12 starting off there. What does the code say? Does it
13 comply or not? If it doesn't comply, then that's a
14 quick response, it just doesn't comply.

15 You have the variation process, but for
16 variations you have to meet hardship. That's one of
17 the definitions that you have to meet. There has to be
18 unique circumstances.

19 But, again, this is just recommendations that
20 we would like to take forward. The board might have
21 more specifics on what they would like to do or tweak
22 it. I could always go back and just try to pull out

1 some examples and have the board decide what they want
2 to do. It's something that we could definitely move
3 forward with a recommendation if the commission wants
4 to add a percentage.

5 COMMISSIONER ROMANO: I think that if it's
6 something that you want to leave a little bit
7 discretionary for the review process, then what it
8 should be worded, the maximum number of accessory
9 structures -- accessory closed structures, because we
10 specify in that second sentence open structures, right?
11 So put "maximum number of closed structures, such as
12 sheds," because that's a very good example of what
13 we're talking about. Drop the "or gazebos" out of
14 there. "Shall not exceed two per zoning." Right? So
15 that kind of ballparks you to storage, to sheds, to
16 four walls. Then that second sentence: "Swimming
17 pools and other open structures, such as decks and
18 pergolas."

19 Gazebo is where we're going to get hung up
20 on.

21 CHAIRMAN JARRETT: That's what I was about to say.

22 COMMISSIONER ROMANO: Let that come to you, and

1 then you can say, well, this is a walled structure per
2 design or it's an open gazebo. It's not a problem.

3 So if that's the example that we're getting
4 hung up on, clarify what the closed structure is, and
5 then that also clarifies what open structure is and
6 gives an example of each.

7 CHAIRMAN JARRETT: If we were to change that to say
8 "The maximum number of enclosed accessory structures,
9 such as sheds, shall not exceed two per zoning lot;
10 open structures, such as decks and pergolas, are exempt
11 from full number of accessory buildings," that doesn't
12 change the intent, correct?

13 MS. ARGUILLES: I don't believe it does. We are
14 being more specific by adding "enclosed" in front of
15 accessory.

16 And did I understand you correctly that you
17 left out "or gazebo"?

18 CHAIRMAN JARRETT: Yeah, because I think gazebos
19 are one that we all acknowledge could be opened or
20 closed. So putting it in as an example of closed is
21 probably not the best example. That's part of --
22 that's not the only thing that Justin was attracted to.

1 But it's certainly one of the issues with the way
2 that -- because that is one of the borderline examples
3 that could go either way.

4 I think shed is pretty obvious. Deck,
5 pergolas, we all know those are open structures
6 generally.

7 So that would be my...

8 COMMISSIONER CALVERT: If we remove the word
9 "gazebo" from there, are we actually allowing them two
10 enclosed sheds?

11 COMMISSIONER SHLENSKY: Yes.

12 COMMISSIONER ROMANO: But the square footage limit
13 too.

14 CHAIRMAN JARRETT: There is a square footage limit
15 later and we are in theory -- I mean, striking the word
16 "or gazebo" from that doesn't change that.

17 COMMISSIONER CALVERT: Okay.

18 CHAIRMAN JARRETT: If you go down to size 5(a) --
19 no, that's garage -- 5(c), "The total area of an
20 accessory structure may not exceed 2 percent of the lot
21 area."

22 That should be a total area of accessory

1 structures, correct?

2 COMMISSIONER ROMANO: Yes.

3 MS. ARGUILLES: Correct, of accessory structures.

4 CHAIRMAN JARRETT: Yes, of accessory structures.

5 May not exceed 2 percent of the lot area.

6 MS. ARGUILLES: So that's a change from a specific
7 square footage to a percentage.

8 CHAIRMAN JARRETT: Right.

9 So then any objections to those changes?

10 COMMISSIONER LANENGA: No.

11 COMMISSIONER ROMANO: No.

12 CHAIRMAN JARRETT: Then next, only one accessory
13 building is allowed per lot. That's item A under 6.
14 That's being removed. That's different from when we
15 were here for discussion before.

16 We are striking E here, which is another
17 reference back to the attached lean-to type shed
18 attached to the garage, just being replaced by the
19 earlier language we discussed.

20 I'm finding things that are new since we were
21 here last.

22 Consuelo, this section here 6.1.04

1 residential garages and carports, is that a new strike
2 since we were here last time?

3 MS. ARGUILLES: So what I did is I combined,
4 instead of having one specific section just for
5 detached garages, I made one for accessory structures.
6 And then within that, when we talked about the number
7 and square footage, then we talked about the
8 distinction between an accessory building, such as
9 garage, and accessory structures, such as a shed, and
10 those that are exempt.

11 CHAIRMAN JARRETT: Yes, because those items
12 essentially moved under 6.10.2.

13 MS. ARGUILLES: Exactly.

14 CHAIRMAN JARRETT: I just want to make sure I was
15 clear on why that was like that.

16 MS. ARGUILLES: Correct.

17 CHAIRMAN JARRETT: Duplexes, garages associated
18 with duplexes, two household dwellings, in 7.5, may not
19 exceed 528 square feet of area.

20 Is that a change?

21 MS. ARGUILLES: No, that's an existing.

22 CHAIRMAN JARRETT: Okay. It's highlighted gray in

1 the copy.

2 COMMISSIONER SHLENSKY: It was part of the
3 consolidation between --

4 CHAIRMAN JARRETT: Oh, right.

5 COMMISSIONER SHLENSKY: 10.2, 10.4, just moving it.

6 CHAIRMAN JARRETT: I see. Yes.

7 MS. ARGUILLES: That's the reason why I provided
8 PDF of the clean copy instead of red line because the
9 red line gets very, very hard to follow.

10 CHAIRMAN JARRETT: Yes, but without the red and
11 green line I don't know what's --

12 MS. ARGUILLES: I agree. That's why I attached
13 both. I myself have both of them in front of me so I
14 can try to navigate and follow along.

15 That was existing change.

16 CHAIRMAN JARRETT: Yes. It actually was somewhat
17 easier in the Word document when I was reviewing it
18 before, you could click on the comments and see.

19 Then if we jump over to 6.11.2, permitted uses:
20 "Temporary outdoor storage containers subject to the
21 following supplemental regulations." It's been struck
22 because we're combining that into 6.1.2, "permanent

1 outdoor storage containers in nonresidential property."

2 Correct?

3 MS. ARGUILLES: Correct. And within that 6.1.2, we
4 have A, temporary, and then B, permanent.

5 CHAIRMAN JARRETT: Right. Before we just had --
6 then we requested that some of those -- more
7 specificity to for the outdoor storage, permanent
8 outdoor storage.

9 COMMISSIONER SHLENSKY: Essentially I believe what
10 happened was, under 6.11.2, staff removed sub H, that
11 was currently temporary outdoor storage containers, and
12 consolidated 6.12 to be both temporary and permanent
13 with their own requirements to just consolidate under
14 one heading of 6.4.

15 CHAIRMAN JARRETT: Right. So were there any
16 changes to the language in temporary outdoor storage
17 containers? There was not, correct?

18 MS. ARGUILLES: No.

19 CHAIRMAN JARRETT: Okay. So just real quickly,
20 let's go through all of the conditions and permanent --
21 all the regulations under Permanent Outdoor Storage
22 Containers and Non-Residential Property, to make sure

1 we've hit on everything and none of those are something
2 we don't want to see.

3 So we have one, "A permit required for any
4 permanent outdoor storage containers."

5 Everyone is in favor of that, correct?

6 BOARD MEMBERS: (In unison) Aye.

7 CHAIRMAN JARRETT: "The subject property is
8 occupied by a principal building." Yes. We don't want
9 the storage containers sitting in the middle of empty
10 commercial property.

11 Three, "Placed behind the front wall of the
12 principal building." Yes. That keeps it out of the
13 front yard. And, actually more than that, keeps it
14 from being in front of a building that might be set
15 back farther from the street but not technically in the
16 front yard.

17 Four, "Placed on a paved surface."

18 Five, "Placed outside on a required side
19 and -- placed outside of required side and rear yard
20 setbacks."

21 Six, "Stacking of outdoor storage containers
22 is prohibited."

1 Seven, "Screened from view with a privacy
2 screen, e.g., fence."

3 Eight, "Landscape to be provided and to
4 screen from public view."

5 Nine, "Does not take up required parking."

6 Ten, "May not be placed on public property or
7 in a location that obstructs traffic advisability."

8 Eleven, "May not display any signs, including
9 the names, addresses, and telephone numbers of the
10 person or firm engaged in the business, or renting, or
11 otherwise placing the outdoor storage containers."

12 Twelve, "Must be maintained in good state of
13 repair free from rust, paint, and other forms of
14 visible deterioration."

15 Thirteen, "May not be used for the storage of
16 hazardous, flammable, or hazardous materials."

17 Fourteen, "May not be used for the purpose of
18 conducting business or selling merchandise."

19 By my mind, the only thing we may want to
20 discuss is seven and eight.

21 Anybody have any issues with any of those
22 generally other than discussing that?

1 COMMISSIONER SHLENSKY: No. I think based upon
2 public comment, we should definitely talk about 7 and 8
3 and maybe just clarify number 14.

4 By the definition of a non-residential
5 storage container, it will be for the purposes of
6 conducting business, because they're going to store
7 some form of goods in them. So maybe just clarify that
8 it may not be used for the purpose of selling
9 merchandise outside of.

10 COMMISSIONER ROMANO: Right. Clarify that it's not
11 going to be the business but still be storage.

12 COMMISSIONER SHLENSKY: Right. As long as you're
13 not selling goods from the storage container, that's
14 fine. But I don't want it to be read as a prohibition
15 of storing goods to be sold at a later date.

16 CHAIRMAN JARRETT: Right. I think that because the
17 language comes specifically from the temporary one,
18 which were never envisioned to be used on a commercial
19 property, or not typically outside of construction. So
20 would it be enough to simply say "May not be used for
21 the purpose of" -- you're the lawyer -- I understand
22 what you're saying.

1 The question is: What is good verbiage for
2 that that gets us to not selling merchandise or
3 allowing -- like the last thing we want is somebody to
4 have a storage container -- not that this would
5 necessarily happen -- but have a storage container on
6 their property and then decide that it's winter and
7 they could seat four tables in there and is --

8 MS. ARGUILLES: That's a good suggestion. If I
9 may, adding at the end of that sentence, that would be
10 addressing no conducting business out of or selling
11 merchandise out of. So just adding the "out of" at the
12 end of that sentence because it's all one sentence.

13 CHAIRMAN JARRETT: I don't like ending a sentence
14 with a preposition. I'm not going to lie.

15 COMMISSIONER SHLENSKY: Out of or within.

16 CHAIRMAN JARRETT: Out of or within. Why not.

17 So then the more -- the item with more
18 discussion is -- privacy screen, e.g., fence,
19 landscaping to provide discrete from public view.

20 My thought on that is we definitely need some
21 sort of screening camouflage. The question is -- the
22 way this is specifically written, we would be requiring

1 screening or fence, but also landscaping, which, in
2 some instances, could be tricky.

3 This is an instance where, to a certain
4 degree, I think I would prefer to leave it up to the
5 discretion of staff on what is appropriately screened.

6 COMMISSIONER ROMANO: Could we combine those,
7 screen from view, whether it be a fence or landscaping?
8 We're also saying it has to be on paved surface, which
9 makes landscaping more tricky too.

10 COMMISSIONER ORLOWSKI: I would say leave the
11 screening part, to leave that to staff, depending upon
12 where you're going to have it set, what you're going to
13 have it set on. If you can't see it, how are you going
14 to screen it?

15 COMMISSIONER LANENGA: One side won't be screened
16 because that's where the door is.

17 CHAIRMAN JARRETT: Right.

18 Though you could screen that too. They do
19 dumpster screens, right? It's just a matter of where
20 you place your doors and how.

21 But I understand what you're saying. Screen
22 from view, we essentially mean from off of the

1 property.

2 COMMISSIONER SHLENSKY: I think the intent is just
3 to camouflage it from looking like a storage container
4 in some aspect. So even if that just means a paint job
5 that matches the building that it's going to sit next
6 to, if it looks like nice, then staff might allow that.
7 I don't necessarily feel we should require landscaping
8 or a screen if it can be painted to match the facade of
9 the building itself.

10 CHAIRMAN JARRETT: Yeah. I could think of a
11 situation like, for example, Pioneer, maybe they don't
12 have the space to do landscaping and maybe a fence
13 isn't practical. I don't know the specifics of that
14 location. But there may be the ability to do something
15 like paneling, like a wood paneling that would be
16 attached -- that would act as a screen.

17 So I think in this case we might be being too
18 specific and.

19 What's your opinion on that, Consuelo?
20 What's your thoughts?

21 MS. ARGUILLES: So this is one where it can
22 definitely be -- it could be subjective, right? I will

1 use landscaping as an ideal. Landscaping to be
2 provided to screen from public view. Initially what my
3 thinking is landscaping in the ground, but if it's on
4 top of the paved surface, it could be planters with
5 shrubs. It could be planters or lattices attached.

6 Nowadays there is lattices that are attached
7 to a building wall, where it allows for some evergreen
8 plantings to be growing on the side of the walls of the
9 structures, or it could be maybe landscaping attached
10 to the container, or it could be planters with
11 landscaping, or it could be a privacy fence or
12 screening.

13 So it really does vary, again. In my
14 research of it, there was no clear standard for what is
15 considered a screen, for lack of a better term.

16 So seven or eight could be modified, could be
17 screened from view with a privacy screen, e.g., fence,
18 and/or landscaping.

19 CHAIRMAN JARRETT: That's what I was thinking.

20 MS. ARGUILLES: It could be a general landscaping.
21 Again, it's not very specific to landscaping in the
22 ground, or planters, or lattices attached to the

1 structure. Again, it's very -- depending on what the
2 design is.

3 And so you see my research shows a slew of
4 scenarios.

5 CHAIRMAN JARRETT: My suggestion were to be just
6 say screen from public view with a privacy screen,
7 e.g., fence or landscaping.

8 Does that --

9 COMMISSIONER SHLENSKY: "Or other similar
10 alternatives." Painting or another plan that the
11 business owners and staff might agree upon.

12 COMMISSIONER ORLOWSKI: On this one can we go to
13 the draft that all the red margins not on because it
14 reads differently on there than it does here. I
15 went --

16 COMMISSIONER SHLENSKY: Are you talking with the
17 clean version?

18 COMMISSIONER ORLOWSKI: Yes. I went to the clean
19 version. If you read it, they don't follow if you read
20 them both.

21 COMMISSIONER SHLENSKY: What page are you on in the
22 clean version?

1 COMMISSIONER ORLOWSKI: Clean version would be
2 Page 3.

3 MS. ARGUILLES: That would be Page 4.

4 COMMISSIONER SHLENSKY: Oh, permanent. Yes.
5 Page 4.

6 CHAIRMAN JARRETT: Screen from view with a privacy
7 screen, e.g., fence, landscaping to be provided to
8 screen from public view.

9 That's the same, correct.

10 COMMISSIONER SHLENSKY: So the intent is screen
11 from public view. Then it's the clarifier that we're
12 trying to work on. Screen from public view by use of
13 privacy screen, e.g., fence, comma, landscaping.

14 CHAIRMAN JARRETT: Or similar methods?

15 COMMISSIONER ROMANO: Comma, suitable alternatives.

16 CHAIRMAN JARRETT: Similar methods.

17 That gives staff some discretion. It doesn't
18 lock it in.

19 Does that sound good to you?

20 MS. ARGUILLES: Yes.

21 CHAIRMAN JARRETT: So instead of seven and eight,
22 strike eight, move everything up. Seven will be

1 screened from public view with a privacy screen, e.g.,
2 fence, landscaping, or similar methods. That tells
3 people what we expect and gives you some latitude.

4 COMMISSIONER CALVERT: With number four, what
5 precisely constitutes the paved surface?

6 MS. ARGUILLES: So that would be something that
7 meets standards for pavement. So typically for over a
8 parking lot, so that's an asphalt parking lot or
9 concrete parking lot. Gravel or lawn area, it's not
10 something we would be supportive of because it's just a
11 matter of time for that structure to --

12 COMMISSIONER CALVERT: What about permeable pavers?

13 MS. ARGUILLES: Again, it would have to be meeting
14 our pavement requirements.

15 One great example of this is that these
16 structures could be very heavy structures, and if
17 they're not over a paved surface that meets our
18 standards, there might be an issue with, over time,
19 with them moving.

20 CHAIRMAN JARRETT: You don't necessarily know
21 what's going to be stored in them and that could be
22 very heavy too. I mean, landscaping materials and

1 things like that could get pretty heavy pretty fast.

2 So the circular driveways in that section,
3 Section 7.8.5, we discussed that previously. I don't
4 see any changes in the language there that we need to
5 discuss.

6 Let's see if there is any other changes.

7 COMMISSIONER SHLENSKY: Accessible parking and then
8 the effective periods of...

9 CHAIRMAN JARRETT: It doesn't look like there are
10 any changes to definition. Just moving some things up.

11 So 11.3.13, effective area of planning and
12 development. We discussed that last time. Were there
13 any changes to that section since we were -- discussed
14 last?

15 MS. ARGUILLES: So there were changes, specifically
16 to items B, C, and D, where it was left at the
17 discretion of the Village Board.

18 So the only change to that was converted back
19 to just indicate to the board.

20 A, it was just clarifying, again, consistent
21 with what we had originally proposed in terms of the
22 PUD, right, in its general conformance (inaudible) in

1 an effort to be business friendly (inaudible) the
2 construction for a longer period of time from the
3 original.

4 CHAIRMAN JARRETT: So just so I'm clear, so the
5 language that would have allowed the extension by staff
6 is gone? We've gone back to not having that in there?
7 And then --

8 COMMISSIONER SHLENSKY: Correct. They removed
9 those from subsections B, and C, and D that we
10 discussed in February.

11 CHAIRMAN JARRETT: That's okay. That's what I
12 thought.

13 Then we're back to A there, which I don't
14 think anybody -- that's fairly normal, to allow the
15 planning director to determine whether a proposal for a
16 planned development is in substantial compliance, for
17 lack of a better word, with planned development.

18 COMMISSIONER SHLENSKY: I think we are just trying
19 to give some brevity and some leniency to the
20 individual seeking a PUD.

21 CHAIRMAN JARRETT: What that also -- yeah. That
22 also allows -- you may have another developer come in

1 and take over a project, they have some minor site line
2 adjustments, things like that that don't change the
3 intent of the plan that staff could review.

4 COMMISSIONER SHLENSKY: Right. But in this
5 instance, if we're giving the Community Development
6 Director authority to do so, it alleviates the need to
7 go back and forth.

8 CHAIRMAN JARRETT: Correct. I am in agreement with
9 you. I'm just saying that's a fairly normal process
10 and really not uncommon in the development world.

11 Other than the shifting of some definitions
12 in terms of letters, were there any other -- anything
13 that I missed, Consuelo, or is that --

14 MS. ARGUILLES: Not under 11.3.13.

15 CHAIRMAN JARRETT: You've got, on the next page,
16 Administrative Adjustments, 11.6.1. That's where we
17 are at next. Actually 11.6.4 -- no 5. That's a lot of
18 points on here. 11.6.5, which is review -- let me read
19 the language as it is in.

20 "So within seven business days of receipt of
21 a complete application for administrative adjustment,
22 Community Development Director will review with both

1 departments and take action on the application."

2 What it's essentially changing there is,
3 previously we required written notice to abutting
4 properties, to adjacent properties. We would be
5 striking that from the ordinance in the case of
6 administrative adjustments.

7 Administrative adjustments are typically are
8 smaller changes. Variations under -- I don't know what
9 our minimum size is. It's a matter of inches, I
10 believe.

11 Then the things that are struck below that in
12 B and C are related to notice and how it is handled and
13 reviewed.

14 So the question is, is that form of notice
15 something we want to remove from the ordinance? I know
16 that that's an issue that is done both ways. The City
17 of Chicago does require it -- that's the one I know the
18 best -- does require notice to abutting neighbors, and
19 staff has to wait ten days for objectors to object from
20 the abutting properties before they make a ruling,
21 which is essentially what's happening here, only with
22 the seven-day period.

1 Are we comfortable striking that?

2 COMMISSIONER LANENGA: Why put the seven days in
3 there if there's no need to notify anybody?

4 CHAIRMAN JARRETT: Well, that's --

5 COMMISSIONER SHLENSKY: They still have to review
6 with those departments. And if you look just below
7 that to the standards set by 11.6.7, that's the
8 criteria for those administrative adjustments.

9 So, as I said, the criteria are requested,
10 adjustments are consistent with all relevant purposes
11 and intent statements of the ordinance. (Inaudible)
12 ordinance shall not have a substantial adverse effect
13 on adjacent property owners. And (inaudible) for the
14 public health safety, general welfare, any adverse
15 impact resulting from the adjustment will be mitigated
16 to the maximum extent feasible.

17 So for the seven days for the Community
18 Development Director to have the rest of the village
19 director's input I think is very important.

20 CHAIRMAN JARRETT: Right. The seven days is
21 important because that gives -- that gives the
22 applicant a timeline. Not something we want to change.

1 I think the broader point is whether or not
2 in the case of administrative adjustments, it should be
3 necessary to notify abutting properties because that's
4 the substantial change here.

5 MS. ARGUILLES: If I may, Commissioner Jarrett?

6 COMMISSIONER JARRETT: Yes.

7 MS. ARGUILLES: In my research, the City of Chicago
8 is definitely a municipality that does have quite a bit
9 of a process and commissions. I'll use the example for
10 zoning. There is a Zoning Board of Appeals, there is a
11 Planning Commission, there is a -- it's really a
12 different animal, in my opinion.

13 So Villa Park, in my opinion, is not
14 something that can be compared to like City of Chicago
15 from a scale, from the numbers of departments, et
16 cetera.

17 I will use an example of my prior source of
18 employment at Mount Prospect. They had a slightly
19 bigger municipality than Villa Park, but they did have
20 an administrative review. Instead of having something
21 to go through the variation process where it did allow
22 the director of community development to meet the

1 adjustment as well as it complied with the general
2 provisions.

3 We have general provision heres under 11.6.2,
4 whether or not to change it. But the notice itself, to
5 me, in my review and researching other communities,
6 that public notice would be more in line if there's a
7 Planning & Zoning Commission application asking for a
8 variation. So a deviation from what the code is above
9 and beyond what is allowed under the administrative
10 adjustments.

11 The public hearing, the public notice is more
12 in line with that public hearing process that the
13 variation would require.

14 To me, it's more of a -- if something is to
15 be reviewed administratively, it does give the
16 director, along with Respondents with different
17 departments as needed, depending on what it is, the
18 right to make the call.

19 Granted, if it does not meet the standards of
20 that administrative adjustment, it's not going to get
21 approved and then they would have to go through the
22 Planning & Zoning Commission. It would come before you

1 to make that call.

2 CHAIRMAN JARRETT: Anyone else up here have
3 thoughts on that?

4 COMMISSIONER ROMANO: I think that change makes
5 sense in terms of efficiency. Basically, in a
6 nutshell, every little tiny thing would have to come
7 before us in terms of variation and would be at your
8 discretion to just grant. That's basically what we're
9 looking for?

10 CHAIRMAN JARRETT: No, not at all.

11 MS. ARGUILLES: It would be limited to Items 1
12 through 7.

13 COMMISSIONER ROMANO: Right. That's what I mean.

14 CHAIRMAN JARRETT: Administrative adjustments can
15 already be made without a variation. The thing that's
16 changing -- correct me if I am wrong -- the thing
17 that's changing is that we currently allow -- we
18 currently require the owner notice properties that abut
19 them, that they're requesting administrative
20 adjustments to give neighbors an opportunity to object.

21 This removes that requirement and the risk,
22 correct? That's the essential nature of the change.

1 MS. ARGUILLES: For administrative adjustments,
2 yes.

3 CHAIRMAN JARRETT: Yes.

4 It's removing that requirement to notice for
5 administrative adjustments.

6 COMMISSIONER ROMANO: Correct.

7 CHAIRMAN JARRETT: Administrative adjustments are
8 admittedly fairly minor in most cases.

9 COMMISSIONER ROMANO: Correct.

10 CHAIRMAN JARRETT: I don't have a list of what they
11 all are in front of me.

12 COMMISSIONER ORLOWSKI: 11.6.2.

13 CHAIRMAN JARRETT: I lost that page somehow in all
14 these pages.

15 COMMISSIONER ORLOWSKI: It would be just above
16 that.

17 CHAIRMAN JARRETT: I just want to make sure
18 everybody is clear on that. That's what's happening
19 with that. Yes, I said various communities do it
20 various ways.

21 So the instances with removing that is okay?
22 Okay.

1 That's all the substantial changes, correct, or am
2 I missing something?

3 When I say "substantial changes," I mean
4 since we last met and discussed the items.

5 MS. ARGUILLES: That would be correct.

6 COMMISSIONER JARRETT: Everything else is shifting
7 letters, moving things to line up with what we've
8 already discussed in the definitions, and so on.

9 Okay. Any other questions, comments from the
10 commission on that?

11 We could make a recommendation to pass this -- to
12 recommend that with the changes that were requested.
13 We don't need to come back, correct?

14 MS. ARGUILLES: Correct.

15 CHAIRMAN JARRETT: I think it's fine to make the
16 motion, mentioning the changes that were described. I
17 would make sure my notes go to staff, and staff have
18 their notes, so we should have that all covered.

19 Who wants to make a motion?

20 Anybody?

21 You don't have to read all the language. We can
22 just go with there is a recommended motion at the

1 bottom of the last page, I believe.

2 MS. ARGUILLES: It's very lengthy because the
3 motion as drafted, it was identifying each section.

4 CHAIRMAN JARRETT: Okay.

5 COMMISSIONER SHLENSKY: I'll read it.

6 Hereby make a motion: "To approve Application
7 PZ-21-0001 for text amendments to the following Table
8 and Articles of Appendix C of the Municipal Code:

9 "Article 2, Residential District,
10 Section 2.3, Table 2-3, Amending maximum lot coverage.

11 "Article 2, Other Regulations, Section 2.6.5,
12 new section to reference permitted obstructions found
13 in Section 14.1.9, Table 13-1."

14 "Article 6, Uses, Section 6.10.2, Residential
15 Accessory Structures. Amend to be consistent with
16 those of surrounding communities, meet current trends
17 and petitions, and to provide for flexibility.
18 Revising setback requirement from 5 feet to 3 feet,
19 increase size from 140 to 200 square-feet, amending to
20 exclude garage from allowable number of accessory
21 structures, and reference overall lot coverage as
22 provided in Table 2-3.

1 "Article 6, Use, Section 6.11.2, Adding
2 reference to comply with noise language found in
3 Chapter 14, Article VI, nuisances and permit outdoor
4 entertainment with restrictions.

5 "Article 6, Use, Section 6.12, New section to
6 permit outdoor storage containers in non-residential
7 property subject to regulations.

8 "Article 7, Parking, Section 7.8.4-B,
9 revising driveway width from 22 feet to 24 feet when
10 leading to two or more parking spaces.

11 "Article 7, Parking, Section 7.8.5, Revising
12 circular driveway width from 10 feet to 12 feet and
13 amending required landscaping to evergreen along the
14 entire length of circular drive.

15 "Article 7, Parking, Section 7.8.7, Amending
16 to reference overall lot coverage found in underlying
17 zoning district's maximum lot coverage/impervious
18 surface.

19 "Article 7, Parking, Section 7.8.7-B through
20 F, Eliminating impervious regulations under this
21 section as proposing to include in the lot and building
22 regulations in Section 2.3 Lot Coverage.

1 "Article 11, Section 11.3.13, Effective
2 period of Planned Unit Development, amending to include
3 Director of Community review and consideration of
4 previously approved PUD for validity for projects which
5 exceed three years from the date of approval.

6 "Article 14, Measurements and Definitions,
7 Section 14.1.8, clarifying lot coverage definition.

8 "Article 14, Measurements and Definitions,
9 Section 14.1.9, Adding maximum 5-foot sidewalk width.

10 "Article 14, Measurements and Definitions,
11 Section 14.2.13, clarifying impervious site coverage.

12 "Article 14, Measurements and Definitions,
13 Section 14.2.22.C, clarifying semi-pervious surface.

14 "Article 14, Section 14.2.22.F, Adding
15 definition of shipping container," as so modified
16 during discussion today.

17 CHAIRMAN JARRETT: Is there a motion and is there a
18 second?

19 COMMISSIONER LANENGA: So moved.

20 COMMISSIONER ORLOWSKI: Second.

21 CHAIRMAN JARRETT: Second from Commissioner
22 Orłowski.

Village Code Amendments
April 8, 2021

62

1 Any questions or comments on the motion?

2 Roll call.

3 Calvert?

4 COMMISSIONER CALVERT: Yes.

5 CHAIRMAN JARRETT: Hofstra?

6 COMMISSIONER HOFSTRA: Yes.

7 CHAIRMAN JARRETT: Lanenga?

8 COMMISSIONER LANENGA: Yes.

9 CHAIRMAN JARRETT: Orłowski?

10 COMMISSIONER ORLOWSKI: Yes.

11 CHAIRMAN JARRETT: Romano?

12 COMMISSIONER ROMANO: Yes.

13 CHAIRMAN JARRETT: Shlensky?

14 COMMISSIONER SHLENSKY: Yes.

15 CHAIRMAN JARRETT: I, too, vote yes. Our
16 recommendation will pass to the Village Board to
17 accept, reject, or modify.

18 Next item is public comments on non-agenda
19 items. Any public comments on non-agenda items this
20 evening?

21 Seeing none, we will move to commission
22 comments.

1 Comments from the commission?

2 I'd just like to thank staff for taking the time to
3 clean some of this up. These kind of text amendments
4 are not easy. There's lot of moving parts and
5 especially coming into a new ordinance.

6 I suspect over the years we'll see a few more
7 as things come to light with the updated ordinance, but
8 I appreciate the effort.

9 Village staff or board liaison comments?

10 CHAIRMAN JARRETT: Yes, President Bulthuis?

11 PRESIDENT BULTHUIS: What an exciting meeting
12 tonight. But it's a good example on the hard work you
13 guys do for the Village. It's a good example of how
14 the sausage is actually made. And it makes -- I think
15 it would be kind of nice if some other residents would
16 be able to witness the thought that goes into
17 everything that comes up before this commission. And
18 it's -- what you do here is very important and it sets
19 the tone for our whole village, for the future, not
20 just for tomorrow, but for years ahead.

21 But I wanted to take the opportunity tonight
22 to thank you all for your time and your commitment to

1 make -- by attending these meetings and reading all the
2 literature. And this being my last meeting, because my
3 term is up at the end of -- in the next month, and you
4 have a new president, I don't know if he'll be the
5 liaison or not to this commission.

6 But I just want to take the opportunity to
7 thank each one of you for all the effort, and all the
8 time, and for change that you helped make in Villa
9 Park. So thank you very much for your time.

10 CHAIRMAN JARRETT: We really appreciate that and we
11 appreciate you sitting through some long meetings with
12 us. Seen you sneak out a couple times, but I can't say
13 that I blame you.

14 PRESIDENT BULTHUIS: Thank you.

15 CHAIRMAN JARRETT: Any staff updates on anything
16 before the board recently?

17 MS. ARGUILLES: At the next Village Board meeting,
18 not this Monday, but the 26th. So the second Village
19 Board meeting in April (inaudible) will be going to the
20 board.

21 So this is one that there's been a track
22 record of applying, withdrawing before the Village

1 Board. This is before my time, then resuming coming

2 ^ CK package finally going through the process.

3 So not at the upcoming but the following one.

4 I think it's the 26th.

5 CHAIRMAN JARRETT: The other one that I was
6 thinking about and I missed, I did go back watch a
7 couple of the Village Board meetings. But D45, has
8 that -- has that gone before the board and pass
9 already?

10 MS. ARGUILLES: Yes.

11 CHAIRMAN JARRETT: Good. That's one specifically I
12 did not see when I was watching.

13 All right. Motion to adjourn?

14 COMMISSIONER HOFSTRA: So moved.

15 COMMISSIONER ORLOWSKI: Okay. I have one. Where
16 are we at on Bucky's.

17 MS. ARGUILLES: Bucky's, that's a great question.
18 I would love to know.

19 So there was ownership changes that are
20 pending that have not been finalized, whether it's
21 going to be a Bucky's or -- I use this as an example.

22 COMMISSIONER ORLOWSKI: So is it ownership of the

1 property or ownership of the name?

2 MS. ARGUILLES: Of the name. Our economic
3 development director has been overseeing that, but
4 trust me in that I've been one asking for a "Coming
5 Soon" sign for that site, and that has not been
6 completed. Why? Because it hasn't been finalized
7 whether it's going to be Bucky's or Casey's. So that's
8 getting closer. So that's the update that I have.
9 Getting closer.

10 COMMISSIONER ORLOWSKI: And then the tire dealer on
11 Roosevelt.

12 MS. ARGUILLES: That has some legal setbacks on
13 their end from ownership changes, but from the building
14 permit standpoint, we are waiting for some contractor
15 information. But the plans have been reviewed and
16 approved.

17 We are getting down to the -- who is going to
18 be doing the work and they've been ready, but the sales
19 ownership transaction that took place took a while from
20 attorneys of the seller's standpoint.

21 COMMISSIONER HOFSTRA: I see they put a "Coming
22 Soon" sign up.

1 MS. ARGUILLES: They did. I've been working on
2 that. I was happy to get that. Yes, they did do that,
3 because they're definitely getting closer to breaking
4 ground. So I anticipate that being up and running very
5 soon.

6 COMMISSIONER ORLOWSKI: Are we going to see any
7 kind of a "Coming Soon" sign for Point Blank?

8 MS. ARGUILLES: There should be. I can tell you
9 they are working on it.

10 COMMISSIONER ORLOWSKI: I know they are working on
11 it. I went by there today.

12 MS. ARGUILLES: If there isn't yet, it's because
13 that fence is coming down.

14 At the same time, we want to make sure that
15 the site remains --

16 COMMISSIONER ORLOWSKI: Secure --

17 MS. ARGUILLES: For the purposes of making sure
18 that it doesn't invite -- it's an active construction
19 site. I myself, when I visited not too long ago, I had
20 to get out of the way because they were up working on
21 it, but that fence is coming down.

22 But I also did request a "Coming Soon" to let

Village Code Amendments
April 8, 2021

68

1 the public know, but that might be in the ownership end
2 of that just holding off until they're done with it.

3 CHAIRMAN JARRETT: Anything else for staff?

4 Motion to adjourn?

5 COMMISSIONER HOFSTRA: So moved.

6 CHAIRMAN JARRETT: Second?

7 COMMISSIONER ROMANO: Second.

8 CHAIRMAN JARRETT: All in favor?

9 COMMISSION MEMBERS: (In unison) Aye.

10 COMMISSIONER JARRETT: We're adjourned.

11 (Adjourned at 9:03 p.m.)

12

13

14

15

16

17

18

19

20

21

22

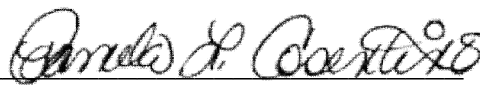
Village Code Amendments
April 8, 2021

69

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF COOK)
3

4 I, PAMELA L. COSENTINO, being first duly
5 sworn on oath says that she is a court reporter doing
6 business in the City of Chicago; that she reported in
7 shorthand the proceedings given at the taking of said
8 village meeting and that the foregoing is a true and
9 correct transcript of her shorthand notes so taken as
10 aforesaid and contains all the proceedings given at
11 said village meeting.

12 IN TESTIMONY WHEREOF: I have hereunto set my
13 verified digital signature this 5th day of May, 2021.

14
15
16 

PAMELA L. COSENTINO, CSR



Village Code Amendments
April 8, 2021

70

A				
ability 44:14	7:17 23:4	agreement 51:8	3:3 59:8	66:2,12 67:1,8
able 63:16	address 8:5 9:1	ahead 63:20	applicant 53:22	67:12,17
abuse 23:9	13:16	air 23:22	application	Article 13:21
abut 56:18	addresses 40:9	AL 2:10	51:21 52:1	14:10 59:9,11
abutting 52:3,18	addressing	ALBERT 2:10	55:7 59:6	59:14 60:1,3,5
52:20 54:3	42:10	alleviates 51:6	apply 26:14	60:8,11,15,19
accept 62:17	adheres 14:21	allow 29:1 44:6	applying 64:22	61:1,6,8,10,12
accepted 26:5	adjacent 52:4	50:14 54:21	appreciate 11:7	61:14
Accessible 49:7	53:13	56:17	11:7 17:18	Articles 59:8
accessories 16:1	adjourn 65:13	allowable 59:20	63:8 64:10,11	asking 11:5
accessory 14:11	68:4	allowed 14:15	approached 9:11	13:13 21:3
14:14 15:3,3,4	adjourned 68:10	15:10 21:11,18	appropriately	55:7 66:4
15:5,7,9,10,14	68:11	35:13 50:5	43:5	aspect 44:4
16:6,7,9 17:13	adjustment	55:9	approval 61:5	aspects 7:5
17:17 18:11,12	51:21 53:15	allowing 19:16	approve 59:6	asphalt 48:8
18:21 19:4,5	55:1,20	24:6 34:9 42:3	approved 55:21	associated 36:17
19:12,13,21,21	adjustments	allows 45:7	61:4 66:16	assumption 8:1
20:9 21:7,10	51:2,16 52:6,7	50:22	April 1:7 64:19	assumptions 8:3
21:17,19 22:5	53:8,10 54:2	alternatives	Ardmore 1:12	attached 13:8,12
22:7 26:3,6,9	55:10 56:14,20	46:10 47:15	area 15:19 29:8	15:2 16:8
26:10 29:2	57:1,5,7	amend 3:15	34:19,21,22	35:17,18 37:12
32:8,9 33:8,11	administrative	59:15	35:5 36:19	44:16 45:5,6,9
33:15 34:20,22	51:16,21 52:6	amending 59:10	48:9 49:11	45:22
35:3,4,12 36:5	52:7 53:8 54:2	59:19 60:13,15	argue 24:5	attending 64:1
36:8,9 59:15	54:20 55:9,20	61:2	ARGUILLES	attention 7:6
59:20	56:14,19 57:1	amendments 1:4	2:9 3:8,14 4:13	attorney 6:4
account 23:15	57:5,7	3:3 4:18 5:6	4:17 5:19 6:8	attorneys 66:20
acknowledge	administrative...	8:11 59:7 63:3	6:14,22 7:22	attracted 33:22
25:11 33:19	55:15	amount 6:18	8:3 13:7 14:6	authority 17:11
act 44:16	admittedly 57:8	26:5	15:1,17 16:22	51:6
action 52:1	advantage 30:19	and/or 45:18	18:4 22:1,5	available 13:6
active 67:18	adverse 53:12,14	Angie 11:19	23:13 24:10	Avenue 1:12
actual 12:1	advertised 6:16	animal 54:12	28:6 31:1	Aye 39:6 68:9
add 28:12 32:4	advisability 40:7	anticipate 67:4	33:13 35:3,6	
added 15:8	aesthetically	anybody 3:5	36:3,13,16,21	B
adding 33:14	10:9 12:11	5:14 40:21	37:7,12 38:3	b 18:17 22:5 38:4
42:9,11 60:1	aforesaid 69:10	50:14 53:3	38:18 42:8	49:16 50:9
61:9,14	agenda 6:10,12	58:20	44:21 45:20	52:12
addition 14:17	13:9,12	Anyway 12:8	47:3,20 48:6	back 3:11 7:17
14:19 15:11	agendas 6:15	appeal 24:17	48:13 49:15	8:8 10:6 15:9
additional 3:4,6	ago 7:7 67:19	Appeals 54:10	51:14 54:5,7	20:13 31:22
3:8,9,17,20	agree 37:12	appearance	56:11 57:1	35:17 39:15
	46:11	14:21	58:5,14 59:2	49:18 50:6,13
	agreed 14:7	Appendix 1:5	64:17 65:10,17	51:7 58:13

65:6 ballpark 28:3 ballparks 32:15 barrier 22:18 based 3:16 6:3,4 7:10 8:11,12 18:2 20:11 29:3 41:1 basically 7:15 9:7 30:11 56:5 56:8 believe 6:15 8:10 11:12,16 14:4 14:4,7 19:11 24:19 33:13 38:9 52:10 59:1 best 33:21 52:18 better 45:15 50:17 beyond 55:9 big 23:3 bigger 54:19 bit 15:2 24:4 32:6 54:8 blacktop 12:6 blame 64:13 Blank 67:7 blend 9:16,20 10:9,15 blending 9:17 board 2:2 4:19 6:9,10,17 9:14 31:20 32:1 39:6 49:17,19 54:10 62:16 63:9 64:16,17 64:19,20 65:1 65:7,8 borderline 34:2 bottom 22:18 59:1 bottoms 11:4 bought 30:18	breaking 67:3 brevity 50:19 bring 16:3 broad 54:1 brought 5:17 7:6 8:8,8 Bucky's 65:16 65:17,21 66:7 build 12:7 30:10 building 11:14 12:9 14:14 18:11 21:11,18 23:14 24:17 35:13 36:8 39:8,12,14 44:5,9 45:7 60:21 66:13 buildings 9:18 14:11 15:5 16:7 22:2 33:11 bulk 23:20 Bulthuis 2:10 63:10,11 64:14 bushes 10:16,17 business 3:2 40:10,18 41:6 41:11 42:10 46:11 50:1 51:20 69:6 businesses 9:10 9:16 buy 18:8 20:17 C c 1:5 2:1 3:3 18:18 21:11,19 49:16 50:9 52:12 59:8 69:2 call 17:16 23:1 29:14 55:18 56:1 62:2 called 17:8,16	18:7 20:8 calling 17:22 Calvert 2:3 34:8 34:17 48:4,12 62:3,4 camouflage 10:9 42:21 44:3 canopy 29:7 capacity 23:5 careful 16:15 carports 36:1 case 4:19 44:17 52:5 54:2 cases 28:4 57:8 Casey's 66:7 CDC 24:22 ceiling 23:11 Central 13:18 certain 16:17 25:1 30:14 43:3 certainly 34:1 Certified 1:14 cetera 54:16 Chairman 2:3 3:1,13 4:1,6 6:12 7:3 8:20 11:7 12:2,14 13:5,15,20 14:7 15:15,21 18:14,19 19:17 20:3 21:8,17 22:4 25:7,19 26:11,20 27:4 27:6,13,16,22 30:8 32:21 33:7,18 34:14 34:18 35:4,8 35:12 36:11,14 36:17,22 37:4 37:6,10,16 38:5,15,19 39:7 41:16 42:13,16 43:17	44:10 45:19 46:5 47:6,14 47:16,21 48:20 49:9 50:4,11 50:21 51:8,15 53:4,20 56:2 56:10,14 57:3 57:7,10,13,17 58:15 59:4 61:17,21 62:5 62:7,9,11,13 62:15 63:10 64:10,15 65:5 65:11 68:3,6,8 chance 11:22 change 8:6 14:3 14:22 16:21 33:7,12 34:16 35:6 36:20 37:15 49:18 51:2 53:22 54:4 55:4 56:4 56:22 64:8 changed 14:1 changes 4:14,22 5:5 6:2,20 7:5 12:19,20 14:3 14:15 18:17 35:9 38:16 49:4,6,10,13 49:15 52:8 58:1,3,12,16 65:19 66:13 changing 14:1 52:2 56:16,17 Chapter 60:3 Cheryl 9:3 12:10 Chicago 52:17 54:7,14 69:6 chief 5:22 choice 21:9 choose 25:21 30:2 circular 49:2	60:12,14 circumstances 31:18 City 52:16 54:7 54:14 69:6 CK 65:2 clarification 7:4 16:4 clarifications 14:13 clarifier 47:11 clarifies 33:5 clarify 33:4 41:3 41:7,10 clarifying 49:20 61:7,11,13 clean 37:8 46:17 46:18,22 47:1 63:3 cleanest 26:15 cleanup 3:21 5:8 8:16 clear 9:5 36:15 45:14 50:4 57:18 click 6:17 37:18 clients 23:17 climate 20:18 closed 16:12,18 16:19 20:5,20 22:14,17 23:2 24:5 25:18 26:2 27:9 32:9 32:11 33:4,20 33:20 closer 11:10 66:8 66:9 67:3 code 1:4 3:3 4:22 5:5 7:5 10:10 20:8 27:7,11 31:10,12 55:8 59:8 codification 24:14

codify 17:6 29:17,17	24:2 25:6,17 25:21 26:18,22	compliance 50:16	51:13	coverage 12:21
combination 5:8 5:9 8:13	27:5,8,11 30:13,17,19,21	complied 55:1	contact 5:4	12:21 13:21
combine 12:17 43:6	32:5,22 34:8 34:11,12,17	comply 28:19 31:13,13,14	container 41:5 41:13 42:4,5	14:2,2 15:20
combined 36:3	35:2,10,11 37:2,5 38:9	60:2	44:3 45:10	59:10,21 60:16
combining 37:22	41:1,10,12 42:15 43:6,10	concrete 15:18 48:9	61:15	60:22 61:7,11
come 4:4,6,11 5:15 7:17	43:15 44:2 46:9,12,16,18	condition 11:3	containers 5:9 5:11 8:17 9:6	coverage/impe... 60:17
32:22 50:22	46:21 47:1,4	conditions 38:20	10:4 11:2,22	covered 58:18
55:22 56:6	47:10,15 48:4	conducted 6:5	37:20 38:1,11	creative 24:13
58:13 63:7	48:12 49:7	conducting 40:18 41:6	38:17,22 39:4	criteria 53:8,9
comes 41:17 63:17	50:8,18 51:4	42:10	39:9,21 40:11	crossed 21:13
comfortable 14:8 53:1	53:2,5 54:5,6	conflict 21:22	60:6	CSR 69:16
coming 63:5 65:1 66:4,21	56:4,13 57:6,9	conflicts 21:9	contains 69:10	cumulative 30:6
67:7,13,21,22	57:12,15 58:6	conformance 49:22	continuation 3:4	current 59:16
comma 47:13,15	59:5 61:19,20	consideration 4:19 8:10 11:6	continue 9:21	currently 16:9
comment 21:4 41:2	61:21 62:4,6,8	61:3	continued 3:2	16:10,19 18:20
comments 11:8 20:22 24:20	62:10,12,14	considered 17:2 25:1 28:8	contractor 66:14	20:6 38:11
37:18 58:9	65:14,15,22	45:15	converted 49:18	56:17,18
62:1,18,19,22	66:10,21 67:6	consistency 17:21 24:8	copy 13:14 37:1	customizable 29:16
63:1,9	67:10,16 68:5	consistent 19:15 24:12 49:20	37:8	customized 28:10
commercial 39:10 41:18	68:7,10	53:10 59:15	Cornell 9:3	
commission 1:2 1:11 3:17 4:20	commissions 6:19 54:9	consistently 22:13	correct 6:13 8:1 14:6,22 15:16	D
5:7 6:11 8:9	commitment 63:22	consolidate 38:13	21:22 33:12	D 49:16 50:9
24:18 32:3	committee 7:21 7:21 8:14	consolidated 38:12	35:1,3 36:16	D45 65:7
54:11 55:7,22	communities 55:5 57:19	consolidation 37:3	38:2,3,17 39:5	date 1:13 41:15
58:10 62:21	59:16	constitutes 48:5	47:9 50:8 51:8	61:5
63:1,17 64:5	community 2:9 29:1,1 51:5,22	construction 14:20 41:19	56:16,22 57:6	day 69:13
68:9	53:17 54:22	50:2 67:18	57:9 58:1,5,13	days 51:20 52:19
Commissioner 16:3 17:18	61:3	Consuelo 2:9 4:10 28:1	58:14 69:9	53:2,17,20
18:16,20 20:1	compared 54:14	35:22 44:19	correctly 33:16	dealer 66:10
20:6,14,21	comparing 16:11		Cosentino 1:14 69:4,16	decide 32:1 42:6
21:2,3,13,15	complete 51:21		count 15:13,15 21:6 22:7,9	deck 15:18 34:4
22:11,21 23:6	completed 66:6		counted 20:20	decks 16:14 19:3
			counting 15:19	19:9,19 22:8
			counts 26:8	25:10 32:17
			COUNTY 69:2	33:10
			couple 7:7 14:13	decorative 10:3
			15:2 64:12	10:18
			65:7	decorative-type 9:19
			court 69:5	default 20:8
				define 26:2

Village Code Amendments
April 8, 2021

73

definitely 5:4 18:4,13 24:10 29:21 32:2 41:2 42:20 44:22 54:8 67:3	49:12 50:16,17 51:5,10,22 53:18 54:22 61:2 66:3	22:17 23:3 24:6 36:8	easier 24:4,11 37:17	43:22 52:2,21
definition 22:14 41:4 49:10 61:7,15	deviation 55:8 difference 6:10 different 4:17 5:5 16:7 27:18 30:16,20 35:14 54:12 55:16	distinctions 15:2 26:7 District 13:21 59:9 district's 14:9 60:17	easy 30:13 63:4 economic 66:2 EDWARD 2:4 effect 53:12 effective 49:8,11 61:1	et 54:15 evening 62:20 evergreen 45:7 60:13 everybody 4:8 16:5 57:18 exactly 7:12 13:3 36:13
definitions 31:17 51:11 58:8 61:6,8,10,12	differently 17:16 46:14	document 13:9 20:22 37:17 doing 5:10 17:20 66:18 69:5	efficiency 56:5 effort 50:1 63:8 64:7	example 32:12 33:3,6,20,21 44:11 48:15 54:9,17 63:12 63:13 65:21
degree 26:12 43:4	difficult 17:6 digital 69:13	DOMINICK 2:5 door 43:16	eight 27:8 40:3 40:20 45:16 47:21,22	examples 25:16 32:1 34:2
demand 29:4	dimensions 29:15	doors 43:20	eight-foot 27:2	exceed 18:22 21:12,20 32:14 33:9 34:20 35:5 36:19 61:5
department 5:20 5:21	direction 7:10	double 15:19	either 9:18 29:10 34:3	excite 18:22 21:12,20 32:14 33:9 34:20 35:5 36:19 61:5
departments 52:1 53:6 54:15 55:17	director 2:9 50:15 51:6,22 53:18 54:22 55:16 61:3 66:3	double-decker 9:12	Eleven 40:8	exciting 63:11
depending 17:7 17:15 18:7 20:17 28:10,13 28:16 43:11 46:1 55:17	discrete 42:19 discretion 43:5 47:17 49:17 56:8	double-decking 11:14 draft 7:18 46:13 drafted 59:3	Eliminating 60:20	exclude 59:20
Depends 30:17	director's 53:19	draw 22:16	employment 54:18	exempt 19:3 26:9 33:10 36:10
Depot 29:13	discrete 42:19	drive 11:20 60:14	empty 39:9	existing 9:22 36:21 37:15
described 58:16	discretion 43:5	driveway 60:9 60:12	enclosed 16:12 17:1,3,12 18:8 19:7,13,21 20:9,11 22:7 28:9 29:21 33:8,14 34:10	expect 48:3
describing 16:16	discuss 40:20 49:5	driveways 49:2	enforcement 11:13 22:16	explicitly 11:15 21:5 25:16
design 14:19 17:7 23:16 28:13,16 33:2 46:2	discussed 7:8,16 35:19 49:3,12 49:13 50:10 58:4,8	Drop 32:13	engaged 40:10	extension 50:5
detached 15:3,5 15:6,11,14 16:1,8 22:3 29:2,5 36:5	discussing 15:22 40:22	duly 4:7 9:2 11:18 13:19 69:4	engineer 5:22	extent 53:16
details 7:11,15	discussion 7:13 12:17 22:12 35:15 42:18 61:16	duplexes 36:17 36:18	enjoy 23:4	extremely 16:15 19:15
deterioration 40:14	display 40:8	dwellings 36:18	entertaining 23:4	eye 9:7,16
determine 28:8 50:15	distinction 15:21 19:11 20:11	E	entertainment 60:4	eyesore 9:20 eyesores 9:19
developer 50:22		E 2:1,1 35:16	entire 60:14	F
development 2:9		e.g 40:2 42:18 45:17 46:7 47:7,13 48:1	envisioned 41:18	F 60:20
		earlier 35:19	especially 63:5	facade 44:8
		ease 22:15	essential 56:22	fact 21:10 28:9
			essentially 14:1 36:12 38:9	fairly 50:14 51:9

Village Code Amendments
April 8, 2021

74

57:8 fall 11:13 fan 17:21 far 26:15 farther 39:15 fast 49:1 favor 24:8 25:18 26:16,18 39:5 68:8 feasible 53:16 February 50:10 fee 31:8 feedback 3:10,16 3:17 6:3 7:17 8:12 feel 44:7 feet 22:20 23:8 27:8,9,10 36:19 59:18,18 60:9,9,12,12 fence 40:2 42:18 43:1,7 44:12 45:11,17 46:7 47:7,13 48:2 67:13,21 fencing 10:2 12:4 figure 9:14 10:8 figuring 10:15 final 7:17,18 finalized 65:20 66:6 finally 65:2 finding 35:20 fine 41:14 58:15 fine-tune 7:10 fire 5:21 firm 40:10 first 3:1 6:1 69:4 five 10:21 39:18 fix 27:14 30:13 flammable 40:16 flexibility 59:17 flow 23:22	flowers 10:18 FOIA 5:10 8:12 follow 37:9,14 46:19 following 37:21 59:7 65:3 footage 34:12,14 35:7 36:7 foregoing 69:8 forgotten 10:21 form 8:14 41:7 52:14 forming 7:21 forms 40:13 forth 10:7 51:7 forward 5:17 31:20 32:3 found 59:12 60:2 60:16 four 32:16 39:17 42:7 48:4 four-foot 20:16 20:19 22:18 27:3,5 Fourteen 40:17 free 40:13 friendly 50:1 front 10:16,19 33:14 37:13 39:11,13,14,16 57:11 full 30:11 33:11 further 22:12 future 63:19 G G-a-b-r-i-e-l 13:17 Gabriel 13:1,8 13:17,17 27:14 27:20 gap 23:11 garage 14:20,21 15:6,11 22:3	29:6 34:19 35:18 36:9 59:20 garages 14:17 16:8 36:1,5,17 garbage 10:3 Garden 11:21 gazebo 15:13 16:10,12,18 17:12,14 18:1 18:2,7,7,8,9,11 18:22 20:5,8 20:15 21:20 22:6,19 25:10 25:12 27:2,14 27:15 29:9,11 33:2,17 34:9 34:16 gazebos 16:22 17:1,3 19:19 21:6 23:21 27:18 32:13,19 33:18 general 17:12 45:20 49:22 53:14 55:1,3 generally 14:20 25:9 34:6 40:22 getting 17:15 19:17 23:18 25:14,14,20 28:11 33:3 66:8,9,17 67:3 give 22:13 28:3 50:19 55:15 56:20 given 69:7,10 gives 17:11 33:6 47:17 48:3 53:21,21 giving 51:5 go 3:11 4:18 6:14 6:16 11:9	12:19 15:9 20:14 28:20 31:5,6,22 34:3 34:18 38:20 46:12 51:7 54:21 55:21 58:17,22 65:6 goal 8:5 31:1 goes 21:11 63:16 going 10:10,16 10:17,18,20 16:17 19:5 20:15 22:20 23:1 24:15 26:12,20 27:7 30:15 32:19 41:6,11 42:14 43:12,12,13 44:5 48:21 55:20 64:19 65:2,21 66:7 66:17 67:6 good 6:18 11:2 25:8 26:21 32:12 40:12 42:1,8 47:19 63:12,13 65:11 goods 41:7,13,15 grant 56:8 Granted 55:19 Gravel 48:9 gray 36:22 great 25:22 48:15 65:17 green 37:11 ground 27:12 45:3,22 67:4 growing 45:8 guidance 31:2 guys 9:15 10:6,6 11:5 63:13 H H 38:10	Hall 1:11 hand 26:11 handled 52:12 happen 42:5 happened 38:10 happening 52:21 57:18 happy 67:2 hard 12:7 29:16 37:9 63:12 hardship 31:16 hate 28:19 29:17 hazardous 40:16 40:16 he'll 64:4 heading 38:14 heads 5:20 health 53:14 heard 29:3 hearing 4:20,21 7:21 8:14 31:9 55:11,12 heavy 48:16,22 49:1 height 27:7 29:21 held 1:11 Hello 4:8 helped 64:8 heres 55:3 hereunto 69:12 highlighted 36:22 hit 39:1 Hofstra 2:4 20:21 21:3 26:18 27:11 62:5,6 65:14 66:21 68:5 holding 68:2 Home 29:13 HomeGoods 29:14 homeowner 31:4

hoops 31:5	53:19	3:13 4:1,6 6:12	Karen's 25:22	26:16 35:19
hoping 9:14 10:5	inquires 5:14	7:3 8:20 11:7	30:3	38:16 41:17
hour 7:13	inquiring 5:4	12:2,14 13:5	keep 10:11,12,17	49:4 50:5
hours 7:13	instance 43:3	13:15,20 14:7	12:11,12	51:19 58:21
household 36:18	51:5	15:15,21 18:14	keeps 39:12,13	60:2
hung 32:19 33:4	instances 43:2	18:19 19:17	kept 11:2	LARRY 2:3
	57:21	20:3 21:8,17	kind 10:7,10	Laserfiche 6:14
I	integral 14:19	22:4 25:7,19	12:18 24:21	latitude 48:3
idea 8:15 9:13	intend 16:19	26:11,20 27:4	32:15 63:3,15	lattice 29:10
10:2	intended 22:3,5	27:6,13,16,22	67:7	lattices 45:5,6,22
ideal 45:1	23:19	30:8 32:21	knee 28:15	lawn 48:9
ideas 5:18	intent 17:16,18	33:7,18 34:14	knee-high 17:2,5	lawyer 41:21
identifying 59:3	18:10 28:19	34:18 35:4,8	22:18 23:21	leading 60:10
II 13:21 14:10	31:10 33:12	35:12 36:11,14	know 8:4 9:8,15	lean 28:17
Illinois 1:12,15	44:2 47:10	36:17,22 37:4	10:1,5,6 13:3	lean-to 35:17
69:1	51:3 53:11	37:6,10,16	23:15 34:5	leave 28:6,7 32:6
impact 53:15	internal 5:19 6:1	38:5,15,19	37:11 44:13	43:4,10,11
impervious	8:12	39:7 41:16	48:20 52:8,15	left 33:17 49:16
12:20,21 14:2	interpretation	42:13,16 43:17	52:17 64:4	legal 66:12
15:16 60:20	16:11 20:7	44:10 45:19	65:18 67:10	length 60:14
61:11	26:13 27:21	46:5 47:6,14	68:1	lengthy 59:2
important 26:7	invite 67:18	47:16,21 48:20	known 7:8	leniency 50:19
53:19,21 63:18	involved 4:11	49:9 50:4,11		let's 3:6 38:20
improve 31:4	issue 28:13	50:21 51:8,15	L	49:6
inaudible 49:22	29:18 48:18	53:4,20 54:5,6	L 1:13 69:4,16	letters 51:12
50:1 53:11,13	52:16	56:2,10,14	lack 45:15 50:17	58:7
64:19	issues 28:18 34:1	57:3,7,10,13	Landscape 40:3	liaison 63:9 64:5
inches 23:8,9	40:21	57:17 58:6,15	landscaping	lie 42:14
27:12 52:9	item 3:2 4:3	59:4 61:17,21	42:19 43:1,7,9	light 63:7
include 60:21	13:12 22:12	62:5,7,9,11,13	44:7,12 45:1,1	limit 19:5 34:12
61:2	35:13 42:17	62:15 63:10	45:3,9,11,18	34:14
included 31:3	62:18	64:10,15 65:5	45:20,21 46:7	limitations 20:12
including 40:8	items 4:8 5:7,8	65:11 68:3,6,8	47:7,13 48:2	limited 56:11
incorporate 21:4	6:5,11 7:4,8	68:10	48:22 60:13	limits 19:6
increase 24:7	8:4,5,16 13:9	Jason 2:3 21:15	Lanenga 2:4	line 37:8,9,11
59:19	13:12 24:14	job 24:4 44:4	26:22 27:5	51:1 55:6,12
indicate 49:19	31:2 36:11	jump 37:19	35:10 43:15	58:7
indicates 16:10	49:16 56:11	Justin 2:6 18:14	53:2 61:19	link 13:8
indicating 16:6	58:4 62:19,19	20:21 25:9	62:7,8	list 5:1 57:10
individual 50:20		33:22	language 14:12	listened 9:9
information	J		14:16 16:16	literature 64:2
3:20 66:15	Jack 2:4 4:9	K	18:2,15 19:16	little 10:5 11:10
Initially 45:2	January 8:10	K 69:2	19:20 20:2	24:4 27:10
input 3:5,6,6,8	Jarrett 2:3 3:1	Karen 4:5 24:19	24:3 25:9,18	32:6 56:6

Village Code Amendments
April 8, 2021

76

live 20:18	14:20 44:5	42:2,11	municipality 54:8,19	normal 50:14 51:9
location 40:7 44:14	materials 40:16 48:22	mess 10:13,22 met 58:4	N	notes 58:17,18 69:9
lock 47:18	matter 1:3 3:1 43:19 48:11 52:9	method 26:15 methods 47:14 47:16 48:2	N 2:1	notice 4:20,21 4:21 5:3 52:3 52:12,14,18 55:4,6,11 56:18 57:4
long 7:12 41:12 64:11 67:19	maximum 14:1 15:7,8,14,16 18:21 21:6,19 26:2 32:8,11 33:8 53:16 59:10 60:17 61:9	MICHAEL 2:5 middle 39:9 mind 12:12 40:19	name 9:1 13:16 66:1,2	notification 4:14
longer 50:2	mean 20:3 34:15 43:22 48:22 56:13 58:3	minimum 27:7 52:9	names 40:9	notify 53:3 54:3
look 5:15 20:14 30:6 49:9 53:6	meaning 17:1,14 18:9 26:3,4	minor 7:5 51:1 57:8	narrow 24:9	nowadays 17:8 18:7 29:5,12 45:6
looking 3:18 12:22 13:2,14 20:21 21:14,16 30:6,22 31:4 44:3 56:9	measure 26:14	missed 51:13 65:6	narrowly 26:2	nuisances 60:3
looks 44:6	Measurements 61:6,8,10,12	modified 45:16 61:15	nature 56:22	number 13:3,13 15:7 18:21 19:4 21:14,19 26:2,6,9 28:3 32:8,11 33:8 33:11 36:6 41:3 48:4 59:20
lost 57:13	meet 29:19 31:10 31:16,17 54:22 55:19 59:16	minutes 13:10	navigate 37:14	numbers 14:4,8 40:9 54:15
lot 4:8 13:20 14:1,15 15:10 15:19 19:1 20:13 21:11,12 21:18,21 27:17 27:17 29:12 33:9 34:20 35:5,13 48:8,8 48:9 51:17 59:10,21 60:16 60:17,21,22 61:7 63:4	meeting 6:15 7:14 8:9 9:9 11:21 13:10 14:4 28:19,21 48:13 63:11 64:2,17,19 69:8,11	miss 58:2 mitigated 53:15 modifications 13:22	necessarily 23:7 42:5 44:7 48:20	nutshell 56:6
love 65:18	MEMBERS 2:2 39:6 68:9	modified 45:16 61:15	necessary 25:16 54:3	O
M	Menards 29:14	modify 6:2 15:1 16:21 18:5,13 24:11 29:22 31:2 62:17	need 9:10 22:22 25:13 26:1 42:20 49:4 51:6 53:3 58:13	O 69:2,2
maintained 40:12	mentions 6:9 64:1,11 65:7	Monday 64:18	needed 55:17	oath 69:5
maintenance 11:13	meets 25:4 48:7 48:17	month 64:3	needs 26:12	object 52:19 56:20
majority 23:19	MEMBERS 2:2 39:6 68:9	motion 58:16,19 58:22 59:3,6 61:17 62:1 65:13 68:4	neglected 10:21	objections 35:9
making 4:12 22:1 24:11 25:9 67:17	mentions 6:9 64:1,11 65:7	Mount 54:18	neighbors 52:18 56:20	objectors 52:19
manager's 5:22	meeting 6:15 7:14 8:9 9:9 11:21 13:10 14:4 28:19,21 48:13 63:11 64:2,17,19 69:8,11	move 32:2 47:22 62:21	never 41:18	obstructions 59:12
margins 46:13	meetings 6:9 64:1,11 65:7	moved 36:12 61:19 65:14 68:5	new 35:20 36:1 59:12 60:5 63:5 64:4	obstructs 40:7
mask 3:14	meets 25:4 48:7 48:17	moving 37:5 48:19 49:10 58:7 63:4	nice 44:6 63:15	obvious 34:4
match 44:8	MEMBERS 2:2 39:6 68:9	Municipal 59:8	Nine 40:5	obviously 5:13 11:3 12:3
matches 12:9	Menards 29:14		nitty-gritty 23:8	occupied 39:8
	mentioning 58:16		noise 60:2	office 5:14,22 13:6
	merchandise 40:18 41:9		non-agenda 62:18,19	Oh 22:4 37:4
			non-refundable 31:8	
			non-residential 38:22 41:4 60:6	
			nonresidential 38:1	

Village Code Amendments
April 8, 2021

77

47:4 okay 3:14 4:1 8:19 12:3,11 21:18 34:17 36:22 38:19 50:11 57:21,22 58:9 59:4 65:15 open 15:12 16:13 16:17,20 17:3 17:9,13 18:9 19:2,7,9,21 20:9,12 21:5 22:8,9,14,17 22:19 23:10,20 24:6 25:3,12 25:12,18 26:3 26:4,5,21,21 27:9 28:7,8 29:4 30:4,5,7 30:10,11 32:10 32:17 33:2,5 33:10 34:5 opened 19:14 29:20 33:19 operation 26:7 opinion 24:3 29:3 44:19 54:12,13 opinions 9:4 opportunity 56:20 63:21 64:6 ordinance 1:5 3:3 10:14 11:11 13:1,14 21:4 26:12 31:3 52:5,15 53:11,12 63:5 63:7 original 50:3 originally 49:21 Orlowski 2:5 20:14 21:13	30:17,21 43:10 46:12,18 47:1 57:12,15 61:20 61:22 62:9,10 65:15,22 66:10 67:6,10,16 outdoor 29:8 37:20 38:1,7,8 38:11,16,21 39:4,21 40:11 60:3,6 outside 5:11 25:1 25:6 39:18,19 41:9,19 outstanding 8:5 overall 14:21 59:21 60:16 overseeing 66:3 owner 11:20 56:18 owners 46:11 53:13 ownership 65:19 65:22 66:1,13 66:19 68:1 P P 2:1,1 p.m 1:7 68:11 package 65:2 packet 18:18 page 16:6 18:18 46:21 47:2,3,5 51:15 57:13 59:1 pages 57:14 paint 40:13 44:4 painted 12:9 44:8 Painting 46:10 Pamela 1:13 69:4,16 paneling 44:15 44:15	paper 4:21 5:3 5:13 Park 1:1,10,11 1:12 11:20 54:13,19 64:9 parking 40:5 48:8,8,9 49:7 60:8,10,11,15 60:19 part 8:2 11:11 14:19 21:13 23:13 25:14 28:7 29:18 33:21 37:2 43:11 parts 63:4 pass 16:19 58:11 62:16 65:8 patio 15:18 29:8 paved 39:17 43:8 45:4 48:5,17 pavement 48:7 48:14 pavers 48:12 PDF 37:8 pending 65:20 people 5:1 26:16 48:3 percent 25:3,4 26:3,19,21,21 27:1,3,9 30:3,4 30:5,5,9 34:20 35:5 percentage 14:2 25:1,8 26:1,14 26:15,17,19,21 28:2,12,21 29:19,20 30:7 30:14 32:4 35:7 percentage-wise 25:3 pergola 15:13 17:8 18:3 27:2	29:6 pergolas 16:14 19:3,10,19 21:6 22:9 23:1 25:10,11 32:18 33:10 34:5 period 50:2 52:22 61:2 periods 49:8 permanent 37:22 38:4,7 38:12,20,21 39:4 47:4 permeable 48:12 permit 24:17 39:3 60:3,6 66:14 permits 23:14 permitted 14:18 37:19 59:12 permitting 11:12 person 40:10 petitions 59:17 Pioneer 11:20 44:11 place 7:22 26:13 43:20 66:19 placed 39:11,17 39:18,19 40:6 placing 40:11 plan 46:10 51:3 planned 50:16 50:17 61:2 planning 1:2,10 4:19 6:11,18 8:9 24:17 49:11 50:15 54:11 55:7,22 plans 66:15 planters 45:4,5 45:10,22 plantings 45:8 pleasant 9:7,16 please 8:22 9:1	pleasing 12:11 point 7:3 8:15 18:6 23:22 25:8 54:1 67:7 points 51:18 police 5:21 pools 19:2,9 32:17 portion 22:19 possible 23:16 possibly 10:2 24:21 posted 6:6 potential 4:22 27:18 potentially 7:18 practical 44:13 pre-drop 13:2,4 precisely 48:5 prefer 9:5,12 43:4 preposition 42:14 PRESENT 2:2,8 presented 6:21 8:16,17 presenting 8:17 president 2:11 63:10,11 64:4 64:14 pretty 11:11 21:5 34:4 49:1 49:1 previous 7:13 previously 49:3 52:3 61:4 principal 39:8 39:12 prior 54:17 privacy 40:1 42:18 45:11,17 46:6 47:6,13 48:1 probably 7:12

19:20 33:21 problem 33:2 problematic 7:9 problems 10:22 procedures 5:1 proceedings 1:9 1:9 69:7,10 process 4:14,15 4:17 5:19 18:1 23:14 24:6,16 28:8 29:18 31:6,7,9,15 32:7 51:9 54:9 54:21 55:12 65:2 processes 28:20 prohibited 11:15 39:22 prohibition 41:14 project 51:1 projects 61:4 properties 5:11 52:4,4,20 54:3 56:18 property 5:12 31:5 38:1,22 39:7,10 40:6 41:19 42:6 44:1 53:13 60:7 66:1 proposal 24:16 28:18 50:15 proposals 24:13 31:11 propose 22:12 proposed 3:22 6:1 8:7 16:10 16:19 18:2,16 19:8 49:21 proposing 60:21 Prospect 54:18 provide 31:2 42:19 59:17	provided 14:18 37:7 40:3 45:2 47:7 59:22 provision 55:3 provisions 55:2 public 3:1,5,9,18 4:2 5:21 13:3 24:12 29:4 31:9 40:4,6 41:2 42:19 45:2 46:6 47:8 47:11,12 48:1 53:14 55:6,11 55:11,12 62:18 62:19 68:1 published 6:13 PUD 49:22 50:20 61:4 pull 31:22 purpose 40:17 41:8,21 purposes 8:16 14:18 41:5 53:10 67:17 purview 18:4,13 24:10 29:22 put 6:4 10:15,16 10:20 20:17 32:11 53:2 66:21 putting 12:4 25:15 33:20 PZ-21-0001 3:2 59:7 Q question 4:10 42:1,21 52:14 65:17 questions 7:1 12:17,18 58:9 62:1 quick 12:19 31:14	quickly 11:9 38:19 quite 15:1 54:8 R R 2:1 R-o-j-e-k 11:19 railing 27:7,11 read 7:15 12:1 19:14 20:9 27:21 41:14 46:19,19 51:18 58:21 59:5 reading 19:6 64:1 reads 18:21 46:14 ready 66:18 real 12:19 38:19 really 9:7 11:9 15:22 19:20 23:19 28:15,22 29:12,15 30:15 45:13 51:10 54:11 64:10 rear 39:19 reason 37:7 receipt 51:20 receive 3:17 6:3 31:11 received 3:9,10 18:18 recommend 31:8 58:12 recommendati... 3:19 8:8,18 25:22 28:6 29:22 31:1 32:3 58:11 62:16 recommendati... 3:12,16,22 4:11,12 5:14 5:17 6:2 8:11	18:5 31:19 recommended 58:22 record 9:1 13:16 16:21 64:22 red 37:8,9,10 46:13 reference 22:2 35:17 59:12,21 60:2,16 referring 15:4 regarding 4:14 regulations 14:10 37:21 38:21 59:11 60:7,20,22 reject 62:17 related 52:12 relevant 53:10 remains 67:15 remove 3:14 17:20 24:2,7 25:17 34:8 52:15 removed 35:14 38:10 50:8 removes 56:21 removing 57:4 57:21 renting 40:10 repair 40:13 replaced 19:20 35:18 report 1:9 6:3 reported 1:13 69:6 reporter 1:14 69:5 request 5:10,10 67:22 requested 38:6 53:9 58:12 requesting 9:21 56:19	requests 8:12 require 44:7 52:17,18 55:13 56:18 required 4:22 11:12 39:3,18 39:19 40:5 52:3 60:13 requirement 56:21 57:4 59:18 requirements 38:13 48:14 requiring 42:22 research 3:21 5:9 6:5 17:1 28:22 45:14 46:3 54:7 researched 29:13 researching 55:5 resident 27:21 residential 13:21 14:9,11 36:1 59:9,14 residents 24:5 30:15 63:15 Respondents 55:16 response 31:14 responses 5:9 rest 53:18 restaurant 24:22 restrictions 60:4 restrictive 31:4 resulting 53:15 resuming 65:1 retailers 29:13 review 5:20 6:1 6:4 8:12 18:1 23:14 24:15 28:8 29:18 31:11 32:7 51:3,18,22

53:5 54:20 55:5 61:3 reviewed 52:13 55:15 66:15 reviewing 3:18 8:4 37:17 revising 59:18 60:9,11 right 6:20 18:19 21:8,18 22:4 23:12 25:19 26:11 27:4 29:5 32:10,14 35:8 37:4 38:5 38:15 41:10,12 41:16 43:17,19 44:22 49:22 51:4 53:20 55:18 56:13 65:13 risk 56:21 Riverside 11:20 road 10:21 Rojek 11:19,19 12:3 Roll 62:2 Romano 2:5 22:21 23:12 25:6 32:5,22 34:12 35:2,11 41:10 43:6 47:15 56:4,13 57:6,9 62:11 62:12 68:7 roof 17:9,9,10 29:7,8,9 room 17:14 Roosevelt 66:11 ruling 52:20 run 28:18 running 67:4 rust 11:3 40:13 S	S 2:1 S-o-l-e-m 4:5 safety 53:14 sake 8:7 sales 66:18 sat 9:9 sausage 63:14 saying 12:10 19:18 20:4,4,4 21:8 23:10 41:22 43:8,21 51:9 says 21:5,10,17 21:19 69:5 scale 54:15 scenario 22:17 scenarios 46:4 screen 40:2,4 42:18 43:7,14 43:18,21 44:8 44:16 45:2,15 45:17 46:6,6 47:6,7,8,10,12 47:13 48:1 screened 23:21 40:1 43:5,15 45:17 48:1 screening 11:11 12:4 17:4 20:17 42:21 43:1,11 45:12 screens 17:2 23:22 43:19 seat 42:7 seating 25:1 second 32:10,16 61:18,20,21 64:18 68:6,7 section 13:21 14:10,11 15:1 35:22 36:4 49:2,3,13 59:3 59:10,11,12,13 59:14 60:1,5,5	60:8,11,15,19 60:21,22 61:1 61:7,9,11,13 61:14 Secure 67:16 see 6:17 9:12 12:19 15:7 16:1 20:3 25:19 28:3 30:19 37:6,18 39:2 43:13 46:3 49:4,6 63:6 65:12 66:21 67:6 Seeing 12:16 62:21 seeking 50:20 seen 12:3 64:12 seller's 66:20 selling 40:18 41:8,13 42:2 42:10 semi-pervious 61:13 sense 56:5 sentence 16:13 19:2 25:15 32:10,16 42:9 42:12,12,13 separate 15:8 16:8 set 10:10 19:12 20:12 39:14 43:12,13 53:7 69:12 setback 59:18 setbacks 39:20 66:12 sets 63:18 seven 40:1,20 45:16 47:21,22 51:20 53:2,17 53:20 seven-day 52:22	shed 16:10,12 18:22 21:20 22:6,22 25:10 29:5,6 34:4 35:17 36:9 sheds 16:2 19:18 32:12,15 33:9 34:10 shelter 29:8 shifting 51:11 58:6 shipping 61:15 Shlensky 2:6 16:3 17:18 18:16,20 20:1 20:6 21:2,15 22:11 23:6 24:2 25:17,21 27:8 30:13,19 34:11 37:2,5 38:9 41:1,12 42:15 44:2 46:9,16,21 47:4,10 49:7 50:8,18 51:4 53:5 59:5 62:13,14 short 27:10 shortening 23:9 shorthand 1:14 69:7,9 shows 46:3 shrubs 45:5 side 21:1 29:10 39:18,19 43:15 45:8 sides 17:9 sidewalk 61:9 sign 66:5,22 67:7 signature 69:13 signs 40:8 silly 22:21 similar 19:22 46:9 47:14,16	48:2 simple 27:14 simplify 20:1 simply 41:20 sit 9:17 44:5 site 12:21,21 14:2 51:1 61:11 66:5 67:15,19 sitting 39:9 64:11 situation 44:11 Six 39:21 size 30:20 34:18 52:9 59:19 sized 30:16 slats 17:10 29:7 slew 46:3 slightly 54:18 slotted 23:1,2 smaller 52:8 sneak 64:12 sold 28:15 41:15 Solem 4:5,5,8,15 5:17 6:6,20 7:1 7:19 8:1,19 24:21 solid 16:1 17:10 17:14 23:21 27:5 29:8,9 somebody 30:10 42:3 somewhat 37:16 soon 66:5,22 67:5,7,22 sort 7:20 42:21 sound 47:19 source 54:17 South 1:12 9:3 11:19 13:18 space 26:4,5 44:12 spaces 60:10 speak 3:5,13 4:2

8:3,21 11:17 speaking 13:4 specific 5:1 12:18 18:6,14 28:17,21 30:1 33:14 35:6 36:4 44:18 45:21 specifically 19:18 22:1 41:17 42:22 49:15 65:11 specificity 38:7 specifics 31:21 44:13 specify 32:10 spoke 4:9,9 square 34:12,14 35:7 36:7,19 square-feet 59:19 SS 69:1 stacking 11:14 39:21 staff 3:19 5:10 5:21 7:9 24:15 26:13 28:7 31:11 38:10 43:5,11 44:6 46:11 47:17 50:5 51:3 52:19 58:17,17 63:2,9 64:15 68:3 staff's 24:4 standard 5:5 25:5 29:10,20 45:14 standards 10:11 10:13 11:1 48:7,18 53:7 55:19 standpoint 66:14 66:20	start 3:6 starting 13:20 31:12 state 1:15 27:6 40:12 69:1 statements 53:11 stick 9:20 sticking 10:5 storage 9:5 14:18 23:5 32:15 37:20 38:1,7,8,11,16 38:21 39:4,9 39:21 40:11,15 41:5,11,13 42:4,5 44:3 60:6 store 41:6 stored 48:21 storing 41:15 street 39:15 stressing 18:6 strike 36:1 47:22 striking 34:15 35:16 52:5 53:1 struck 37:21 52:11 structure 15:4 15:10,14 16:13 16:20,20 17:7 17:13,17 18:12 19:12 20:9,10 22:14,15 23:2 23:10 24:5 28:9,11 29:4 30:9 33:1,4,5 34:20 46:1 48:11 structures 14:12 15:3,3,4,6,7,9 15:12 16:7,9 16:14,17 17:3 18:21 19:3,4,6	19:7,8,9,13,21 19:22 20:13 21:5,7,20 22:2 22:6,7,8 26:3,4 26:6,9,10 27:18 29:2 32:9,9,10,11 32:17 33:8,10 34:5 35:1,3,4 36:5,9 45:9 48:16,16 59:15 59:21 sub 18:17 38:10 subject 37:20 39:7 60:7 subjective 23:17 44:22 subjectivity 17:20 24:3,7 subsections 50:9 substantial 50:16 53:12 54:4 58:1,3 suggestion 24:21 26:1 30:3 31:9 42:8 46:5 suitable 47:15 supplemental 37:21 support 11:15 supportive 48:10 sure 7:19 8:22 11:11 12:5,8 16:5,18 17:22 19:14 20:2 21:2 36:14 38:22 57:17 58:17 67:14,17 surface 12:20 15:16 39:17 43:8 45:4 48:5 48:17 60:18 61:13 surrounding	59:16 suspect 63:6 swimming 19:2 19:9 32:16 sworn 4:4,6,7 8:22 9:2 11:18 13:16,19 69:5 T table 13:22 59:7 59:10,13,22 tables 42:7 take 3:4 5:15 7:22 11:5 18:5 25:22 31:20 40:5 51:1 52:1 63:21 64:6 taken 69:9 talk 5:15 22:22 41:2 talked 4:10 10:1 11:21 12:4 36:6,7 talking 4:13 27:16,17 32:13 46:16 tall 27:2,8 technically 39:15 telephone 40:9 televised 6:9 tell 13:1 67:8 tells 48:2 temporary 37:20 38:4,11,12,16 41:17 ten 10:21 40:6 52:19 tend 28:17 term 45:15 64:3 terms 3:20 28:1 49:21 51:12 56:5,7 TESTIMONY	69:12 text 4:18 59:7 63:3 thank 7:1 8:19 8:20 11:6 12:13,14 63:2 63:22 64:7,9 64:14 theoretically 30:10 theory 34:15 thing 9:22 10:3 33:22 40:19 42:3 56:6,15 56:16 things 9:19 10:1 35:20 49:1,10 51:2 52:11 58:7 63:7 think 11:16 12:16 14:22 17:19 19:17 21:9,15 22:11 23:2 25:13 26:15 28:5 30:13 32:5 33:18 34:4 41:1,16 43:4 44:2,10,17 50:14,18 53:19 54:1 56:4 58:15 63:14 65:4 thinking 25:2,7 30:8 45:3,19 65:6 Thirteen 40:15 thought 28:1 42:20 50:12 63:16 thoughts 44:20 56:3 three 39:11 61:5 throwing 27:20

time 1:13 8:7 15:22 24:15 36:2 48:11,18 49:12 50:2 63:2,22 64:8,9 65:1 67:14 timeline 53:22 times 64:12 tiny 56:6 tire 66:10 today 61:16 67:11 told 8:2 tomorrow 63:20 tone 63:19 tonight 3:19 4:3 5:8 63:12,21 top 15:18,18 22:19 23:10 45:4 total 19:4 26:5 30:5 34:19,22 Tracey 13:17 track 64:21 traffic 6:18 40:7 train 9:13 transaction 66:19 transcript 69:9 treat 18:1 trends 59:16 tricky 43:2,9 trip 13:11 triple 9:13 true 23:7 27:13 69:8 truly 22:20 trust 66:4 try 17:6 31:10 31:22 37:14 trying 19:12 22:13 24:14 27:21 47:12 50:18	Tucker 9:3,3 tweak 6:2 24:11 31:21 Twelve 40:12 two 7:13 16:1,1 18:22 19:6,7 21:12,20 23:9 26:9 27:9,10 29:2 30:11,11 32:14 33:9 34:9 36:18 60:10 two-inch 23:11 type 10:3 11:1 28:11 35:17 typically 15:17 22:6 41:19 48:7 52:7 U ugly 9:7 uncommon 51:10 underlying 60:16 understand 24:12 27:22 30:21 33:16 41:21 43:21 understanding 7:20 22:15 unique 31:18 unison 39:6 68:9 Unit 61:2 unwalled 27:15 upcoming 65:3 update 7:7 66:8 updated 3:19 6:15 63:7 updates 64:15 upkeep 10:19 usage 22:22 use 26:7 45:1 47:12 54:9,17	60:1,5 65:21 uses 37:19 59:14 V validity 61:4 variation 31:6,7 31:15 54:21 55:8,13 56:7 56:15 variations 31:16 52:8 varies 28:16,22 29:12,16,21 various 7:5 28:20 57:19,20 vary 45:13 verbiage 42:1 verified 69:13 version 20:22 46:17,19,22 47:1 versus 16:13,20 19:7,13 20:9 20:12 22:14,22 23:4 24:6 25:18 26:4,9 27:9 28:9 29:20 vertical 25:4 VI 60:3 view 40:1,4 42:19 43:7,22 45:2,17 46:6 47:6,8,11,12 48:1 Villa 1:1,10,11 1:12 11:20 54:13,19 64:8 village 1:1,4,10 1:11 2:11 3:2 5:20,22,22 6:7 6:8,9,10,16,17 6:19 7:5 9:6 10:4 49:17	53:18 62:16 63:9,13,19 64:17,18,22 65:7 69:8,11 visible 40:14 visited 67:19 vote 62:15 W wait 52:19 waiting 66:14 wall 20:16,19 22:18 23:9,11 23:21 25:2,4 27:19 28:14,15 30:4,14 39:11 45:7 walled 19:7,13 27:14 33:1 walls 15:5,12 17:2,10,12,14 18:9,10,12 23:20 27:3,5 27:19 28:14 29:6,9 30:4,6 30:11,11,16,20 32:16 45:8 want 9:11 12:5 16:1,5,18,20 17:22 19:14 23:7,8,17 28:2 28:3,12 30:15 31:6 32:1,6 36:14 39:2,8 40:19 41:14 42:3 52:15 53:22 57:17 64:6 67:14 wanted 12:8 63:21 wants 32:3 58:19 wasn't 9:11 13:8 watch 65:6 watching 65:12	way 9:15 10:8 12:6 20:6 28:7 34:1,3 42:22 67:20 Wayfair 29:14 ways 12:10 52:16 57:20 we'll 11:9 63:6 we're 13:20 16:6 16:16,16,17 17:22 19:5,11 19:16,18 20:4 24:13 27:16,17 32:13,19 33:3 37:22 43:8 47:11 50:13 51:5 56:8 68:10 we've 4:9 7:8,8 39:1 50:6 58:7 website 6:7,8,16 6:19 welfare 53:14 went 7:16 46:15 46:18 67:11 WHEREOF 69:12 width 60:9,12 61:9 winter 42:6 wishes 3:5 wishing 4:2 8:21 11:17 withdrawing 64:22 witness 4:7 9:2 11:18 13:19 63:16 wondered 7:19 wood 44:15 word 21:9 34:8 34:15 37:17 50:17 worded 32:8

Village Code Amendments
April 8, 2021

82

wording 12:1	11 18:18 61:1	4 47:3,5	9	
words 25:15	11.3.13 49:11	434 9:3	9:03 68:11	
work 9:18 28:4	51:14 61:1			
47:12 63:12	11.6.1 51:16	5		
66:18	11.6.2 55:3 57:12	5 51:17 59:18		
working 9:8,15	11.6.4 51:17	5-foot 61:9		
9:17 67:1,9,10	11.6.5 51:18	5(a) 34:18		
67:20	11.6.7 53:7	5(c) 34:19		
Works 5:21	12 60:12	5(d) 14:17		
world 51:10	13-1 59:13	50 25:3,4 26:3,19		
written 16:9	14 41:3 60:3 61:6	27:3 30:3,4,5,9		
19:8,8 20:7	61:8,10,12,14	528 36:19		
42:22 52:3	14.1.8 61:7	5th 69:13		
wrong 56:16	14.1.9 59:13 61:9			
	14.2.13 61:11	6		
X	14.2.22.C 61:13	6 35:13 59:14		
X 26:4	14.2.22.F 61:14	60:1,5		
	140 59:19	6.1.04 35:22		
Y		6.1.2 37:22 38:3		
yard 9:13 23:4	2	6.10.2 14:11		
39:13,16,19	2 18:18 21:14	36:12 59:14		
yeah 11:16 26:22	34:20 35:5	6.10.2(a)(2)		
27:22 33:18	59:9,11	18:17		
44:10 50:21	2-3 59:10,22	6.11.2 37:19		
years 7:7 10:12	2(a) 21:17	38:10 60:1		
10:21 61:5	2(c) 18:20 19:12	6.12 38:12 60:5		
63:6,20	22:13,16	6.4 38:14		
	2.3 13:21 59:10	60 26:21		
Z	60:22	639 11:19		
zoning 1:2,5,10	2.6 14:10			
3:3 4:20 6:11	2.6.5 59:11	7		
6:18 7:7 8:9	20 1:12	7 41:2 56:12 60:8		
19:1 21:12,21	200 59:19	60:11,15,19		
24:18 31:3	2021 1:7 69:13	7.5 36:18		
32:14 33:9	22 60:9	7.8.4-B 60:8		
54:10,10 55:7	24 60:9	7.8.5 49:3 60:11		
55:22 60:17	26th 64:18 65:4	7.8.7 60:15		
		7.8.7-B 60:19		
0	3	7:30 1:7		
	3 47:2 59:18	75 26:21,22 27:8		
1	30 27:12	30:5		
1 56:11	306 13:17			
10 60:12		8		
10.2 37:5	4	8 1:7 41:2		
10.4 37:5				

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Report/Presentation

Agenda Section: Appointments to Board and Commissions

Subject:

Cable TV Commission

Leslie Allison Seei

(A) 6/28/2021 - 4/30/2024

Suggested Action:

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Minutes

Agenda Section: Consent Agenda

Subject:

Minutes from the Board Meeting Held on June 14, 2021

Suggested Action:

Attachments:

[Minutes June 14, 2021.docx](#)

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

Village Board of Trustees

June 14, 2021

7:00 PM

Village President Nick Cuzzone
Village Clerk Hosanna Korynecky
Village Trustees David Cilella, Jack Corkery, Jack Kozar, Deepa Kumar, Christine Murphy, Kevin Patrick

**MINUTES OF THE FORMAL MEETING HELD IN VILLAGE HALL BY THE PRESIDENT AND THE BOARD OF
TRUSTEES OF THE VILLAGE OF VILLA PARK ON
JUNE 14, 2021**

PRESENT: Trustees Cilella, Corkery, Kozar, Kumar, Murphy, Patrick and President Cuzzone.
ALSO PRESENT: Attorney Orr, Manager Keehner and Clerk Korynecky.

1. Call to Order – Roll Call.

President Cuzzone called the meeting to order and Clerk Korynecky called the roll.

2. Pledge of Allegiance.

President Cuzzone led the Pledge of Allegiance and said the prayer.

3. Public Comments on Agenda Items.

Resident Michelle Boutin referred to Item 8.b. and spoke in opposition to the development.
Resident Bob Wagner referred to Item 8.b. and spoke in support of the development.
Resident Reid Goodrich referred to Item 8.b. and spoke in opposition to the development.
Resident Judy Mitchell referred to Item 8.b. and spoke in opposition to the development.
Lindsey Elton, President of Eco Achievers, referred to Item 8.b. and spoke in support of the development and the high energy efficiency, durability and comfort of the building.
Attorney Mike Noonan, representing Hawthorne Development, thanked staff for working with them and said Hawthorne Development is excited to bring a high quality, market rate development to Villa Park.
Resident Justin Shlensky referred to 8.b. and spoke in support of the development. He also referred to 8.c. and said he supported the annexation of the unincorporated property into Villa Park.
Resident Joe Amore referred to Item 9.a. and asked that sidewalks be added on Maple Street in the Maple Area Improvement Project.
Resident Al Bulthuis referred to Item 8.b. and spoke in support of the development.
Michael Koneuko, attorney for the petitioner of Item 8.c., spoke in support of annexation into Villa Park.
Resident Jon Osing referred to Item 8.c. and spoke in opposition to the annexation.
Resident Mike Orłowski referred to Item 8.b. and spoke in support of the development.

4. Amendments to the Agenda.

5. Appointments to Board and Commissions.

5.a. Community Pride Commission

Mary Brunner-Hintze	(A)	6/14/2021 – 4/30/2024
Eliza Diederich	(A)	6/14/2021 – 4/30/2024
Kathy Halloran	(A)	6/14/2021 – 4/30/2023

5.b. Economic Development Commission

J.P. Hochbaum	(A)	6/14/2021 – 4/30/2024

Motion to approve the appointments was made by Trustee Corkery and seconded by Trustee Kumar. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Kozar, Patrick, Murphy, Kumar, Corkery and President Cuzzone. There were no nays. Motion carried.

6. Presentation.

6.a. Joint presentation recapping the 2121 Spring Sweep event by Justin Shlensky from the Environmental Concerns Commission and Tracy Gabrielle and Leslie Allison-Seei from the Community Pride Commission. Also, Bob Wagner, Environmental Concerns Commission Chairman, thanked Theresa Bauer, Sandy Hill and Ellen Jurkonis for their contribution to Spring Sweep, as well as participation by SCARCE.

7. Consent Agenda.

7.a. Minutes from the Board Meeting Held on May 24, 2021 and the Special Meeting Held on June 8, 2021.

7.b. Bill Listing for the Weeks of May 31, 2021 and June 7, 2021 in the Amount of \$766,974.62.

Motion to approve Consent Agenda was made by Trustee Patrick and seconded by Trustee Murphy. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Cilella, Kumar, Corkery, Murphy, Patrick and President Cuzzone. There were no nays. Motion carried.

8. Ordinances.

8.a. An Ordinance of the Village of Villa Park, DuPage County, Illinois, Establishing Temporary Executive Powers Pursuant to Chapter 8, Article III, Sections 8-301 - 308 of the Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code and 20 ILCS 3305-11 of the Illinois Emergency Management Act.

It is the policy of the Village of Villa Park that the Village be prepared to address any emergency. Therefore, in response to the new and significant outbreak of the Coronavirus (COVID-19) in the United States, pursuant to Chapter 8, Article III Sections 8-301 – 8-308 of the Village of Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code and 20 ILCS 3305-11 of the Illinois Emergency Management Agency Act, it is necessary and appropriate to authorize the Village President to exercise extraordinary power and authority, by executive order, during this state of disaster/emergency to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

This ordinance extends the Temporary Executive Powers contained in Ordinance 4225, approved by the Village Board on May 24, 2021, until such time that the Village Board can reconvene in an open meeting.

Motion to approve the ordinance was made by Trustee Cilella and seconded by Trustee Patrick. Trustee Murphy asked how long this ordinance will continue. Attorney Orr referred to a proposal that will add a code section to the ordinances so, if there is a disaster or pandemic declaration in Illinois, the Village President would automatically be able to exercise extraordinary power and authority until the next regular open meeting of the Village Board. Trustee Kozar asked for clarification. Attorney Orr provided the information. Roll call vote tallied seven (7) ayes made by Trustees Murphy, Corkery, Patrick, Cilella, Kozar, Kumar and President Cuzzone. There were no nays. Motion carried.

8.b. Ordinances of the Village of Villa Park, DuPage County, Illinois, Approving a Zoning Map Amendment to Mixed-Use TOD District (MX-1), Granting a Special Use for a Planned Unit Development and a Plat of Vacation.

The applicant is seeking to construct a high-quality mixed-use development consisting of 348 residential units, a residential amenity space, a ground floor commercial space and approximately 440 parking spaces. In order to facilitate the proposed project, it will be necessary to acquire a portion of the existing Metra lot, west of North Beverly and north of Terrace Street, owned by the Village, and swap it with parcels the applicant is acquiring on the East side of Beverly to construct a public parking lot. The Plat of Vacation will permit the use of unneeded public right-of-way for the proposed development.

As proposed, the development would add density and create vibrancy with new residents, commuter and community activity. The Project is consistent with the goals and objectives of the North Ardmore/Vermont TIP District and Comprehensive Plan, which call for a compact, mixed use pedestrian-oriented activity node. This item satisfies the Long-Term Complex Strategic Plan Goal "Foster the completion of a successful redevelopment in the entire TOD area".

School District 45 and School District 88 both approved Intergovernmental Agreements to support this project. At the May 13, 2021 public hearing, the Planning & Zoning Commission recommended unanimous approval of the requests. Minutes from the Planning & Zoning Commission meeting area attached. Village staff concurs with the P&Z Commission and recommends approval.

A Special Meeting was held on June 8, 2021 to discuss the proposed project. Discussion included project components, long-range strategic planning, project public meetings, stormwater management, traffic management, resident concerns, solutions to address resident concerns and project support.

Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Cilella. Trustee Kumar asked that staff keep residents, in the development area, updated during the project. Roll call vote tallied six (6) ayes made by Trustees Murphy, Patrick, Cilella, Kumar, Kozar and President Cuzzone and one (1) nay made by Trustee Corkery. Motion carried.

8.c. Ordinance of the Village of Villa Park, DuPage County, Illinois, Annexing PIN# 06-03-107-006 Located at 17W479 Manor Lane, Rezoning of PIN# 06-03-107-006 from DuPage County Zoning in the R-4 District to the Villa Park M-1, Light Industrial District, Consolidation to One Lot , and a Special Use to Allow Outdoor Equipment and Material Storage.

The Village received a request from a property owner located on Manor Lane seeking annexation into Villa Park. This annexation includes a request to consolidate lots into one, a request to rezone a 0.79-acre parcel on the south side of Manor Lane, west of Villa Avenue, from R-4 in unincorporated DuPage County to M-1 in Villa Park, and a request for a special use to allow outdoor equipment and material storage. This petitioner purchased this property with the intent to relocate a concrete business to this location and construct a new building for the business.

The Planning & Zoning Commission recommended 5-2 to deny the request. Minutes from the Planning & Zoning Commission meeting are attached.

This item satisfies the Long-Term Routine Strategic Plan Goal "Explore, evaluate and determine Board policy on annexation of unincorporated areas."

Motion to approve the ordinance as made by Trustee Kozar and seconded by Trustee Cilella. Trustee Cilella referred to the noise issue and was advised there would not be additional noise. Trustee Kumar said she did not see a benefit for the annexation. Attorney Koneuko responded to questions from the board. Trustee Kozar asked if the petitioner would agree to a fence and if pictures of the area were available. Attorney Koneuko confirmed that the petitioner agreed to a fence and provided pictures of his property and adjoining properties. The pictures were presented to the Clerk. The petitioner, Mr. Valdez, responded to questions from the board. Trustee Patrick questioned the reason Planning & Zoning voted against the annexation. Mr. Valdez responded to that question and other questions from the board. Trustee Murphy said she was not in favor of the annexation. President Cuzzone asked about sewer access and loading gravel on the trucks. Mr. Valdez provided the information. Roll call vote tallied three (3) ayes made by Trustees Cilella, Kozar and President Cuzzone and four (4) nays made by Trustees Murphy, Patrick, Corkery and Kumar. Motion failed.

9. Resolutions.

9.a. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a Contract with A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, for Construction of the Maple Area Improvement Project in an Amount Not to Exceed \$3,054,459.02.

The Village expects to receive low-interest loan funding from the Illinois Environmental Protection Agency for construction of the Maple Area Improvement Project. The scope of work includes the installation of new storm sewer, pavement rehabilitation and selected improvements to the water supply and sanitary sewer systems. The project was competitively bid with six bids received. A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, submitted the lowest responsible bid in the amount of \$3,054,459.02. If approved, the Village would be responsible for paying for project costs and requesting loan reimbursement. The Illinois EPA will also need to review and approve the award of a contract following Village Board consideration. Funds would be taken from Street Improvement Fund (Referendum) account number 60.502.03.299, Water Supply Fund (Capital) account number 82.502.02.401, and Wastewater Fund (Separation) account number 83.502.04.401. Staff recommends approval of this resolution.

The item satisfies the Strategic Short-Term Complex Goal "Continue using an aggressive infrastructure replacement/development plan that covers sewers, water mains, streets, etc."

Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Corkery. Trustee Patrick asked about sidewalks and curbs in the area. Manager Keehner said they will be added back into the project due to the favorable bid. Public Works Director Guerra provided additional information and responded to questions from the board. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Murphy, Corkery, Patrick, Kozar, Kumar and President Cuzzone. There were no nays. Motion carried.

10. Public Comments on Non-Agenda Items.

Resident Tom D'Alessandro asked for an update on the Jackson Pond stormwater project. Manager Keehner provided the update.

Resident Justin Shlensky asked that the ordinance regarding proposed zoning text amendments tabled at the May 24, 2021 board meeting be returned and placed on the next agenda. He also asked about Brew

Fest. Attorney Orr explained how the ordinance can be returned to the agenda. Also, Manager Keehner said staff is planning on returning Brew Fest this year.

Resident Cheryl Tucker referred to the tabled proposed zoning text amendments ordinance and asked that it be returned and placed on the next agenda. She also recognized HR Director Janet Gorman on her retirement.

Tracy Gabrielle announced the Community Pride Commission's Paws on the Park on September 25. She also referred to issues with the stop sign at Myrtle and Central.

Resident Kelly Smith thanked the Village for communication with the residents regarding Charles Avenue.

11. Village Clerk's Report.

Clerk Korynecky announced the Kiwanis Summer Concerts on the Illinois Prairie Path at the gazebo every Wednesday evening in July. The concession stand opens at 6 p.m. and the concert begins at 6:30 p.m.

12. Village Trustees' Report.

Trustee Kumar referred to the flowers and upkeep of Village property.

Trustee Corkery said there are plans for a Macbeth in the Park event in July.

Trustee Murphy presented documentation supporting liquor license issues to the Village Clerk.

Trustee Kozar spoke about a meeting he attended earlier today and what transpired.

Trustee Patrick said the board relies on Village commissions for their input and asked that the tabled Planning & Zoning recommendations be restored to the agenda. President Cuzzone said that action can be taken at the next meeting. Trustee Patrick also referred to Halloween and a film to be presented by the Cable Commission. He asked for participation from the residents.

Trustee Cilella had no report or recommendations.

13. Village President's Report.

President Cuzzone said the Economic Development Commission will meet on June 16 at 5 pm at Village Hall.

14. Village Manager's Report.

Manager Keehner announced the Villa Park Museum's Ice Cream Social on July 3 at 7 p.m. at the shelter next to the museum.

15. Adjournment.

Motion to adjourn was made by Trustee Patrick and seconded by Trustee Corkery. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 9:01 p.m.

Respectfully submitted,

Hosanna Korynecky
Village Clerk

Next Meeting Scheduled for June 28, 2021.

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Bill Listing

Agenda Section: Consent Agenda

Subject:

Bill Listings for the Weeks of June 14, 2021 and June 21, 2021 in the Amount of \$1,589,432.31

Suggested Action:

Attachments:

[2021-0614 CY21 Weekly Chk Report.pdf](#)

[2021-0621 CY21 Weekly Chk Report.pdf](#)



VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on June 28, 2021

Covering weekly check runs dated for:
June 14, 2021/CY21..... \$178,374.08

1 of 1

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice.Batch = "WF0614","0608INT","061421"

Invoice Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.190515 DUE TO/FROM LIBRARY (BENEFITS)								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	62.42	.00		061421	
Total 10.190515 DUE TO/FROM LIBRARY (BENEFITS):				62.42	.00			
10.210515 DELTA DENTAL RESERVE								
DELTA DENTAL OF ILLINOIS	MAY 2021	0	TOTAL ADMIN CHARGES; MAY 2021	1,337.59	.00		061421	
DELTA DENTAL OF ILLINOIS	MAY 2021	0	TOTAL CLAIMS CHARGE; MAY 2021	8,245.32	.00		061421	
DELTA DENTAL OF ILLINOIS	MAY 2021	0	TOTAL ADMIN ADJUSTMENT; MAY 2021	30.92-	.00		061421	
Total 10.210515 DELTA DENTAL RESERVE:				9,551.99	.00			
10.210516 VISION SERVICE PLAN RESERVE								
VISION SERVICE PLAN	MAY 2021	0	TOTAL ADMIN CHARGES; MAY 2021	893.53	.00		061421	
VISION SERVICE PLAN	MAY 2021	0	TOTAL CLAIMS CHRGS; MAY 2021	865.30	.00		061421	
Total 10.210516 VISION SERVICE PLAN RESERVE:				1,758.83	.00			
Total :				11,373.24	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.511.00.206 SENIOR CITIZEN CAB SUBSIDY								
UNITED DISPATCH	68459	0	SENIOR CAB RIDES; MAY 2021	24.20	.00		061421	
Total 10.511.00.206 SENIOR CITIZEN CAB SUBSIDY:				24.20	.00			
10.511.00.211 LEGAL SERVICES								
COUNTY COURT REPORTERS INC	129667	0	5.06.2021 ADJUDICATION	200.00	.00		WF0614	
Total 10.511.00.211 LEGAL SERVICES:				200.00	.00			
10.511.00.212 LEGAL SERVICES-POLICE								
BROWN, JANET	JB 6.03.2021	0	COURT REPORTING 6.3.2021	200.00	.00		WF0614	
Total 10.511.00.212 LEGAL SERVICES-POLICE:				200.00	.00			
10.511.00.650 ENVIRONMENTAL CONCERNS COMM								
SITE ONE LANDSCAPE SUPPLY	108242837001	0	ARBOR DAY TREE	379.05	.00		WF0614	
Total 10.511.00.650 ENVIRONMENTAL CONCERNS COMM:				379.05	.00			
10.511.00.656 FIRE & POLICE COMMISSION								
KEEHNER JR, RICH	COSTCO - MAY	0	POLICE WEEK SNACKS	89.79	.00		WF0614	
Total 10.511.00.656 FIRE & POLICE COMMISSION:				89.79	.00			
Total PUBLIC AFFAIRS:				893.04	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.512.00.299 OTHER CONTRACTUAL SERVICES								
KEEHNER JR, RICH	VERIZON - MAY	0	PERS PHONE REIMB; MAY 2021	35.89	.00		WF0614	
KEEHNER JR, RICH	VERIZON - MAY	0	PHONE USAGE REIMB; MAY 2021	40.00	.00		WF0614	
Total 10.512.00.299 OTHER CONTRACTUAL SERVICES:				75.89	.00			
10.512.01.299 OTHER CONTRACTUAL SERVICES								
CURRENT TECHNOLOGIES CORP	726720	0	IT CONSULTANT	77.50	.00		WF0614	
CURRENT TECHNOLOGIES CORP	726832	0	IT CONSULTANT	232.50	.00		WF0614	
KNO2 LLC	INV00016776	0	MONTHLY LINE AND DOMESTIC PAGES	27.92	.00		WF0614	
PROCOM ENTERPRISES LTD	0000752412	0	ALARM.COM DOOR ACCESS CONTROL	12.00	.00		WF0614	
Total 10.512.01.299 OTHER CONTRACTUAL SERVICES:				349.92	.00			
Total MANAGER:				425.81	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.513.00.299 OTHER CONTRACTUAL SERVICES								
AMERICAN PRINTING TECHNOLOGIE	21-VP05	0	PRODUCTION SVCS UTIL BILL RUN#5 2021	208.35	.00		061421	
Total 10.513.00.299 OTHER CONTRACTUAL SERVICES:				208.35	.00			
10.513.00.317 OFFICE SUPPLIES								
AMERICAN PRINTING TECHNOLOGIE	21-VP05	0	UTILITY BILL FORM STOCK	1,975.34	.00		061421	
Total 10.513.00.317 OFFICE SUPPLIES:				1,975.34	.00			
Total FINANCE:				2,183.69	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.514.00.303 DUES & PUBLICATIONS								
ROTARY CLUB OF VILLA PARK	487	0	ROTARY DUES 2020-2021	100.00	.00		WF0614	
Total 10.514.00.303 DUES & PUBLICATIONS:				100.00	.00			
Total COMMUNITY DEVELOPMENT:				100.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.515.00.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	85.66	.00		061421	
Total 10.515.00.250 EMPLOYEE BENEFITS:				85.66	.00			
10.515.00.317 OFFICE SUPPLIES								
RUNCO OFFICE SUPPLY	824017	0	PAPER REINFORCEMENTS	3.98	.00		061421	
RUNCO OFFICE SUPPLY	824386	0	BINDER CLIPS	13.98	.00		061421	
Total 10.515.00.317 OFFICE SUPPLIES:				17.96	.00			
Total CENTRAL SERVICES:				103.62	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.516.00.299 OTHER CONTRACTUAL SERVICES								
JOHNSON CONTROLS SECURITY SOL	35865744	0	PW MONITORING WIRELESS	173.35	.00		WF0614	
MIDLAND PLUMBING & SEWER	6694	0	FS82-JETTING OF MAIN LINE	1,525.00	.00		WF0614	
P A CRIMSON FIRE RISK SERVICES	20717	0	PD FIRE EXTINGUISHER TAG	3.00	.00		WF0614	
SMG SECURITY SYSTEMS INC	102066	0	BURGLAR ALARM DEPOT	123.60	.00		WF0614	
Total 10.516.00.299 OTHER CONTRACTUAL SERVICES:				1,824.95	.00			
10.516.00.315 BUILDING MAINT SUPPLIES								
MENARDS	67203	0	VH- FOAM,SPONGE,RUBBER SEALS	47.00	.00		WF0614	
Total 10.516.00.315 BUILDING MAINT SUPPLIES:				47.00	.00			
Total BUILDINGS & GROUNDS:				1,871.95	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.517.00.299 OTHER CONTRACTUAL SERVICES								
BEAR LANDSCAPE GROUP	9177	0	MAY- METRA NORTH LANDSCAPE	925.00	.00		WF0614	
BEAR LANDSCAPE GROUP	9178	0	MAY- METRA SOUTH LANDSCAPE	925.00	.00		WF0614	
Total 10.517.00.299 OTHER CONTRACTUAL SERVICES:				1,850.00	.00			
Total COMMUTER PARKING LOT:				1,850.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.518.00.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	15.72	.00		061421	
Total 10.518.00.250 EMPLOYEE BENEFITS:				15.72	.00			
10.518.00.309 GAS & DIESEL FUEL								
AL WARREN OIL COMPANY INC	W1390062	0	DIESEL FUEL VLG VEH-1500 GAL	4,046.25	.00		WF0614	
Total 10.518.00.309 GAS & DIESEL FUEL:				4,046.25	.00			
10.518.00.310 MOTOR VEHICLE PARTS & ACCESS								
DUPAGE TIRE & AUTO CENTER INC	0155924	0	PD187-TIRE REPLACEMENT	625.52	.00		WF0614	
Total 10.518.00.310 MOTOR VEHICLE PARTS & ACCESS:				625.52	.00			
10.518.00.315 INSPECTIONS AND SAFETY TESTS								
SUBURBAN DRIVELINE INC	62569	0	PW33-SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62583	0	PKS254- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62613	0	PW97- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62619	0	PW95- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62655	0	PKS258- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62656	0	PKS252- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62662	0	PKS232- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62664	0	PKS250- SAFETY TEST	40.00	.00		WF0614	
SUBURBAN DRIVELINE INC	62694	0	PW9- SAFETY TEST	59.50	.00		WF0614	
Total 10.518.00.315 INSPECTIONS AND SAFETY TESTS:				379.50	.00			
Total GARAGE:				5,066.99	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.520.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	372.92	.00		061421	
Total 10.520.01.250 EMPLOYEE BENEFITS:				372.92	.00			
Total POLICE:				372.92	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.521.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	14.58	.00		061421	
Total 10.521.01.250 EMPLOYEE BENEFITS:				14.58	.00			
Total FIRE:				14.58	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.523.02.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	123.48	.00		061421	
Total 10.523.02.250 EMPLOYEE BENEFITS:				123.48	.00			
Total AMBULANCE/PARAMEDIC:				123.48	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.525.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	52.40	.00		061421	
Total 10.525.01.250 EMPLOYEE BENEFITS:				52.40	.00			
10.525.25.299 OTHER CONTRACTUAL SERVICES								
H & H ELECTRIC COMPANY	36759	0	APRIL TRAFFIC SIGNAL MAINTENANCE	832.00	.00		061421	
Total 10.525.25.299 OTHER CONTRACTUAL SERVICES:				832.00	.00			
10.525.27.399 OTHER SUPPLIES								
DUPAGE TOPSOIL INC	051916	0	4 WHLR PULV-CPU	315.00	.00		061421	
Total 10.525.27.399 OTHER SUPPLIES:				315.00	.00			
Total STREET:				1,199.40	.00			
Total CORPORATE FUND:				25,578.72	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
27.502.01.401 CAPITAL OUTLAY								
BEAR LANDSCAPE GROUP	9180	0	MAY NATIVE BEDS LANDSCAPE MAINT	190.00	.00		WF0614	
Total 27.502.01.401 CAPITAL OUTLAY:				190.00	.00			
Total GENERAL:				190.00	.00			
Total TIF 5 FUND - KENILWORTH:				190.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
28.502.01.401 CAPITAL OUTLAY								
TRAFFIC CONTROL & PROTECTION	107137	0	MUNICIPAL PARKING LOT SIGN	2,055.10	.00		061421	
Total 28.502.01.401 CAPITAL OUTLAY:				2,055.10	.00			
Total GENERAL:				2,055.10	.00			
Total TIF 4 FUND - ST. CHARLES RD:				2,055.10	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
35.502.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	40.78	.00		061421	
Total 35.502.01.250 EMPLOYEE BENEFITS:				40.78	.00			
35.502.01.299 OTHER CONTRACTUAL SERVICES								
VERMONT SYSTEMS	69868	0	WEBINAR, CARD CONNECT SWITCH	250.00	.00		WF0614	
Total 35.502.01.299 OTHER CONTRACTUAL SERVICES:				250.00	.00			
35.502.01.317 OFFICE SUPPLIES								
GARVEY'S OFFICE PRODUCTS	PINV2083439	0	ICC OFFICE SUPPLIES	25.86	.00		WF0614	
Total 35.502.01.317 OFFICE SUPPLIES:				25.86	.00			
35.502.16.299 OTHER CONTRACTUAL SERVICES								
P A CRIMSON FIRE RISK SERVICES	21120	0	SEMI ANNL. ICC SUPPRESSION INS	470.29	.00		WF0614	
Total 35.502.16.299 OTHER CONTRACTUAL SERVICES:				470.29	.00			
35.502.35.299 OTHER CONTRACTUAL SERVICES								
DESIGNSPRING GROUP INC.	2689	0	DESIGN OF SUMMER BROCHURE	2,220.00	.00		WF0614	
QUICKSCORES LLC	210829	0	ADULT SOFTBALL SCHEDULING	35.00	.00		WF0614	
Total 35.502.35.299 OTHER CONTRACTUAL SERVICES:				2,255.00	.00			
Total GENERAL:				3,041.93	.00			
Total RECREATION FUND:				3,041.93	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
36.502.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	47.16	.00		061421	
Total 36.502.01.250 EMPLOYEE BENEFITS:				47.16	.00			
36.502.01.261 INSURANCE CLAIM LOSSES								
WRECK ROOM INC, THE	26778	0	REPAIR OF PKS258 DOOR	928.20	.00		WF0614	
Total 36.502.01.261 INSURANCE CLAIM LOSSES:				928.20	.00			
36.502.01.299 OTHER CONTRACTUAL SERVICES								
BEAR LANDSCAPE GROUP	9176	0	MAY- ARDMORE PLANTING BEDS	590.00	.00		WF0614	
Total 36.502.01.299 OTHER CONTRACTUAL SERVICES:				590.00	.00			
36.502.02.299 OTHER CONTRACTUAL SERVICES								
BEAR LANDSCAPE GROUP	9179	0	MAY- NORTH AVE MEDIANS	1,020.00	.00		WF0614	
ROLLINS AQUATIC SOLUTIONS INC	21499	0	MAY N. TERRACE POND MAINT.	265.00	.00		WF0614	
Total 36.502.02.299 OTHER CONTRACTUAL SERVICES:				1,285.00	.00			
36.502.02.304 GROUNDS SUPPLIES								
MENARDS	67585	0	PRAIRIE PATH- TOP SOIL	56.16	.00		WF0614	
Total 36.502.02.304 GROUNDS SUPPLIES:				56.16	.00			
36.502.02.305 TURF SUPPLIES								
RUSSO'S POWER EQUIPMENT INC	SPI10700996	0	BACKPACK SPRAYER	64.99	.00		WF0614	
Total 36.502.02.305 TURF SUPPLIES:				64.99	.00			
36.502.02.325 GENERAL EQUIPMENT PARTS								
RUSSO'S POWER EQUIPMENT INC	SPI10658718	0	PKS- MOWER PARTS	89.66	.00		WF0614	
Total 36.502.02.325 GENERAL EQUIPMENT PARTS:				89.66	.00			
36.502.02.399 OTHER SUPPLIES								
TERRACE SUPPLY COMPANY	01012613	0	MAY PKS TOOL RENTAL	19.53	.00		WF0614	
TERRACE SUPPLY COMPANY	01017440	0	OCT PKS TOOL RENTAL	19.53	.00		WF0614	
TERRACE SUPPLY COMPANY	01017441	0	OCT OKS TOOL RENTAL	20.46	.00		WF0614	

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Total 36.502.02.399 OTHER SUPPLIES:				59.52	.00			
Total GENERAL:				3,120.69	.00			
Total PARKS FUND:				3,120.69	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
41.502.01.317 OFFICE SUPPLIES								
EARL, SUZANNE	05.2021	0	POOL BANNER	330.00	.00		WF0614	
Total 41.502.01.317 OFFICE SUPPLIES:				330.00	.00			
41.502.03.325 GENERAL EQUIPMENT PARTS								
AQUA PURE ENTERPRISES INC	0135212-IN	0	POOL VALVE PARTS	1,236.32	.00		WF0614	
Total 41.502.03.325 GENERAL EQUIPMENT PARTS:				1,236.32	.00			
Total GENERAL:				1,566.32	.00			
Total SWIMMING POOL FUND:				1,566.32	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
60.502.02.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	9.34	.00		061421	
Total 60.502.02.250 EMPLOYEE BENEFITS:				9.34	.00			
60.502.03.299 OTHER CONTRACTUAL SERVICES								
A LAMP CONCRETE CONTRACTORS I	4-FINAL	0	YALE AVE IMPROVEMENT PROJECT	53,775.59	53,775.59	06/08/2021	0608INT	
Total 60.502.03.299 OTHER CONTRACTUAL SERVICES:				53,775.59	53,775.59			
Total GENERAL:				53,784.93	53,775.59			
Total STREET IMPROVEMENT FUND:				53,784.93	53,775.59			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
68.502.02.399 OTHER SUPPLIES								
TURNER, KEVIN	436 S VILLA	0	RAIN BARREL REIMB	40.00	.00		061421	
Total 68.502.02.399 OTHER SUPPLIES:				40.00	.00			
Total GENERAL:				40.00	.00			
Total STORMWATER BUYOUT FUND:				40.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
82.502.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	35.54	.00		061421	
Total 82.502.01.250 EMPLOYEE BENEFITS:				35.54	.00			
82.502.01.299 OTHER CONTRACTUAL SERVICES								
AMERICAN PRINTING TECHNOLOGIE	21-VP05	0	PRODUCTION SVCS UTIL BILL RUN#5 2021	208.35	.00		061421	
Total 82.502.01.299 OTHER CONTRACTUAL SERVICES:				208.35	.00			
82.502.02.399 OTHER SUPPLIES								
HIGH PSI LTD	70561	0	PRESSURE WASHER PARTS	57.68	.00		061421	
Total 82.502.02.399 OTHER SUPPLIES:				57.68	.00			
82.502.02.401 CAPITAL OUTLAY								
A LAMP CONCRETE CONTRACTORS I	4-FINAL	0	YALE AVE IMPROVEMENT PROJECT	83,555.76	83,555.76	06/08/2021	0608INT	
Total 82.502.02.401 CAPITAL OUTLAY:				83,555.76	83,555.76			
Total GENERAL:				83,857.33	83,555.76			
Total WATER SUPPLY FUND:				83,857.33	83,555.76			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
83.502.01.250 EMPLOYEE BENEFITS								
DEARBORN NATIONAL LIFE INSURAN	JUNE 2021	0	CY21 LIFE INSURANCE; JUNE 2021	23.92	.00		061421	
Total 83.502.01.250 EMPLOYEE BENEFITS:				23.92	.00			
83.502.01.299 OTHER CONTRACTUAL SERVICES								
AMERICAN PRINTING TECHNOLOGIE	21-VP05	0	PRODUCTION SVCS UTIL BILL RUN#5 2021	208.35	.00		061421	
Total 83.502.01.299 OTHER CONTRACTUAL SERVICES:				208.35	.00			
83.502.02.401 CAPITAL OUTLAY								
A LAMP CONCRETE CONTRACTORS I	4-FINAL	0	YALE AVE IMPROVEMENT PROJECT	2,906.79	2,906.79	06/08/2021	0608INT	
ROMERO, JOE	201 N THIRD	0	REIMB FOR STAIRWELL DRAIN	1,000.00	.00		061421	
SKVARENINA, RYAN	412 N PRINCETON	0	REIMB ROW SEWER REPAIR; 412 N PRINCE	1,000.00	.00		061421	
Total 83.502.02.401 CAPITAL OUTLAY:				4,906.79	2,906.79			
Total GENERAL:				5,139.06	2,906.79			
Total WASTEWATER FUND:				5,139.06	2,906.79			
Grand Totals:				178,374.08	140,238.14			

	Amount Paid
CORPORATE FUND	
Total CORPORATE FUND:	25,578.72
TIF 5 FUND - KENILWORTH	
Total TIF 5 FUND - KENILWORTH:	190.00
TIF 4 FUND - ST. CHARLES RD	
Total TIF 4 FUND - ST. CHARLES RD:	2,055.10
RECREATION FUND	
Total RECREATION FUND:	3,041.93
PARKS FUND	
Total PARKS FUND:	3,120.69
SWIMMING POOL FUND	
Total SWIMMING POOL FUND:	1,566.32
STREET IMPROVEMENT FUND	
Total STREET IMPROVEMENT FUND:	53,784.93
STORMWATER BUYOUT FUND	
Total STORMWATER BUYOUT FUND:	40.00
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	83,857.33
WASTEWATER FUND	
Total WASTEWATER FUND:	5,139.06
Grand Totals:	178,374.08

Amount Paid

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE

6-8-2021

APPROVED BY



Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Adjustmentid = {IS NULL}

Invoice.Batch = "WF0614","0608INT","061421"



VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on June 28, 2021

Covering weekly check runs dated for:

June 21, 2021/CY21\$1,411,058.23

1 of 1

Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice.Batch = "062101","WF0621","0611INT","0609INT","0617INT"

Invoice.Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
01.110050 UTILITY CASH CLEARING								
UTILITY BILLING REFUNDS	10-05500-01R	0	FIN CREDIT BAL; 703 N BIERMANN AVE	68.77	.00		062101	
UTILITY BILLING REFUNDS	10-05630-01R	0	FIN CREDIT BAL; 736 N SECOND AVE	46.30	.00		062101	
UTILITY BILLING REFUNDS	10-11250-06R1	0	FIN CREDIT BAL; 352 N HARVARD AVE	111.80	.00		062101	
UTILITY BILLING REFUNDS	10-14690-02R	0	FIN CREDIT BAL; 521 N DOUGLAS AVE	108.72	.00		062101	
UTILITY BILLING REFUNDS	11-11530-03R	0	FIN CREDIT BAL; 17 N WESTMORE AVE	119.76	.00		062101	
UTILITY BILLING REFUNDS	11-15620-07R	0	FIN CREDIT BAL; 320 W KENILWORTH AVE	61.35	.00		062101	
UTILITY BILLING REFUNDS	12-09660-00R	0	FIN CREDIT BAL; 309 E WASHINGTON ST	5.83	.00		062101	
UTILITY BILLING REFUNDS	12-16130-15R-1	0	FIN CREDIT BAL; 39 S OAKLAND AVE	129.19	.00		062101	
UTILITY BILLING REFUNDS	12-16190-00R	0	FIN CREDIT BAL; 40 S OAKLAND AVE	79.19	.00		062101	
UTILITY BILLING REFUNDS	12-16580-00R1	0	FIN CREDIT BAL; 144 S MYRTLE AVE	121.84	.00		062101	
UTILITY BILLING REFUNDS	12-16640-00R1	0	FIN CREDIT BAL; 132 S MYRTLE AVE	137.52	.00		062101	
UTILITY BILLING REFUNDS	12-18670-00R1	0	FIN CREDIT BAL; 21 S ILLINOIS AVE	65.84	.00		062101	
UTILITY BILLING REFUNDS	13-01590-11A	0	FIN CREDIT BAL; 808 S HARVARD AVE	109.40	.00		062101	
UTILITY BILLING REFUNDS	13-01910-03R	0	FIN CREDIT BAL; 219 W ADAMS ST	3.97	.00		062101	
UTILITY BILLING REFUNDS	13-03600-00R	0	FIN CREDIT BAL; 15 W MONROE ST	15.00	.00		062101	
UTILITY BILLING REFUNDS	13-09900-05R	0	FIN CREDIT BAL; 118 E ADAMS ST	329.79	.00		062101	
UTILITY BILLING REFUNDS	14-00160-02R	0	FIN CREDIT BAL; 401 E SAINT CHARLES RD	300.00	.00		062101	
UTILITY BILLING REFUNDS	14-01420-02R	0	FIN CREDIT BAL; 329 N CORNELL AVE	175.75	.00		062101	
UTILITY BILLING REFUNDS	14-01750-04R	0	FIN CREDIT BAL; 1133 N ELLSWORTH AVE	300.00	.00		062101	
Total 01.110050 UTILITY CASH CLEARING:				2,290.02	.00			
Total :				2,290.02	.00			
Total CASH ALLOCATIONS FUND:				2,290.02	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.231145 P&Z DEPOSIT: MISCELLANEOUS								
COUNTY COURT REPORTERS INC	129771	0	MINUTES P&Z21-0004L MAY 13 2021	724.00	.00		WF0621	
DAILY HERALD	178359	0	PUBLIC NOTICE PZ21-0004	353.05	.00		WF0621	
Total 10.231145 P&Z DEPOSIT: MISCELLANEOUS:				1,077.05	.00			
Total :				1,077.05	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.511.00.211 LEGAL SERVICES								
GARDINER KOCH WEISBERG	3835	0	LEGAL SVCS - LAUKANT	110.00	.00		WF0621	
GARDINER KOCH WEISBERG	3836	0	LEGAL SVCS - LAUKANT	66.00	.00		WF0621	
ORR & ASSOC, KATHLEEN FIELD	16538	0	LEGAL SERVICES	4,455.00	.00		WF0621	
ROBBINS SCHWARTZ	886504	0	LEGAL SERVICES - 48 E. KENILWORTH	720.00	.00		WF0621	
Total 10.511.00.211 LEGAL SERVICES:				5,351.00	.00			
10.511.00.299 OTHER CONTRACTUAL SERVICES								
CLARITY ONE	CDI - 2021	0	LEGAL SERVICES	8,562.50	.00		WF0621	
COMMONWEALTH EDISON CO	AGGFEE20	0	MUNICIPAL AGGREGATION REFRESH FEE	127.00	.00		062101	
MUNICIPAL CODE CORPORATION	00358378	0	MUNICIPAL CODE ANNUAL ADMIN FEE	350.00	.00		WF0621	
Total 10.511.00.299 OTHER CONTRACTUAL SERVICES:				9,039.50	.00			
10.511.00.303 DUES & PUBLICATIONS								
DUPAGE MAYORS & MANAGERS CON	11100A	0	2021-22 MEMBERSHIP DUES	19,450.75	.00		WF0621	
Total 10.511.00.303 DUES & PUBLICATIONS:				19,450.75	.00			
10.511.00.655 PLANNING & ZONING COMMISSION								
COUNTY COURT REPORTERS INC	129602	0	MINUTES APRIL 8 2021	225.00	.00		WF0621	
COUNTY COURT REPORTERS INC	129633	0	P&Z MINUTES APRIL 8, 2021	345.00	.00		WF0621	
COUNTY COURT REPORTERS INC	129771	0	MINUTES GENERAL MAY 13 2021	163.00	.00		WF0621	
Total 10.511.00.655 PLANNING & ZONING COMMISSION:				733.00	.00			
10.511.00.657 HISTORIC PRESERVATION COMM								
MARCUS, CAROL	REIMB	0	REIMB FOR 3 HISTORICAL PLAQUES	252.40	.00		062101	
Total 10.511.00.657 HISTORIC PRESERVATION COMM:				252.40	.00			
10.511.00.667 COMMUNITY PRIDE COMMISSION								
CUZZONE, NICK	JW16CM SIDEWALK	0	SIDEWALK DRAWING	77.50	.00		WF0621	
Total 10.511.00.667 COMMUNITY PRIDE COMMISSION:				77.50	.00			
Total PUBLIC AFFAIRS:				34,904.15	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.512.01.270 MAINT OF OFFICE EQUIPMENT								
DELL MARKETING LP	10495245389	0	1 OPTIPLEX 7080 COMPUTER	1,563.06	.00		062101	
DELL MARKETING LP	10495419760	0	3 OPTIPLEX 3080 COMPUTERS	2,216.22	.00		062101	
Total 10.512.01.270 MAINT OF OFFICE EQUIPMENT:				3,779.28	.00			
10.512.01.299 OTHER CONTRACTUAL SERVICES								
ARLINGTON COMPUTER PRODUCTS	540081	0	VEEAM SUPPORT	1,878.00	.00		062101	
ARLINGTON COMPUTER PRODUCTS	540211	0	PALO THREAT LICENSE RENEWAL	1,453.00	.00		062101	
ARLINGTON COMPUTER PRODUCTS	540211	0	WILDFIRE LICENSE RENEWAL	1,453.00	.00		062101	
ARLINGTON COMPUTER PRODUCTS	540211	0	PALO URL FILTERING LICENSE RENEWAL	1,453.00	.00		062101	
ARLINGTON COMPUTER PRODUCTS	540211	0	SUPPORT	1,460.00	.00		062101	
CURRENT TECHNOLOGIES CORP	11368	0	BIT PREMIUM MULTI-HOST CERTIFICATE	229.00	.00		WF0621	
PROCOM ENTERPRISES LTD	753256	0	ALARM.COM DOOR ACCESS CONTROLER P	1,234.90	.00		062101	
PROCOM ENTERPRISES LTD	753260	0	SECURITY DOOR LABOR & TRAVEL	160.00	.00		062101	
Total 10.512.01.299 OTHER CONTRACTUAL SERVICES:				9,320.90	.00			
Total MANAGER:				13,100.18	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.513.00.210 TELEPHONE								
SETTLES, JULIE	MAY 2021	0	PERS PHONE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
SETTLES, JULIE	MAY 2021	0	USAGE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
Total 10.513.00.210 TELEPHONE:				49.98	.00			
10.513.00.299 OTHER CONTRACTUAL SERVICES								
CONNECT SEARCH LLC	S1028151	0	TEMPORARY STAFF SERVICES	1,155.00	.00		062101	
CONNECT SEARCH LLC	S1028468	0	TEMPORARY STAFF SERVICES	1,320.00	.00		062101	
CONNECT SEARCH LLC	S1028792	0	TEMPORARY STAFF SERVICES	1,056.00	.00		062101	
Total 10.513.00.299 OTHER CONTRACTUAL SERVICES:				3,531.00	.00			
Total FINANCE:				3,580.98	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.514.00.270 MAINT OF OFFICE EQUIPMENT								
KONICA MINOLTA BUSINESS	9007774558	0	COPY CHARGES B&W	5.75	.00		WF0621	
KONICA MINOLTA BUSINESS	9007774558	0	COPY CHARGES COLOR	35.24	.00		WF0621	
KONICA MINOLTA PREMIER FINANCE	444164677	0	LEASE CHARGES MAY 2021	80.00	.00		WF0621	
Total 10.514.00.270 MAINT OF OFFICE EQUIPMENT:				120.99	.00			
10.514.00.299 OTHER CONTRACTUAL SERVICES								
CAR WASH DEVELOPMENT LLC	363	0	CD/ED CAR WASHES MAY 2021	3.00	.00		WF0621	
DUPAGE COUNTY RECORDER	40299699	0	501 N THIRD RELEASE	11.00	.00		WF0621	
DUPAGE COUNTY RECORDER	40299699	0	508 N THIRD RELEASE	11.00	.00		WF0621	
DUPAGE COUNTY RECORDER	40299699	0	507 N WESTMORE RELEASE	12.00	.00		WF0621	
MUNICIPAL SYSTEMS, INC.	MS2021-05-88	0	CD TICKET PROGRAM 2021-MAY	150.00	.00		WF0621	
Total 10.514.00.299 OTHER CONTRACTUAL SERVICES:				187.00	.00			
10.514.00.336 PHOTO MATERIALS & SUPPLIES								
MINUTEMAN PRESS	41477	0	VIOLATION NOTICES-DOOR HANGERS	295.00	.00		WF0621	
Total 10.514.00.336 PHOTO MATERIALS & SUPPLIES:				295.00	.00			
Total COMMUNITY DEVELOPMENT:				602.99	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.515.00.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	1,274.29	.00		062101	
Total 10.515.00.210 TELEPHONE:				1,274.29	.00			
10.515.00.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	100663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	2,043.00	.00		062101	
Total 10.515.00.270 MAINT OF OFFICE EQUIPMENT:				2,043.00	.00			
10.515.00.317 OFFICE SUPPLIES								
GFC LEASING	13346946	0	TONER AND STAPLES	68.00	.00		062101	
RUNCO OFFICE SUPPLY	829470	0	PADS OF PAPER	51.96	.00		062101	
Total 10.515.00.317 OFFICE SUPPLIES:				119.96	.00			
Total CENTRAL SERVICES:				3,437.25	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.516.00.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0030170051 5/2021	0	21 W PLYMOUTH; 5/6-6/7/21	146.29	.00		062101	
COMMONWEALTH EDISON CO	1043074121 5/2021	0	JACKSON POND; 4/20-5/19/21	36.87	.00		062101	
COMMONWEALTH EDISON CO	9006703009 5/2021	0	SIREN; 5/5-6/4/21	29.65	.00		062101	
COMMONWEALTH EDISON CO	9006734022 5/2021	0	106 S. VILLA; 5/5-6/4/21	171.37	.00		062101	
Total 10.516.00.219 UTILITY - ELECTRIC:				384.18	.00			
10.516.00.223 WATER & SEWER SERVICE								
SALT CREEK SANITARY DISTRICT	5150060 6/2021	0	MUSEUM; 2/15-5/15/21	36.50	.00		062101	
SALT CREEK SANITARY DISTRICT	5150065 6/2021	0	100 S. VILLA AVE.; 2/15-5/19/21	12.90	.00		062101	
SALT CREEK SANITARY DISTRICT	5150070 6/2021	0	FIRE #81; 2/15-5/15/21	154.50	.00		062101	
SALT CREEK SANITARY DISTRICT	5150150 6/2021	0	FIRE #82; 2/15-5/15/21	110.79	.00		062101	
SALT CREEK SANITARY DISTRICT	5150180 6/2021	0	PW STORAGE BLDG; 2/15-5/15/21	12.90	.00		062101	
SALT CREEK SANITARY DISTRICT	5150190 6/2021	0	VILLAGE HALL; 2/15-5/15/21	61.71	.00		062101	
SALT CREEK SANITARY DISTRICT	5150200 6/2021	0	PARKS GARAGE; 2/15-5/15/21	60.10	.00		062101	
SALT CREEK SANITARY DISTRICT	5150210 6/2021	0	PW GARAGE; 2/15-5/15/21	30.60	.00		062101	
SALT CREEK SANITARY DISTRICT	5150230 6/2021	0	VEH MAINT; 2/15-5/15/21	30.60	.00		062101	
SALT CREEK SANITARY DISTRICT	5150240 6/2021	0	WTR/SWR; 2/15-5/15/21	65.43	.00		062101	
SALT CREEK SANITARY DISTRICT	5150245 6/2021	0	CENTRAL PUMP STATION; 2/15-5/15/21	57.00	.00		062101	
SALT CREEK SANITARY DISTRICT	5150250 6/2021	0	PUBLIC WORKS; 2/15-5/15/21	71.90	.00		062101	
SALT CREEK SANITARY DISTRICT	5150260 6/2021	0	POLICE STATION; 2/15-5/15/21	154.50	.00		062101	
Total 10.516.00.223 WATER & SEWER SERVICE:				859.43	.00			
10.516.00.299 OTHER CONTRACTUAL SERVICES								
JOHNSON CONTROLS SECURITY SOL	36002905	0	FD82- FIRE ALARM WIRELESS MONITOR	108.00	.00		WF0621	
JOHNSON CONTROLS SECURITY SOL	36002947	0	FD81- FIRE ALARM WIRELESS MONITOR	161.25	.00		WF0621	
MIDLAND PLUMBING & SEWER	6714	0	CAMERA SEWER LINE, BROKEN PIPE	99.00	.00		WF0621	
SMG SECURITY SYSTEMS INC	103330	0	QTR CORP FIRE N BURGLAR ALARMS	2,147.19	.00		WF0621	
TK ELEVATOR CORPORATION	3005968551	0	QTR MAINT,VH ELEVATOR	1,487.94	.00		WF0621	
Total 10.516.00.299 OTHER CONTRACTUAL SERVICES:				4,003.38	.00			
Total BUILDINGS & GROUNDS:				5,246.99	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.517.00.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	8000258004 5/2021	0	METRA STN PARK LOT; 5/6-6/7/21	100.36	.00		062101	
Total 10.517.00.219 UTILITY - ELECTRIC:				100.36	.00			
10.517.00.223 WATER & SEWER SERVICE								
SALT CREEK SANITARY DISTRICT	5150170 6/2021	0	METRA STN; 2/15-5/15/21	12.90	.00		062101	
Total 10.517.00.223 WATER & SEWER SERVICE:				12.90	.00			
Total COMMUTER PARKING LOT:				113.26	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.518.00.302 CHEMICALS								
HERITAGE CRYSTAL CLEAN LLC	16824569	0	50/50 PREMIX ENGINE COOLANT	794.20	.00		WF0621	
Total 10.518.00.302 CHEMICALS:				794.20	.00			
10.518.00.308 ENGINE OIL								
HERITAGE CRYSTAL CLEAN LLC	16834029	0	FLT USED OIL P/U	62.50	.00		WF0621	
PARENT PETROLEUM INC.	1425126	0	PRO OIL DOMINION,SYNTHETIC BLEND OIL	885.60	.00		WF0621	
Total 10.518.00.308 ENGINE OIL:				948.10	.00			
10.518.00.309 GAS & DIESEL FUEL								
AL WARREN OIL COMPANY INC	W1390061	0	UNLEADED FUEL VLG VEH-5505 GAL	14,213.92	.00		WF0621	
Total 10.518.00.309 GAS & DIESEL FUEL:				14,213.92	.00			
Total GARAGE:				15,956.22	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.519.00.210 TELEPHONE								
VOSKRESENSKI, VASSILI	MAY PHONE	0	PERS PHONE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
VOSKRESENSKI, VASSILI	MAY PHONE	0	USAGE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
Total 10.519.00.210 TELEPHONE:				49.98	.00			
Total ENGINEERING:				49.98	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.520.01.299 OTHER CONTRACTUAL SERVICES								
MUNICIPAL SYSTEMS, INC.	MS2021-05-88	0	PD TICKET PROGRAM 2021-MAY	400.00	.00		WF0621	
MUNICIPAL SYSTEMS, INC.	MS2021-05-89	0	COLLECTION PROGRAM 2021-MAY	200.00	.00		WF0621	
Total 10.520.01.299 OTHER CONTRACTUAL SERVICES:				600.00	.00			
10.520.08.399 OTHER SUPPLIES								
ILLINOIS SECRETARY OF STATE	PD#32	0	CONFIDENTIAL LICENSE PLATE FOR #32	151.00	151.00	06/17/2021	0617INT	
Total 10.520.08.399 OTHER SUPPLIES:				151.00	151.00			
10.520.09.399 OTHER SUPPLIES								
GAROFALO, GIOVANNI	REIMB	0	REIMB FOR MEDIC/EMERGENCY FIRST AID	134.99	.00		062101	
Total 10.520.09.399 OTHER SUPPLIES:				134.99	.00			
Total POLICE:				885.99	151.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.521.01.299 OTHER CONTRACTUAL SERVICES								
ELMHURST OCCUPATIONAL HEALTH	136761	0	DRUG SCREENING	90.00	.00		062101	
Total 10.521.01.299 OTHER CONTRACTUAL SERVICES:				90.00	.00			
Total FIRE:				90.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.523.02.261 INSURANCE CLAIM LOSSES								
INTERGOVERNMENTAL RISK	SALES0019316	0	CLOSED CLAIMS MAY 2021	635.33	.00		062101	
Total 10.523.02.261 INSURANCE CLAIM LOSSES:				635.33	.00			
Total AMBULANCE/PARAMEDIC:				635.33	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.524.02.299 OTHER CONTRACTUAL SERVICES								
LAKESHORE RECYCLING SYSTEMS	0001583348	0	TRASH & BRUSH REMOVAL MARCH	132,248.10	.00		WF0621	
LAKESHORE RECYCLING SYSTEMS	0001634828	0	TRASH & BRUSH REMOVAL MAY	132,248.10	.00		WF0621	
Total 10.524.02.299 OTHER CONTRACTUAL SERVICES:				264,496.20	.00			
Total GARBAGE:				264,496.20	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.525.01.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	100663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	139.93	.00		062101	
Total 10.525.01.270 MAINT OF OFFICE EQUIPMENT:				139.93	.00			
10.525.01.399 OTHER SUPPLIES								
ADDISON ENGRAVING INC	95792	0	RETIREMENT PLAQUE - BULTHUIS	156.50	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	RETIREMENT PLAQUE - WAGNER	84.90	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	RETIREMENT PLAQUE - TUCKER	84.90	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	DOOR NAMEPLATES	99.20	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	WALNUT NAMEPLATES - CUZZONE	27.30	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	WALNUT NAMEPLATES - KUMAR	21.95	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	WALNUT NAMEPLATES - KOZAR	21.95	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	WALNUT NAMEPLATES - CORKERY	21.95	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	NAME BADGE - MURPHY	10.00	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	NAME BADGE - CUZZONE	10.00	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	NAME BADGE - KUMAR	10.00	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	NAME BADGE - CORKERY	10.00	.00		WF0621	
ADDISON ENGRAVING INC	95792	0	NAME BADGE - KOZAR	10.00	.00		WF0621	
Total 10.525.01.399 OTHER SUPPLIES:				568.65	.00			
10.525.25.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0179073093 5/2021	0	889 W NO STREETLIGHTS; 5/6-6/7/21	45.29	.00		062101	
COMMONWEALTH EDISON CO	0969040060 5/2021	0	TRAFFIC SIGNALS; 5/7-6/8/21	487.67	.00		062101	
COMMONWEALTH EDISON CO	3779053023 5/2021	0	STREETLIGHTS 2; 5/5-6/4/21	30.01	.00		062101	
COMMONWEALTH EDISON CO	5763147089 5/2021	0	STREETLIGHTS 1; 4/30-6/1/21	69.57	.00		062101	
CONSTELLATION NEW ENERGY INC	707658-10 5/2021	0	118 S VILLA AVE ; 5/7-6/8/21	34.32	.00		062101	
CONSTELLATION NEW ENERGY INC	707658-8 5/2021	0	0 E WISCONSIN AVE ; 4/21-5/20/21	7,608.73	.00		062101	
CONSTELLATION NEW ENERGY INC	707658-9 5/2021	0	1 S CENTRAL AVE; 5/7-6/8/21	272.68	.00		062101	
Total 10.525.25.219 UTILITY - ELECTRIC:				8,548.27	.00			
10.525.27.399 OTHER SUPPLIES								
DUPAGE TOPSOIL INC	051924	0	6 WHLRS/4 WHLR PULV- CPU	385.00	.00		062101	
Total 10.525.27.399 OTHER SUPPLIES:				385.00	.00			
Total STREET:				9,641.85	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Total CORPORATE FUND:				353,818.42	151.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
20.502.11.399 OTHER SUPPLIES								
PERKINS, TYLER	REIMB	52007	UNDERAGE BUYER FOR TOBACCO COMPLI	50.00	.00		062101	
Total 20.502.11.399 OTHER SUPPLIES:				50.00	.00			
Total GENERAL:				50.00	.00			
Total DRUG CONTROL FUND:				50.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
26.502.01.299 OTHER CONTRACTUAL SERVICES								
ORR & ASSOC, KATHLEEN FIELD	16538	0	LEGAL SERVICES - TIF 6 N. ARDMORE	2,750.00	.00		WF0621	
Total 26.502.01.299 OTHER CONTRACTUAL SERVICES:				2,750.00	.00			
Total GENERAL:				2,750.00	.00			
Total TIF 6 FUND-NO ARDMORE/VERMONT:				2,750.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
27.502.01.401 CAPITAL OUTLAY								
PIONEER GARDEN & FEED	05.24.21	0	PLANTER VLLG LOCATIONS, FLOWERS	611.70	.00		WF0621	
Total 27.502.01.401 CAPITAL OUTLAY:				611.70	.00			
Total GENERAL:				611.70	.00			
Total TIF 5 FUND - KENILWORTH:				611.70	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
29.502.01.299 OTHER CONTRACTUAL SERVICES								
GARDINER KOCH WEISBERG	3834	0	LEGAL SVCS - NORTH AVE TIF	310.00	.00		WF0621	
Total 29.502.01.299 OTHER CONTRACTUAL SERVICES:				310.00	.00			
Total GENERAL ADMINISTRATION:				310.00	.00			
Total TIF 3 FUND - NORTH AVENUE:				310.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
34.502.02.401 CAPITAL OUTLAY								
LUCAS LANDSCAPE AND DESIGN	12248	0	ACCESSIBLE PLAYGROUND SURFACE	4,620.00	.00		WF0621	
Total 34.502.02.401 CAPITAL OUTLAY:				4,620.00	.00			
Total GENERAL:				4,620.00	.00			
Total NEDSRA FUND:				4,620.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
35.502.01.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	299.73	.00		062101	
Total 35.502.01.210 TELEPHONE:				299.73	.00			
35.502.01.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	I00663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	223.89	.00		062101	
GFC LEASING	I00663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	307.16	.00		062101	
Total 35.502.01.270 MAINT OF OFFICE EQUIPMENT:				531.05	.00			
35.502.01.317 OFFICE SUPPLIES								
GARVEY'S OFFICE PRODUCTS	PINV2090847	0	ICC COPIER PAPER	225.17	.00		WF0621	
Total 35.502.01.317 OFFICE SUPPLIES:				225.17	.00			
35.502.16.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	9006778006 5/2021	0	LIONS FIELD; 5/5-6/4/21	150.35	.00		062101	
Total 35.502.16.219 UTILITY - ELECTRIC:				150.35	.00			
35.502.16.223 WATER & SEWER SERVICE								
SALT CREEK SANITARY DISTRICT	5150020 6/2021	0	LIONS FIELD; 2/15-5/15/21	12.90	.00		062101	
SALT CREEK SANITARY DISTRICT	5150030 6/2021	0	ROTARY PK RESTROOMS; 2/15-5/15/21	7.00	.00		062101	
SALT CREEK SANITARY DISTRICT	5150120 6/2021	0	ICC; 2/15-5/15/21	189.90	.00		062101	
Total 35.502.16.223 WATER & SEWER SERVICE:				209.80	.00			
35.502.16.299 OTHER CONTRACTUAL SERVICES								
SR PRODUCTS	7983	0	WITE BRITE HI BILD, ICC ROOF	630.49	.00		WF0621	
Total 35.502.16.299 OTHER CONTRACTUAL SERVICES:				630.49	.00			
35.502.35.311 PROGRAM SUPPLIES								
GLEN ELLYN HISTORICAL SOCIETY	6/23/21	0	SUMMER CAMP PERFORMANCE 6/23/21	130.00	.00		062101	
LANGENDERFER, COLIN	6-16-21	0	IN-HOUSE FIELD TRIP REPTILE SHOW FOR	350.00	350.00	06/09/2021	0609INT	
MORGAN, WENDY	6-9-21	0	IN-HOUSE FIELD TRIP PERFORMANCE FOR	500.00	500.00	06/09/2021	0609INT	
Total 35.502.35.311 PROGRAM SUPPLIES:				980.00	850.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
35.502.36.281 RENTAL OF EQUIPMENT								
LRS HOLDINGS LLC	PS375247	0	JACKSON PORTABLE TOILET	125.00	.00		WF0621	
Total 35.502.36.281 RENTAL OF EQUIPMENT:				125.00	.00			
35.502.36.297 OFFICIATING SERVICES								
PANEK, BRIAN	05.14-05.21	0	ADULT SOFTBALL LEAGUE UMPIRES	200.00	.00		WF0621	
Total 35.502.36.297 OFFICIATING SERVICES:				200.00	.00			
35.502.36.299 OTHER CONTRACTUAL SERVICES								
LAPSHIN, TRACY	04.08-05.11	0	FENCING CONTRACT INSTRUCTIONN	44.25	.00		WF0621	
Total 35.502.36.299 OTHER CONTRACTUAL SERVICES:				44.25	.00			
Total GENERAL:				3,395.84	850.00			
Total RECREATION FUND:				3,395.84	850.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
36.502.01.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	54.34	.00		062101	
Total 36.502.01.210 TELEPHONE:				54.34	.00			
36.502.01.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0603100125 5/2021	0	TWIN LAKES; 4/26-5/25/21	49.71	.00		062101	
COMMONWEALTH EDISON CO	9006795007 5/2021	0	ROTARY PARK; 5/5-6/4/21	26.60	.00		062101	
Total 36.502.01.219 UTILITY - ELECTRIC:				76.31	.00			
36.502.01.223 WATER & SEWER SERVICE								
SALT CREEK SANITARY DISTRICT	5150010 6/2021	0	THE DEPOT; 2/15-5/15/21	9.52	.00		062101	
SALT CREEK SANITARY DISTRICT	5150110 6/2021	0	N TERR PARK; 2/15-5/15/21	12.90	.00		062101	
SALT CREEK SANITARY DISTRICT	5150165 6/2021	0	TWIN LAKES; 2/15-5/15/21	18.80	.00		062101	
SALT CREEK SANITARY DISTRICT	5150220 6/2021	0	PK GARAGE #2; 2/15-5/15/21	18.80	.00		062101	
Total 36.502.01.223 WATER & SEWER SERVICE:				60.02	.00			
36.502.01.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	100663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	111.94	.00		062101	
Total 36.502.01.270 MAINT OF OFFICE EQUIPMENT:				111.94	.00			
36.502.02.304 GROUNDS SUPPLIES								
PIONEER GARDEN & FEED	05.24.21	0	VH PLANTERS, FLOWERS	203.91	.00		WF0621	
WESTMORE SUPPLY CO	M47027	0	PEA GRAVEL	95.04	.00		062101	
Total 36.502.02.304 GROUNDS SUPPLIES:				298.95	.00			
36.502.02.318 PLAYGROUND EQUIPMENT PARTS								
LUCAS LANDSCAPE AND DESIGN	12248	0	ACCESSIBLE PLAYGROUND SURFACE	4,620.00	.00		WF0621	
Total 36.502.02.318 PLAYGROUND EQUIPMENT PARTS:				4,620.00	.00			
36.502.02.325 GENERAL EQUIPMENT PARTS								
PIONEER MANUFACTURING CO	INV791330	0	SWITCH FOR BALL FIELD MACHINE	57.95	.00		WF0621	
Total 36.502.02.325 GENERAL EQUIPMENT PARTS:				57.95	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
36.502.02.399 OTHER SUPPLIES								
TERRACE SUPPLY COMPANY	01024154	0	MAY PKS TOOL RENTAL	25.42	.00		WF0621	
TERRACE SUPPLY COMPANY	01024155	0	MAY PKS TOOL RENTAL	19.53	.00		WF0621	
Total 36.502.02.399 OTHER SUPPLIES:				44.95	.00			
Total GENERAL:				5,324.46	.00			
Total PARKS FUND:				5,324.46	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
41.502.01.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	50.83	.00		062101	
Total 41.502.01.210 TELEPHONE:				50.83	.00			
41.502.01.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	7748424005 5/2021	0	JEFF POOL; 4/7-6/7/21	1,027.50	.00		062101	
Total 41.502.01.219 UTILITY - ELECTRIC:				1,027.50	.00			
41.502.01.223 WATER & SEWER SERVICE								
SALT CREEK SANITARY DISTRICT	5150130 6/2021	0	JEFF POOL; 2/15-5/15/21	449.50	.00		062101	
SALT CREEK SANITARY DISTRICT	5150140 6/2021	0	JEFF POOL FLTR; 2/15-5/15/21	7.00	.00		062101	
Total 41.502.01.223 WATER & SEWER SERVICE:				456.50	.00			
41.502.03.315 BUILDING MAINT SUPPLIES								
PORTER PIPE AND SUPPLY	12212659	0	POOL-FTG MALE ADAPTER	38.71	.00		WF0621	
PORTER PIPE AND SUPPLY	12213196	0	POOL- FTG FEMALE ADAPTER	41.62	.00		WF0621	
PORTER PIPE AND SUPPLY	12222536	0	POOL- RUBBER RING GASK	3.16	.00		WF0621	
Total 41.502.03.315 BUILDING MAINT SUPPLIES:				83.49	.00			
Total GENERAL:				1,618.32	.00			
Total SWIMMING POOL FUND:				1,618.32	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
50.502.79.691 INTEREST-2011D SUGAR CRK CERTS								
US BANK	1760807	0	SERIES 2011D INTEREST PMT	3,231.25	.00		062101	
Total 50.502.79.691 INTEREST-2011D SUGAR CRK CERTS:				3,231.25	.00			
50.502.80.691 INTEREST-2014 ROAD REF GO								
US BANK	1760807	0	SERIES 2014 INTEREST PMT	188,100.00	.00		062101	
Total 50.502.80.691 INTEREST-2014 ROAD REF GO:				188,100.00	.00			
50.502.81.691 INTEREST-2015 ROAD REF GO								
US BANK	1760807	0	SERIES 2015 INTEREST PMT	66,625.00	.00		062101	
Total 50.502.81.691 INTEREST-2015 ROAD REF GO:				66,625.00	.00			
50.502.82.691 INTEREST-2017 TIF3 REFUND ARBS								
US BANK	1764666	0	SERIES 2017 INTEREST PMT	45,775.00	.00		062101	
Total 50.502.82.691 INTEREST-2017 TIF3 REFUND ARBS:				45,775.00	.00			
50.502.83.691 INTEREST-2017B STORMSEWER ARB								
US BANK	1764666	0	SERIES 2017B INTEREST PMT	7,275.00	.00		062101	
Total 50.502.83.691 INTEREST-2017B STORMSEWER ARB:				7,275.00	.00			
50.502.84.691 INTEREST-2018A STORMSEWER								
US BANK	1764664	0	SERIES 2018S INTEREST PMT	51,100.00	.00		062101	
Total 50.502.84.691 INTEREST-2018A STORMSEWER:				51,100.00	.00			
50.502.85.691 INTEREST-2018C TIF3 REF ARBS								
US BANK	1764664	0	SERIES 2018C INTEREST PMT	166,400.00	.00		062101	
Total 50.502.85.691 INTEREST-2018C TIF3 REF ARBS:				166,400.00	.00			
50.502.87.691 INTEREST-2019B ROAD REF GO								
US BANK	1765790	0	SERIES 2019B INTEREST PMT	92,400.00	.00		062101	
Total 50.502.87.691 INTEREST-2019B ROAD REF GO:				92,400.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
50.502.88.691 INTEREST-2019A STORMSEWER ARB								
US BANK	1765790	0	SERIES 2019A INTEREST PMT	54,700.00	.00		062101	
Total 50.502.88.691 INTEREST-2019A STORMSEWER ARB:				54,700.00	.00			
Total GENERAL:				675,606.25	.00			
Total DEBT SERVICE FUND:				675,606.25	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
60.502.02.299 OTHER CONTRACTUAL SERVICES								
GOVTEMPSUSA LLC	3742811	0	CONTRACTED ENGINEER; 5/23/21 & 5/30/21	2,240.00	.00		062101	
Total 60.502.02.299 OTHER CONTRACTUAL SERVICES:				2,240.00	.00			
60.502.03.299 OTHER CONTRACTUAL SERVICES								
UNITED ENTERPRISE LLC	3-PARTIAL	0	MICHIGAN AVE. IMPROVEMENT PROJECT	35,667.00	35,667.00	06/11/2021	0611INT	
Total 60.502.03.299 OTHER CONTRACTUAL SERVICES:				35,667.00	35,667.00			
60.502.10.299 OTHER CONTRACTUAL SERVICES								
UNITED ENTERPRISE LLC	3-PARTIAL	0	MICHIGAN AVE. IMPROVEMENT PROJECT	43,593.00	43,593.00	06/11/2021	0611INT	
Total 60.502.10.299 OTHER CONTRACTUAL SERVICES:				43,593.00	43,593.00			
Total GENERAL:				81,500.00	79,260.00			
Total STREET IMPROVEMENT FUND:				81,500.00	79,260.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
82.502.01.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	36.81	.00		062101	
JESSEN, DENNIS	APRIL 2021	0	PERS DEVICE PHONE REIMB; APRIL 2021	24.99	.00		062101	
JESSEN, DENNIS	APRIL 2021	0	USAGE REIMBURSEMENT; APRIL 2021	24.99	.00		062101	
JESSEN, DENNIS	MAY PHONE 2021	0	PERS DEVICE PHONE REIMB; MAY 2021	24.99	.00		062101	
JESSEN, DENNIS	MAY PHONE 2021	0	USAGE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
VENCHUS, THOMAS	MAY PHONE 2021	0	PERS DEVICE PHONE REIMB; MAY 2021	24.99	.00		062101	
VENCHUS, THOMAS	MAY PHONE 2021	0	USAGE REIMBURSEMENT; MAY 2021	24.99	.00		062101	
Total 82.502.01.210 TELEPHONE:				186.75	.00			
82.502.01.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	100663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	139.93	.00		062101	
Total 82.502.01.270 MAINT OF OFFICE EQUIPMENT:				139.93	.00			
82.502.01.299 OTHER CONTRACTUAL SERVICES								
AMERICAN PRINTING TECHNOLOGIE	21-VP05-B	0	FOLD AND STUFF INSERT	140.00	.00		062101	
DUPAGE COUNTY RECORDER	40311102	0	W,S,G LIEN; 220 N MICHIGAN	11.00	.00		062101	
DUPAGE COUNTY RECORDER	40311102	0	W,S,G LIEN; 43 W ROOSEVELT	12.00	.00		062101	
DUPAGE COUNTY RECORDER	40311102	0	W,S,G LIEN RLS; 526 S WISCONSIN	11.00	.00		062101	
Total 82.502.01.299 OTHER CONTRACTUAL SERVICES:				174.00	.00			
82.502.01.321 PURCHASE OF WATER								
DUPAGE WATER COMMISSION	MAY 2021	0	WATER COSTS; MAY 2021	240,876.02	.00		062101	
Total 82.502.01.321 PURCHASE OF WATER:				240,876.02	.00			
82.502.02.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0005158074 5/2021	0	520 N PRINCETON; 5/7-6/8/21	277.67	.00		062101	
COMMONWEALTH EDISON CO	0233060038 5/2021	0	CENTRAL PUMPING STN; 5/7-6/8/21	374.80	.00		062101	
COMMONWEALTH EDISON CO	6152211004 5/2021	0	WTR/SWR; 4/6-6/4/21	295.67	.00		062101	
COMMONWEALTH EDISON CO	6667072019 5/2021	0	WELL #2; 5/5-6/4/21	345.06	.00		062101	
Total 82.502.02.219 UTILITY - ELECTRIC:				1,293.20	.00			
82.502.02.344 CONCRETE - REDI MIX								
WESTMORE SUPPLY CO	R105079	0	4.5 YDS CEMENT; VERMONT & MICHIGAN	715.75	.00		062101	
WESTMORE SUPPLY CO	R105281	0	4 YDS CEMENT; 355 N LINCOLN	724.00	.00		062101	
WESTMORE SUPPLY CO	R105305	0	8 YDS CEMENT; 644 YALE	1,096.00	.00		062101	

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
WESTMORE SUPPLY CO	R105338	0	5.5 YDS CEMENT; HIGHLAND & OAKLAND	749.25	.00		062101	
WESTMORE SUPPLY CO	R105378	0	5 YDS CEMENT; ADDISON & RIDGE	787.50	.00		062101	
WESTMORE SUPPLY CO	R105389	0	4.5 YDS CEMENT; 211 N HARVARD	785.75	.00		062101	
WESTMORE SUPPLY CO	R105495	0	4 YDS CEMENT; ILLINOIS & PARK	734.00	.00		062101	
WESTMORE SUPPLY CO	R105640	0	4.5 YDS CEMENT; OAKLAND & WASHINGTO	755.75	.00		062101	
Total 82.502.02.344 CONCRETE - REDI MIX:				6,348.00	.00			
82.502.02.401 CAPITAL OUTLAY								
UNITED ENTERPRISE LLC	3-PARTIAL	0	MICHIGAN AVE. IMPROVEMENT PROJECT	22,159.50	22,159.50	06/11/2021	0611INT	
Total 82.502.02.401 CAPITAL OUTLAY:				22,159.50	22,159.50			
Total GENERAL:				271,177.40	22,159.50			
Total WATER SUPPLY FUND:				271,177.40	22,159.50			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
83.502.01.210 TELEPHONE								
CALL ONE	270171 6/21	0	Phone Service; 6/15-7/14/21	36.81	.00		062101	
Total 83.502.01.210 TELEPHONE:				36.81	.00			
83.502.01.270 MAINT OF OFFICE EQUIPMENT								
GFC LEASING	100663836	0	COPIERS/PRINTERS LEASE; 07/05-08/04/21	139.93	.00		062101	
Total 83.502.01.270 MAINT OF OFFICE EQUIPMENT:				139.93	.00			
83.502.01.299 OTHER CONTRACTUAL SERVICES								
CONNECT SEARCH LLC	S1028233	0	TEMPORARY STAFF SERVICES	1,056.00	.00		062101	
CONNECT SEARCH LLC	S1028558	0	TEMPORARY STAFF SERVICES	990.00	.00		062101	
CONNECT SEARCH LLC	S1028877	0	TEMPORARY STAFF SERVICES	709.50	.00		062101	
Total 83.502.01.299 OTHER CONTRACTUAL SERVICES:				2,755.50	.00			
83.502.02.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0007134036 5/2021	0	WESTLANDS LIFT STN; 5/7-6/8/21	33.11	.00		062101	
COMMONWEALTH EDISON CO	0045126092 5/2021	0	NORTH & YALE; 4/26-5/25/21	112.59	.00		062101	
COMMONWEALTH EDISON CO	0051086116 5/2021	0	900 N VILLA; 4/26-5/25/21	187.95	.00		062101	
COMMONWEALTH EDISON CO	0063015145 5/2021	0	S VILLA LIFT STN; 5/7-6/8/21	486.10	.00		062101	
COMMONWEALTH EDISON CO	0375103058 5/2021	0	RT 83 LIFT STN; 5/7-6/8/21	32.99	.00		062101	
COMMONWEALTH EDISON CO	0474090018 5/2021	0	YALE/RIDGE LIFT STN; 5/7-6/8/21	93.19	.00		062101	
Total 83.502.02.219 UTILITY - ELECTRIC:				945.93	.00			
83.502.02.357 SEWERMAIN REPAIR PARTS								
GREAT LAKES CONCRETE LLC	242748	0	DISCONNECTION OF 48 E KENILWORTH	219.95	.00		062101	
Total 83.502.02.357 SEWERMAIN REPAIR PARTS:				219.95	.00			
83.502.02.401 CAPITAL OUTLAY								
UNITED ENTERPRISE LLC	3-PARTIAL	0	MICHIGAN AVE. IMPROVEMENT PROJECT	3,887.70	3,887.70	06/11/2021	0611INT	
Total 83.502.02.401 CAPITAL OUTLAY:				3,887.70	3,887.70			
Total GENERAL:				7,985.82	3,887.70			
Total WASTEWATER FUND:				7,985.82	3,887.70			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Grand Totals:				1,411,058.23	106,308.20			

	<u>Amount Paid</u>
CASH ALLOCATIONS FUND	
Total CASH ALLOCATIONS FUND:	<u>2,290.02</u>
CORPORATE FUND	
Total CORPORATE FUND:	<u>353,818.42</u>
DRUG CONTROL FUND	
Total DRUG CONTROL FUND:	<u>50.00</u>
TIF 6 FUND-NO ARDMORE/VERMONT	
Total TIF 6 FUND-NO ARDMORE/VERMONT:	<u>2,750.00</u>
TIF 5 FUND - KENILWORTH	
Total TIF 5 FUND - KENILWORTH:	<u>611.70</u>
TIF 3 FUND - NORTH AVENUE	
Total TIF 3 FUND - NORTH AVENUE:	<u>310.00</u>
NEDSRA FUND	
Total NEDSRA FUND:	<u>4,620.00</u>
RECREATION FUND	
Total RECREATION FUND:	<u>3,395.84</u>
PARKS FUND	
Total PARKS FUND:	<u>5,324.46</u>
SWIMMING POOL FUND	
Total SWIMMING POOL FUND:	<u>1,618.32</u>
DEBT SERVICE FUND	
Total DEBT SERVICE FUND:	<u>675,606.25</u>

	<u>Amount Paid</u>
STREET IMPROVEMENT FUND	
Total STREET IMPROVEMENT FUND:	<u>81,500.00</u>
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	<u>271,177.40</u>
WASTEWATER FUND	
Total WASTEWATER FUND:	<u>7,985.82</u>
Grand Totals:	<u><u>1,411,058.23</u></u>

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE

6-17-21

APPROVED BY



Report Criteria:

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Invoice Detail.Adjustmentid = {IS NULL}

Invoice.Batch = "062101","WF0621","0611INT","0609INT","0617INT"

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Ordinances

Agenda Section: First Reading on Ordinance to be Codified

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Increasing the Number of Class D-1 Full Package, Convenience Store Licenses for the Package Sale of Alcoholic Liquor

Suggested Action:

Owner Stephen P. George of Villa Park Heroes, Inc., at 340 W. St. Charles Road, doing business as Villa Park Exxon, would like to sell pre-packaged alcohol to patrons. Currently, Villa Park Heroes uses a Class "H" liquor license to sell alcoholic beverages. If approved, this ordinance would create a Class D-1 Full package, convenience store liquor license that allows the sale of alcoholic liquors to be sold in original packages, not for consumption on the premise. This ordinance will decrease the number of "H" liquor licenses by one (1) and increase the total number of Class D-1 Liquor Licenses to three (3) and the Village would have sixty-nine (69) total licenses.

This item satisfies the Long-Term Complex Strategic Plan Goal "Continue to follow a long-term master financial plan to fund all Village needs."

Attachments:

[ORD - Add Class D1 License - Villa Park Exxon.docx](#)

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS
INCREASING THE NUMBER OF CLASS D-1, FULL PACKAGE, CONVENIENCE STORE
LICENSES FOR THE PACKAGE SALE OF ALCOHOLIC LIQUOR**

WHEREAS, the Village of Villa Park (the “*Village*”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/4-1 et seq.) the corporate authorities have the power to determine the number, kind and classification of liquor licenses and their fees; and,

WHEREAS, the Village President, as the Local Liquor Control Commissioner, has approved the application of Stephen P. George, owner of Villa Park Heroes, Inc., for 340 W. St. Charles Road, doing business as Villa Park Exxon, subject to the approval of an additional Class D-1 Full package, convenience store liquor license that allows the sale of alcoholic liquors to be sold in original packages, not for consumption on the premises. This will also decrease the number of H liquor licenses by one.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: That Section 3-313(a) of the Villa Park Municipal Code, as amended, be and is hereby amended to read as follows:

Class	Maximum Number
D-1	3
H	6

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this _____ day of _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

Village President

Ordinance No: _____

Attest:

Village Clerk

Published in pamphlet form: _____, 2021

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Ordinances

Agenda Section: First Reading on Ordinance to be Codified

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Increasing the Number of Class B Package Licenses for Package Sale of Alcoholic Liquor

Suggested Action:

Villa Park Tobacco and Liquors has been sold the current Class "B" liquor license cannot not be transferred to the new owner. Harsh Patel, owner of KANO 2021, Inc., at 137 E. North Avenue, Unit B, doing business as Villa Park Tobacco and Liquors, submitted the necessary documentation and has been approved by the Local Liquor Control Commissioner to acquire a liquor license. If approved, this ordinance would replace the Class B package liquor license that allows the sale of alcoholic liquors to be sold in the original packages, not for consumption on the premises. This ordinance then keeps the number of Class B package licenses at seven (7) and sixty-nine (69) total licenses within the Village.

This item satisfies the Long-Term Complex Strategic Plan Goal "Continue to follow a long-term master financial plan to fund all Village needs."

Attachments:

[ORD - Class B License - Villa Park Tobacco and Liquors.docx](#)

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
INCREASING THE NUMBER OF CLASS B PACKAGE LICENSES FOR PACKAGE SALE OF
ALCOHOLIC LIQUOR**

WHEREAS, the Village of Villa Park (the "*Village*") is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to section 5/4-1 of the Liquor Control Act of 1934, as amended, (235 ILCS 5/4-1 et seq.) the corporate authorities have the power to determine the number, kind, and classification of liquor licenses and their fees; and,

WHEREAS, the Village President, as the Local Liquor Control Commissioner, has approved the application of Harsh Patel, owner of KANO 2021, Inc., for 137 E. North Avenue, Unit B, doing business as Villa Park Tobacco and Liquors, subject to the approval of a replacement Class B package liquor license that allows the sale of alcoholic liquors to be sold in original packages, not for consumption on the premises.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: That Section 3-313(a) of the Villa Park Municipal Code, as amended, be and is hereby amended to read as follows:

Class	Maximum Number
B	7

Section 2: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

Passed this _____ day of _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

Village President

Ordinance No: _____

Attest:

Village Clerk

Published in pamphlet form:

_____, 2021

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Ordinances

Agenda Section: Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Establishing Temporary Executive Powers Pursuant to Chapter 8, Article III, Sections 8-301 - 308 of the Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code, and 20 ILCS 3305-11 of the Illinois Emergency Management Act

Suggested Action:

It is the policy of the Village of Villa Park that the Village be prepared to address any emergency. Therefore, in response to the significant outbreak of the Coronavirus (COVID-19) in the United States, pursuant to Chapter 8, Article III Sections 8-301 – 8-308 of the Village of Villa Park Municipal Code, 65 ILCS 5/11-1-6 of the Illinois Municipal Code, and 20 ILCS 3305-11 of the Illinois Emergency Management Agency Act, it is necessary and appropriate to authorize the Village President to exercise extraordinary power and authority, by executive order, during this state of disaster/emergency to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

This ordinance extends the Temporary Executive Powers contained in Ordinance 4227, approved by the Village Board on June 14, 2021, until such time that the Village Board can reconvene in an open meeting.

Attachments:

[ORD - Executvie Powers COVID-19.docx](#)

ORDINANCE NO. _____

**ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
ESTABLISHING TEMPORARY EXECUTIVE POWERS PURSUANT TO CHAPTER 8,
ARTICLE III, SECTIONS 8-301 – 8-308 OF VILLA PARK MUNICIPAL CODE, 65 ILCS
5/11-1-6 AND SECTION 11 OF THE ILLINOIS MUNICIPAL CODE, AND THE
ILLINOIS EMERGENCY MANAGEMENT AGENCY ACT, 20 ILCS 3305/11**

WHEREAS, in late 2019, a new and significant outbreak of Coronavirus Disease 2019 (COVID-19) emerged in China; and

WHEREAS, COVID-19 is a novel severe acute respiratory illness that can spread among people through respiratory transmissions with symptoms similar to those of influenza; and

WHEREAS, certain populations are at higher risk of experiencing more severe illness as a result of COVID-19, including older adults and people who have serious chronic medical conditions such as heart disease, diabetes, or lung disease; and

WHEREAS, we are continuing our efforts to prepare for any eventuality given that this is a novel illness and given the known health risks it poses for the elderly and those with serious chronic medical conditions; and

WHEREAS, the United States Centers for Disease Control (CDC), the United States Department of Health and Human Services (HHS), and the World Health Organization (WHO) have each determined that SARS-CoV-2 virus causes the COVID-19 respiratory disease, a new strain of coronavirus that had not been previously identified in humans and is easily spread from person to person which can result in serious illness or death; and

WHEREAS, thousands of confirmed cases of COVID-19 have been identified in the State of Illinois; to date, all of the cases in Illinois are in the greater Chicagoland area. On January 31, 2020, the Secretary of HHS declared a public health emergency for the entire United States of America concerning COVID-19. On March 9, 2020, Governor Pritzker issued a disaster proclamation concerning the spread of COVID-19 in Illinois. On March 11, 2020, WHO declared that the spread of COVID-19 is a global pandemic. On March 13, 2020, President Trump declared a national emergency concerning the COVID-19 pandemic. Finally, on March 15, 2020 DuPage County Board Chairman Cronin issued a disaster proclamation concerning the spread of COVID-19 in DuPage County; and

WHEREAS, the Illinois Department of Public Health has now confirmed localized community person-to-person transmission of COVID-19 in Illinois, significantly increasing the risk of exposure and infection to Illinois' general public and creating an extreme public health risk in the Village and throughout the State. As has been experienced in other locales in the United States and around the world, the SARS-CoV-

Ordinance No. _____

2 virus has the potential to infect large numbers of people in a short amount of time, placing extreme burdens on the health care system and the economy; and

WHEREAS, despite the best efforts to contain COVID-19, the World Health Organization and the CDC indicate that it is expected to spread; and

WHEREAS, as of June 19, 2021, there were 33,509,001 confirmed cases in the United States and 601,442 deaths; and

WHEREAS, as of June 19, 2021, there were 1,392,733 confirmed cases of COVID-19 in Illinois and 92,368 cases in DuPage County; and

WHEREAS, based on the foregoing, the corporate authorities of the Village of Villa Park recognize the potential of a public health emergency in the Village; and

WHEREAS, it is the policy of the Village of Villa Park that the Village will be prepared to address any emergencies and, therefore, pursuant to Chapter 8, Article III, Sections 8-3-01 – 8-3-08 of the Village of Villa Park municipal code and pursuant to 5/11-1-6 of the Illinois Municipal Code, it is necessary and appropriate to establish standards for the determination of whether a state of emergency exists authorizing the Village President to exercise extraordinary power and authority, by executive order, during the possible state of emergency, to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

NOW, THEREFORE, BE IT ORDAINED by the Village President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

SECTION ONE: The corporate authorities hereby establish standards for the determination of whether a state of disaster/emergency exists within the Village of Villa Park:

1. The existence of federal, state, or county directives or advisories on COVID-19 which impact any activities within the Village or specific instances of COVID-19 within the Village require action to ensure the safety of the general public or of Village officials and staff: and
2. The need for immediate, emergency action, which must occur before the next regular meeting of the Village Board of Trustees.

SECTION TWO: The standards enumerated in Section One having been met, the Village President shall provide, under oath, a statement declaring that a local state of disaster/emergency exists. This statement shall be filed with the Village Clerk as soon as practicable.

SECTION THREE: The corporate authorities hereby grant to the Village President, the extraordinary power and authority to exercise, by executive order, during the state of disaster/emergency, the powers of the corporate authorities as may be reasonably necessary to respond to the emergency to ensure that the effects of COVID-19 are mitigated and minimized and that residents and visitors in the Village remain safe and secure.

Emergency Regulations and Orders include:

1. *Emergency Purchasing.* The Village President directs that the Village may enter into contracts for the emergency purchase of goods and services that may be necessary for the preparation for, response to, and recovery from, the COVID-19 pandemic. The Village and the Village Manager are hereby authorized to execute such contracts in accordance with applicable law.
2. *Emergency Staffing.* This Ordinance constitutes a declaration of disaster/civil emergency under the Village's collective bargaining agreements. Accordingly, the Village President directs the Village Manager to implement such emergency staffing protocols and procedures as may be necessary for the preservation of public health and safety, and for the preservation of the health of Village employees. Specifically, and without limitation of the foregoing, the Village Manager is authorized to implement alternative staffing protocols, procedures, and shifts for the Village Fire, Police, and Public Works Departments.
3. *Cooperation with Other Government Agencies.* The Village President directs all Village officials and employees to take all practicable steps to coordinate the Village's resources and emergency operations with the State of Illinois, the County of DuPage, and other local governments in and around the Village, to best utilize resources of all agencies in the area for the preparation for, response to, and recovery from, the COVID-19 pandemic.

SECTION FOUR: The state of disaster/emergency and the Village President's extraordinary power and authority provided in Section Three shall expire not later than the adjournment of the first regular meeting of the corporate authorities after the state of disaster/emergency is declared.

SECTION FIVE: As the state of disaster/emergency has been declared, at the first regular meeting of the corporate authorities, the corporate authorities may ratify the actions taken by the Village President during the state of disaster/emergency, and determine, by resolution, whether the state of emergency should continue and any extension of the Village President's temporary extraordinary powers.

SECTION SIX: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such as decision shall not affect the validity of the remaining provisions of this Ordinance.

Ordinance No. _____

SECTION SEVEN: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of conflict or inconsistency.

SECTION EIGHT: EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

APPROVED this ____ day of _____, 2021, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

ABSTENTION: _____

Nick Cuzzone, Village President
Village of Villa Park, DuPage County, Illinois

ATTESTED and filed in my office,
This _____ day of _____, 2021

Hosanna Korynecky, Village Clerk
Village of Villa Park, DuPage County, Illinois

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Admin Asst

Submitting Department: Village Board

Item Type: Ordinances

Agenda Section: Ordinances

Subject:

An Ordinance Amending the Villa Park Municipal Code to Grant Emergency Powers During a State of Emergency to the Village President of the Village of Villa Park, DuPage County, Illinois

Suggested Action:

The Illinois Municipal Code, 65 ILCS 5/11-1-6, states the corporate authorities may, by ordinance, grant the Village President the extraordinary authority to exercise such powers as may be reasonably necessary to respond during a state of emergency. This ordinance limits such extraordinary power until the adjournment of the first regular meeting of the corporate authorities after the state of emergency is declared. In the event another state of emergency is expressed by the Governor of the State of Illinois, the Illinois Department of Health and Human Services, or the DuPage County Health Department, the Village President is authorized to declare a state of emergency exists in the Village of Villa Park. As an example in the instance that the Governor of the State of Illinois declared a state of emergency between Village board meetings, by following the requirements in this ordinance, the Village President would have extraordinary powers until the next Village board meeting.

Attachments:

[ORD - Emergency Powers to Village President.docx](#)

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE VILLA PARK MUNICIPAL CODE TO GRANT
EMERGENCY POWERS DURING A STATE OF EMERGENCY TO THE
VILLAGE PRESIDENT OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the “*Village*”) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-1-6, provides that the corporate authorities may, by ordinance, grant to the Village President the extraordinary authority to exercise such powers as may be reasonably necessary to respond during a state of emergency provided that such extraordinary power is limited in time until the adjournment of the first regular meeting of the corporate authorities after the state of emergency is declared; and,

WHEREAS, the corporate authorities are further required to provide, by ordinance, the standards for a determination when a state of emergency exists; and,

WHEREAS, after due consideration, the Board of Trustees of the Village is prepared to grant the Village President the extraordinary powers to respond to a state of emergency pursuant to the process as hereinafter set forth.

NOW, THEREFORE, BE IT ORDAINED, by the Village President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1. Article IV, Division 2 of the Villa Park Municipal Code is hereby amended by adding the following new Section 2-421.1:

“Section 2-421.1. Powers and authority in a state of emergency.

A. Upon declaration of a state of emergency by proclamation or order of the Governor of the State of Illinois, the Illinois Department of Health and Human Services or the DuPage County Health Department, the Village President is authorized to declare that a state of emergency exists in the Village.

Ordinance No. _____

B. Upon declaration of a state of emergency in the Village, the Village President shall sign, under oath, a statement finding that either the Governor of the State of Illinois, the Illinois Department of Health and Human Services or the DuPage County Health Department has declared a state of emergency and that such declaration is the basis for declaring a state of emergency in the Village. The statement shall be filed with the Village Clerk as soon as practical.

C. Upon finding a state of emergency exists in the Village, the Village President shall have extraordinary power and authority as may be reasonably necessary to respond to the emergency which power and authority shall expire no later than the adjournment of the first regular meeting of the Board of Trustees after the state of emergency is declared.”

Section 2. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

PASSED by the Village President and the Board of Trustees of the Village of Villa Park, DuPage County, Illinois, this _____ day of _____, 2021, pursuant to a roll call vote, as follows:

AYES:

NAYS:

ABSENT:

APPROVED by me, as Village President of the Village of Villa Park, DuPage County, Illinois, this _____ day of _____, 2021.

Village President

Ordinance No. _____

Attest:

Village Clerk

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Consuelo Arguilles

Submitting Department: Community Development

Item Type: Ordinances

Agenda Section: Ordinances

Subject:

An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending Certain Provisions of Appendix C Basic Zoning Ordinance of the Village Park Municipal Code

Suggested Action:

The zoning text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department received comments from the public, performed a review of these codes, and researched best practices before making the recommended modifications.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021, public hearing. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. On April 8, 2021, during a public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers and unanimously recommended approval of the text amendments. Attached is a redlined document of the proposed zoning text amendments and proposed ordinance. Staff recommends approval of these text amendments.

This item satisfies the Long-Term Complex Strategic Plan Goal "Engage and be proactive in regional planning efforts and activities."

Attachments:

[Memo Zoning Code Updates.pdf](#)

[ORD - Zoning Text Amendments.docx](#)

[PZ-21-0001 Zoning Text Amendments VB 06-28-2021.pdf](#)

[P&Z Minutes PZ-21-0001 4-8-21.pdf](#)

Village of Villa Park

Community Development Department



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
DIRECTOR • CONSUELO ARGUILLES

PHONE (630) 433-4300
FAX (630) 941-5979

TO: Village Manager, Rich Keehner
FROM: Community Development Director, Consuelo Arguilles
DATE: June 17, 2021
RE: Zoning Code Updates

On May 24, 2021 the Village Board tabled the zoning text amendments that were on the agenda for consideration. The item was tabled indefinitely. Staff would like to revisit this item and pursue the proposed text amendments as originally proposed, which included regulations for outdoor storage containers. The text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department and Village Staff performed a review of these codes and researched best practices before making the recommended modifications.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021 and April 8, 2021 public hearings. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. On the April 8, 2021 public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers and unanimously recommended approval of the zoning code amendments with a 7-0 vote. This item satisfies the Long-Term Strategic Goal "Engage and be proactive in regional planning efforts and activities".

Please consider taking the proposed changes back to the Village Board for consideration. At a minimum, the regulations for outdoor storage containers should go back to Village Board as we have discussed this very topic several times. We need to get this moving and approved, as there are over twenty code enforcement cases regarding businesses in town that have containers.

Attachments: April 8th Planning and Zoning Commission Minutes, Proposed zoning text amendments and Ordinance

ORDINANCE NO. _____

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
AMENDING CERTAIN PROVISIONS OF APPENDIX C -
BASIC ZONING ORDINANCE OF THE
VILLA PARK MUNICIPAL CODE**

WHEREAS, The Village of Villa Park is a municipal corporation duly organized and existing under the laws of the State of Illinois; and has previously adopted Appendix C Basic Zoning Ordinance of the Villa Park Municipal Code, and has amended said chapter from time to time; and

WHEREAS, the Village is requesting a text amendment to Appendix C Basic Zoning Ordinance of the Villa Park Municipal Ordinance (the “Zoning Ordinance”); and,

WHEREAS, Notice of a public hearing on said Text Amendment was published on March 19, 2021 in the Daily Herald, a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village; and,

WHEREAS, pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on April 08, 2021 on said Text Amendment in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission found that the Text Amendment met the standards in Section 11.2 of the Zoning Ordinance and recommended it be granted; and,

WHEREAS, the Village President and Board of Trustees find and hereby declare that it is in the best interests of the Village and its residents to amend certain provisions of the Zoning Ordinance, which are codified in Appendix C of the Municipal Code of the Village, as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, DU PAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: The foregoing recitals shall be and are hereby incorporated as findings as if said recitals were fully set forth within this Section One.

SECTION TWO: That Appendix C – Basic Zoning Ordinance of the Villa Park Municipal Code are hereby amended by deleting sections 2.3, 2.6.5, 6.10.2, 6.11.2, 6.12, 7.8.4, 7.8.5, 7.8.7, 7.9.4, 11.3.13, 11.6, 14.1.8, 14.1.9, 14.2.13, and 14.2.22 in their entirety and replacing said sections with the following:

SEC. 2.3. - LOT AND BUILDING REGULATIONS

Table 2-3: Lot and Building Regulations (R districts)

Lot Regulation		RS-10	RS-7.5	RD-7.5	RM-9
A	Minimum Lot Area (square feet)	10,000	7,500	7,500	9,000
	Minimum Lot Area per	10,000	7,500	3,750	1,800

Ordinance No. _____

	Dwelling Unit (square feet)				
W	Minimum Lot Width (feet)	65	50	60	50
C	Maximum Lot Coverage (Impervious Site Coverage) (%)	50%	60%	60%	50%
Building Regulations		RS-10	RS-7.5	RD-7.5	RM-9
Minimum Building Setbacks					
F	Front Street (feet)	30[1]	30[1]	25[1]	35[1]
S	Side Street (feet)	20	15	15	15

I	Interior Side (feet)	6	6	6	9
R	Rear (feet/% of lot depth, whichever is greater)	40/20	40/20[2]	40/20	40/20
	Maximum Building Height (feet)	28	28	28	35

[1] Contextual setback regulations apply to infill development. See 14.1.9.B

[2] On lots more one hundred sixty (160) feet deep, the sum of front and rear setbacks need not exceed fifty (50) percent of lot depth.

SEC. 2.6. - OTHER REGULATIONS

2.6.1. - Parking

See Article 7

2.6.2. - Accessory Uses and Structures

See [Section 6.10](#)

2.6.3. - Fences and Walls

See [Section 6.10](#)

2.6.4. - Home Occupations

See [6.10.6](#)

2.6.5 – Permitted Obstructions

See Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments)

SEC. 6.10. - ACCESSORY USES AND STRUCTURES

6.10.2. - Residential Accessory Building and Structures

The following regulations govern use and installation of detached accessory buildings and structures in all R districts, except as more specifically regulated in this article.

A. General Requirements:

1. Use: Residential garages and carports in RS Districts primarily intended to address the parking and storage of vehicles owned and operated by the residents of the premises along with limited storage of garden equipment and household items incidental to the principal use.
2. Number allowed per lot:
 - a. Only one accessory building is allowed per lot.
 - b. Only one attached or detached garage is allowed on any RS-zoned lot.
 - c. The maximum number of enclosed accessory structures, such as a shed, shall not exceed two (2) per zoning lot. Swimming pools and open structures, such as decks and pergolas, are exempt from the total number of accessory structures.
3. Setback/Yard Requirements:
 - a. Accessory buildings and structures shall not be constructed in the front yard.
 - b. Minimum side and rear setback is three (3) feet.
 - c. Accessory buildings or structures must be set back at least five (5) feet from lot lines abutting a front yard of a building on an adjacent lot.
 - d. For purposes of this provision, setbacks are measured from the structure foundation.
4. Separation Between Buildings and Structures:
 - a. No detached accessory building and structure may be located closer than three (3) feet to principal structure or from another.
 - b. Any building or structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to the provisions of this section and shall meet the bulk requirements of the zoning district for principal structures.

- c. Above ground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met and the deck is designed with a gate between the deck and pool and access is provided to the yard from the deck.
 - d. Pergola support columns shall be located no closer to the principal building than three feet (3').
- 5. Size:
 - a. The exterior dimensions of any garage in an RS district may not exceed eight hundred sixty-four 864 square feet in area or seventy-five (75) percent of the foundation area of the principal building, provided that a garage area of up to five hundred thirty (530) square feet (exterior dimension) is permitted regardless of the size of the principal structure.
 - b. Additions to garages for storage purposes shall be permitted provided that the addition is an integral part of the design of the garage, meets all applicable standards for the construction of a garage, and generally matches and adheres to the overall appearance of the garage.
 - c. The total area of accessory structures may not exceed two percent (2%) of lot area in exterior dimension.
- 6. Height Requirements:
 - a. The height of a detached garage may not exceed twenty-one (21) feet or the height of the principal dwelling unit, whichever is less. For purposes of this provision, height is measured from the garage floor to the top of the highest structural member.
 - b. The height of garage door may not exceed eight (8) feet.
 - c. Accessory structures may not exceed ten feet (10').
- 7. Accessory building and structures may not be located within any public utility easement, whether platted or implied.
- 8. All accessory buildings and structures must be constructed with eaves, gutters and downspouts that are directed away from adjacent properties.
- 9. Carports are prohibited except in those cases where a carport is an integral part of an architectural design of an existing or proposed principal building (e.g., porte cochere).

The maximum lot coverage (impervious site coverage) shall not exceed the maximum percentage (%) found in Table 2-3: Lot and Building Regulations (R districts). The residential garage and carport regulations of this subsection apply in RS districts. The regulations are.

B. Duplexes

Garages associated with duplex (two-household) dwellings in RD-7.5 and RM-9 districts may not exceed five hundred twenty-eight (528) square feet in area.

6.10.3. - Nonresidential Accessory Structures

Ordinance No. _____

The following regulations govern use and installation of accessory structures in all districts other than R districts, except as more specifically regulated in this article.

- A. Only one accessory building is allowed per lot.
- B. The area of the accessory building may not exceed one hundred (100) square feet or one percent of the area of the lot, whichever is greater.

SEC. 6.11.2. - Permitted Uses

G. Outdoor seating accessory to a eating or drinking establishment subject to the following supplemental regulations:

1. The outdoor seating area must be open to the sky with the exception that it may have a retractable awning, umbrella, or be placed under a building canopy and may contain furniture, including tables, chairs, railings, planters, and other features that are readily movable.
2. The seating may be located on public property or a public right-of-way provided that at least four (4) feet of the public sidewalk remains obstruction-free. If seating is provided on public sidewalk a certificate of insurance with the Village of Villa Park listed as an additional non-contributory insured and a certificate holder is required. The seating may be located on private sidewalks or pedestrian walkways provided that at least four (4) feet of the walkway remains obstruction-free. If alcohol is to be served, a fence or similar barrier must be constructed around the outdoor seating area where liquor is served.
3. The outdoor seating area may be located in a yard or required building setback.
4. The seating may not occupy or interfere with the use of required parking spaces, aisles, driveways, fire lanes or fire exits.
5. The seating may not occupy or interfere with the use of building entrances, exits and pedestrian walkways.
6. Lighting related to the operation of the outdoor seating area must be directed away from adjacent properties to avoid creation of a public nuisance.
7. No entertainment, whether live, recorded or otherwise, is permitted in the outdoor seating area. Noise is to comply with the regulations found in [Article VI](#) of Chapter 15 – Nuisances.
8. The outdoor seating area must be immediately adjacent to the principal building. If the outdoor seating area only includes tables and/or seating immediately adjacent to the exterior wall of the principal building, no fencing is required. If the outdoor seating includes tables and/or seating not immediately adjacent to the exterior wall of the principal building, fencing is required.
9. The outdoor seating area must conform to the approved site plan and be landscaped and/or screened as determined necessary by the community development director.
10. All outdoor seating must be placed on an all-weather hard surface area.
11. All outdoor seating areas must comply with life safety and exit code requirements.
12. An occupancy permit is required prior to the opening of the outdoor seating area. The occupancy permit is valid from March 1 through November 30 and must be

renewed annually. All outdoor furniture must be removed within twenty-four (24) hours of permit expiration.

13. Picnic tables located at a park, golf course, or recreation center are not deemed to be "outdoor seating" and are exempt from the regulations of this section.

SEC. 6.12. Outdoor Storage Containers in Non-Residential Property

A. Temporary outdoor storage containers in non-residential property subject to the following supplemental regulations:

1. A permit is required for any temporary outdoor storage container.
2. There may be no more than one temporary outdoor storage container per property.
3. Stacking of temporary outdoor storage containers is prohibited.
4. The subject property must be occupied by a principal building.
5. No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.
6. Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.
7. Temporary outdoor storage containers must be placed only on a driveway or other hard surface.
8. When placed on the driveway within a front or corner side yard, the container must be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right-of-way is not obstructed.
9. Temporary outdoor storage containers may not be placed on public property or in a location that obstructs traffic visibility.
10. Temporary outdoor storage containers may display no signs other than the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the temporary outdoor storage containers.
11. Temporary outdoor storage containers must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration.
12. Temporary outdoor storage containers may not be used for the storage of hazardous, flammable or toxic materials.
13. Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.

B. Permanent Outdoor Storage Containers in Non-Residential Property

Shipping containers used for permanent outdoor storage in non-residential property subject to the following supplemental regulations:

1. A permit is required for any permanent outdoor storage container;
2. The subject property is occupied by a principal building;
3. Placed behind the front wall of a principal building;
4. Placed on a paved surface;
5. Placed outside of required side and rear yard setbacks;
6. Stacking of outdoor storage containers is prohibited;

7. Screened from public view with a privacy screen (e.g.fence), landscaping or similar methods;
8. Does not take up required parking;
9. May not be placed on public property or in a location that obstructs traffic visibility;
10. May not display any signs, including the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the outdoor storage containers;;
11. Must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration;
12. May not be used for the storage of hazardous, flammable or toxic materials; and
13. May not be used for the purpose of conducting business or selling merchandise out of or within.

7.8.4. - Width

Driveways in street yards leading to off-street parking areas in rear yards may not exceed twelve (12) feet in width when leading to one parking space or twenty-four (24) feet in width when leading to two (2) or more spaces.

7.8.5. - Circular Drives

- A. Circular drives are permitted only on lots with at least seventy-five (75) feet of street frontage.
- B. Circular drives may not exceed twelve (12) feet in width, excluding flares, except for that portion of the drive leading to a required off-street parking area.
- C. The interior radius of a circular drive must be at least thirty (30) feet.
- D. Low-growing evergreen shrubs must be installed and maintained along the length of the circular drive.

7.8.7. - Driveway Design

- A. Adequate provisions must be made for the disposal of stormwater so that water will not flow into adjacent property. To keep water runoff on site and prevent runoff towards adjacent properties, new or replacement driveways must meet existing grades along the property line and then slope 1/8-inch to 1/4-inch per foot away from the property line and toward the center of the driveway. Any curbs along driveway must be constructed so as to not dam water on adjacent properties.
- B. Maximum lot coverage (impervious site coverage) shall comply with Table 2-3: Lot and Building Regulations (R districts).
- C. Residential driveways and parking areas must comply with the surfacing requirements of 7.9.4.
- D. All new off-street parking facilities, including driveways, must meet the requirements of this section. Except as otherwise expressly stated in this section, all existing driveways not in conformance with this section must come into conformance at any time that 50% or more of a driveway is surfaced or resurfaced

- E. Attached garages may not be converted into a living area unless the required off-street parking spaces are being provided for elsewhere on the lot and the existing driveway in front of the converted area is removed.
- F. Driveways may not be designed or constructed in any manner that will interfere with planned or existing parkway or right-of-way improvements or in a way that will create traffic hazards.

7.9.4. – Surfacing

All open off-street parking areas and driveways must be improved with all-weather, hard surface pavement consisting of the following minimum specifications:

- A. A 3-inch bituminous concrete surface course on a 4 inch compacted aggregate base. For replacement driveways, the base material must be inspected for adequate compaction.
- B. A 5-inch Portland cement concrete (P.C.C.) surface on a four-inch thick compacted aggregate base. For replacement driveways, the base material must be inspected for adequate compaction.
- C. Concrete ribbon strips are permitted only if constructed of concrete in accordance with all applicable village regulations.
- D. Brick paver or block driveways and parking areas are permitted if construction is done in accordance with the manufacturer's specifications.
- E. The placement of granular fill or other non all-weather parking surface is prohibited. This provision is not intended to prohibit the continued use and maintenance of any existing non all-weather surface.

11.3.13. - Effective Period of Planned Unit Development

- A. The planned unit development shall be constructed in a timely manner. The planned unit development shall be subject to revocation under the following conditions:
 - 1. Final site plan approval does not occur within twelve (12) months from the date of approval of the PUD development plan of a planned unit development.
 - 2. Construction does not commence and proceed within three (3) years from the date of approval of the PUD site plan of a planned unit development. Community Development Director to consider allowing construction to commence and proceed for a period time exceeding three (3) year from PUD approval when deemed necessary, including in instances when there have been a change of owner, so long as the development plan is consistent the approved PUD development.
 - 3. The Director of Community Development Director or village board may extend the time limits for site plan approval for no more than two (2) 12-month periods. Commencement for construction may also be extended by the village board in one year increments.
- B. The village board may initiate or the owner of the parcel of land on which the planned unit development is to be constructed may apply for the revocation of the planned unit development. The owner shall be notified, in writing, at least thirty

(30) days prior to the village board's consideration of the revocation if initiated by the village board.

- C. The village board shall consider, but not be limited to, the following standards in the review of the status of the project construction to determine whether there is reasonable cause for delay:
 - 1. The original program of development with regard to market demand for the components included in the PUD site plan;
 - 2. Conditions in the real estate finance market;
 - 3. General economic conditions in the local area, state or region;
 - 4. The ability and purposefulness of development operations for the planned unit development; and
 - 5. Laws, ordinances or other regulations that may have affected timely development of the project.
- D. Upon consideration of the findings by the village board regarding the standards in subsection C of this section, the village board shall decide whether:
 - 1. To revoke the PUD site plans for portions of the planned unit development for which construction has not begun;
 - 2. To extend the time allotted for construction to commence based upon a revised schedule of construction; or
 - 3. To require special changes in the PUD development plan as a condition of a time extension, whereby such changes shall be deemed a "major change" to the planned unit development.
- E. Upon revocation of a planned unit development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a special use unless an amendment or other special use is initiated by the village board or is applied for by the owner of the parcel of land on which the planned unit development was to be constructed and granted by the village board.

Any proposed development is subject to meeting these standards and Community Development subject to staff approval, including CD, PW, and Village Engineer.

Sec. 11.6. - ADMINISTRATIVE ADJUSTMENTS

11.6.1. - Intent

These administrative adjustments procedures are intended to provide a streamlined approval procedure for very minor forms of zoning relief. While typical variations require final decision-making by the planning and zoning commission, the community development director is authorized to approve a select, limited number of administrative adjustments without a public hearing, as identified in this section.

11.6.2. - Authorized Administrative Adjustments

- A. The community development director is authorized to grant the following administrative adjustments:
 - 1. A reduction of the minimum required lot area by up to ten (10) percent;
 - 2. A reduction of the minimum required lot width by up to ten (10) percent;
 - 3. A reduction of minimum required (interior) side setbacks by up to ten (10) percent or one (1) foot, whichever is less;

4. A reduction of minimum required rear setbacks by up to ten (10) percent of two (2) feet, whichever is less;
 5. A reduction of minimum required motor vehicle off-street parking or loading requirements by up to ten (10) percent or one space, whichever is greater; and
 6. A reduction of minimum bicycle parking space requirements by up to twenty-five (25) percent or two (2) spaces, whichever is greater.
 7. Adjustments to MX district building types defined in Article 4.
- B. The administrative adjustment provisions may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized village decision-making body or the state or federal government.

11.6.3. - Authority to File

Administrative adjustment applications may be filed by the subject property owner or by the property owner's authorized agent.

11.6.4. - Application Filing

Complete applications for administrative adjustments must be filed with the community development director.

11.6.5. - Review

Within seven (7) business days of receipt of a complete application for an administrative adjustment, the community development director will review with Village Departments and take action on the application.

11.6.6. - Action by Community Development Director

- A. The community development director must review each application for an administrative adjustment and act to approve the application, approve the application with conditions or deny the application. Alternatively, the community development director is authorized to refer the application to the planning and zoning commission for consideration as a variation.
- B. The community development director may not take final action to approve or deny an administrative adjustment application until at least seven (7) days after application has been reviewed by Village Departments.
- C. The community development director's decision to approve or deny an administrative adjustment must be based on the approval criteria and standards of 11.6.7 and accompanied by written findings of fact.
- D. The applicant may appeal a decision to deny an administrative adjustment to the planning and zoning commission. In the case of an appeal, the planning and zoning commission must consider the request as a variation. No additional fees are required other than fees to cover the cost of required notice of the planning and zoning commission's public hearing.
- E. At least once per calendar year, the community development director must provide to the planning and zoning commission a listing of all administrative adjustment decisions.

Figure 11-6-6



11.6.7. - Review and Approval Criteria

Administrative adjustments may be approved only when the community development director determines that any specific standards associated with the authorized administrative adjustment and the following general approval criteria have been met:

- A. The requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning ordinance;
- B. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare; and
- C. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

11.6.8. - Conditions of Approval

In granting an administrative adjustment, the community development director is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area, and to carry out the stated purpose and intent of this zoning ordinance.

11.6.9. - Transferability

Approved administrative adjustments run with the land and are not affected by changes of tenancy or ownership.

11.6.10. - Amendments

A request for changes in the specific nature of the approved administrative adjustment or changes to any conditions attached to an approved administrative adjustment must be processed as a new administrative adjustment application, including the requirements for fees and notices.

11.6.11. - Lapse of Approval

- A. An approved administrative adjustment will lapse and have no further effect twelve (12) months after it is approved by the community development director, unless:
 - 1. A building permit has been issued (if required); or
 - 2. The use or structure has been lawfully established.
- B. An administrative adjustment also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the administrative adjustment.

Ordinance No. _____

11.6.12. - Appeals

The applicant or any interested party may appeal the decision of the community development director in accordance with Sec. 11.7.

ARTICLE 14. - MEASUREMENTS AND DEFINITIONS

Table 13-1: Permitted Setback Obstructions/Encroachments

	Street (Front or Side)	Interior Side	Rear
Air conditioners, window	Yes	Yes	Yes
Air conditioning condensers	No	Yes [1]	Yes
Arbors and trellises, detached	No	No	Yes
Arbors and trellises, attached	Yes	Yes	Yes
Awnings and canopies, attached	Yes [2]	Yes [2]	Yes [2]
Balconies, open	Yes	No	Yes
Basketball goal and net	Yes [3]	No	Yes
Bay windows	Yes [4]	Yes [4] [5]	Yes [4]

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Carports (See also 6.10.4)	No	No	Yes
Chimneys, attached	Yes	Yes [5] [6]	Yes [6]
Clotheslines	No	No	Yes
Compost container	No	No	Yes
Decks, open - no more than 4 feet above ground level	No	No	Yes [2][7]
Dog run or pet enclosure (See also 6.10.5)	No	No	Yes
Driveways	Yes	Yes	Yes
Eaves, sills, cornices, gutters or downspout	Yes [8]	Yes [6]	Yes [8]
Fences, walls, or hedges (See also Sec. 9.2)	Yes	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Fireplace, fire pit or permanent grill/barbecue structure	No	No	Yes
Firewood	No	Yes [6]	Yes
Flagpole	Yes	Yes	Yes
Garages, detached (See also 6.10.4)	No	Yes	Yes
Gardens (vegetable) and garden structures including cold frames, hoop houses and greenhouses	No	Yes	Yes
Geothermal heat pumps	No	No	Yes
Lawn furnishings, such as benches, sundials, porch swings, bird baths, and similar non-permanent architectural features	Yes	Yes	Yes
Light standards, ornamental	Yes	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Parking, off-street (See also Article 7)	Yes	Yes	Yes
Patios, terraces, open - no more than 4 feet above ground level	No	No [5]	Yes
Ponds and waterfalls	No	No	Yes
Porches, open	Yes [2]	No	No
Private service walks up to (5) feet wide unless connecting to existing sidewalks which are wider in which case the width shall be the same as the existing sidewalk.)	Yes	Yes	Yes
Rain barrel or rainwater collection device	No	Yes	Yes
Recreational, playground equipment and playhouses	No	No	Yes
Refuse containers	No	Yes	Yes

Ordinance No. _____

	Street (Front or Side)	Interior Side	Rear
Satellite receiving antenna (See also 6.10.8)	No	No	Yes
Sheds (See also Sec. 6.10)	No	Yes	Yes
Solar energy equipment, building-mounted	Yes	Yes	Yes
Solar energy equipment, ground-mounted	No	No	Yes
Stairways or steps, open	Yes	Yes	Yes
Sump pump discharge pipe extensions	Yes	No	Yes
Swimming pools and sports courts	No	No	Yes [5]
Swing sets	No	No	Yes
Television or radio towers or antennas (See also 6.10.10)	No	No	Yes

	Street (Front or Side)	Interior Side	Rear
Tennis courts, other paved recreational areas	No	No	Yes
Trees, shrubs, ground cover and flowers	Yes	Yes	Yes
Treehouse	No	No	Yes
Wheelchair ramp or accessibility feature	Yes	Yes	Yes

14.1.8. - Lot Coverage

Lot coverage is measured as the total cumulative area of a lot that is covered by impervious surface, including all principal and accessory buildings and structures on the lot, as measured at the point where such buildings and structures meet the ground (i.e., building footprint).

14.2.13. - Words and Terms Beginning with "I"

A. Impervious Site Coverage: The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, patios, wooden or composite planked decks with impervious area underneath, and swimming pools. Ponded water shall be considered impervious area (at its normal water elevation), but vegetated wetlands or constructed wetland basins shall not be considered impervious area.

14.2.22. - Words and Terms Beginning with "S"

- A. Screen: A method of reducing visual impacts through the use of plant materials, berms, fences and/or walls or any combination of such features
- B. Screening: Structures, such as an attractive fence consisting of cedar slats or redwood boards, or equal, and landscaping maintained for the purpose of concealing areas from view on a year-round basis.

- C. Semi-pervious surface: A material that allows for at least forty (40) percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, other permeable surfaces (must be installed according to manufacturer's specifications to achieve permeability), or graveled surfaces used for landscaping or storage of materials may be counted only 60% impervious provided aggregate gradation has a high porosity.
- D. Setback: An open, unobstructed area that is required to be provided by this zoning ordinance (see also 14.1.9.).
- E. Shed, storage: A detached accessory structure used or intended to use for the storage of garden equipment and household items incidental to the principal use.
- F. Shipping container: Shipping container is a standard reusable vessel, designed without an axle or wheels which was:
 - 1. Originally, specifically, or formerly designed for or used in the packing, cargo, movement or transportation of freight, articles, goods or commodities, and/or
 - 2. Designed for/or capable of being mounted or moved on a rail car, truck trailer or loaded on a ship.
- G. Shrub: A woody plant, smaller than a tree that consists of a number of small stems from the ground or small branches near the ground. May be deciduous or evergreen.
- H. Shrub, low: Any shrub that attains a mature height of four (4) feet or less when left unpruned.
- I. Shrub, tall: Any shrub that attains a mature height of more than four (4) feet when left unpruned.
- J. Sign-related definitions: See Sec. 8.12 for all sign-related definitions.
- K. Single ownership: Ownership by an individual, partnership, corporation, cooperative or condominium having control over exterior maintenance of buildings and grounds.
- L. Smoke: The visible discharge from a chimney, stack, vent, exhaust or combustion process that is made up of particulate matter.
- M. Smoke unit: The number obtained when the smoke density in the Ringelmann Number is multiplied by the time of emission in minutes. For the purpose of this calculation:
 - 1. A Ringelmann density reading shall be made at least once a minute during the period of observation;
 - 2. Each reading is then multiplied by the time in minutes during which it is observed; and
 - 3. The various products are then added together to give the total number of smoke units observed during the entire observation period.
- N. Specified anatomical areas: (a) less than completely and opaquely covered: human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; or (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- O. Specified sexual activities: (a) human genitals in a state of sexual stimulation or arousal; (b) Acts of human masturbation, sexual intercourse or sodomy; or (c)

fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

- P. Solar Energy System: A system intended to convert solar energy into thermal, mechanical or electrical energy.
1. Solar Energy System, Building-Integrated: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.
 2. Solar Energy System, Structure-Mounted: A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.
 3. Solar Energy System, Flush-Mounted: A solar energy system that is mounted flush with a finished building surface, at no more than six (6) inches in height above that surface.
 4. Solar Energy System, Ground-Mounted: A solar energy system mounted on the ground and not attached to any other structure other than structural supports.
- Q. Solar Panel: A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.
- R. Street: All property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to easements therefor.
- S. Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it, including a story that has more than three-quarters of its height above grade.
- T. Story, ground: Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- U. Story, half: A space under a sloping roof that has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty (60) percent of the floor area is finished off for use, and a story in which more than one-half but not more than three-quarters of its height is above grade.
- V. Street line: A line forming the boundary of the right-of-way of a street.
- W. Street wall: The outer face of any part of a building nearest to and facing on a street, except open steps and terraces. Where the front lot line setback is thirty (30) feet or more, bay windows projecting not more than four (4) feet toward the front lot line, and sun parlors (not a part of any other room), porches and piazzas projecting not more than ten (10) feet toward the front lot line are shall not considered a part of the front street wall, provided no such bay window, sun parlor, porch or piazza exceeds in height the first story of the building of which it is a part.
- X. Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground or attached to something having a permanent or temporary location on or in the ground, including but without limiting

Ordinance No. _____

the generality of the foregoing; buildings, advertising signs, backstops for tennis courts, pergolas, and swimming pools; provided, however, that this definition does not include underground tanks for the storage of any type of fuel.

1. Structural alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.
- Y. Swimming pool: Any temporary or permanent artificial pool or receptacle for water installed, constructed or maintained in, on or above the ground (not including those enclosed and located entirely within a dwelling), having a perimeter of more than twenty-five (25) feet and a depth of more than two (2) feet at any point.
- Z. Swimming pool, private residential: Any swimming pool constructed, installed and maintained in or above the ground, outside of a building used as a dwelling unit.

If any provision or part of this article is declared invalid and of no further force and effect, the other provisions of this chapter shall remain in full force and effect.

SECTION THREE: This ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

SECTION FOUR: All ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

PASSED AND APPROVED THIS _____ day of _____, 2021

AYES: _____

NAYS: _____

ABSENT: _____

ABSTAINING: _____

VILLAGE PRESIDENT

ATTEST:

Ordinance No. _____

VILLAGE CLERK

PUBLISHED in pamphlet form this _____ day of _____, 2021.

Village of Villa Park

Community Development Department, 11 W. Home Avenue, Villa Park, IL 60181



TO: Manager Keehner
FROM: Community Development Department
DATE: June 17, 2021
RE: Petition PZ-21-0001 / Village Code Amendments to Zoning Ordinance (Appendix C)

The purpose of this memo is to make recommendations for zoning text amendments to Appendix C of the Village Code for consideration at the June 28, 2021 Village Board meeting. The text amendments are proposed to better clarify code requirements, address best practices and/or current development trends, including adding regulations concerning permanent outdoor storage containers. The Community Development Department and Village Staff performed a review of these codes and researched best practices and is recommending the modifications proposed herein.

The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021. Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream, and Lombard. For your review and consideration, below is list of revised proposed zoning text amendments (shown in red).

Lot Coverage (Article 2 Residential District, Sections 2.3)

Update section 2.3 to include overall lot coverage (versus just the building). This table is the most appropriate section to include overall lot coverage provisions and is easiest to find. It includes impervious site coverage provisions from Section 7.8.7.B. Also, proposes 50% maximum lot coverage for RS-10 and RM-9 Districts, which are bigger lots, and 60% for RS-7.5, and RD-7.5 Districts, which have the smallest lot areas - 7,500 sq.ft.. These lots are the smallest and have the most difficulty meeting lot coverage, especially when including a detached garage, which is a code requirement.

Table 2-3: Lot and Building Regulations (R districts)

Lot Regulation		RS-10	RS-7.5	RD-7.5	RM-9
A	Minimum Lot Area (square feet)	10,000	7,500	7,500	9,000
	Minimum Lot Area per Dwelling Unit (square feet)	10,000	7,500	3,750	1,800

W	Minimum Lot Width (feet)	65	50	60	50
C	Maximum Lot Coverage (Impervious Site Coverage) (%)	50%	60%	60%	50%
Building Regulations		RS-10	RS-7.5	RD-7.5	RM-9
Minimum Building Setbacks					
F	Front Street (feet)	30[1]	30[1]	25[1]	35[1]
S	Side Street (feet)	20	15	15	15
I	Interior Side (feet)	6	6	6	9
R	Rear (feet/% of lot depth, whichever is greater)	40/20	40/20[2]	40/20	40/20
Maximum Building Height (feet)		28	28	28	35

[1] Contextual setback regulations apply to infill development. See 14.1.9.B

[2] On lots more one hundred sixty (160) feet deep, the sum of front and rear setbacks need not exceed fifty (50) percent of lot depth.

Residential Districts (Article 2, Section 2.6 – Other Regulations). Adding reference to permitted obstructions.

2.6.5 – Permitted Obstructions

See Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments.

ACCESSORY USES AND STRUCTURES (SEC. 6.10.)

Updating regulations to be consistent with surrounding communities, meet current trends and petitions, and to provide flexibility. Open structures without walls, such as pergolas, would not count towards maximum accessory structure, unless they are enclosed. However, floor area of open structures with a solid floor would count towards lot coverage. Setbacks for enclosed accessory structures consistent with garage setbacks.

Instead of a cap of 140 square feet, allowable size of accessory structures other than a garage would depend on lot size. Increasing to 2%, which is more reasonable than 140 sq.ft. For typical 7,500 lot this would be 150 sq.ft. Bigger lots would allow for bigger accessory structures. Most regulations of adjacent communities are more restrictive.

Referencing conformance to overall lot coverage proposed in residential districts.

6.10.2. - Residential Accessory Building and Structures

The following regulations govern use and installation of detached accessory buildings and structures in all R districts, except as more specifically regulated in this article.

A. General Requirements:

1. Use: Residential garages and carports in RS Districts primarily intended to address the parking and storage of vehicles owned and operated by the residents of the premises along with limited storage of garden equipment and household items incidental to the principal use.
2. Number allowed per lot:
 - a. Only one accessory building is allowed per lot.
 - b. Only one attached or detached garage is allowed on any RS-zoned lot.
 - c. The maximum number of enclosed accessory structures, such as a shed ~~or gazebo~~, shall not exceed two (2) per zoning lot. Swimming pools and open structures, such as decks and pergolas, are exempt from the total number of accessory structures.
3. Setback/Yard Requirements:
 - a. Accessory buildings and structures shall not be constructed in the front yard.
 - b. Minimum side and rear setback is three ~~five~~ (53) feet.
 - c. Accessory buildings or structures must be set back at least five (5) ~~ten~~ (10) feet from lot lines abutting a front yard of a building on an adjacent lot.
 - d. For purposes of this provision, setbacks are measured from the structure foundation.
4. Separation Between Buildings and Structures:

- a. No detached accessory building and structure may be located closer than ~~five~~ **three (53)** feet to principal structure or from another.
 - b. Any building or structure permanently attached to the principal structure is no longer considered an accessory structure pursuant to the provisions of this section and shall meet the bulk requirements of the zoning district for principal structures
 - c. Above ground swimming pools are permitted to attach to a deck if all required rear and side yard setbacks are met and the deck is designed with a gate between the deck and pool and access is provided to the yard from the deck.
 - d. Pergola support columns shall be located no closer to the principal building than three feet (3').
5. Size:
- a. The exterior dimensions of any garage in an RS district may not exceed eight hundred sixty-four 864 square feet in area or seventy-five (75) percent of the foundation area of the principal building, provided that a garage area of up to five hundred thirty (530) square feet (exterior dimension) is permitted regardless of the size of the principal structure.
 - b. Additions to garages for storage purposes shall be permitted provided that the addition is an integral part of the design of the garage, meets all applicable standards for the construction of a garage, and generally matches and adheres to the overall appearance of the garage.
 - c. The total area of accessory structures may not exceed **two percent (2%) of lot area** ~~one hundred forty (140) square feet~~ in exterior dimension.
6. Height Requirements:
- a. The height of a detached garage may not exceed twenty-one (21) feet or the height of the principal dwelling unit, whichever is less. For purposes of this provision, height is measured from the garage floor to the top of the highest structural member.
 - b. The height of garage door may not exceed eight (8) feet.
 - c. Accessory structures may not exceed ten feet (10').
7. Accessory building and structures may not be located within any public utility easement, whether platted or implied.
8. All accessory buildings and structures must be constructed with eaves, gutters and downspouts that are directed away from adjacent properties.
9. Carports are prohibited except in those cases where a carport is an integral part of an architectural design of an existing or proposed principal building (e.g., porte cochere).

The maximum lot coverage (impervious site coverage) shall not exceed the maximum percentage (%) found in Table 2-3: Lot and Building Regulations (R districts). The residential garage and carport regulations of this subsection apply in RS districts. The regulations are.

B.Duplexes

Garages associated with duplex (two-household) dwellings in RD-7.5 and RM-9 districts may not exceed five hundred twenty-eight (528) square feet in area.

6.10.3. - Nonresidential Accessory Structures

The following regulations govern use and installation of accessory structures in all districts other than R districts, except as more specifically regulated in this article.

- A. Only one accessory building is allowed per lot.
- B. The area of the accessory building may not exceed one hundred (100) square feet or one percent of the area of the lot, whichever is greater.

Temporary Uses (Article 6 – Uses, Sec. 6.11. - Temporary Uses)

Amending to include noise language consistent with Chapter 15 Article VI– Nuisances and permit outdoor entertainment with restrictions. Adding referenced to Chapter 15 Article VI– Nuisances and permit outdoor entertainment with restrictions

6.11.2. – Permitted Uses

G.Outdoor seating accessory to a eating or drinking establishment subject to the following supplemental regulation

1. The outdoor seating area must be open to the sky with the exception that it may have a retractable awning, umbrella, or be placed under a building canopy and may contain furniture, including tables, chairs, railings, planters, and other features that are readily movable.
2. The seating may be located on public property or a public right-of-way provided that at least four (4) feet of the public sidewalk remains obstruction-free. If seating is provided on public sidewalk a certificate of insurance with the Village of Villa Park listed as an additional non-contributory insured and a certificate holder is required. The seating may be located on private sidewalks or pedestrian walkways provided that at least four (4) feet of the walkway remains obstruction-free. If alcohol is to be served, a fence or similar barrier must be constructed around the outdoor seating area where liquor is served.
3. The outdoor seating area may be located in a yard or required building setback.
4. The seating may not occupy or interfere with the use of required parking spaces, aisles, driveways, fire lanes or fire exits.
5. The seating may not occupy or interfere with the use of building entrances, exits and pedestrian walkways.
6. Lighting related to the operation of the outdoor seating area must be directed away from adjacent properties to avoid creation of a public nuisance.
7. No entertainment, whether live, recorded or otherwise, is permitted in the outdoor seating area. **Noise is to comply with the regulations found in Article VI of Chapter 15 – Nuisances**
8. The outdoor seating area must be immediately adjacent to the principal building. If the outdoor seating area only includes tables and/or seating immediately adjacent to the exterior wall of the principal building, no fencing is required. If the outdoor seating includes tables and/or seating not immediately adjacent to the exterior wall of the principal building, fencing is required.
9. The outdoor seating area must conform to the approved site plan and be landscaped and/or screened as determined necessary by the community development director.
10. All outdoor seating must be placed on an all-weather hard surface area.
11. All outdoor seating areas must comply with life safety and exit code requirements.

12. An occupancy permit is required prior to the opening of the outdoor seating area. The occupancy permit is valid from March 1 through November 30 and must be renewed annually. All outdoor furniture must be removed within twenty-four (24) hours of permit expiration.
13. Picnic tables located at a park, golf course, or recreation center are not deemed to be "outdoor seating" and are exempt from the regulations of this section.

6.12 Outdoor Storage Containers in Non-Residential Property

Adding this new section to address permanent outdoor storage containers in non-residential property. Existing provisions for temporary outdoor storage containers provided in A. New provisions for permanent outdoor storage containers is provided in B.

New B section addressing permanent outdoor storage containers based on research. Out of 14 communities contacted, received feedback from 4. Two communities allow subject to regulations. Others allow only as part of a construction permit:

- Lombard – allows on hard surface (concrete or asphalt) and within the buildable area of the lot; or in designated loading berth areas
- Elmhurst – allows in commercial property if they meet setbacks and are screened from public view.
- Highland Park- allows as part of an open construction permit. Otherwise they're not permitted.
- Carol Stream - allows as part of an open construction permit. Otherwise they're not permitted.

- A. Temporary outdoor storage containers subject to the following supplemental regulations:
1. A permit is required for any temporary outdoor storage container.
 2. There may be no more than one temporary outdoor storage container per property.
 3. Stacking of temporary outdoor storage containers is prohibited.
 4. The subject property must be occupied by a principal building.
 5. No temporary outdoor storage container may remain on the subject property for more than sixty (60) consecutive days per year.
 6. Temporary outdoor storage containers may not exceed eight (8) feet in height or cover an area of more than one hundred thirty (130) square feet.
 7. Temporary outdoor storage containers must be placed only on a driveway or other hard surface.
 8. When placed on the driveway within a front or corner side yard, the container must be located so that pedestrian and vehicular traffic is not obstructed and so that the view of an operator of a motor vehicle entering or exiting a right-of-way is not obstructed.
 9. Temporary outdoor storage containers may not be placed on public property or in a location that obstructs traffic visibility.
 10. Temporary outdoor storage containers may display no signs other than the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the temporary outdoor storage containers.
 11. Temporary outdoor storage containers must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration.
 12. Temporary outdoor storage containers may not be used for the storage of hazardous, flammable or toxic materials.

13. Temporary outdoor storage containers may not be used for the purpose of conducting business or selling merchandise.

B. Permanent Outdoor Storage Containers in Non-Residential Property

Shipping containers used for permanent outdoor storage in non-residential property subject to the following supplemental regulations:

1. A permit is required for any permanent outdoor storage container;
2. The subject property is occupied by a principal building;
3. Placed behind the front wall of a principal building;
4. Placed on a paved surface;
5. Placed outside of required side and rear yard setbacks;
6. Stacking of outdoor storage containers is prohibited;
7. Screened from public view with a privacy screen (e.g. fence), landscaping or similar methods;
8. Does not take up required parking;
9. May not be placed on public property or in a location that obstructs traffic visibility;
10. May not display any signs, including the name, address and telephone number of the person or firm engaged in the business of renting or otherwise placing the outdoor storage containers.
11. Must be maintained in a good state of repair, free from rust, peeling paint and other forms of visible deterioration;
12. May not be used for the storage of hazardous, flammable or toxic materials; and
13. May not be used for the purpose of conducting business or selling merchandise out of or within.

Driveway Width (Article 7 – Parking, Section 7.8.4.B)

Added dimensions to be consistent with standard width for 1-2 cars and engineering recommendations. Modified landscape material requirement to provide to minimize pavement appearance from road and provide year round screening.

Driveways in street yards leading to off-street parking areas in rear yards may not exceed twelve (12) feet in width when leading to one parking space or **twenty-four (24) feet** in width when leading to two (2) or more spaces.

Circular Driveway width (Article 7 – Parking, Section 7.8.5)

- A. Circular drives are permitted only on lots with at least seventy-five (75) feet of street frontage.
- B. Circular drives may not exceed **twelve (12) feet in width**, excluding flares, except for that portion of the drive leading to a required off-street parking area.
- C. The interior radius of a circular drive must be at least thirty (30) feet.
- D. Low-growing **evergreen shrubs must be installed and maintained along the length of the circular drive.**

Driveway Design (Article 7 – Parking, 7.8.7.)

Added reference to the underlying zoning district's maximum lot coverage/impervious surface. This would be easier to find.

- A. Adequate provisions must be made for the disposal of stormwater so that water will not flow into adjacent property. To keep water runoff on site and prevent runoff towards adjacent properties, new or replacement driveways must meet existing grades along the property line and then slope 1/8-inch to 1/4-inch per foot away from the property line and toward the center of the driveway. Any curbs along driveway must be constructed so as to not dam water on adjacent properties.
- B. **Maximum lot coverage (impervious site coverage) shall comply with Table 2-3: Lot and Building Regulations (R districts).**
- C. Residential driveways and parking areas must comply with the surfacing requirements of 7.9.4.
- D. All new off-street parking facilities, including driveways, must meet the requirements of this section. Except as otherwise expressly stated in this section, all existing driveways not in conformance with this section must come into conformance at any time that 50% or more of a driveway is surfaced or resurfaced
- E. Attached garages may not be converted into a living area unless the required off-street parking spaces are being provided for elsewhere on the lot and the existing driveway in front of the converted area is removed.
- F. Driveways may not be designed or constructed in any manner that will interfere with planned or existing parkway or right-of-way improvements or in a way that will create traffic hazards.

Parking Area Design (Article 7 – Surfacing, 7.9.4.)

Modified to be consistent with Village practice and following Village Engineer's recommendations.

All open off-street parking areas and driveways must be improved with all-weather, hard surface pavement consisting of the following minimum specifications:

- A. A ~~2.53~~-inch bituminous concrete surface course on a ~~4six~~-inch compacted ~~crushed-stone aggregate~~ base. For replacement driveways, the base material must be inspected for adequate compaction ~~and subsurface drainage~~.
- B. A ~~four~~5-inch Portland cement concrete (P.C.C.) surface on a four-inch thick compacted ~~crushed-stone aggregate~~ base. For replacement driveways, the base material must be inspected for adequate compaction ~~and subsurface drainage~~.
- C. Concrete ribbon strips are permitted only if constructed of concrete in accordance with all applicable village regulations.
- D. Brick paver or block driveways and parking areas are permitted if construction is done in accordance with the manufacturer's specifications.
- E. The placement of granular fill or other non all-weather parking surface is prohibited. This provision is not intended to prohibit the continued use and maintenance of any existing non all-weather surface.

Article 11, Section 11.3.13. - Effective Period of Planned Unit Development

Amended to be development friendly, encourage construction, and to take into account unusual circumstances, such as a pandemic and economic downturn. Allows for the Director of Community Development to make interpretation for construction to commence and proceed for a period exceeding 3 years so that a new PUD is not needed so long as development plans are consistent with former PUD approval.

- A. The planned unit development shall be constructed in a timely manner. The planned unit development shall be subject to revocation under the following conditions:

1. Final site plan approval does not occur within twelve (12) months from the date of approval of the PUD development plan of a planned unit development.
 2. Construction does not commence and proceed within three (3) years from the date of approval of the PUD site plan of a planned unit development. **Community Development Director to consider allowing construction to commence and proceed for a period time exceeding three (3) year from PUD approval when deemed necessary, including in instances when there have been a change of owner, so long as the development plan is consistent the approved PUD development.**
 3. The Director of Community Development Director or village board may extend the time limits for site plan approval for no more than two (2) 12-month periods. Commencement for construction may also be extended by the village board in one year increments.
- B. The village board may initiate or the owner of the parcel of land on which the planned unit development is to be constructed may apply for the revocation of the planned unit development. The owner shall be notified, in writing, at least thirty (30) days prior to the village board's consideration of the revocation if initiated by the village board.
- C. The village board shall consider, but not be limited to, the following standards in the review of the status of the project construction to determine whether there is reasonable cause for delay:
1. The original program of development with regard to market demand for the components included in the PUD site plan;
 2. Conditions in the real estate finance market;
 3. General economic conditions in the local area, state or region;
 4. The ability and purposefulness of development operations for the planned unit development; and
 5. Laws, ordinances or other regulations that may have affected timely development of the project.
- D. Upon consideration of the findings by the village board regarding the standards in subsection C of this section, the village board shall decide whether:
1. To revoke the PUD site plans for portions of the planned unit development for which construction has not begun;
 2. To extend the time allotted for construction to commence based upon a revised schedule of construction; or
 3. To require special changes in the PUD development plan as a condition of a time extension, whereby such changes shall be deemed a "major change" to the planned unit development.
- E. Upon revocation of a planned unit development, the parcel of land shall conform to the permitted uses and other regulations of the underlying zoning district of which it is a special use unless an amendment or other special use is initiated by the village board or is applied for by the owner of the parcel of land on which the planned unit development was to be constructed and granted by the village board.

Any proposed development is subject to meeting these standards and Community Development subject to staff approval, including CD, PW, and Village Engineer.

ADMINISTRATIVE ADJUSTMENTS (Sec. 11.6.)

11.6.1. - Intent

These administrative adjustments procedures are intended to provide a streamlined approval procedure for very minor forms of zoning relief. While typical variations require final decision-making by the planning and zoning commission, the community development director is

authorized to approve a select, limited number of administrative adjustments without a public hearing, as identified in this section.

11.6.2. - Authorized Administrative Adjustments

- A. The community development director is authorized to grant the following administrative adjustments:
 - 1. A reduction of the minimum required lot area by up to ten (10) percent;
 - 2. A reduction of the minimum required lot width by up to ten (10) percent;
 - 3. A reduction of minimum required (interior) side setbacks by up to ten (10) percent or one (1) foot, whichever is less;
 - 4. A reduction of minimum required rear setbacks by up to ten (10) percent of two (2) feet, whichever is less;
 - 5. A reduction of minimum required motor vehicle off-street parking or loading requirements by up to ten (10) percent or one space, whichever is greater; and
 - 6. A reduction of minimum bicycle parking space requirements by up to twenty-five (25) percent or two (2) spaces, whichever is greater.
 - 7. Adjustments to MX district building types defined in Article 4.
- B. The administrative adjustment provisions may not be used to vary, modify or otherwise override a condition of approval or requirement imposed by an authorized village decision-making body or the state or federal government.

11.6.3. - Authority to File

Administrative adjustment applications may be filed by the subject property owner or by the property owner's authorized agent.

11.6.4. - Application Filing

Complete applications for administrative adjustments must be filed with the community development director.

11.6.5. - Review

Within seven (7) business days of receipt of a complete application for an administrative adjustment, the community development director will review with Village Departments and take action on the application.

11.6.6. - Action by Community Development Director

Clean up item - administrative adjustment permitted per current code and don't require public hearing. Proposed change would not require public notice and would be consistent with similar suburban communities that allow administrative adjustments. Comparable communities allow for administrative adjustments, subject to CD review, versus Planning and Zoning Commission and/or Village Board.

- A. The community development director must review each application for an administrative adjustment and act to approve the application, approve the application with conditions or deny the application. Alternatively, the community development director is authorized to refer the application to the planning and zoning commission for consideration as a variation.
- B. The community development director may not take final action to approve or deny an administrative adjustment application until at least seven (7) days after ~~the date that notices are deposited in the mail or the date of personal delivery of the required notices.~~ application has been reviewed by Village Departments.

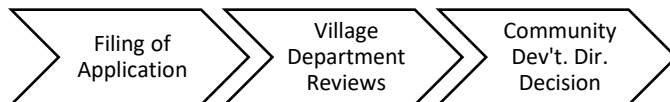
~~C. If a property owner who has received notice of the administrative adjustment application provides a written objection to the administrative adjustment before the date of allowed action indicated on the notice, the community development director must refer the application to the planning and zoning commission for consideration as a variation. No additional fees are required other than fees to cover the cost of required notice of the planning and zoning commission's public hearing.~~

~~D.C.~~ The community development director's decision to approve or deny an administrative adjustment must be based on the approval criteria and standards of 11.6.7 and accompanied by written findings of fact.

~~E.D.~~ The applicant may appeal a decision to deny an administrative adjustment to the planning and zoning commission. In the case of an appeal, the planning and zoning commission must consider the request as a variation. No additional fees are required other than fees to cover the cost of required notice of the planning and zoning commission's public hearing.

~~F.E.~~ At least once per calendar year, the community development director must provide to the planning and zoning commission a listing of all administrative adjustment decisions.

FIG 11-6-6



11.6.7. - Review and Approval Criteria

Administrative adjustments may be approved only when the community development director determines that any specific standards associated with the authorized administrative adjustment and the following general approval criteria have been met:

- A. The requested administrative adjustment is consistent with all relevant purpose and intent statements of this zoning ordinance;
- B. The requested administrative adjustment will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare; and
- C. Any adverse impacts resulting from the administrative adjustment will be mitigated to the maximum extent feasible.

11.6.8. - Conditions of Approval

In granting an administrative adjustment, the community development director is authorized to impose conditions upon the subject property that are necessary to reduce or minimize any potentially adverse impacts on other property in the surrounding area, and to carry out the stated purpose and intent of this zoning ordinance.

11.6.9. - Transferability

Approved administrative adjustments run with the land and are not affected by changes of tenancy or ownership.

11.6.10. - Amendments

A request for changes in the specific nature of the approved administrative adjustment or changes to any conditions attached to an approved administrative adjustment must be processed as a new administrative adjustment application, including the requirements for fees and notices.

11.6.11. - Lapse of Approval

- A. An approved administrative adjustment will lapse and have no further effect twelve (12) months after it is approved by the community development director, unless:
 - 1. A building permit has been issued (if required); or
 - 2. The use or structure has been lawfully established.
- B. An administrative adjustment also lapses upon revocation of a building permit or a certificate of occupancy for violations of conditions of approval or upon expiration of a building permit to carry out the work authorized by the administrative adjustment.

11.6.12. - Appeals

The applicant or any interested party may appeal the decision of the community development director in accordance with Sec. 11.7.

Private Side Walk Width (Article 14 – Measurements and Definitions, Section 14.1.9, Table 13-1: Permitted Setback Obstructions/Encroachments)

Modified to be consistent with Village practice allowing up to a maximum five foot (5') private sidewalk width.

Table 13-1: Permitted Setback Obstructions/Encroachments

	Street (Front or Side)	Interior Side	Rear
Air conditioners, window	Yes	Yes	Yes
Air conditioning condensers	No	Yes [1]	Yes
Arbors and trellises, detached	No	No	Yes
Arbors and trellises, attached	Yes	Yes	Yes
Awnings and canopies, attached	Yes [2]	Yes [2]	Yes [2]
Balconies, open	Yes	No	Yes
Basketball goal and net	Yes [3]	No	Yes

	Street (Front or Side)	Interior Side	Rear
Bay windows	Yes [4]	Yes [4] [5]	Yes [4]
Carports (See also 6.10.4)	No	No	Yes
Chimneys, attached	Yes	Yes [5] [6]	Yes [6]
Clotheslines	No	No	Yes
Compost container	No	No	Yes
Decks, open - no more than 4 feet above ground level	No	No	Yes [2][7]
Dog run or pet enclosure (See also 6.10.5)	No	No	Yes
Driveways	Yes	Yes	Yes
Eaves, sills, cornices, gutters or downspout	Yes [8]	Yes [6]	Yes [8]
Fences, walls, or hedges (See also Sec. 9.2)	Yes	Yes	Yes
Fireplace, fire pit or permanent grill/barbecue structure	No	No	Yes
Firewood	No	Yes [6]	Yes
Flagpole	Yes	Yes	Yes
Garages, detached (See also 6.10.4)	No	Yes	Yes
Gardens (vegetable) and garden structures including cold frames, hoop houses and greenhouses	No	Yes	Yes
Geothermal heat pumps	No	No	Yes
Lawn furnishings, such as benches, sundials, porch swings, bird baths, and similar non-permanent architectural features	Yes	Yes	Yes
Light standards, ornamental	Yes	Yes	Yes

	Street (Front or Side)	Interior Side	Rear
Parking, off-street (See also Article 7)	Yes	Yes	Yes
Patios, terraces, open - no more than 4 feet above ground level	No	No [5]	Yes
Ponds and waterfalls	No	No	Yes
Porches, open	Yes [2]	No	No
Private service walks up to (5) feet wide unless connecting to existing sidewalks which are wider in which case the width shall be the same as the existing sidewalk.)	Yes	Yes	Yes
Rain barrel or rainwater collection device	No	Yes	Yes
Recreational, playground equipment and playhouses	No	No	Yes
Refuse containers	No	Yes	Yes
Satellite receiving antenna (See also 6.10.8)	No	No	Yes
Sheds (See also Sec. 6.10)	No	Yes	Yes
Solar energy equipment, building-mounted	Yes	Yes	Yes
Solar energy equipment, ground-mounted	No	No	Yes
Stairways or steps, open	Yes	Yes	Yes
Sump pump discharge pipe extensions	Yes	No	Yes
Swimming pools and sports courts	No	No	Yes [5]
Swing sets	No	No	Yes
Television or radio towers or antennas (See also 6.10.10)	No	No	Yes
Tennis courts, other paved recreational areas	No	No	Yes

	Street (Front or Side)	Interior Side	Rear
Trees, shrubs, ground cover and flowers	Yes	Yes	Yes
Treehouse	No	No	Yes
Wheelchair ramp or accessibility feature	Yes	Yes	Yes

Definitions (Article 14 – Measurements and Definitions)

Clarifying definitions and amending to be consistent with past practice and engineering reviews:
Amended impervious site coverage definition to include all impervious surface versus just buildings and structures to be consistent with Impervious Site Coverage found in Sec. 14.2.13.
Adding shipping container definition. Amending semi-pervious.

14.1.8. - Lot Coverage

Lot coverage is measured as the total cumulative area of a lot that is covered by impervious surface, including all principal and accessory buildings and structures on the lot, as measured at the point where such buildings and structures meet the ground (i.e., building footprint).

14.2.13. - Words and Terms Beginning with "I"

Clarifying. Amend to better define and address commonly questions received from the public.
Modifying impervious site coverage definition to be consistent with DuPage County definition of Impervious Area.

A. Impervious Site Coverage: The percentage of a lot developed with principal or accessory structures and impervious surfaces, such as driveways, sidewalks, patios, wooden or composite planked decks with impervious area underneath, and swimming pools. Ponded water shall be considered impervious area (at its normal water elevation), but vegetated wetlands or constructed wetland basins shall not be considered impervious area.

14.2.22. - Words and Terms Beginning with "S"

- A. Screen: A method of reducing visual impacts through the use of plant materials, berms, fences and/or walls or any combination of such features
- B. Screening: Structures, such as an attractive fence consisting of cedar slats or redwood boards, or equal, and landscaping maintained for the purpose of concealing areas from view on a year-round basis.
- C. Semi-pervious surface: ~~Also referred to as semi-pervious material.~~ A material that allows for at least forty (40) percent absorption of water into the ground or plant material, such as pervious pavers, permeable asphalt and concrete, other permeable surfaces (must be installed according to manufacturer's specifications to achieve permeability), or graveled surfaces used for landscaping or storage of materials may be counted only 60% impervious provided aggregate gradation has a high porosity gravel. ~~The determination of~~

~~whether a surface is impervious, semi-pervious, or pervious shall be determined by the Director of Public Works.~~

~~Permeable pavers, porous concrete, or porous asphalt, installed per manufacturer's specifications should be considered 100% pervious for the purposes of stormwater runoff and lot coverage calculations. Gravel areas used for the storage of materials should be considered 60% impervious.~~

- D. Setback: An open, unobstructed area that is required to be provided by this zoning ordinance (see also 14.1.9.).
- E. Shed, storage: A detached accessory structure used or intended to use for the storage of garden equipment and household items incidental to the principal use.
- F. Shipping container is a standard reusable vessel, designed without an axle or wheels which was:
 - 1. Originally, specifically, or formerly designed for or used in the packing, cargo, movement or transportation of freight, articles, goods or commodities, and/or
 - 2. Designed for/or capable of being mounted or moved on a rail car, truck trailer or loaded on a ship.
- G. Shrub: A woody plant, smaller than a tree, that consists of a number of small stems from the ground or small branches near the ground. May be deciduous or evergreen.
- H. Shrub, low: Any shrub that attains a mature height of four (4) feet or less when left unpruned
- I. Shrub, tall: Any shrub that attains a mature height of more than four (4) feet when left unpruned.
- J. Sign-related definitions: See Sec. 8.12 for all sign-related definitions.
- K. Single ownership: Ownership by an individual, partnership, corporation, cooperative or condominium having control over exterior maintenance of buildings and grounds.
- L. Smoke: The visible discharge from a chimney, stack, vent, exhaust or combustion process that is made up of particulate matter.
- M. Smoke unit: The number obtained when the smoke density in the Ringelmann Number is multiplied by the time of emission in minutes. For the purpose of this calculation:
 - 1. A Ringelmann density reading shall be made at least once a minute during the period of observation;
 - 2. Each reading is then multiplied by the time in minutes during which it is observed; and
 - 3. The various products are then added together to give the total number of smoke units observed during the entire observation period.
- N. Specified anatomical areas: (a) less than completely and opaquely covered: human genitals, pubic region, buttock or female breast below a point immediately above the top of the areola; or (b) human male genitals in a discernibly turgid state, even if completely and opaquely covered.
- O. Specified sexual activities: (a) human genitals in a state of sexual stimulation or arousal; (b) Acts of human masturbation, sexual intercourse or sodomy; or (c) fondling or other erotic touching of human genitals, pubic region, buttock or female breast.
- P. Solar Energy System: A system intended to convert solar energy into thermal, mechanical or electrical energy.
 - 1. Solar Energy System, Building-Integrated: A solar energy system that is an integral part of a principal or accessory building, rather than a separate mechanical device, replacing or substituting for an architectural or structural part of the building. Building-integrated systems include, but are not limited to, photovoltaic or hot

- water systems that are contained within roofing materials, windows, skylights, shading devices and similar architectural components.
2. Solar Energy System, Structure-Mounted: A solar energy system that is mounted on the façade or roof of either a principal or accessory structure.
 3. Solar Energy System, Flush-Mounted: A solar energy system that is mounted flush with a finished building surface, at no more than six (6) inches in height above that surface.
 4. Solar Energy System, Ground-Mounted: A solar energy system mounted on the ground and not attached to any other structure other than structural supports.
- Q. Solar Panel: A group of photovoltaic cells assembled on a panel. Panels are assembled on-site into solar arrays.
- R. Street: All property dedicated or intended for public or private street, highway, freeway or roadway purposes or subject to easements therefor.
- S. Story: That portion of a building, other than a basement, included between the surface of any floor and the surface of the floor next above it or, if there be no floor above it, then the space between the floor and the ceiling next above it, including a story that has more than three-quarters of its height above grade.
- T. Story, ground: Also referred to as ground floor. The first floor of a building that is level to or elevated above the finished grade on the front and corner facades, excluding basements or cellars.
- U. Story, half: A space under a sloping roof that has the line of intersection of roof decking and wall face not more than three (3) feet above the top floor level, and in which space not more than sixty (60) percent of the floor area is finished off for use, and a story in which more than one-half but not more than three-quarters of its height is above grade.
- V. Street line: A line forming the boundary of the right-of-way of a street.
- W. Street wall: The outer face of any part of a building nearest to and facing on a street, except open steps and terraces. Where the front lot line setback is thirty (30) feet or more, bay windows projecting not more than four (4) feet toward the front lot line, and sun parlors (not a part of any other room), porches and piazzas projecting not more than ten (10) feet toward the front lot line are shall not considered a part of the front street wall, provided no such bay window, sun parlor, porch or piazza exceeds in height the first story of the building of which it is a part.
- X. Structure: Anything constructed or erected, the use of which requires permanent or temporary location on or in the ground or attached to something having a permanent or temporary location on or in the ground, including but without limiting the generality of the foregoing; buildings, advertising signs, backstops for tennis courts, pergolas, and swimming pools; provided, however, that this definition does not include underground tanks for the storage of any type of fuel.
1. Structural alterations: Any change in the supporting members of a building, such as bearing walls or partitions, columns, beams or girders, or any substantial change in the roof or in the exterior walls.
- Y. Swimming pool: Any temporary or permanent artificial pool or receptacle for water installed, constructed or maintained in, on or above the ground (not including those enclosed and located entirely within a dwelling), having a perimeter of more than twenty-five (25) feet and a depth of more than two (2) feet at any point.
- Z. Swimming pool, private residential: Any swimming pool constructed, installed and maintained in or above the ground, outside of a building used as a dwelling unit.

Staff Recommendation

Staff recommends approval of the text amendments. The proposed changes will best address the Village Strategic Plan of being proactive in planning efforts and activities.

Planning and Zoning Commission Action:

On the April 8, 2021 public hearing, the Planning & Zoning Commission made some minor recommendations to the wording for accessory buildings/structures and permanent storage containers, and unanimously recommended approval of the request.

Requested Action

To approve Application PZ-21-0001 for text amendments to the following Table and Articles of Appendix C of the Municipal Code:

- Article 2 Residential District, Section 2.3, Table 2-3- Amending maximum lot coverage
- Article 2 Other Regulations, Section 2.6.5 – New section to reference permitted obstructions found in Section 14.1.9, Table 13-1
- Article 6 Uses, Section 6.10.2 Residential Accessory Structures – Amending to be consistent with those of surrounding communities, meet current trends and petitions, and to provide for flexibility. Revising setback requirement from 5 feet to 3 feet, increase size from 140 to 2% of lot area, amending to exclude garage from allowable number of accessory structures, and reference overall lot coverage as provided in Table 2-3
- Article 6 Temporary Uses – Section 6.11.2 -- Adding reference to comply with noise language found in Chapter 15, Article VI Nuisances and permit outdoor entertainment with restrictions
- Article 6 Use, Section. 6.12 – New Section to permit outdoor storage containers in non-residential property subject to regulations
- Article 7 Parking, Section 7.8.4.B – Revising driveway width from 22' to 24' when leading to two (2) or more parking spaces
- Article 7 Parking, Section 7.8.5 – Revising circular driveway width from 10' to 12' and amending required landscaping to evergreen along the entire length of circular drive
- Article 7 Parking, Section 7.8.7 – Amending to reference overall lot coverage found in underlying zoning district's maximum lot coverage/impervious surface.
- Article 7 Parking, Section 7.8.7.B-F – Eliminating impervious regulations under this section as proposing to include in the lot and building regulations in Sec. 2.3 Lot Coverage.
- Article 7 Parking Area Design, Surfacing Section 7.9.4– Revising per Engineer's recommendation.
- Article 11, Section 11.3.13 Effective Period of Planned Unit Development – Amending to include Director of Community Development review and consideration of previously approved PUD for validity for projects which exceed 3 years from date of approval
- Article 11, Administrative Adjustments, Sec. 11.6.- Clean up item - administrative adjustment permitted per current code and don't require public hearing. Should not require public notice. Consistent with similar suburban municipalities that allow administrative adjustments - subject to Village staff review versus P&Z or VB.
- Article 14 Measurements and Definitions, Section 14.1.8 – Clarifying Lot Coverage Definition
- Article 14 Measurements and Definitions – Section 14.1.9 – Adding maximum 5' sidewalk width
- Article 14 Measurements and Definitions, Section 14.2.13 – Clarifying Impervious Site Coverage
- Article 14 Measurements and Definitions, Section 14.2.22.C– Clarifying semi-pervious surface
- Article 14, Section 14.2.22.F – Adding definition of shipping container

	AYES	NAYS
Planning and Zoning Action: Majority of quorum	7	0
Village Board Final Decision Required: Two-thirds of all member of the Village Board		

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

1

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:)
)
Village Code Amendments to)
Zoning Ordinance (Appendix C))
_____)

April 8, 2021
7:30 p.m.

REPORT OF PROCEEDINGS had of the proceedings,
before the VILLAGE OF VILLA PARK PLANNING & ZONING
COMMISSION, held at the Villa Park Village Hall,
20 South Ardmore Avenue, Villa Park, Illinois, at the
above date and time, and reported by Pamela L.
Cosentino, Certified Shorthand Reporter, for the
State of Illinois.

Village Code Amendments
April 8, 2021

2

1 A P P E A R A N C E S:

2 BOARD MEMBERS PRESENT:

3 MR. JASON JARRETT, Chairman

MR. LARRY CALVERT

4 MR. EDWARD HOFSTRA

MR. JACK LANENGA

5 MR. MICHAEL ORLOWSKI

MR. DOMINICK ROMANO

6 MR. JUSTIN SHLENSKY

7
8 ALSO PRESENT:

9 MS. CONSUELO ARGUILLES,

Director of Community Development

10
MR. ALBERT "AL" BULTHUIS

11 Village President

12
13 * * *

1 CHAIRMAN JARRETT: So the first matter of public
2 business will be continued item PZ-21-0001, Village
3 Code Amendments to Zoning Ordinance, Appendix C.

4 Because it's a continuation, we will take additional
5 input from the public if anybody wishes to speak.

6 Let's start with any input, additional input
7 you have at the moment.

8 MS. ARGUILLES: Well, I did -- not additional input
9 that I received from the public. There's no additional
10 feedback that I received.

11 But I did have -- I did go back and I took
12 the recommendations --

13 CHAIRMAN JARRETT: You got to speak up.

14 MS. ARGUILLES: If it's okay, I'll remove my mask.

15 So what I did is I did amend the
16 recommendations based on the feedback from the
17 Commission. I did not receive any additional feedback
18 from the public. So what you're looking and reviewing
19 here tonight is the updated recommendation from staff
20 with additional information in there in terms of what
21 research was done, and there was a cleanup of the
22 recommendations that was proposed.

1 CHAIRMAN JARRETT: Okay.

2 Anyone from the public wishing to speak on
3 this item tonight?

4 Come up and be sworn in.

5 MS. SOLEM: Karen Solem, S-o-l-e-m.

6 CHAIRMAN JARRETT: Come up and be sworn.

7 (Witness duly sworn.)

8 MS. SOLEM: Hello, everybody. A lot of these items
9 I've spoke about, Jack has spoke about, and we've
10 talked to Consuelo about. And my question is: How did
11 these recommendations come about? Who all was involved
12 in making these recommendations?

13 MS. ARGUILLES: So are you talking about the
14 process for notification regarding those changes?

15 MS. SOLEM: The process itself. Yes, all of the
16 above.

17 MS. ARGUILLES: The process itself is no different
18 than any text amendments that have to go before the
19 board for consideration. In this case, the Planning &
20 Zoning Commission did have one hearing, and the notice
21 for that hearing was a notice in the paper and notice
22 that required any potential changes to the code,

1 specific procedures. It had a list of people and all
2 that.

3 Besides the notice in the paper, they could
4 definitely contact me if they're inquiring about any
5 changes. But it's no different than standard code
6 amendments.

7 So the items before the Commission here
8 tonight is a combination of cleanup items and
9 combination of the containers, responses and research
10 the staff has been doing in request to a FOIA request
11 with properties with outside containers on the
12 property.

13 So in the paper. Obviously we have
14 recommendations in the office. If anybody inquires,
15 they can come in and take a look at them or talk to me
16 about.

17 MS. SOLEM: So your recommendations brought forward
18 are just your ideas?

19 MS. ARGUILLES: So there's an internal process
20 that's a review of other department heads and village
21 staff. So Public Works, fire department, the police
22 chief, village manager's office, village engineer,

1 first is made up of internal review of the proposed
2 changes. We tweak it and we modify the recommendations
3 based on the feedback I receive, and then the report
4 that I put together is based on the attorney review and
5 research that was conducted on those items.

6 MS. SOLEM: Was there anything posted on the
7 village website?

8 MS. ARGUILLES: Not on the village website. Unlike
9 the Village Board, these meetings are not televised, so
10 that's the difference between a Village Board agenda
11 items and the Planning & Zoning Commission.

12 CHAIRMAN JARRETT: The agenda would have been
13 published though, correct?

14 MS. ARGUILLES: So if you go to Laserfiche, I
15 believe the agendas are updated. So the meeting itself
16 is advertised on the Village website. So if you go and
17 you click, you'll see that not only the Village Board
18 and Planning & Zoning, but traffic and a good amount of
19 commissions are on the village website.

20 MS. SOLEM: Right. I meant the changes that were
21 being presented.

22 MS. ARGUILLES: No.

1 MS. SOLEM: That's all the questions I have. Thank
2 you.

3 CHAIRMAN JARRETT: Just by a point of
4 clarification. Some of the items in here are very
5 minor changes to various aspects of the Village Code
6 that have been brought to our attention since the last
7 zoning update a couple years ago. Some of them are
8 items that we've discussed here that we've known were
9 problematic, and staff took it upon themselves to -- I
10 should say, based on our direction -- to fine-tune the
11 details of some of that. And we had -- I can't say
12 exactly how long, but probably somewhere between an
13 hour and two hours of discussion at the previous
14 meeting.

15 Basically we read all the details of this,
16 went over it, discussed it, and gave her some
17 additional feedback to come back to us with a final --
18 potentially final draft.

19 MS. SOLEM: Sure. I just wondered. I was under
20 the understanding that we were having some sort of a
21 committee that would be forming, a hearing committee.

22 MS. ARGUILLES: That did not take place.

1 MS. SOLEM: But was that a correct assumption on my
2 part that was told to me?

3 MS. ARGUILLES: I can't speak for your assumptions,
4 but I know that we have been reviewing items, and my
5 goal is to address some of the outstanding items, and
6 change is one of them.

7 So for the sake of time, I proposed a
8 recommendation that brought back -- brought it to the
9 Planning & Zoning Commission at the last meeting, I
10 believe in January. So what's here for consideration
11 is amendments to those recommendations based on the
12 feedback, based on internal review, and FOIA requests,
13 combination of all that.

14 So we did not form a hearing committee. At
15 one point that could have been an idea that was
16 presented. But for purposes of the cleanup items and
17 containers, I presented and I am presenting a
18 recommendation.

19 MS. SOLEM: Okay. Thank you.

20 CHAIRMAN JARRETT: Thank you.

21 Anyone else wishing to speak on this?

22 Please make sure you're sworn in and then

1 name and address for the record, please.

2 (Witness duly sworn.)

3 MS. TUCKER: Cheryl Tucker, 434 South Cornell.

4 I was here, and my opinions are, as I've made
5 very clear, that I would prefer not to have storage
6 containers in the village at all because they're very
7 ugly basically and they're not really eye pleasant.
8 But I know when you were working on it the last
9 meeting, I was here, I sat and listened, and that the
10 businesses need them.

11 But I do want to -- what wasn't approached on
12 that is that I would prefer not to see double-decker or
13 triple, that it becomes a train yard idea.

14 I'm hoping that the board will figure out a
15 way, which I know you guys are working on, to make them
16 eye pleasant to blend in with the businesses so that
17 they don't sit out and that you working on blending
18 them in to either work with the buildings so they're
19 not eyesores, they're decorative-type things, and that
20 they blend in and don't stick out like an eyesore.

21 So I'm requesting that you continue to do
22 that on the existing thing.

1 Some of the things that I know you talked
2 about is possibly the idea of maybe fencing or some
3 type of decorative thing like we do for the garbage
4 containers throughout the village, to make them a
5 little less sticking out, you know, that I'm hoping
6 that you guys have -- I know you guys have gone back
7 and forth to do that, and that's what I'm kind of here
8 for. And to figure out a way that maybe you can
9 camouflage them or make them blend more aesthetically
10 into what's going on and to kind of set up a code that
11 they have to keep them -- the standards that after
12 years or whatever, they have to keep them up to
13 standards so that they don't become a mess.

14 Somewhere in your ordinance or however you're
15 figuring it out, you can put it in that they must blend
16 in. If they're going to put bushes in front, that they
17 have to keep those bushes up, or if they're going to do
18 decorative flowers or whatever they're going to do in
19 front of them, that they have to upkeep them; that
20 they're not just going to be put in there and
21 forgotten, neglected five or ten years down the road.
22 That can become a mess and then you have other problems

1 with them. And that you have some type of standards
2 that those containers have to be kept up in good
3 condition, because obviously some of them will rust out
4 or the bottoms or whatever it is.

5 That's all I'm asking you guys to do to take
6 those into consideration. Thank you.

7 CHAIRMAN JARRETT: I appreciate that. Appreciate
8 the comments.

9 Just really quickly on that, we'll go through
10 that one a little closer when we get to it. But I'm
11 pretty sure screening is part of the ordinance. I
12 believe permitting of them would be required. So
13 maintenance would fall under enforcement just like any
14 other building. And if double-decking, stacking, is
15 not explicitly prohibited, I would support that, but I
16 believe it is. Yeah, I think it is.

17 Anyone else wishing to speak?

18 (Witness duly sworn.)

19 MS. ROJEK: Angie Rojek, R-o-j-e-k, 639 South
20 Riverside Drive, Villa Park. I'm the owner of Pioneer
21 Garden. I was here at the last meeting. We talked
22 about containers. I have not had the chance to -- do

1 you have actual wording of what it will read?

2 CHAIRMAN JARRETT: Yes.

3 MS. ROJEK: Okay. Obviously we have not seen that.

4 But when we talked about putting screening or fencing

5 around it, I just want to make sure that -- we don't

6 have a way to do that because it's on blacktop. It

7 would be hard to build something around it.

8 Anyway, I just wanted to make sure. Ours is

9 painted so that it matches the building. So maybe if

10 there's other ways that, like Cheryl was saying, to

11 keep it aesthetically pleasing, that that would be okay

12 too. Just to keep that in mind.

13 Thank you.

14 CHAIRMAN JARRETT: Thank you.

15 Anyone else?

16 Seeing no one else, then we will -- I think

17 we can combine questions in discussion.

18 Any specific questions before we just kind of

19 go over real quick, see what the changes are?

20 So we have the changes to impervious surface

21 and site coverage, impervious site coverage. I'm

22 looking here.

1 MS. GABRIEL: Could you tell us what ordinance we
2 are looking at because there was no pre-drop for the
3 public, so we don't know exactly what number you're
4 speaking about because there was no pre-drop.

5 CHAIRMAN JARRETT: So was this -- this was not
6 available in the office?

7 MS. ARGUILLES: It was.

8 MS. GABRIEL: But it wasn't attached as a link or a
9 document like for the agenda items, like it has the
10 meeting minutes, so it didn't have anything. So we
11 would have had to make a trip down here to get an
12 agenda item. It's not attached to the items. So that
13 I was asking if you could just say what number you're
14 looking at? I have a copy of the ordinance with me.

15 CHAIRMAN JARRETT: Yes, I will. Could we get your
16 name and address for the record, and get you sworn in.

17 MS. GABRIEL: Tracey Gabriel, G-a-b-r-i-e-l, 306
18 South Central.

19 (Witness duly sworn.)

20 CHAIRMAN JARRETT: So we're starting with lot
21 coverage Article II, Residential District Section 2.3.
22 There are modifications to the table there that

1 changed. We are essentially changing from maximum lot
2 coverage to impervious site coverage and a percentage
3 change there. There are no changes to that, I don't
4 believe, from our last meeting. I believe the numbers
5 there are the same.

6 MS. ARGUILLES: Correct.

7 CHAIRMAN JARRETT: So I believe we had agreed that
8 we are all comfortable with those numbers.

9 Then we have Residential District's
10 Article II, Section 2.6, Other Regulations under
11 Section 6.10.2, Residential Accessory Buildings and
12 Structures. That language is all -- is mostly the
13 same. A couple of clarifications.

14 We are -- only one accessory building is
15 allowed per lot. There are some changes to the
16 language there.

17 And then down in 5(d), "addition to garages
18 for storage purposes shall be permitted provided the
19 addition is an integral part of the design. If it's
20 not...the construction of the garage generally matches
21 and adheres to the overall appearance of the garage."

22 I think that is a change, correct?

1 MS. ARGUILLES: So we did modify the section quite
2 a bit to make a couple distinctions between attached
3 accessory structures and detached accessory structures.
4 An accessory structure is referring to structures,
5 buildings with walls. So for detached accessory
6 structures, such as a detached garage, there's a
7 maximum number of accessory structures to see no more
8 than -- we added a separate one and also a maximum for
9 accessory structures. Let me just go back to that. So
10 it would be one accessory structure allowed per lot in
11 addition to the detached garage.

12 Now, open structures, no walls, such as a
13 pergola or a gazebo, would not count towards that
14 maximum one detached accessory structure.

15 CHAIRMAN JARRETT: But they do count towards the
16 maximum impervious surface, correct?

17 MS. ARGUILLES: Yes. And those are typically on
18 top of a concrete patio or on top of a deck. So we
19 were not double counting that area against lot
20 coverage.

21 CHAIRMAN JARRETT: And that was a distinction that
22 we were discussing last time, whether you would really

1 want to see two detached solid accessories, like two
2 sheds or --

3 COMMISSIONER SHLENSKY: But I'd like to bring that
4 up for clarification under that because from what you
5 just said, I want to make sure that everybody is on the
6 same page, because we're indicating that accessory
7 buildings are different than accessory structures; that
8 attached and detached garages are separate; and then
9 accessory structures, as it's currently written or as
10 it's currently proposed, indicates shed or gazebo.

11 And my interpretation of that, comparing a
12 gazebo to a shed, is that it's a closed -- enclosed
13 structure versus, that next sentence down, such as open
14 structures of decks and pergolas.

15 So you have to be extremely careful about the
16 language that we're using and how we're describing
17 certain structures. If we're going with open or
18 closed, I want to make sure that gazebo, as it's
19 currently proposed, we intend to pass that as a closed
20 structure versus an open structure. And if we want to
21 change that, we have to modify it and record it.

22 MS. ARGUILLES: If I may, so gazebos is one where,

1 in my research, gazebos could be enclosed, meaning
2 knee-high walls with screens, so it would be considered
3 enclosed. But also gazebos could be open structures
4 where it doesn't have that screening around or even the
5 knee-high.

6 So it's difficult to try to codify something
7 where it's so depending on the design of the structure.
8 And nowadays something can be called a pergola and have
9 the roof -- no sides but a roof being open with just
10 slats or it could be a solid roof, no walls.

11 So this just gives us the authority to, in
12 general, if a gazebo has walls and is enclosed, then it
13 would be an accessory structure. If it's an open
14 gazebo, meaning no walls, it's just a solid room
15 depending on where they're getting it from, it might be
16 called differently. The intent is not to call that as
17 an accessory structure.

18 COMMISSIONER SHLENSKY: I appreciate the intent.

19 But for me, I would like -- I think what
20 you're doing is to remove the subjectivity to
21 consistency, which I'm always a fan of. However, I
22 just want to make sure if we're calling something a

1 gazebo in the review process, that we treat it as a
2 gazebo based on the language proposed before us such as
3 a pergola.

4 MS. ARGUILLES: It's definitely within your purview
5 to take these recommendations and modify them to be
6 more specific. The point that I'm stressing is that
7 nowadays gazebo might be called a gazebo depending on
8 where you buy it. It might be an enclosed gazebo or it
9 might be an open gazebo, meaning no walls.

10 So the intent of this is, if it has walls,
11 gazebo would be an accessory building. If it has no
12 walls, it's an accessory structure. But it's
13 definitely within your purview to modify some of these.

14 CHAIRMAN JARRETT: Justin, what is the specific
15 language that you're --

16 COMMISSIONER SHLENSKY: So it is in proposed
17 changes to 6.10.2(a)(2), and then sub (a), (b), and
18 (c). It's Page 2 of 11 of the packet that we received.

19 CHAIRMAN JARRETT: Right.

20 COMMISSIONER SHLENSKY: So under 2(c), it currently
21 reads: "The maximum number of accessory structures,
22 such as a shed or gazebo, shall not exceed two per

1 zoning lot."

2 Next sentence: "Swimming pools and open
3 structures, such as decks and pergolas, are exempt from
4 the total number of accessory structures."

5 So if we're going to limit accessory
6 structures to two, which, in my reading of this, limits
7 it to two enclosed or walled structures versus open
8 structures, as it's written or proposed written,
9 swimming pools and open structures such as decks or
10 pergolas.

11 So I believe that the distinction that we're
12 trying to set in 2(c) is an accessory structure that is
13 enclosed or walled versus accessory structures that are
14 opened. And I want to make sure that as we read
15 through this, we are being extremely consistent in
16 allowing the language that we're using.

17 CHAIRMAN JARRETT: So I think what you're getting
18 at there is, we're specifically saying "such as sheds
19 or gazebos," and "such as decks or pergolas." And
20 really that language should probably be replaced with
21 "enclosed accessory structures" and "open accessory
22 structures," or something similar.

1 COMMISSIONER SHLENSKY: That may simplify the
2 language, sure.

3 CHAIRMAN JARRETT: I mean, I see what you are
4 saying. This -- where it's saying -- we're saying
5 gazebo is closed.

6 COMMISSIONER SHLENSKY: The way it's currently
7 written, that's my interpretation, is that anything
8 called a gazebo, by default under this code, will be
9 read as an enclosed accessory structure versus an open
10 structure.

11 And based upon the distinction of enclosed
12 versus open is a set of limitations of how many
13 structures will be on the back lot.

14 COMMISSIONER ORLOWSKI: If you go and look at a
15 gazebo, like you said, most of them, they're going to
16 have a four-foot wall, and some of them will have it
17 where you can buy screening to put around it depending
18 upon the climate that you live in.

19 So if it's got a four-foot wall, would that
20 be counted as closed?

21 COMMISSIONER HOFSTRA: Justin, I'm looking at the
22 version of the document that's got the comments on the

1 side.

2 COMMISSIONER SHLENSKY: Sure.

3 COMMISSIONER HOFSTRA: Are you asking us to
4 incorporate the comment into the ordinance, because it
5 says pretty explicitly: "Open structures, such as
6 pergolas and gazebos, would not count towards maximum
7 accessory structures."

8 CHAIRMAN JARRETT: Right. What he's saying -- and
9 I think there are some conflicts in the word choice
10 here and, in fact, A says: "Only one accessory
11 building is allowed per lot." And C goes on to say:
12 "Shall not exceed two per zoning lot."

13 COMMISSIONER ORLOWSKI: But part of that's crossed
14 off, if you're looking at number 2.

15 COMMISSIONER SHLENSKY: I think what Jason is
16 looking at is past that.

17 CHAIRMAN JARRETT: 2(a) says: "Only one accessory
18 building is allowed per lot." Okay. Right?

19 And C says: "The maximum number of accessory
20 structures, like a shed or gazebo, shall not exceed two
21 per zoning lot."

22 So those are in conflict, correct?

1 MS. ARGUILLES: One is specifically making a
2 reference to structures; and one is for the buildings.
3 So A is intended for that one detached garage.

4 CHAIRMAN JARRETT: Oh, right.

5 MS. ARGUILLES: And B is intended for the accessory
6 structures, shed or gazebo, because those are typically
7 enclosed, so it would count as accessory structures.
8 Or if it was open structures, such as decks or
9 pergolas, they're open. That would not count towards
10 it.

11 COMMISSIONER SHLENSKY: So I think what I would
12 like to propose on further discussion on this item
13 under 2(c) is trying to more consistently give a
14 definition to "closed structure" versus "open
15 structure" for the ease of understanding, and then
16 enforcement of 2(c), and where do we draw the
17 distinction between closed and open in this scenario of
18 a four-foot knee-high wall or barrier around the bottom
19 portion of the gazebo where the top is open? Are we
20 truly going to get into the feet of it?

21 COMMISSIONER ROMANO: To me that seems silly. We
22 need to talk about usage. A shed versus a -- some of

1 those pergolas have a slotted -- are you going to call
2 that a closed structure if it's slotted? I think
3 that's a big distinction between something that's used
4 to enjoy your yard or entertaining versus additional
5 storage capacity.

6 COMMISSIONER SHLENSKY: I'm with you on that. I
7 don't necessarily want to get into the true
8 nitty-gritty of feet and inches. But I also don't want
9 someone to abuse it by shortening a wall two inches
10 from the top and saying it's an open structure because
11 I have a two-inch gap from the wall to the ceiling.

12 MR. ROMANO: Right.

13 MS. ARGUILLES: And this is where, as part of the
14 building permits process, we review it. That's
15 something that, you know, we can't account for every
16 possible design out there because it does get very
17 subjective to what the clients want and where they're
18 getting it from.

19 So this is really intended for the majority,
20 bulk of the walls being open. Like I said, I'm used to
21 gazebos having a solid knee-high wall but also screened
22 from that point on so that the screens let the air flow

1 in and out.

2 COMMISSIONER SHLENSKY: But if we can remove the
3 subjectivity of the language, in my opinion, it makes
4 your and the staff's job a little bit easier and not
5 argue with residents over "Is this structure closed
6 versus open" and allowing that distinction process.

7 If we remove the subjectivity to increase
8 consistency, I would be more in favor of that, if we
9 can narrow it down.

10 MS. ARGUILLES: It's definitely up to your purview
11 to modify or tweak it. I'm all for making it easier to
12 understand to the public and be consistent. I will say
13 that we do get very creative proposals. So we're
14 trying to make a codification to items, but at the same
15 time, there is going to be that staff review of that
16 proposal. And there's always that process that they
17 could appeal the building permit to the Planning &
18 Zoning Commission.

19 I believe someone had -- Karen, do you have
20 some comments?

21 MS. SOLEM: Just a suggestion. Possibly kind of
22 like the CDC did for us as a restaurant, you can be

1 considered outside seating if a certain percentage of
2 your wall -- so I was thinking just like
3 percentage-wise. So if it's 50 percent open of each
4 wall vertical, if it's more than 50 percent, it meets
5 the standard.

6 COMMISSIONER ROMANO: It's outside.

7 CHAIRMAN JARRETT: That's what I was thinking. A
8 percentage might be good there. The other point
9 generally about the language that Justin is making is
10 that, is it a shed or gazebo, decks and pergolas, but
11 we also acknowledge that pergolas might or might not be
12 open; a gazebo might or might not be open.

13 So I think maybe we don't need to -- is what
14 you're getting at -- part of what you're getting at
15 with that sentence is that, putting those words there,
16 those examples there, is it explicitly necessary?

17 COMMISSIONER SHLENSKY: I'd like to remove those in
18 favor of more closed versus open language.

19 CHAIRMAN JARRETT: Right. And I see what you're
20 getting at.

21 COMMISSIONER SHLENSKY: What we choose to do is
22 take Karen's recommendation, which is a great

1 suggestion, of using a percentage. We just need to
2 more narrowly define that of maximum number of closed
3 accessory structures, meaning less than 50 percent open
4 space, versus open structures, meaning more than X
5 amount of open space, that are accepted in the total
6 number of accessory structures, because the
7 distinctions will be important in the use and operation
8 of whether or not something counts towards one of the
9 two accessory structures versus exempt from the number
10 of accessory structures.

11 CHAIRMAN JARRETT: Right. On one hand, to some
12 degree, ordinance always needs to -- there's going to
13 be some interpretation by staff. But this is a place
14 we could apply a percentage or another measure. I
15 think percentage is the cleanest method by far.

16 So would people be in favor of that language,
17 something with a percentage?

18 COMMISSIONER HOFSTRA: I am in favor of using
19 percentage but not the 50 percent.

20 CHAIRMAN JARRETT: I was going to say, what's a
21 good percentage? 60 percent open? 75 percent open?

22 COMMISSIONER LANENGA: I would say, yeah, 75

1 percent or so.

2 If you have an eight-foot tall pergola or gazebo
3 and you say 50 percent, you've got four-foot walls.

4 CHAIRMAN JARRETT: Right.

5 COMMISSIONER LANENGA: Four-foot solid walls.

6 CHAIRMAN JARRETT: You also have to state you are
7 going to have a minimum railing height under code.

8 COMMISSIONER SHLENSKY: If it's eight feet tall, 75
9 percent is two feet open versus closed. And if there
10 are two feet, might be a little short --

11 COMMISSIONER HOFSTRA: You only have a railing code
12 if you're over 30 inches above the ground.

13 CHAIRMAN JARRETT: True.

14 MS. GABRIEL: Is it a simple fix as walled gazebo
15 and unwallled gazebo?

16 CHAIRMAN JARRETT: No, because we're talking about
17 a lot more than -- we're talking about a lot of
18 different potential structures. It's not just gazebos.
19 Then again you get into what is a wall, how many walls.

20 MS. GABRIEL: I'm just throwing it out there from
21 the interpretation of a resident trying to read.

22 CHAIRMAN JARRETT: Yeah. No. I understand.

1 Do you have any thought on that, Consuelo, in terms
2 of a percentage? Is that something you want to -- you
3 want us to give you a ballpark number and you could see
4 if it could work in more cases than not, or what do you
5 think?

6 MS. ARGUILLES: My recommendation is to leave it
7 open the way it is and leave it to staff as part of the
8 review process to determine if it's considered an open
9 versus enclosed structure, for the fact being that they
10 could be so customized depending on where they're
11 getting it from and what type of structure it is.

12 I don't want to add a percentage and then
13 have it be an issue depending on the design. It could
14 be one wall, it could be all walls, some of them might
15 have a solid knee wall or it might not. So it really
16 varies depending on the design.

17 So I tend to lean for not being very specific
18 because we run into issues when a proposal doesn't
19 comply, but it's meeting the intent. Then I would hate
20 to have them go through the various processes if it's
21 not meeting the specific percentage.

22 And in my research, it really varies from

1 community to community. Most of them only allow one
2 detached accessory structures, not two.

3 In my opinion, based on what I've heard from
4 the public, if it's an open structure, that's a demand
5 for it nowadays, right, to have a shed, a detached
6 garage, a shed, and a pergola, which has no walls, with
7 some slats as a roof or it could be a canopy for
8 shelter, or an outdoor patio area, solid roof with no
9 walls. It could be a gazebo with a solid roof and
10 either lattice on one side, or it could be standard
11 gazebo too.

12 So it really varies nowadays. And a lot of
13 retailers that I researched as well, like Home Depot
14 and Menards and HomeGoods and Wayfair, what they call
15 it and what the dimensions are, it's really
16 customizable and it varies. So it's very hard to
17 codify something, and I would hate to codify something
18 and then have it an issue in part of the review process
19 because it doesn't meet a percentage. And there is no
20 standard for the percentage of being opened versus
21 enclosed. Even the height varies. But it's definitely
22 within your purview to modify the recommendation, if

1 you would like to, for it to be more specific if you
2 choose to do so.

3 In Karen's suggestion was 50 percent of the
4 walls being open, 50 percent of each wall, or
5 50 percent total, or 75 percent open? Again, are we
6 looking at cumulative of all the walls when we look at
7 a percentage open?

8 CHAIRMAN JARRETT: That's what I was just thinking
9 as well, because if you say 50 percent of the structure
10 must be open, then somebody could theoretically build
11 two full walls and two open walls. And you basically
12 got --

13 COMMISSIONER SHLENSKY: I think that's an easy fix.
14 It will just be a certain percentage of each wall.
15 Because are residents really going to want to have
16 different sized walls?

17 COMMISSIONER ORLOWSKI: Depends on what they
18 bought.

19 COMMISSIONER SHLENSKY: I don't see the advantage
20 of different size walls.

21 COMMISSIONER ORLOWSKI: I understand what you're
22 looking at.

1 MS. ARGUILLES: My goal in the recommendation is to
2 modify to provide more guidance for items that have not
3 been included in the Zoning Ordinance but also not be
4 restrictive in that the homeowner is looking to improve
5 the property, for them to have to go through hoops to
6 get what they want or go through a variation process.

7 The variation process, it's not something I
8 recommend. There's a non-refundable fee. There's a
9 public hearing process for that. My suggestion is
10 always try to meet the intent of the code. And the
11 review from staff when we receive proposals, it's
12 starting off there. What does the code say? Does it
13 comply or not? If it doesn't comply, then that's a
14 quick response, it just doesn't comply.

15 You have the variation process, but for
16 variations you have to meet hardship. That's one of
17 the definitions that you have to meet. There has to be
18 unique circumstances.

19 But, again, this is just recommendations that
20 we would like to take forward. The board might have
21 more specifics on what they would like to do or tweak
22 it. I could always go back and just try to pull out

1 some examples and have the board decide what they want
2 to do. It's something that we could definitely move
3 forward with a recommendation if the commission wants
4 to add a percentage.

5 COMMISSIONER ROMANO: I think that if it's
6 something that you want to leave a little bit
7 discretionary for the review process, then what it
8 should be worded, the maximum number of accessory
9 structures -- accessory closed structures, because we
10 specify in that second sentence open structures, right?
11 So put "maximum number of closed structures, such as
12 sheds," because that's a very good example of what
13 we're talking about. Drop the "or gazebos" out of
14 there. "Shall not exceed two per zoning." Right? So
15 that kind of ballparks you to storage, to sheds, to
16 four walls. Then that second sentence: "Swimming
17 pools and other open structures, such as decks and
18 pergolas."

19 Gazebo is where we're going to get hung up
20 on.

21 CHAIRMAN JARRETT: That's what I was about to say.

22 COMMISSIONER ROMANO: Let that come to you, and

1 then you can say, well, this is a walled structure per
2 design or it's an open gazebo. It's not a problem.

3 So if that's the example that we're getting
4 hung up on, clarify what the closed structure is, and
5 then that also clarifies what open structure is and
6 gives an example of each.

7 CHAIRMAN JARRETT: If we were to change that to say
8 "The maximum number of enclosed accessory structures,
9 such as sheds, shall not exceed two per zoning lot;
10 open structures, such as decks and pergolas, are exempt
11 from full number of accessory buildings," that doesn't
12 change the intent, correct?

13 MS. ARGUILLES: I don't believe it does. We are
14 being more specific by adding "enclosed" in front of
15 accessory.

16 And did I understand you correctly that you
17 left out "or gazebo"?

18 CHAIRMAN JARRETT: Yeah, because I think gazebos
19 are one that we all acknowledge could be opened or
20 closed. So putting it in as an example of closed is
21 probably not the best example. That's part of --
22 that's not the only thing that Justin was attracted to.

1 But it's certainly one of the issues with the way
2 that -- because that is one of the borderline examples
3 that could go either way.

4 I think shed is pretty obvious. Deck,
5 pergolas, we all know those are open structures
6 generally.

7 So that would be my...

8 COMMISSIONER CALVERT: If we remove the word
9 "gazebo" from there, are we actually allowing them two
10 enclosed sheds?

11 COMMISSIONER SHLENSKY: Yes.

12 COMMISSIONER ROMANO: But the square footage limit
13 too.

14 CHAIRMAN JARRETT: There is a square footage limit
15 later and we are in theory -- I mean, striking the word
16 "or gazebo" from that doesn't change that.

17 COMMISSIONER CALVERT: Okay.

18 CHAIRMAN JARRETT: If you go down to size 5(a) --
19 no, that's garage -- 5(c), "The total area of an
20 accessory structure may not exceed 2 percent of the lot
21 area."

22 That should be a total area of accessory

1 structures, correct?

2 COMMISSIONER ROMANO: Yes.

3 MS. ARGUILLES: Correct, of accessory structures.

4 CHAIRMAN JARRETT: Yes, of accessory structures.

5 May not exceed 2 percent of the lot area.

6 MS. ARGUILLES: So that's a change from a specific
7 square footage to a percentage.

8 CHAIRMAN JARRETT: Right.

9 So then any objections to those changes?

10 COMMISSIONER LANENGA: No.

11 COMMISSIONER ROMANO: No.

12 CHAIRMAN JARRETT: Then next, only one accessory
13 building is allowed per lot. That's item A under 6.
14 That's being removed. That's different from when we
15 were here for discussion before.

16 We are striking E here, which is another
17 reference back to the attached lean-to type shed
18 attached to the garage, just being replaced by the
19 earlier language we discussed.

20 I'm finding things that are new since we were
21 here last.

22 Consuelo, this section here 6.1.04

1 residential garages and carports, is that a new strike
2 since we were here last time?

3 MS. ARGUILLES: So what I did is I combined,
4 instead of having one specific section just for
5 detached garages, I made one for accessory structures.
6 And then within that, when we talked about the number
7 and square footage, then we talked about the
8 distinction between an accessory building, such as
9 garage, and accessory structures, such as a shed, and
10 those that are exempt.

11 CHAIRMAN JARRETT: Yes, because those items
12 essentially moved under 6.10.2.

13 MS. ARGUILLES: Exactly.

14 CHAIRMAN JARRETT: I just want to make sure I was
15 clear on why that was like that.

16 MS. ARGUILLES: Correct.

17 CHAIRMAN JARRETT: Duplexes, garages associated
18 with duplexes, two household dwellings, in 7.5, may not
19 exceed 528 square feet of area.

20 Is that a change?

21 MS. ARGUILLES: No, that's an existing.

22 CHAIRMAN JARRETT: Okay. It's highlighted gray in

1 the copy.

2 COMMISSIONER SHLENSKY: It was part of the
3 consolidation between --

4 CHAIRMAN JARRETT: Oh, right.

5 COMMISSIONER SHLENSKY: 10.2, 10.4, just moving it.

6 CHAIRMAN JARRETT: I see. Yes.

7 MS. ARGUILLES: That's the reason why I provided
8 PDF of the clean copy instead of red line because the
9 red line gets very, very hard to follow.

10 CHAIRMAN JARRETT: Yes, but without the red and
11 green line I don't know what's --

12 MS. ARGUILLES: I agree. That's why I attached
13 both. I myself have both of them in front of me so I
14 can try to navigate and follow along.

15 That was existing change.

16 CHAIRMAN JARRETT: Yes. It actually was somewhat
17 easier in the Word document when I was reviewing it
18 before, you could click on the comments and see.

19 Then if we jump over to 6.11.2, permitted uses:
20 "Temporary outdoor storage containers subject to the
21 following supplemental regulations." It's been struck
22 because we're combining that into 6.1.2, "permanent

1 outdoor storage containers in nonresidential property."

2 Correct?

3 MS. ARGUILLES: Correct. And within that 6.1.2, we
4 have A, temporary, and then B, permanent.

5 CHAIRMAN JARRETT: Right. Before we just had --
6 then we requested that some of those -- more
7 specificity to for the outdoor storage, permanent
8 outdoor storage.

9 COMMISSIONER SHLENSKY: Essentially I believe what
10 happened was, under 6.11.2, staff removed sub H, that
11 was currently temporary outdoor storage containers, and
12 consolidated 6.12 to be both temporary and permanent
13 with their own requirements to just consolidate under
14 one heading of 6.4.

15 CHAIRMAN JARRETT: Right. So were there any
16 changes to the language in temporary outdoor storage
17 containers? There was not, correct?

18 MS. ARGUILLES: No.

19 CHAIRMAN JARRETT: Okay. So just real quickly,
20 let's go through all of the conditions and permanent --
21 all the regulations under Permanent Outdoor Storage
22 Containers and Non-Residential Property, to make sure

1 we've hit on everything and none of those are something
2 we don't want to see.

3 So we have one, "A permit required for any
4 permanent outdoor storage containers."

5 Everyone is in favor of that, correct?

6 BOARD MEMBERS: (In unison) Aye.

7 CHAIRMAN JARRETT: "The subject property is
8 occupied by a principal building." Yes. We don't want
9 the storage containers sitting in the middle of empty
10 commercial property.

11 Three, "Placed behind the front wall of the
12 principal building." Yes. That keeps it out of the
13 front yard. And, actually more than that, keeps it
14 from being in front of a building that might be set
15 back farther from the street but not technically in the
16 front yard.

17 Four, "Placed on a paved surface."

18 Five, "Placed outside on a required side
19 and -- placed outside of required side and rear yard
20 setbacks."

21 Six, "Stacking of outdoor storage containers
22 is prohibited."

1 Seven, "Screened from view with a privacy
2 screen, e.g., fence."

3 Eight, "Landscape to be provided and to
4 screen from public view."

5 Nine, "Does not take up required parking."

6 Ten, "May not be placed on public property or
7 in a location that obstructs traffic advisability."

8 Eleven, "May not display any signs, including
9 the names, addresses, and telephone numbers of the
10 person or firm engaged in the business, or renting, or
11 otherwise placing the outdoor storage containers."

12 Twelve, "Must be maintained in good state of
13 repair free from rust, paint, and other forms of
14 visible deterioration."

15 Thirteen, "May not be used for the storage of
16 hazardous, flammable, or hazardous materials."

17 Fourteen, "May not be used for the purpose of
18 conducting business or selling merchandise."

19 By my mind, the only thing we may want to
20 discuss is seven and eight.

21 Anybody have any issues with any of those
22 generally other than discussing that?

1 COMMISSIONER SHLENSKY: No. I think based upon
2 public comment, we should definitely talk about 7 and 8
3 and maybe just clarify number 14.

4 By the definition of a non-residential
5 storage container, it will be for the purposes of
6 conducting business, because they're going to store
7 some form of goods in them. So maybe just clarify that
8 it may not be used for the purpose of selling
9 merchandise outside of.

10 COMMISSIONER ROMANO: Right. Clarify that it's not
11 going to be the business but still be storage.

12 COMMISSIONER SHLENSKY: Right. As long as you're
13 not selling goods from the storage container, that's
14 fine. But I don't want it to be read as a prohibition
15 of storing goods to be sold at a later date.

16 CHAIRMAN JARRETT: Right. I think that because the
17 language comes specifically from the temporary one,
18 which were never envisioned to be used on a commercial
19 property, or not typically outside of construction. So
20 would it be enough to simply say "May not be used for
21 the purpose of" -- you're the lawyer -- I understand
22 what you're saying.

1 The question is: What is good verbiage for
2 that that gets us to not selling merchandise or
3 allowing -- like the last thing we want is somebody to
4 have a storage container -- not that this would
5 necessarily happen -- but have a storage container on
6 their property and then decide that it's winter and
7 they could seat four tables in there and is --

8 MS. ARGUILLES: That's a good suggestion. If I
9 may, adding at the end of that sentence, that would be
10 addressing no conducting business out of or selling
11 merchandise out of. So just adding the "out of" at the
12 end of that sentence because it's all one sentence.

13 CHAIRMAN JARRETT: I don't like ending a sentence
14 with a preposition. I'm not going to lie.

15 COMMISSIONER SHLENSKY: Out of or within.

16 CHAIRMAN JARRETT: Out of or within. Why not.

17 So then the more -- the item with more
18 discussion is -- privacy screen, e.g., fence,
19 landscaping to provide discrete from public view.

20 My thought on that is we definitely need some
21 sort of screening camouflage. The question is -- the
22 way this is specifically written, we would be requiring

1 screening or fence, but also landscaping, which, in
2 some instances, could be tricky.

3 This is an instance where, to a certain
4 degree, I think I would prefer to leave it up to the
5 discretion of staff on what is appropriately screened.

6 COMMISSIONER ROMANO: Could we combine those,
7 screen from view, whether it be a fence or landscaping?
8 We're also saying it has to be on paved surface, which
9 makes landscaping more tricky too.

10 COMMISSIONER ORLOWSKI: I would say leave the
11 screening part, to leave that to staff, depending upon
12 where you're going to have it set, what you're going to
13 have it set on. If you can't see it, how are you going
14 to screen it?

15 COMMISSIONER LANENGA: One side won't be screened
16 because that's where the door is.

17 CHAIRMAN JARRETT: Right.

18 Though you could screen that too. They do
19 dumpster screens, right? It's just a matter of where
20 you place your doors and how.

21 But I understand what you're saying. Screen
22 from view, we essentially mean from off of the

1 property.

2 COMMISSIONER SHLENSKY: I think the intent is just
3 to camouflage it from looking like a storage container
4 in some aspect. So even if that just means a paint job
5 that matches the building that it's going to sit next
6 to, if it looks like nice, then staff might allow that.
7 I don't necessarily feel we should require landscaping
8 or a screen if it can be painted to match the facade of
9 the building itself.

10 CHAIRMAN JARRETT: Yeah. I could think of a
11 situation like, for example, Pioneer, maybe they don't
12 have the space to do landscaping and maybe a fence
13 isn't practical. I don't know the specifics of that
14 location. But there may be the ability to do something
15 like paneling, like a wood paneling that would be
16 attached -- that would act as a screen.

17 So I think in this case we might be being too
18 specific and.

19 What's your opinion on that, Consuelo?
20 What's your thoughts?

21 MS. ARGUILLES: So this is one where it can
22 definitely be -- it could be subjective, right? I will

1 use landscaping as an ideal. Landscaping to be
2 provided to screen from public view. Initially what my
3 thinking is landscaping in the ground, but if it's on
4 top of the paved surface, it could be planters with
5 shrubs. It could be planters or lattices attached.

6 Nowadays there is lattices that are attached
7 to a building wall, where it allows for some evergreen
8 plantings to be growing on the side of the walls of the
9 structures, or it could be maybe landscaping attached
10 to the container, or it could be planters with
11 landscaping, or it could be a privacy fence or
12 screening.

13 So it really does vary, again. In my
14 research of it, there was no clear standard for what is
15 considered a screen, for lack of a better term.

16 So seven or eight could be modified, could be
17 screened from view with a privacy screen, e.g., fence,
18 and/or landscaping.

19 CHAIRMAN JARRETT: That's what I was thinking.

20 MS. ARGUILLES: It could be a general landscaping.
21 Again, it's not very specific to landscaping in the
22 ground, or planters, or lattices attached to the

1 structure. Again, it's very -- depending on what the
2 design is.

3 And so you see my research shows a slew of
4 scenarios.

5 CHAIRMAN JARRETT: My suggestion were to be just
6 say screen from public view with a privacy screen,
7 e.g., fence or landscaping.

8 Does that --

9 COMMISSIONER SHLENSKY: "Or other similar
10 alternatives." Painting or another plan that the
11 business owners and staff might agree upon.

12 COMMISSIONER ORLOWSKI: On this one can we go to
13 the draft that all the red margins not on because it
14 reads differently on there than it does here. I
15 went --

16 COMMISSIONER SHLENSKY: Are you talking with the
17 clean version?

18 COMMISSIONER ORLOWSKI: Yes. I went to the clean
19 version. If you read it, they don't follow if you read
20 them both.

21 COMMISSIONER SHLENSKY: What page are you on in the
22 clean version?

1 COMMISSIONER ORLOWSKI: Clean version would be
2 Page 3.

3 MS. ARGUILLES: That would be Page 4.

4 COMMISSIONER SHLENSKY: Oh, permanent. Yes.
5 Page 4.

6 CHAIRMAN JARRETT: Screen from view with a privacy
7 screen, e.g., fence, landscaping to be provided to
8 screen from public view.

9 That's the same, correct.

10 COMMISSIONER SHLENSKY: So the intent is screen
11 from public view. Then it's the clarifier that we're
12 trying to work on. Screen from public view by use of
13 privacy screen, e.g., fence, comma, landscaping.

14 CHAIRMAN JARRETT: Or similar methods?

15 COMMISSIONER ROMANO: Comma, suitable alternatives.

16 CHAIRMAN JARRETT: Similar methods.

17 That gives staff some discretion. It doesn't
18 lock it in.

19 Does that sound good to you?

20 MS. ARGUILLES: Yes.

21 CHAIRMAN JARRETT: So instead of seven and eight,
22 strike eight, move everything up. Seven will be

1 screened from public view with a privacy screen, e.g.,
2 fence, landscaping, or similar methods. That tells
3 people what we expect and gives you some latitude.

4 COMMISSIONER CALVERT: With number four, what
5 precisely constitutes the paved surface?

6 MS. ARGUILLES: So that would be something that
7 meets standards for pavement. So typically for over a
8 parking lot, so that's an asphalt parking lot or
9 concrete parking lot. Gravel or lawn area, it's not
10 something we would be supportive of because it's just a
11 matter of time for that structure to --

12 COMMISSIONER CALVERT: What about permeable pavers?

13 MS. ARGUILLES: Again, it would have to be meeting
14 our pavement requirements.

15 One great example of this is that these
16 structures could be very heavy structures, and if
17 they're not over a paved surface that meets our
18 standards, there might be an issue with, over time,
19 with them moving.

20 CHAIRMAN JARRETT: You don't necessarily know
21 what's going to be stored in them and that could be
22 very heavy too. I mean, landscaping materials and

1 things like that could get pretty heavy pretty fast.

2 So the circular driveways in that section,
3 Section 7.8.5, we discussed that previously. I don't
4 see any changes in the language there that we need to
5 discuss.

6 Let's see if there is any other changes.

7 COMMISSIONER SHLENSKY: Accessible parking and then
8 the effective periods of...

9 CHAIRMAN JARRETT: It doesn't look like there are
10 any changes to definition. Just moving some things up.

11 So 11.3.13, effective area of planning and
12 development. We discussed that last time. Were there
13 any changes to that section since we were -- discussed
14 last?

15 MS. ARGUILLES: So there were changes, specifically
16 to items B, C, and D, where it was left at the
17 discretion of the Village Board.

18 So the only change to that was converted back
19 to just indicate to the board.

20 A, it was just clarifying, again, consistent
21 with what we had originally proposed in terms of the
22 PUD, right, in its general conformance (inaudible) in

1 an effort to be business friendly (inaudible) the
2 construction for a longer period of time from the
3 original.

4 CHAIRMAN JARRETT: So just so I'm clear, so the
5 language that would have allowed the extension by staff
6 is gone? We've gone back to not having that in there?
7 And then --

8 COMMISSIONER SHLENSKY: Correct. They removed
9 those from subsections B, and C, and D that we
10 discussed in February.

11 CHAIRMAN JARRETT: That's okay. That's what I
12 thought.

13 Then we're back to A there, which I don't
14 think anybody -- that's fairly normal, to allow the
15 planning director to determine whether a proposal for a
16 planned development is in substantial compliance, for
17 lack of a better word, with planned development.

18 COMMISSIONER SHLENSKY: I think we are just trying
19 to give some brevity and some leniency to the
20 individual seeking a PUD.

21 CHAIRMAN JARRETT: What that also -- yeah. That
22 also allows -- you may have another developer come in

1 and take over a project, they have some minor site line
2 adjustments, things like that that don't change the
3 intent of the plan that staff could review.

4 COMMISSIONER SHLENSKY: Right. But in this
5 instance, if we're giving the Community Development
6 Director authority to do so, it alleviates the need to
7 go back and forth.

8 CHAIRMAN JARRETT: Correct. I am in agreement with
9 you. I'm just saying that's a fairly normal process
10 and really not uncommon in the development world.

11 Other than the shifting of some definitions
12 in terms of letters, were there any other -- anything
13 that I missed, Consuelo, or is that --

14 MS. ARGUILLES: Not under 11.3.13.

15 CHAIRMAN JARRETT: You've got, on the next page,
16 Administrative Adjustments, 11.6.1. That's where we
17 are at next. Actually 11.6.4 -- no 5. That's a lot of
18 points on here. 11.6.5, which is review -- let me read
19 the language as it is in.

20 "So within seven business days of receipt of
21 a complete application for administrative adjustment,
22 Community Development Director will review with both

1 departments and take action on the application."

2 What it's essentially changing there is,
3 previously we required written notice to abutting
4 properties, to adjacent properties. We would be
5 striking that from the ordinance in the case of
6 administrative adjustments.

7 Administrative adjustments are typically are
8 smaller changes. Variations under -- I don't know what
9 our minimum size is. It's a matter of inches, I
10 believe.

11 Then the things that are struck below that in
12 B and C are related to notice and how it is handled and
13 reviewed.

14 So the question is, is that form of notice
15 something we want to remove from the ordinance? I know
16 that that's an issue that is done both ways. The City
17 of Chicago does require it -- that's the one I know the
18 best -- does require notice to abutting neighbors, and
19 staff has to wait ten days for objectors to object from
20 the abutting properties before they make a ruling,
21 which is essentially what's happening here, only with
22 the seven-day period.

1 Are we comfortable striking that?

2 COMMISSIONER LANENGA: Why put the seven days in
3 there if there's no need to notify anybody?

4 CHAIRMAN JARRETT: Well, that's --

5 COMMISSIONER SHLENSKY: They still have to review
6 with those departments. And if you look just below
7 that to the standards set by 11.6.7, that's the
8 criteria for those administrative adjustments.

9 So, as I said, the criteria are requested,
10 adjustments are consistent with all relevant purposes
11 and intent statements of the ordinance. (Inaudible)
12 ordinance shall not have a substantial adverse effect
13 on adjacent property owners. And (inaudible) for the
14 public health safety, general welfare, any adverse
15 impact resulting from the adjustment will be mitigated
16 to the maximum extent feasible.

17 So for the seven days for the Community
18 Development Director to have the rest of the village
19 director's input I think is very important.

20 CHAIRMAN JARRETT: Right. The seven days is
21 important because that gives -- that gives the
22 applicant a timeline. Not something we want to change.

1 I think the broader point is whether or not
2 in the case of administrative adjustments, it should be
3 necessary to notify abutting properties because that's
4 the substantial change here.

5 MS. ARGUILLES: If I may, Commissioner Jarrett?

6 COMMISSIONER JARRETT: Yes.

7 MS. ARGUILLES: In my research, the City of Chicago
8 is definitely a municipality that does have quite a bit
9 of a process and commissions. I'll use the example for
10 zoning. There is a Zoning Board of Appeals, there is a
11 Planning Commission, there is a -- it's really a
12 different animal, in my opinion.

13 So Villa Park, in my opinion, is not
14 something that can be compared to like City of Chicago
15 from a scale, from the numbers of departments, et
16 cetera.

17 I will use an example of my prior source of
18 employment at Mount Prospect. They had a slightly
19 bigger municipality than Villa Park, but they did have
20 an administrative review. Instead of having something
21 to go through the variation process where it did allow
22 the director of community development to meet the

1 adjustment as well as it complied with the general
2 provisions.

3 We have general provision heres under 11.6.2,
4 whether or not to change it. But the notice itself, to
5 me, in my review and researching other communities,
6 that public notice would be more in line if there's a
7 Planning & Zoning Commission application asking for a
8 variation. So a deviation from what the code is above
9 and beyond what is allowed under the administrative
10 adjustments.

11 The public hearing, the public notice is more
12 in line with that public hearing process that the
13 variation would require.

14 To me, it's more of a -- if something is to
15 be reviewed administratively, it does give the
16 director, along with Respondents with different
17 departments as needed, depending on what it is, the
18 right to make the call.

19 Granted, if it does not meet the standards of
20 that administrative adjustment, it's not going to get
21 approved and then they would have to go through the
22 Planning & Zoning Commission. It would come before you

1 to make that call.

2 CHAIRMAN JARRETT: Anyone else up here have
3 thoughts on that?

4 COMMISSIONER ROMANO: I think that change makes
5 sense in terms of efficiency. Basically, in a
6 nutshell, every little tiny thing would have to come
7 before us in terms of variation and would be at your
8 discretion to just grant. That's basically what we're
9 looking for?

10 CHAIRMAN JARRETT: No, not at all.

11 MS. ARGUILLES: It would be limited to Items 1
12 through 7.

13 COMMISSIONER ROMANO: Right. That's what I mean.

14 CHAIRMAN JARRETT: Administrative adjustments can
15 already be made without a variation. The thing that's
16 changing -- correct me if I am wrong -- the thing
17 that's changing is that we currently allow -- we
18 currently require the owner notice properties that abut
19 them, that they're requesting administrative
20 adjustments to give neighbors an opportunity to object.

21 This removes that requirement and the risk,
22 correct? That's the essential nature of the change.

1 MS. ARGUILLES: For administrative adjustments,
2 yes.

3 CHAIRMAN JARRETT: Yes.

4 It's removing that requirement to notice for
5 administrative adjustments.

6 COMMISSIONER ROMANO: Correct.

7 CHAIRMAN JARRETT: Administrative adjustments are
8 admittedly fairly minor in most cases.

9 COMMISSIONER ROMANO: Correct.

10 CHAIRMAN JARRETT: I don't have a list of what they
11 all are in front of me.

12 COMMISSIONER ORLOWSKI: 11.6.2.

13 CHAIRMAN JARRETT: I lost that page somehow in all
14 these pages.

15 COMMISSIONER ORLOWSKI: It would be just above
16 that.

17 CHAIRMAN JARRETT: I just want to make sure
18 everybody is clear on that. That's what's happening
19 with that. Yes, I said various communities do it
20 various ways.

21 So the instances with removing that is okay?
22 Okay.

1 That's all the substantial changes, correct, or am
2 I missing something?

3 When I say "substantial changes," I mean
4 since we last met and discussed the items.

5 MS. ARGUILLES: That would be correct.

6 COMMISSIONER JARRETT: Everything else is shifting
7 letters, moving things to line up with what we've
8 already discussed in the definitions, and so on.

9 Okay. Any other questions, comments from the
10 commission on that?

11 We could make a recommendation to pass this -- to
12 recommend that with the changes that were requested.
13 We don't need to come back, correct?

14 MS. ARGUILLES: Correct.

15 CHAIRMAN JARRETT: I think it's fine to make the
16 motion, mentioning the changes that were described. I
17 would make sure my notes go to staff, and staff have
18 their notes, so we should have that all covered.

19 Who wants to make a motion?

20 Anybody?

21 You don't have to read all the language. We can
22 just go with there is a recommended motion at the

1 bottom of the last page, I believe.

2 MS. ARGUILLES: It's very lengthy because the
3 motion as drafted, it was identifying each section.

4 CHAIRMAN JARRETT: Okay.

5 COMMISSIONER SHLENSKY: I'll read it.

6 Hereby make a motion: "To approve Application
7 PZ-21-0001 for text amendments to the following Table
8 and Articles of Appendix C of the Municipal Code:

9 "Article 2, Residential District,
10 Section 2.3, Table 2-3, Amending maximum lot coverage.

11 "Article 2, Other Regulations, Section 2.6.5,
12 new section to reference permitted obstructions found
13 in Section 14.1.9, Table 13-1."

14 "Article 6, Uses, Section 6.10.2, Residential
15 Accessory Structures. Amend to be consistent with
16 those of surrounding communities, meet current trends
17 and petitions, and to provide for flexibility.
18 Revising setback requirement from 5 feet to 3 feet,
19 increase size from 140 to 200 square-feet, amending to
20 exclude garage from allowable number of accessory
21 structures, and reference overall lot coverage as
22 provided in Table 2-3.

1 "Article 6, Use, Section 6.11.2, Adding
2 reference to comply with noise language found in
3 Chapter 14, Article VI, nuisances and permit outdoor
4 entertainment with restrictions.

5 "Article 6, Use, Section 6.12, New section to
6 permit outdoor storage containers in non-residential
7 property subject to regulations.

8 "Article 7, Parking, Section 7.8.4-B,
9 revising driveway width from 22 feet to 24 feet when
10 leading to two or more parking spaces.

11 "Article 7, Parking, Section 7.8.5, Revising
12 circular driveway width from 10 feet to 12 feet and
13 amending required landscaping to evergreen along the
14 entire length of circular drive.

15 "Article 7, Parking, Section 7.8.7, Amending
16 to reference overall lot coverage found in underlying
17 zoning district's maximum lot coverage/impervious
18 surface.

19 "Article 7, Parking, Section 7.8.7-B through
20 F, Eliminating impervious regulations under this
21 section as proposing to include in the lot and building
22 regulations in Section 2.3 Lot Coverage.

1 "Article 11, Section 11.3.13, Effective
2 period of Planned Unit Development, amending to include
3 Director of Community review and consideration of
4 previously approved PUD for validity for projects which
5 exceed three years from the date of approval.

6 "Article 14, Measurements and Definitions,
7 Section 14.1.8, clarifying lot coverage definition.

8 "Article 14, Measurements and Definitions,
9 Section 14.1.9, Adding maximum 5-foot sidewalk width.

10 "Article 14, Measurements and Definitions,
11 Section 14.2.13, clarifying impervious site coverage.

12 "Article 14, Measurements and Definitions,
13 Section 14.2.22.C, clarifying semi-pervious surface.

14 "Article 14, Section 14.2.22.F, Adding
15 definition of shipping container," as so modified
16 during discussion today.

17 CHAIRMAN JARRETT: Is there a motion and is there a
18 second?

19 COMMISSIONER LANENGA: So moved.

20 COMMISSIONER ORLOWSKI: Second.

21 CHAIRMAN JARRETT: Second from Commissioner
22 Orłowski.

Village Code Amendments
April 8, 2021

62

1 Any questions or comments on the motion?

2 Roll call.

3 Calvert?

4 COMMISSIONER CALVERT: Yes.

5 CHAIRMAN JARRETT: Hofstra?

6 COMMISSIONER HOFSTRA: Yes.

7 CHAIRMAN JARRETT: Lanenga?

8 COMMISSIONER LANENGA: Yes.

9 CHAIRMAN JARRETT: Orłowski?

10 COMMISSIONER ORŁOWSKI: Yes.

11 CHAIRMAN JARRETT: Romano?

12 COMMISSIONER ROMANO: Yes.

13 CHAIRMAN JARRETT: Shlensky?

14 COMMISSIONER SHLENSKY: Yes.

15 CHAIRMAN JARRETT: I, too, vote yes. Our
16 recommendation will pass to the Village Board to
17 accept, reject, or modify.

18 Next item is public comments on non-agenda
19 items. Any public comments on non-agenda items this
20 evening?

21 Seeing none, we will move to commission
22 comments.

1 Comments from the commission?

2 I'd just like to thank staff for taking the time to
3 clean some of this up. These kind of text amendments
4 are not easy. There's lot of moving parts and
5 especially coming into a new ordinance.

6 I suspect over the years we'll see a few more
7 as things come to light with the updated ordinance, but
8 I appreciate the effort.

9 Village staff or board liaison comments?

10 CHAIRMAN JARRETT: Yes, President Bulthuis?

11 PRESIDENT BULTHUIS: What an exciting meeting
12 tonight. But it's a good example on the hard work you
13 guys do for the Village. It's a good example of how
14 the sausage is actually made. And it makes -- I think
15 it would be kind of nice if some other residents would
16 be able to witness the thought that goes into
17 everything that comes up before this commission. And
18 it's -- what you do here is very important and it sets
19 the tone for our whole village, for the future, not
20 just for tomorrow, but for years ahead.

21 But I wanted to take the opportunity tonight
22 to thank you all for your time and your commitment to

1 make -- by attending these meetings and reading all the
2 literature. And this being my last meeting, because my
3 term is up at the end of -- in the next month, and you
4 have a new president, I don't know if he'll be the
5 liaison or not to this commission.

6 But I just want to take the opportunity to
7 thank each one of you for all the effort, and all the
8 time, and for change that you helped make in Villa
9 Park. So thank you very much for your time.

10 CHAIRMAN JARRETT: We really appreciate that and we
11 appreciate you sitting through some long meetings with
12 us. Seen you sneak out a couple times, but I can't say
13 that I blame you.

14 PRESIDENT BULTHUIS: Thank you.

15 CHAIRMAN JARRETT: Any staff updates on anything
16 before the board recently?

17 MS. ARGUILLES: At the next Village Board meeting,
18 not this Monday, but the 26th. So the second Village
19 Board meeting in April (inaudible) will be going to the
20 board.

21 So this is one that there's been a track
22 record of applying, withdrawing before the Village

1 Board. This is before my time, then resuming coming
2 ^ CK package finally going through the process.

3 So not at the upcoming but the following one.
4 I think it's the 26th.

5 CHAIRMAN JARRETT: The other one that I was
6 thinking about and I missed, I did go back watch a
7 couple of the Village Board meetings. But D45, has
8 that -- has that gone before the board and pass
9 already?

10 MS. ARGUILLES: Yes.

11 CHAIRMAN JARRETT: Good. That's one specifically I
12 did not see when I was watching.

13 All right. Motion to adjourn?

14 COMMISSIONER HOFSTRA: So moved.

15 COMMISSIONER ORLOWSKI: Okay. I have one. Where
16 are we at on Bucky's.

17 MS. ARGUILLES: Bucky's, that's a great question.
18 I would love to know.

19 So there was ownership changes that are
20 pending that have not been finalized, whether it's
21 going to be a Bucky's or -- I use this as an example.

22 COMMISSIONER ORLOWSKI: So is it ownership of the

1 property or ownership of the name?

2 MS. ARGUILLES: Of the name. Our economic
3 development director has been overseeing that, but
4 trust me in that I've been one asking for a "Coming
5 Soon" sign for that site, and that has not been
6 completed. Why? Because it hasn't been finalized
7 whether it's going to be Bucky's or Casey's. So that's
8 getting closer. So that's the update that I have.
9 Getting closer.

10 COMMISSIONER ORLOWSKI: And then the tire dealer on
11 Roosevelt.

12 MS. ARGUILLES: That has some legal setbacks on
13 their end from ownership changes, but from the building
14 permit standpoint, we are waiting for some contractor
15 information. But the plans have been reviewed and
16 approved.

17 We are getting down to the -- who is going to
18 be doing the work and they've been ready, but the sales
19 ownership transaction that took place took a while from
20 attorneys of the seller's standpoint.

21 COMMISSIONER HOFSTRA: I see they put a "Coming
22 Soon" sign up.

1 MS. ARGUILLES: They did. I've been working on
2 that. I was happy to get that. Yes, they did do that,
3 because they're definitely getting closer to breaking
4 ground. So I anticipate that being up and running very
5 soon.

6 COMMISSIONER ORLOWSKI: Are we going to see any
7 kind of a "Coming Soon" sign for Point Blank?

8 MS. ARGUILLES: There should be. I can tell you
9 they are working on it.

10 COMMISSIONER ORLOWSKI: I know they are working on
11 it. I went by there today.

12 MS. ARGUILLES: If there isn't yet, it's because
13 that fence is coming down.

14 At the same time, we want to make sure that
15 the site remains --

16 COMMISSIONER ORLOWSKI: Secure --

17 MS. ARGUILLES: For the purposes of making sure
18 that it doesn't invite -- it's an active construction
19 site. I myself, when I visited not too long ago, I had
20 to get out of the way because they were up working on
21 it, but that fence is coming down.

22 But I also did request a "Coming Soon" to let

1 the public know, but that might be in the ownership end
2 of that just holding off until they're done with it.

3 CHAIRMAN JARRETT: Anything else for staff?

4 Motion to adjourn?

5 COMMISSIONER HOFSTRA: So moved.

6 CHAIRMAN JARRETT: Second?

7 COMMISSIONER ROMANO: Second.

8 CHAIRMAN JARRETT: All in favor?

9 COMMISSION MEMBERS: (In unison) Aye.

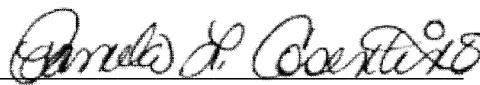
10 COMMISSIONER JARRETT: We're adjourned.

11 (Adjourned at 9:03 p.m.)
12
13
14
15
16
17
18
19
20
21
22

1 STATE OF ILLINOIS)
) SS:
2 COUNTY OF COOK)
3

4 I, PAMELA L. COSENTINO, being first duly
5 sworn on oath says that she is a court reporter doing
6 business in the City of Chicago; that she reported in
7 shorthand the proceedings given at the taking of said
8 village meeting and that the foregoing is a true and
9 correct transcript of her shorthand notes so taken as
10 aforesaid and contains all the proceedings given at
11 said village meeting.

12 IN TESTIMONY WHEREOF: I have hereunto set my
13 verified digital signature this 5th day of May, 2021.

14
15
16 

PAMELA L. COSENTINO, CSR



Village Code Amendments
April 8, 2021

70

A				
ability 44:14	7:17 23:4	agreement 51:8	3:3 59:8	66:2,12 67:1,8
able 63:16	address 8:5 9:1	ahead 63:20	applicant 53:22	67:12,17
abuse 23:9	13:16	air 23:22	application	Article 13:21
abut 56:18	addresses 40:9	AL 2:10	51:21 52:1	14:10 59:9,11
abutting 52:3,18	addressing	ALBERT 2:10	55:7 59:6	59:14 60:1,3,5
52:20 54:3	42:10	alleviates 51:6	apply 26:14	60:8,11,15,19
accept 62:17	adheres 14:21	allow 29:1 44:6	applying 64:22	61:1,6,8,10,12
accepted 26:5	adjacent 52:4	50:14 54:21	appreciate 11:7	61:14
Accessible 49:7	53:13	56:17	11:7 17:18	Articles 59:8
accessories 16:1	adjourn 65:13	allowable 59:20	63:8 64:10,11	asking 11:5
accessory 14:11	68:4	allowed 14:15	approached 9:11	13:13 21:3
14:14 15:3,3,4	adjourned 68:10	15:10 21:11,18	appropriately	55:7 66:4
15:5,7,9,10,14	68:11	35:13 50:5	43:5	aspect 44:4
16:6,7,9 17:13	adjustment	55:9	approval 61:5	aspects 7:5
17:17 18:11,12	51:21 53:15	allowing 19:16	approve 59:6	asphalt 48:8
18:21 19:4,5	55:1,20	24:6 34:9 42:3	approved 55:21	associated 36:17
19:12,13,21,21	adjustments	allows 45:7	61:4 66:16	assumption 8:1
20:9 21:7,10	51:2,16 52:6,7	50:22	April 1:7 64:19	assumptions 8:3
21:17,19 22:5	53:8,10 54:2	alternatives	Ardmore 1:12	attached 13:8,12
22:7 26:3,6,9	55:10 56:14,20	46:10 47:15	area 15:19 29:8	15:2 16:8
26:10 29:2	57:1,5,7	amend 3:15	34:19,21,22	35:17,18 37:12
32:8,9 33:8,11	administrative	59:15	35:5 36:19	44:16 45:5,6,9
33:15 34:20,22	51:16,21 52:6	amending 59:10	48:9 49:11	45:22
35:3,4,12 36:5	52:7 53:8 54:2	59:19 60:13,15	argue 24:5	attending 64:1
36:8,9 59:15	54:20 55:9,20	61:2	ARGUILLES	attention 7:6
59:20	56:14,19 57:1	amendments 1:4	2:9 3:8,14 4:13	attorney 6:4
account 23:15	57:5,7	3:3 4:18 5:6	4:17 5:19 6:8	attorneys 66:20
acknowledge	administrative...	8:11 59:7 63:3	6:14,22 7:22	attracted 33:22
25:11 33:19	55:15	amount 6:18	8:3 13:7 14:6	authority 17:11
act 44:16	admittedly 57:8	26:5	15:1,17 16:22	51:6
action 52:1	advantage 30:19	and/or 45:18	18:4 22:1,5	available 13:6
active 67:18	adverse 53:12,14	Angie 11:19	23:13 24:10	Avenue 1:12
actual 12:1	advertised 6:16	animal 54:12	28:6 31:1	Aye 39:6 68:9
add 28:12 32:4	advisability 40:7	anticipate 67:4	33:13 35:3,6	
added 15:8	aesthetically	anybody 3:5	36:3,13,16,21	B
adding 33:14	10:9 12:11	5:14 40:21	37:7,12 38:3	b 18:17 22:5 38:4
42:9,11 60:1	aforesaid 69:10	50:14 53:3	38:18 42:8	49:16 50:9
61:9,14	agenda 6:10,12	58:20	44:21 45:20	52:12
addition 14:17	13:9,12	Anyway 12:8	47:3,20 48:6	back 3:11 7:17
14:19 15:11	agendas 6:15	appeal 24:17	48:13 49:15	8:8 10:6 15:9
additional 3:4,6	ago 7:7 67:19	Appeals 54:10	51:14 54:5,7	20:13 31:22
3:8,9,17,20	agree 37:12	appearance	56:11 57:1	35:17 39:15
	46:11	14:21	58:5,14 59:2	49:18 50:6,13
	agreed 14:7	Appendix 1:5	64:17 65:10,17	51:7 58:13

65:6 ballpark 28:3 ballparks 32:15 barrier 22:18 based 3:16 6:3,4 7:10 8:11,12 18:2 20:11 29:3 41:1 basically 7:15 9:7 30:11 56:5 56:8 believe 6:15 8:10 11:12,16 14:4 14:4,7 19:11 24:19 33:13 38:9 52:10 59:1 best 33:21 52:18 better 45:15 50:17 beyond 55:9 big 23:3 bigger 54:19 bit 15:2 24:4 32:6 54:8 blacktop 12:6 blame 64:13 Blank 67:7 blend 9:16,20 10:9,15 blending 9:17 board 2:2 4:19 6:9,10,17 9:14 31:20 32:1 39:6 49:17,19 54:10 62:16 63:9 64:16,17 64:19,20 65:1 65:7,8 borderline 34:2 bottom 22:18 59:1 bottoms 11:4 bought 30:18	breaking 67:3 brevity 50:19 bring 16:3 broad 54:1 brought 5:17 7:6 8:8,8 Bucky's 65:16 65:17,21 66:7 build 12:7 30:10 building 11:14 12:9 14:14 18:11 21:11,18 23:14 24:17 35:13 36:8 39:8,12,14 44:5,9 45:7 60:21 66:13 buildings 9:18 14:11 15:5 16:7 22:2 33:11 bulk 23:20 Bulthuis 2:10 63:10,11 64:14 bushes 10:16,17 business 3:2 40:10,18 41:6 41:11 42:10 46:11 50:1 51:20 69:6 businesses 9:10 9:16 buy 18:8 20:17 C c 1:5 2:1 3:3 18:18 21:11,19 49:16 50:9 52:12 59:8 69:2 call 17:16 23:1 29:14 55:18 56:1 62:2 called 17:8,16	18:7 20:8 calling 17:22 Calvert 2:3 34:8 34:17 48:4,12 62:3,4 camouflage 10:9 42:21 44:3 canopy 29:7 capacity 23:5 careful 16:15 carports 36:1 case 4:19 44:17 52:5 54:2 cases 28:4 57:8 Casey's 66:7 CDC 24:22 ceiling 23:11 Central 13:18 certain 16:17 25:1 30:14 43:3 certainly 34:1 Certified 1:14 cetera 54:16 Chairman 2:3 3:1,13 4:1,6 6:12 7:3 8:20 11:7 12:2,14 13:5,15,20 14:7 15:15,21 18:14,19 19:17 20:3 21:8,17 22:4 25:7,19 26:11,20 27:4 27:6,13,16,22 30:8 32:21 33:7,18 34:14 34:18 35:4,8 35:12 36:11,14 36:17,22 37:4 37:6,10,16 38:5,15,19 39:7 41:16 42:13,16 43:17	44:10 45:19 46:5 47:6,14 47:16,21 48:20 49:9 50:4,11 50:21 51:8,15 53:4,20 56:2 56:10,14 57:3 57:7,10,13,17 58:15 59:4 61:17,21 62:5 62:7,9,11,13 62:15 63:10 64:10,15 65:5 65:11 68:3,6,8 chance 11:22 change 8:6 14:3 14:22 16:21 33:7,12 34:16 35:6 36:20 37:15 49:18 51:2 53:22 54:4 55:4 56:4 56:22 64:8 changed 14:1 changes 4:14,22 5:5 6:2,20 7:5 12:19,20 14:3 14:15 18:17 35:9 38:16 49:4,6,10,13 49:15 52:8 58:1,3,12,16 65:19 66:13 changing 14:1 52:2 56:16,17 Chapter 60:3 Cheryl 9:3 12:10 Chicago 52:17 54:7,14 69:6 chief 5:22 choice 21:9 choose 25:21 30:2 circular 49:2	60:12,14 circumstances 31:18 City 52:16 54:7 54:14 69:6 CK 65:2 clarification 7:4 16:4 clarifications 14:13 clarifier 47:11 clarifies 33:5 clarify 33:4 41:3 41:7,10 clarifying 49:20 61:7,11,13 clean 37:8 46:17 46:18,22 47:1 63:3 cleanest 26:15 cleanup 3:21 5:8 8:16 clear 9:5 36:15 45:14 50:4 57:18 click 6:17 37:18 clients 23:17 climate 20:18 closed 16:12,18 16:19 20:5,20 22:14,17 23:2 24:5 25:18 26:2 27:9 32:9 32:11 33:4,20 33:20 closer 11:10 66:8 66:9 67:3 code 1:4 3:3 4:22 5:5 7:5 10:10 20:8 27:7,11 31:10,12 55:8 59:8 codification 24:14

codify 17:6 29:17,17	24:2 25:6,17 25:21 26:18,22	compliance 50:16	51:13	coverage 12:21
combination 5:8 5:9 8:13	27:5,8,11 30:13,17,19,21	complied 55:1	contact 5:4	12:21 13:21
combine 12:17 43:6	32:5,22 34:8 34:11,12,17	comply 28:19 31:13,13,14	container 41:5 41:13 42:4,5	14:2,2 15:20
combined 36:3	35:2,10,11	60:2	44:3 45:10	59:10,21 60:16
combining 37:22	37:2,5 38:9	concrete 15:18 48:9	61:15	60:22 61:7,11
come 4:4,6,11 5:15 7:17	41:1,10,12	condition 11:3	containers 5:9 5:11 8:17 9:6	coverage/impe... 60:17
32:22 50:22	42:15 43:6,10	conditions 38:20	10:4 11:2,22	covered 58:18
55:22 56:6	43:15 44:2	conducted 6:5	37:20 38:1,11	creative 24:13
58:13 63:7	46:9,12,16,18	conducting 40:18 41:6	38:17,22 39:4	criteria 53:8,9
comes 41:17 63:17	46:21 47:1,4	42:10	39:9,21 40:11	crossed 21:13
comfortable 14:8 53:1	47:10,15 48:4	conflict 21:22	60:6	CSR 69:16
coming 63:5 65:1 66:4,21	48:12 49:7	conflicts 21:9	contains 69:10	cumulative 30:6
67:7,13,21,22	50:8,18 51:4	conformance 49:22	continuation 3:4	current 59:16
comma 47:13,15	53:2,5 54:5,6	consideration 4:19 8:10 11:6	continue 9:21	currently 16:9
comment 21:4 41:2	56:4,13 57:6,9	61:3	continued 3:2	16:10,19 18:20
comments 11:8 20:22 24:20	57:12,15 58:6	considered 17:2 25:1 28:8	contractor 66:14	20:6 38:11
37:18 58:9	59:5 61:19,20	45:15	converted 49:18	56:17,18
62:1,18,19,22	61:21 62:4,6,8	consistency 17:21 24:8	copy 13:14 37:1 37:8	customizable 29:16
63:1,9	62:10,12,14	consistent 19:15 24:12 49:20	Cornell 9:3	customized 28:10
commercial 39:10 41:18	65:14,15,22	consistently 22:13	correct 6:13 8:1 14:6,22 15:16	D
commission 1:2 1:11 3:17 4:20	66:10,21 67:6	consolidate 38:13	21:22 33:12	D 49:16 50:9
5:7 6:11 8:9	67:10,16 68:5	consolidated 38:12	35:1,3 36:16	D45 65:7
24:18 32:3	68:7,10	consolidation 37:3	38:2,3,17 39:5	date 1:13 41:15
54:11 55:7,22	commissions 6:19 54:9	constitutes 48:5	47:9 50:8 51:8	61:5
58:10 62:21	commitment 63:22	construction 14:20 41:19	56:16,22 57:6	day 69:13
63:1,17 64:5	committee 7:21 7:21 8:14	50:2 67:18	57:9 58:1,5,13	days 51:20 52:19
68:9	communities 55:5 57:19	Consuelo 2:9 4:10 28:1	58:14 69:9	53:2,17,20
Commissioner 16:3 17:18	59:16	35:22 44:19	correctly 33:16	dealer 66:10
18:16,20 20:1	community 2:9 29:1,1 51:5,22		Cosentino 1:14 69:4,16	decide 32:1 42:6
20:6,14,21	53:17 54:22		count 15:13,15 21:6 22:7,9	deck 15:18 34:4
21:2,3,13,15	61:3		counted 20:20	decks 16:14 19:3
22:11,21 23:6	compared 54:14		counting 15:19	19:9,19 22:8
	comparing 16:11		counts 26:8	25:10 32:17
	complete 51:21		COUNTY 69:2	33:10
	completed 66:6		couple 7:7 14:13 15:2 64:12	decorative 10:3 10:18
			65:7	decorative-type 9:19
			court 69:5	default 20:8
				define 26:2

definitely 5:4 18:4,13 24:10 29:21 32:2 41:2 42:20 44:22 54:8 67:3	49:12 50:16,17 51:5,10,22 53:18 54:22 61:2 66:3	22:17 23:3 24:6 36:8	easier 24:4,11 37:17	43:22 52:2,21
definition 22:14 41:4 49:10 61:7,15	deviation 55:8 difference 6:10 different 4:17 5:5 16:7 27:18 30:16,20 35:14 54:12 55:16	distinctions 15:2 26:7 District 13:21 59:9 district's 14:9 60:17	easy 30:13 63:4 economic 66:2 EDWARD 2:4 effect 53:12 effective 49:8,11 61:1	et 54:15 evening 62:20 evergreen 45:7 60:13 everybody 4:8 16:5 57:18 exactly 7:12 13:3 36:13
definitions 31:17 51:11 58:8 61:6,8,10,12	differently 17:16 46:14	document 13:9 20:22 37:17 doing 5:10 17:20 66:18 69:5	efficiency 56:5 effort 50:1 63:8 64:7	example 32:12 33:3,6,20,21 44:11 48:15 54:9,17 63:12 63:13 65:21
degree 26:12 43:4	difficult 17:6 digital 69:13	DOMINICK 2:5 door 43:16	eight 27:8 40:3 40:20 45:16 47:21,22	examples 25:16 32:1 34:2
demand 29:4	dimensions 29:15	doors 43:20	eight-foot 27:2 either 9:18 29:10 34:3	exceed 18:22 21:12,20 32:14 33:9 34:20 35:5 36:19 61:5
department 5:20 5:21	direction 7:10	double 15:19	Eleven 40:8	exciting 63:11
departments 52:1 53:6 54:15 55:17	director 2:9 50:15 51:6,22 53:18 54:22 55:16 61:3 66:3	double-decker 9:12	Eliminating 60:20	exclude 59:20
depending 17:7 17:15 18:7 20:17 28:10,13 28:16 43:11 46:1 55:17	discretionary 32:7	double-decking 11:14	employment 54:18	exempt 19:3 26:9 33:10 36:10
Depends 30:17	director's 53:19	draft 7:18 46:13	empty 39:9	existing 9:22 36:21 37:15
Depot 29:13	discrete 42:19	drafted 59:3	enclosed 16:12 17:1,3,12 18:8 19:7,13,21 20:9,11 22:7 28:9 29:21 33:8,14 34:10	expect 48:3
described 58:16	discretion 43:5 47:17 49:17 56:8	draw 22:16	enforcement 11:13 22:16	explicitly 11:15 21:5 25:16
describing 16:16	discuss 40:20 49:5	drive 11:20 60:14	engaged 40:10	extension 50:5
design 14:19 17:7 23:16 28:13,16 33:2 46:2	discussed 7:8,16 35:19 49:3,12 49:13 50:10 58:4,8	driveway 60:9 60:12	engineer 5:22	extent 53:16
detached 15:3,5 15:6,11,14 16:1,8 22:3 29:2,5 36:5	discussing 15:22 40:22	driveways 49:2	enjoy 23:4	extremely 16:15 19:15
details 7:11,15	discussion 7:13 12:17 22:12 35:15 42:18 61:16	Drop 32:13	entertaining 23:4	eye 9:7,16
deterioration 40:14	display 40:8	duly 4:7 9:2 11:18 13:19 69:4	entertainment 60:4	eyesore 9:20 eyesores 9:19
determine 28:8 50:15	distinction 15:21 19:11 20:11	dumpster 43:19	entire 60:14	F 60:20
developer 50:22		duplexes 36:17 36:18	envisioned 41:18	facade 44:8
development 2:9		dwellings 36:18	especially 63:5 essential 56:22 essentially 14:1 36:12 38:9	fact 21:10 28:9 fairly 50:14 51:9
		E		
		E 2:1,1 35:16		
		e.g 40:2 42:18 45:17 46:7 47:7,13 48:1		
		earlier 35:19		
		ease 22:15		

57:8 fall 11:13 fan 17:21 far 26:15 farther 39:15 fast 49:1 favor 24:8 25:18 26:16,18 39:5 68:8 feasible 53:16 February 50:10 fee 31:8 feedback 3:10,16 3:17 6:3 7:17 8:12 feel 44:7 feet 22:20 23:8 27:8,9,10 36:19 59:18,18 60:9,9,12,12 fence 40:2 42:18 43:1,7 44:12 45:11,17 46:7 47:7,13 48:2 67:13,21 fencing 10:2 12:4 figure 9:14 10:8 figuring 10:15 final 7:17,18 finalized 65:20 66:6 finally 65:2 finding 35:20 fine 41:14 58:15 fine-tune 7:10 fire 5:21 firm 40:10 first 3:1 6:1 69:4 five 10:21 39:18 fix 27:14 30:13 flammable 40:16 flexibility 59:17 flow 23:22	flowers 10:18 FOIA 5:10 8:12 follow 37:9,14 46:19 following 37:21 59:7 65:3 footage 34:12,14 35:7 36:7 foregoing 69:8 forgotten 10:21 form 8:14 41:7 52:14 forming 7:21 forms 40:13 forth 10:7 51:7 forward 5:17 31:20 32:3 found 59:12 60:2 60:16 four 32:16 39:17 42:7 48:4 four-foot 20:16 20:19 22:18 27:3,5 Fourteen 40:17 free 40:13 friendly 50:1 front 10:16,19 33:14 37:13 39:11,13,14,16 57:11 full 30:11 33:11 further 22:12 future 63:19 G G-a-b-r-i-e-l 13:17 Gabriel 13:1,8 13:17,17 27:14 27:20 gap 23:11 garage 14:20,21 15:6,11 22:3	29:6 34:19 35:18 36:9 59:20 garages 14:17 16:8 36:1,5,17 garbage 10:3 Garden 11:21 gazebo 15:13 16:10,12,18 17:12,14 18:1 18:2,7,7,8,9,11 18:22 20:5,8 20:15 21:20 22:6,19 25:10 25:12 27:2,14 27:15 29:9,11 33:2,17 34:9 34:16 gazebos 16:22 17:1,3 19:19 21:6 23:21 27:18 32:13,19 33:18 general 17:12 45:20 49:22 53:14 55:1,3 generally 14:20 25:9 34:6 40:22 getting 17:15 19:17 23:18 25:14,14,20 28:11 33:3 66:8,9,17 67:3 give 22:13 28:3 50:19 55:15 56:20 given 69:7,10 gives 17:11 33:6 47:17 48:3 53:21,21 giving 51:5 go 3:11 4:18 6:14 6:16 11:9	12:19 15:9 20:14 28:20 31:5,6,22 34:3 34:18 38:20 46:12 51:7 54:21 55:21 58:17,22 65:6 goal 8:5 31:1 goes 21:11 63:16 going 10:10,16 10:17,18,20 16:17 19:5 20:15 22:20 23:1 24:15 26:12,20 27:7 30:15 32:19 41:6,11 42:14 43:12,12,13 44:5 48:21 55:20 64:19 65:2,21 66:7 66:17 67:6 good 6:18 11:2 25:8 26:21 32:12 40:12 42:1,8 47:19 63:12,13 65:11 goods 41:7,13,15 grant 56:8 Granted 55:19 Gravel 48:9 gray 36:22 great 25:22 48:15 65:17 green 37:11 ground 27:12 45:3,22 67:4 growing 45:8 guidance 31:2 guys 9:15 10:6,6 11:5 63:13 H H 38:10	Hall 1:11 hand 26:11 handled 52:12 happen 42:5 happened 38:10 happening 52:21 57:18 happy 67:2 hard 12:7 29:16 37:9 63:12 hardship 31:16 hate 28:19 29:17 hazardous 40:16 40:16 he'll 64:4 heading 38:14 heads 5:20 health 53:14 heard 29:3 hearing 4:20,21 7:21 8:14 31:9 55:11,12 heavy 48:16,22 49:1 height 27:7 29:21 held 1:11 Hello 4:8 helped 64:8 heres 55:3 hereunto 69:12 highlighted 36:22 hit 39:1 Hofstra 2:4 20:21 21:3 26:18 27:11 62:5,6 65:14 66:21 68:5 holding 68:2 Home 29:13 HomeGoods 29:14 homeowner 31:4

hoops 31:5	53:19	3:13 4:1,6 6:12	Karen's 25:22	26:16 35:19
hoping 9:14 10:5	inquires 5:14	7:3 8:20 11:7	30:3	38:16 41:17
hour 7:13	inquiring 5:4	12:2,14 13:5	keep 10:11,12,17	49:4 50:5
hours 7:13	instance 43:3	13:15,20 14:7	12:11,12	51:19 58:21
household 36:18	51:5	15:15,21 18:14	keeps 39:12,13	60:2
hung 32:19 33:4	instances 43:2	18:19 19:17	kept 11:2	LARRY 2:3
	57:21	20:3 21:8,17	kind 10:7,10	Laserfiche 6:14
I	integral 14:19	22:4 25:7,19	12:18 24:21	latitude 48:3
idea 8:15 9:13	intend 16:19	26:11,20 27:4	32:15 63:3,15	lattice 29:10
10:2	intended 22:3,5	27:6,13,16,22	67:7	lattices 45:5,6,22
ideal 45:1	23:19	30:8 32:21	knee 28:15	lawn 48:9
ideas 5:18	intent 17:16,18	33:7,18 34:14	knee-high 17:2,5	lawyer 41:21
identifying 59:3	18:10 28:19	34:18 35:4,8	22:18 23:21	leading 60:10
II 13:21 14:10	31:10 33:12	35:12 36:11,14	know 8:4 9:8,15	lean 28:17
Illinois 1:12,15	44:2 47:10	36:17,22 37:4	10:1,5,6 13:3	lean-to 35:17
69:1	51:3 53:11	37:6,10,16	23:15 34:5	leave 28:6,7 32:6
impact 53:15	internal 5:19 6:1	38:5,15,19	37:11 44:13	43:4,10,11
impervious	8:12	39:7 41:16	48:20 52:8,15	left 33:17 49:16
12:20,21 14:2	interpretation	42:13,16 43:17	52:17 64:4	legal 66:12
15:16 60:20	16:11 20:7	44:10 45:19	65:18 67:10	length 60:14
61:11	26:13 27:21	46:5 47:6,14	68:1	lengthy 59:2
important 26:7	invite 67:18	47:16,21 48:20	known 7:8	leniency 50:19
53:19,21 63:18	involved 4:11	49:9 50:4,11		let's 3:6 38:20
improve 31:4	issue 28:13	50:21 51:8,15	L	49:6
inaudible 49:22	29:18 48:18	53:4,20 54:5,6	L 1:13 69:4,16	letters 51:12
50:1 53:11,13	52:16	56:2,10,14	lack 45:15 50:17	58:7
64:19	issues 28:18 34:1	57:3,7,10,13	Landscape 40:3	liaison 63:9 64:5
inches 23:8,9	40:21	57:17 58:6,15	landscaping	lie 42:14
27:12 52:9	item 3:2 4:3	59:4 61:17,21	42:19 43:1,7,9	light 63:7
include 60:21	13:12 22:12	62:5,7,9,11,13	44:7,12 45:1,1	limit 19:5 34:12
61:2	35:13 42:17	62:15 63:10	45:3,9,11,18	34:14
included 31:3	62:18	64:10,15 65:5	45:20,21 46:7	limitations 20:12
including 40:8	items 4:8 5:7,8	65:11 68:3,6,8	47:7,13 48:2	limited 56:11
incorporate 21:4	6:5,11 7:4,8	68:10	48:22 60:13	limits 19:6
increase 24:7	8:4,5,16 13:9	Jason 2:3 21:15	Lanenga 2:4	line 37:8,9,11
59:19	13:12 24:14	job 24:4 44:4	26:22 27:5	51:1 55:6,12
indicate 49:19	31:2 36:11	jump 37:19	35:10 43:15	58:7
indicates 16:10	49:16 56:11	Justin 2:6 18:14	53:2 61:19	link 13:8
indicating 16:6	58:4 62:19,19	20:21 25:9	62:7,8	list 5:1 57:10
individual 50:20		33:22	language 14:12	listened 9:9
information	J		14:16 16:16	literature 64:2
3:20 66:15	Jack 2:4 4:9	K	18:2,15 19:16	little 10:5 11:10
Initially 45:2	January 8:10	K 69:2	19:20 20:2	24:4 27:10
input 3:5,6,6,8	Jarrett 2:3 3:1	Karen 4:5 24:19	24:3 25:9,18	32:6 56:6

live 20:18	14:20 44:5	42:2,11	municipality 54:8,19	normal 50:14 51:9
location 40:7 44:14	materials 40:16 48:22	mess 10:13,22 met 58:4	N	notes 58:17,18 69:9
lock 47:18	matter 1:3 3:1 43:19 48:11 52:9	method 26:15 methods 47:14 47:16 48:2	N 2:1	notice 4:20,21 4:21 5:3 52:3 52:12,14,18 55:4,6,11 56:18 57:4
long 7:12 41:12 64:11 67:19	maximum 14:1 15:7,8,14,16 18:21 21:6,19 26:2 32:8,11 33:8 53:16 59:10 60:17 61:9	MICHAEL 2:5 middle 39:9 mind 12:12 40:19	name 9:1 13:16 66:1,2	notification 4:14
longer 50:2	mean 20:3 34:15 43:22 48:22 56:13 58:3	minimum 27:7 52:9	names 40:9	notify 53:3 54:3
look 5:15 20:14 30:6 49:9 53:6	meaning 17:1,14 18:9 26:3,4	minor 7:5 51:1 57:8	narrow 24:9	nowadays 17:8 18:7 29:5,12 45:6
looking 3:18 12:22 13:2,14 20:21 21:14,16 30:6,22 31:4 44:3 56:9	measure 26:14	missed 51:13 65:6	narrowly 26:2	nuisances 60:3
looks 44:6	Measurements 61:6,8,10,12	modified 45:16 61:15	nature 56:22	number 13:3,13 15:7 18:21 19:4 21:14,19 26:2,6,9 28:3 32:8,11 33:8 33:11 36:6 41:3 48:4 59:20
lost 57:13	meet 29:19 31:10 31:16,17 54:22 55:19 59:16	minutes 13:10	navigate 37:14	numbers 14:4,8 40:9 54:15
lot 4:8 13:20 14:1,15 15:10 15:19 19:1 20:13 21:11,12 21:18,21 27:17 27:17 29:12 33:9 34:20 35:5,13 48:8,8 48:9 51:17 59:10,21 60:16 60:17,21,22 61:7 63:4	meeting 6:15 7:14 8:9 9:9 11:21 13:10 14:4 28:19,21 48:13 63:11 64:2,17,19 69:8,11	miss 58:2 mitigated 53:15 modifications 13:22	necessarily 23:7 42:5 44:7 48:20	nutshell 56:6
love 65:18	meetings 6:9 64:1,11 65:7	modified 45:16 61:15	necessary 25:16 54:3	O
M	meant 6:20	modify 6:2 15:1 16:21 18:5,13 24:11 29:22 31:2 62:17	need 9:10 22:22 25:13 26:1 42:20 49:4 51:6 53:3 58:13	O 69:2,2
maintained 40:12	measure 26:14	Monday 64:18	needed 55:17	oath 69:5
maintenance 11:13	Measurements 61:6,8,10,12	month 64:3	needs 26:12	object 52:19 56:20
majority 23:19	meet 29:19 31:10 31:16,17 54:22 55:19 59:16	motion 58:16,19 58:22 59:3,6 61:17 62:1 65:13 68:4	neglected 10:21	objections 35:9
making 4:12 22:1 24:11 25:9 67:17	meeting 6:15 7:14 8:9 9:9 11:21 13:10 14:4 28:19,21 48:13 63:11 64:2,17,19 69:8,11	Mount 54:18	neighbors 52:18 56:20	objectors 52:19
manager's 5:22	meets 25:4 48:7 48:17	move 32:2 47:22 62:21	never 41:18	obstructions 59:12
margins 46:13	MEMBERS 2:2 39:6 68:9	moved 36:12 61:19 65:14 68:5	new 35:20 36:1 59:12 60:5 63:5 64:4	obstructs 40:7
mask 3:14	Menards 29:14	moving 37:5 48:19 49:10 58:7 63:4	nice 44:6 63:15	obvious 34:4
match 44:8	mentioning 58:16	Municipal 59:8	Nine 40:5	obviously 5:13 11:3 12:3
matches 12:9	merchandise 40:18 41:9		nitty-gritty 23:8	occupied 39:8
			noise 60:2	office 5:14,22 13:6
			non-agenda 62:18,19	Oh 22:4 37:4
			non-refundable 31:8	
			non-residential 38:22 41:4 60:6	
			nonresidential 38:1	

47:4 okay 3:14 4:1 8:19 12:3,11 21:18 34:17 36:22 38:19 50:11 57:21,22 58:9 59:4 65:15 open 15:12 16:13 16:17,20 17:3 17:9,13 18:9 19:2,7,9,21 20:9,12 21:5 22:8,9,14,17 22:19 23:10,20 24:6 25:3,12 25:12,18 26:3 26:4,5,21,21 27:9 28:7,8 29:4 30:4,5,7 30:10,11 32:10 32:17 33:2,5 33:10 34:5 opened 19:14 29:20 33:19 operation 26:7 opinion 24:3 29:3 44:19 54:12,13 opinions 9:4 opportunity 56:20 63:21 64:6 ordinance 1:5 3:3 10:14 11:11 13:1,14 21:4 26:12 31:3 52:5,15 53:11,12 63:5 63:7 original 50:3 originally 49:21 Orlowski 2:5 20:14 21:13	30:17,21 43:10 46:12,18 47:1 57:12,15 61:20 61:22 62:9,10 65:15,22 66:10 67:6,10,16 outdoor 29:8 37:20 38:1,7,8 38:11,16,21 39:4,21 40:11 60:3,6 outside 5:11 25:1 25:6 39:18,19 41:9,19 outstanding 8:5 overall 14:21 59:21 60:16 overseeing 66:3 owner 11:20 56:18 owners 46:11 53:13 ownership 65:19 65:22 66:1,13 66:19 68:1 P P 2:1,1 p.m 1:7 68:11 package 65:2 packet 18:18 page 16:6 18:18 46:21 47:2,3,5 51:15 57:13 59:1 pages 57:14 paint 40:13 44:4 painted 12:9 44:8 Painting 46:10 Pamela 1:13 69:4,16 paneling 44:15 44:15	paper 4:21 5:3 5:13 Park 1:1,10,11 1:12 11:20 54:13,19 64:9 parking 40:5 48:8,8,9 49:7 60:8,10,11,15 60:19 part 8:2 11:11 14:19 21:13 23:13 25:14 28:7 29:18 33:21 37:2 43:11 parts 63:4 pass 16:19 58:11 62:16 65:8 patio 15:18 29:8 paved 39:17 43:8 45:4 48:5,17 pavement 48:7 48:14 pavers 48:12 PDF 37:8 pending 65:20 people 5:1 26:16 48:3 percent 25:3,4 26:3,19,21,21 27:1,3,9 30:3,4 30:5,5,9 34:20 35:5 percentage 14:2 25:1,8 26:1,14 26:15,17,19,21 28:2,12,21 29:19,20 30:7 30:14 32:4 35:7 percentage-wise 25:3 pergola 15:13 17:8 18:3 27:2	29:6 pergolas 16:14 19:3,10,19 21:6 22:9 23:1 25:10,11 32:18 33:10 34:5 period 50:2 52:22 61:2 periods 49:8 permanent 37:22 38:4,7 38:12,20,21 39:4 47:4 permeable 48:12 permit 24:17 39:3 60:3,6 66:14 permits 23:14 permitted 14:18 37:19 59:12 permitting 11:12 person 40:10 petitions 59:17 Pioneer 11:20 44:11 place 7:22 26:13 43:20 66:19 placed 39:11,17 39:18,19 40:6 placing 40:11 plan 46:10 51:3 planned 50:16 50:17 61:2 planning 1:2,10 4:19 6:11,18 8:9 24:17 49:11 50:15 54:11 55:7,22 plans 66:15 planters 45:4,5 45:10,22 plantings 45:8 pleasant 9:7,16 please 8:22 9:1	pleasing 12:11 point 7:3 8:15 18:6 23:22 25:8 54:1 67:7 points 51:18 police 5:21 pools 19:2,9 32:17 portion 22:19 possible 23:16 possibly 10:2 24:21 posted 6:6 potential 4:22 27:18 potentially 7:18 practical 44:13 pre-drop 13:2,4 precisely 48:5 prefer 9:5,12 43:4 preposition 42:14 PRESENT 2:2,8 presented 6:21 8:16,17 presenting 8:17 president 2:11 63:10,11 64:4 64:14 pretty 11:11 21:5 34:4 49:1 49:1 previous 7:13 previously 49:3 52:3 61:4 principal 39:8 39:12 prior 54:17 privacy 40:1 42:18 45:11,17 46:6 47:6,13 48:1 probably 7:12

19:20 33:21 problem 33:2 problematic 7:9 problems 10:22 procedures 5:1 proceedings 1:9 1:9 69:7,10 process 4:14,15 4:17 5:19 18:1 23:14 24:6,16 28:8 29:18 31:6,7,9,15 32:7 51:9 54:9 54:21 55:12 65:2 processes 28:20 prohibited 11:15 39:22 prohibition 41:14 project 51:1 projects 61:4 properties 5:11 52:4,4,20 54:3 56:18 property 5:12 31:5 38:1,22 39:7,10 40:6 41:19 42:6 44:1 53:13 60:7 66:1 proposal 24:16 28:18 50:15 proposals 24:13 31:11 propose 22:12 proposed 3:22 6:1 8:7 16:10 16:19 18:2,16 19:8 49:21 proposing 60:21 Prospect 54:18 provide 31:2 42:19 59:17	provided 14:18 37:7 40:3 45:2 47:7 59:22 provision 55:3 provisions 55:2 public 3:1,5,9,18 4:2 5:21 13:3 24:12 29:4 31:9 40:4,6 41:2 42:19 45:2 46:6 47:8 47:11,12 48:1 53:14 55:6,11 55:11,12 62:18 62:19 68:1 published 6:13 PUD 49:22 50:20 61:4 pull 31:22 purpose 40:17 41:8,21 purposes 8:16 14:18 41:5 53:10 67:17 purview 18:4,13 24:10 29:22 put 6:4 10:15,16 10:20 20:17 32:11 53:2 66:21 putting 12:4 25:15 33:20 PZ-21-0001 3:2 59:7	quickly 11:9 38:19 quite 15:1 54:8 R R 2:1 R-o-j-e-k 11:19 railing 27:7,11 read 7:15 12:1 19:14 20:9 27:21 41:14 46:19,19 51:18 58:21 59:5 reading 19:6 64:1 reads 18:21 46:14 ready 66:18 real 12:19 38:19 really 9:7 11:9 15:22 19:20 23:19 28:15,22 29:12,15 30:15 45:13 51:10 54:11 64:10 rear 39:19 reason 37:7 receipt 51:20 receive 3:17 6:3 31:11 received 3:9,10 18:18 recommend 31:8 58:12 recommendati... 3:19 8:8,18 25:22 28:6 29:22 31:1 32:3 58:11 62:16 recommendati... 3:12,16,22 4:11,12 5:14 5:17 6:2 8:11	18:5 31:19 recommended 58:22 record 9:1 13:16 16:21 64:22 red 37:8,9,10 46:13 reference 22:2 35:17 59:12,21 60:2,16 referring 15:4 regarding 4:14 regulations 14:10 37:21 38:21 59:11 60:7,20,22 reject 62:17 related 52:12 relevant 53:10 remains 67:15 remove 3:14 17:20 24:2,7 25:17 34:8 52:15 removed 35:14 38:10 50:8 removes 56:21 removing 57:4 57:21 renting 40:10 repair 40:13 replaced 19:20 35:18 report 1:9 6:3 reported 1:13 69:6 reporter 1:14 69:5 request 5:10,10 67:22 requested 38:6 53:9 58:12 requesting 9:21 56:19	requests 8:12 require 44:7 52:17,18 55:13 56:18 required 4:22 11:12 39:3,18 39:19 40:5 52:3 60:13 requirement 56:21 57:4 59:18 requirements 38:13 48:14 requiring 42:22 research 3:21 5:9 6:5 17:1 28:22 45:14 46:3 54:7 researched 29:13 researching 55:5 resident 27:21 residential 13:21 14:9,11 36:1 59:9,14 residents 24:5 30:15 63:15 Respondents 55:16 response 31:14 responses 5:9 rest 53:18 restaurant 24:22 restrictions 60:4 restrictive 31:4 resulting 53:15 resuming 65:1 retailers 29:13 review 5:20 6:1 6:4 8:12 18:1 23:14 24:15 28:8 29:18 31:11 32:7 51:3,18,22

53:5 54:20 55:5 61:3 reviewed 52:13 55:15 66:15 reviewing 3:18 8:4 37:17 revising 59:18 60:9,11 right 6:20 18:19 21:8,18 22:4 23:12 25:19 26:11 27:4 29:5 32:10,14 35:8 37:4 38:5 38:15 41:10,12 41:16 43:17,19 44:22 49:22 51:4 53:20 55:18 56:13 65:13 risk 56:21 Riverside 11:20 road 10:21 Rojek 11:19,19 12:3 Roll 62:2 Romano 2:5 22:21 23:12 25:6 32:5,22 34:12 35:2,11 41:10 43:6 47:15 56:4,13 57:6,9 62:11 62:12 68:7 roof 17:9,9,10 29:7,8,9 room 17:14 Roosevelt 66:11 ruling 52:20 run 28:18 running 67:4 rust 11:3 40:13 S	S 2:1 S-o-l-e-m 4:5 safety 53:14 sake 8:7 sales 66:18 sat 9:9 sausage 63:14 saying 12:10 19:18 20:4,4,4 21:8 23:10 41:22 43:8,21 51:9 says 21:5,10,17 21:19 69:5 scale 54:15 scenario 22:17 scenarios 46:4 screen 40:2,4 42:18 43:7,14 43:18,21 44:8 44:16 45:2,15 45:17 46:6,6 47:6,7,8,10,12 47:13 48:1 screened 23:21 40:1 43:5,15 45:17 48:1 screening 11:11 12:4 17:4 20:17 42:21 43:1,11 45:12 screens 17:2 23:22 43:19 seat 42:7 seating 25:1 second 32:10,16 61:18,20,21 64:18 68:6,7 section 13:21 14:10,11 15:1 35:22 36:4 49:2,3,13 59:3 59:10,11,12,13 59:14 60:1,5,5	60:8,11,15,19 60:21,22 61:1 61:7,9,11,13 61:14 Secure 67:16 see 6:17 9:12 12:19 15:7 16:1 20:3 25:19 28:3 30:19 37:6,18 39:2 43:13 46:3 49:4,6 63:6 65:12 66:21 67:6 Seeing 12:16 62:21 seeking 50:20 seen 12:3 64:12 seller's 66:20 selling 40:18 41:8,13 42:2 42:10 semi-pervious 61:13 sense 56:5 sentence 16:13 19:2 25:15 32:10,16 42:9 42:12,12,13 separate 15:8 16:8 set 10:10 19:12 20:12 39:14 43:12,13 53:7 69:12 setback 59:18 setbacks 39:20 66:12 sets 63:18 seven 40:1,20 45:16 47:21,22 51:20 53:2,17 53:20 seven-day 52:22	shed 16:10,12 18:22 21:20 22:6,22 25:10 29:5,6 34:4 35:17 36:9 sheds 16:2 19:18 32:12,15 33:9 34:10 shelter 29:8 shifting 51:11 58:6 shipping 61:15 Shlensky 2:6 16:3 17:18 18:16,20 20:1 20:6 21:2,15 22:11 23:6 24:2 25:17,21 27:8 30:13,19 34:11 37:2,5 38:9 41:1,12 42:15 44:2 46:9,16,21 47:4,10 49:7 50:8,18 51:4 53:5 59:5 62:13,14 short 27:10 shortening 23:9 shorthand 1:14 69:7,9 shows 46:3 shrubs 45:5 side 21:1 29:10 39:18,19 43:15 45:8 sides 17:9 sidewalk 61:9 sign 66:5,22 67:7 signature 69:13 signs 40:8 silly 22:21 similar 19:22 46:9 47:14,16	48:2 simple 27:14 simplify 20:1 simply 41:20 sit 9:17 44:5 site 12:21,21 14:2 51:1 61:11 66:5 67:15,19 sitting 39:9 64:11 situation 44:11 Six 39:21 size 30:20 34:18 52:9 59:19 sized 30:16 slats 17:10 29:7 slew 46:3 slightly 54:18 slotted 23:1,2 smaller 52:8 sneak 64:12 sold 28:15 41:15 Solem 4:5,5,8,15 5:17 6:6,20 7:1 7:19 8:1,19 24:21 solid 16:1 17:10 17:14 23:21 27:5 29:8,9 somebody 30:10 42:3 somewhat 37:16 soon 66:5,22 67:5,7,22 sort 7:20 42:21 sound 47:19 source 54:17 South 1:12 9:3 11:19 13:18 space 26:4,5 44:12 spaces 60:10 speak 3:5,13 4:2

8:3,21 11:17 speaking 13:4 specific 5:1 12:18 18:6,14 28:17,21 30:1 33:14 35:6 36:4 44:18 45:21 specifically 19:18 22:1 41:17 42:22 49:15 65:11 specificity 38:7 specifics 31:21 44:13 specify 32:10 spoke 4:9,9 square 34:12,14 35:7 36:7,19 square-feet 59:19 SS 69:1 stacking 11:14 39:21 staff 3:19 5:10 5:21 7:9 24:15 26:13 28:7 31:11 38:10 43:5,11 44:6 46:11 47:17 50:5 51:3 52:19 58:17,17 63:2,9 64:15 68:3 staff's 24:4 standard 5:5 25:5 29:10,20 45:14 standards 10:11 10:13 11:1 48:7,18 53:7 55:19 standpoint 66:14 66:20	start 3:6 starting 13:20 31:12 state 1:15 27:6 40:12 69:1 statements 53:11 stick 9:20 sticking 10:5 storage 9:5 14:18 23:5 32:15 37:20 38:1,7,8,11,16 38:21 39:4,9 39:21 40:11,15 41:5,11,13 42:4,5 44:3 60:6 store 41:6 stored 48:21 storing 41:15 street 39:15 stressing 18:6 strike 36:1 47:22 striking 34:15 35:16 52:5 53:1 struck 37:21 52:11 structure 15:4 15:10,14 16:13 16:20,20 17:7 17:13,17 18:12 19:12 20:9,10 22:14,15 23:2 23:10 24:5 28:9,11 29:4 30:9 33:1,4,5 34:20 46:1 48:11 structures 14:12 15:3,3,4,6,7,9 15:12 16:7,9 16:14,17 17:3 18:21 19:3,4,6	19:7,8,9,13,21 19:22 20:13 21:5,7,20 22:2 22:6,7,8 26:3,4 26:6,9,10 27:18 29:2 32:9,9,10,11 32:17 33:8,10 34:5 35:1,3,4 36:5,9 45:9 48:16,16 59:15 59:21 sub 18:17 38:10 subject 37:20 39:7 60:7 subjective 23:17 44:22 subjectivity 17:20 24:3,7 subsections 50:9 substantial 50:16 53:12 54:4 58:1,3 suggestion 24:21 26:1 30:3 31:9 42:8 46:5 suitable 47:15 supplemental 37:21 support 11:15 supportive 48:10 sure 7:19 8:22 11:11 12:5,8 16:5,18 17:22 19:14 20:2 21:2 36:14 38:22 57:17 58:17 67:14,17 surface 12:20 15:16 39:17 43:8 45:4 48:5 48:17 60:18 61:13 surrounding	59:16 suspect 63:6 swimming 19:2 19:9 32:16 sworn 4:4,6,7 8:22 9:2 11:18 13:16,19 69:5 T table 13:22 59:7 59:10,13,22 tables 42:7 take 3:4 5:15 7:22 11:5 18:5 25:22 31:20 40:5 51:1 52:1 63:21 64:6 taken 69:9 talk 5:15 22:22 41:2 talked 4:10 10:1 11:21 12:4 36:6,7 talking 4:13 27:16,17 32:13 46:16 tall 27:2,8 technically 39:15 telephone 40:9 televised 6:9 tell 13:1 67:8 tells 48:2 temporary 37:20 38:4,11,12,16 41:17 ten 10:21 40:6 52:19 tend 28:17 term 45:15 64:3 terms 3:20 28:1 49:21 51:12 56:5,7 TESTIMONY	69:12 text 4:18 59:7 63:3 thank 7:1 8:19 8:20 11:6 12:13,14 63:2 63:22 64:7,9 64:14 theoretically 30:10 theory 34:15 thing 9:22 10:3 33:22 40:19 42:3 56:6,15 56:16 things 9:19 10:1 35:20 49:1,10 51:2 52:11 58:7 63:7 think 11:16 12:16 14:22 17:19 19:17 21:9,15 22:11 23:2 25:13 26:15 28:5 30:13 32:5 33:18 34:4 41:1,16 43:4 44:2,10,17 50:14,18 53:19 54:1 56:4 58:15 63:14 65:4 thinking 25:2,7 30:8 45:3,19 65:6 Thirteen 40:15 thought 28:1 42:20 50:12 63:16 thoughts 44:20 56:3 three 39:11 61:5 throwing 27:20

time 1:13 8:7 15:22 24:15 36:2 48:11,18 49:12 50:2 63:2,22 64:8,9 65:1 67:14 timeline 53:22 times 64:12 tiny 56:6 tire 66:10 today 61:16 67:11 told 8:2 tomorrow 63:20 tone 63:19 tonight 3:19 4:3 5:8 63:12,21 top 15:18,18 22:19 23:10 45:4 total 19:4 26:5 30:5 34:19,22 Tracey 13:17 track 64:21 traffic 6:18 40:7 train 9:13 transaction 66:19 transcript 69:9 treat 18:1 trends 59:16 tricky 43:2,9 trip 13:11 triple 9:13 true 23:7 27:13 69:8 truly 22:20 trust 66:4 try 17:6 31:10 31:22 37:14 trying 19:12 22:13 24:14 27:21 47:12 50:18	Tucker 9:3,3 tweak 6:2 24:11 31:21 Twelve 40:12 two 7:13 16:1,1 18:22 19:6,7 21:12,20 23:9 26:9 27:9,10 29:2 30:11,11 32:14 33:9 34:9 36:18 60:10 two-inch 23:11 type 10:3 11:1 28:11 35:17 typically 15:17 22:6 41:19 48:7 52:7 U ugly 9:7 uncommon 51:10 underlying 60:16 understand 24:12 27:22 30:21 33:16 41:21 43:21 understanding 7:20 22:15 unique 31:18 unison 39:6 68:9 Unit 61:2 unwalled 27:15 upcoming 65:3 update 7:7 66:8 updated 3:19 6:15 63:7 updates 64:15 upkeep 10:19 usage 22:22 use 26:7 45:1 47:12 54:9,17	60:1,5 65:21 uses 37:19 59:14 V validity 61:4 variation 31:6,7 31:15 54:21 55:8,13 56:7 56:15 variations 31:16 52:8 varies 28:16,22 29:12,16,21 various 7:5 28:20 57:19,20 vary 45:13 verbiage 42:1 verified 69:13 version 20:22 46:17,19,22 47:1 versus 16:13,20 19:7,13 20:9 20:12 22:14,22 23:4 24:6 25:18 26:4,9 27:9 28:9 29:20 vertical 25:4 VI 60:3 view 40:1,4 42:19 43:7,22 45:2,17 46:6 47:6,8,11,12 48:1 Villa 1:1,10,11 1:12 11:20 54:13,19 64:8 village 1:1,4,10 1:11 2:11 3:2 5:20,22,22 6:7 6:8,9,10,16,17 6:19 7:5 9:6 10:4 49:17	53:18 62:16 63:9,13,19 64:17,18,22 65:7 69:8,11 visible 40:14 visited 67:19 vote 62:15 W wait 52:19 waiting 66:14 wall 20:16,19 22:18 23:9,11 23:21 25:2,4 27:19 28:14,15 30:4,14 39:11 45:7 walled 19:7,13 27:14 33:1 walls 15:5,12 17:2,10,12,14 18:9,10,12 23:20 27:3,5 27:19 28:14 29:6,9 30:4,6 30:11,11,16,20 32:16 45:8 want 9:11 12:5 16:1,5,18,20 17:22 19:14 23:7,8,17 28:2 28:3,12 30:15 31:6 32:1,6 36:14 39:2,8 40:19 41:14 42:3 52:15 53:22 57:17 64:6 67:14 wanted 12:8 63:21 wants 32:3 58:19 wasn't 9:11 13:8 watch 65:6 watching 65:12	way 9:15 10:8 12:6 20:6 28:7 34:1,3 42:22 67:20 Wayfair 29:14 ways 12:10 52:16 57:20 we'll 11:9 63:6 we're 13:20 16:6 16:16,16,17 17:22 19:5,11 19:16,18 20:4 24:13 27:16,17 32:13,19 33:3 37:22 43:8 47:11 50:13 51:5 56:8 68:10 we've 4:9 7:8,8 39:1 50:6 58:7 website 6:7,8,16 6:19 welfare 53:14 went 7:16 46:15 46:18 67:11 WHEREOF 69:12 width 60:9,12 61:9 winter 42:6 wishes 3:5 wishing 4:2 8:21 11:17 withdrawing 64:22 witness 4:7 9:2 11:18 13:19 63:16 wondered 7:19 wood 44:15 word 21:9 34:8 34:15 37:17 50:17 worded 32:8

Village Code Amendments
April 8, 2021

82

wording 12:1	11 18:18 61:1	4 47:3,5	9	
words 25:15	11.3.13 49:11	434 9:3	9:03 68:11	
work 9:18 28:4	51:14 61:1			
47:12 63:12	11.6.1 51:16	5		
66:18	11.6.2 55:3 57:12	5 51:17 59:18		
working 9:8,15	11.6.4 51:17	5-foot 61:9		
9:17 67:1,9,10	11.6.5 51:18	5(a) 34:18		
67:20	11.6.7 53:7	5(c) 34:19		
Works 5:21	12 60:12	5(d) 14:17		
world 51:10	13-1 59:13	50 25:3,4 26:3,19		
written 16:9	14 41:3 60:3 61:6	27:3 30:3,4,5,9		
19:8,8 20:7	61:8,10,12,14	528 36:19		
42:22 52:3	14.1.8 61:7	5th 69:13		
wrong 56:16	14.1.9 59:13 61:9			
	14.2.13 61:11	6		
X	14.2.22.C 61:13	6 35:13 59:14		
X 26:4	14.2.22.F 61:14	60:1,5		
	140 59:19	6.1.04 35:22		
Y		6.1.2 37:22 38:3		
yard 9:13 23:4	2	6.10.2 14:11		
39:13,16,19	2 18:18 21:14	36:12 59:14		
yeah 11:16 26:22	34:20 35:5	6.10.2(a)(2)		
27:22 33:18	59:9,11	18:17		
44:10 50:21	2-3 59:10,22	6.11.2 37:19		
years 7:7 10:12	2(a) 21:17	38:10 60:1		
10:21 61:5	2(c) 18:20 19:12	6.12 38:12 60:5		
63:6,20	22:13,16	6.4 38:14		
	2.3 13:21 59:10	60 26:21		
Z	60:22	639 11:19		
zoning 1:2,5,10	2.6 14:10			
3:3 4:20 6:11	2.6.5 59:11	7		
6:18 7:7 8:9	20 1:12	7 41:2 56:12 60:8		
19:1 21:12,21	200 59:19	60:11,15,19		
24:18 31:3	2021 1:7 69:13	7.5 36:18		
32:14 33:9	22 60:9	7.8.4-B 60:8		
54:10,10 55:7	24 60:9	7.8.5 49:3 60:11		
55:22 60:17	26th 64:18 65:4	7.8.7 60:15		
		7.8.7-B 60:19		
0	3	7:30 1:7		
	3 47:2 59:18	75 26:21,22 27:8		
1	30 27:12	30:5		
1 56:11	306 13:17			
10 60:12		8		
10.2 37:5	4	8 1:7 41:2		
10.4 37:5				

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Kevin Mantels

Submitting Department: Public Works

Item Type: Resolutions

Agenda Section: Resolutions

Subject:

Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 5 to the Contract with Michels Corporation of Brownsville, Wisconsin, for Construction of the 2019 Sewer Rehabilitation Program for a Deduction in the Amount of \$6,195.78

Suggested Action:

The Village has a contract with Michels Corporation of Brownsville, Wisconsin, in the amount of \$1,117,449.91 for construction of the 2019 Sewer Rehabilitation Program. Proposed final Change Order Number 5 consists of the final balancing of contract quantities as measured in the field. The net amount of proposed final Change Order Number 5 is a deduction in the amount of \$6,195.78, for an adjusted final contract amount of \$1,111,254.13. Staff recommends approval of this resolution.

This item satisfies the Short-Term Complex Strategic Plan Goal "Continue using aggressive infrastructure replacement/development plan that covers sewers, water mains, streets, etc."

Attachments:

[MEMO - Sewer Rehab Final Change Order #5](#)

[RESO - Sewer Rehab Final Change Order #5](#)

[Sewer Rehab Final Change Order #5](#)

Memo



To: Rich Keehner, Jr., Village Manager
From: Kevin L. Mantels, P.E., Assistant Village Engineer

Date: June 16, 2021

Re: Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 5 to the Contract with Michels Corporation of Brownsville, Wisconsin, for Construction of the 2019 Sewer Rehabilitation Program for a Deduction in the Amount of \$6,195.78

The Village has a contract with Michels Corporation of Brownsville, Wisconsin, in the amount of \$1,117,449.91 for the construction of the 2019 Sewer Rehabilitation Program. Proposed final Change Order Number 5 consists of the final balancing of contract quantities as measured in the field, and includes both additions and deductions to contract work items as appropriate. These changes are all relatively minor.

The contract with Michels has also been modified by partial Change Order Number 4. This change order only enacted a contract time extension and had no impact to contract quantities or dollar amounts.

The net amount of proposed final Change Order Number 5 is a deduction in the amount of \$6,195.78, for an adjusted final contract amount of \$1,111,254.13. Project costs are being paid out of the Wastewater Fund and being reimbursed by the IEPA loan that is providing funding for the project. A summary of the adjusted contract would be as follows:

Awarded Contract Amount	\$1,156,040.70
Change Order #1 (Partial)	(\$96,675.20)
Change Order #2 (Partial)	\$81,020.20
Change Order #3 (Partial)	(\$22,935.79)
Change Order #4 (Partial)	No financial impact
Change Order #5 (FINAL)	(\$6,195.78)
Adjusted Final Contract Amount	\$1,111,254.13

RECOMMENDATION

Staff recommends approval of final Change Order Number 5 to the contract with Michels Corporation of Brownsville, Wisconsin, for construction of the 2019 Sewer Rehabilitation Program.

RESOLUTION NO. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY,
ILLINOIS, APPROVING FINAL CHANGE ORDER NUMBER 5 TO THE
CONTRACT WITH MICHELS CORPORATION OF BROWNSVILLE, WISCONSIN,
FOR CONSTRUCTION OF THE 2019 SEWER REHABILITATION PROGRAM
FOR A DEDUCTION IN THE AMOUNT OF \$6,195.78**

WHEREAS, the Village of Villa Park (the "Village") is a duly organized and validly existing non home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village had approved an original contract in the amount of \$1,156,040.70 with Michels Corporation of Brownsville, Wisconsin, for a project commonly known as the 2019 Sewer Rehabilitation Program, which contract amount requires a change order; and

WHEREAS, change orders must meet the required findings that circumstances necessitating the change were not reasonably foreseeable at the time the contract was signed; or the change is germane to the original contract as signed; or the change order is in the best interest of the Village as required by Section 33E-9 of the Illinois Criminal Code (720 ILCS 5/33 E-9); and

WHEREAS, the Village had approved prior change orders to the contract for this project in the net amount of a deduction of \$38,590.79, for a current adjusted contract amount of \$1,117,449.91; and

WHEREAS, it has been recommended to the Village Board that a change order is necessary and consists of the final balancing of contract quantities as measured in the field, as set forth in final Change Order Number 5 attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: The Village hereby finds and declares that final Change Order Number 5 to the 2019 Sewer Rehabilitation Program contract with Michels Corporation, with total additions of \$1,545.29 and total deductions of \$7,741.07, for a net deduction of \$6,195.78, attached hereto and made a part hereof, is required by circumstances not reasonably foreseeable at the time the contract was signed and is in the best interests of the Village.

Section 2: The attached change order is hereby approved, and the Village Manager is authorized to execute the change order in substantially the form attached hereto.

Resolution No. _____

Section 3: That the Village Manager is directed to cause a copy of this resolution to be placed and maintained in the permanent contract file for the 2019 Sewer Rehabilitation Program which shall be open to the public.

Section 4: That this resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2021, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:

APPROVED this _____ day of _____, 2021

Attest: _____
Village Clerk

Village President

Village of Villa Park

Change Order Number

05 (FINAL)

Project: 2019 Sewer Rehabilitation Program
Contractor: Michels Corporation
Date of Contract Time Start: 02/03/2020
Awarded Contract Amount: \$1,156,040.70

Changes Ordered Herewith:

ITEM NO.	PAY ITEM	UNITS	PREVIOUS QUANTITY	ADJUSTED QUANTITY	UNIT PRICE	AMOUNT CHANGE
01	PRE-CONSTRUCTION SURFACE TELEVISIONING	LS	1.00	1.00	\$ 13,273.20	\$ -
02	PRE-CONSTRUCTION SEWER CLEANING AND TELEVISIONING	LF	25,650.00	25,629.80	\$ 3.80	\$ (76.76)
03	LATERAL CLEANING AND TELEVISIONING	EACH	2.00	2.00	\$ 360.80	\$ -
04	CURED-IN-PLACE SEWER LINER, 8" DIAMETER	LF	13,750.00	13,724.70	\$ 21.30	\$ (538.89)
05	CURED-IN-PLACE SEWER LINER, 10" DIAMETER	LF	9,200.00	9,188.70	\$ 21.90	\$ (247.47)
06	CURED-IN-PLACE SEWER LINER, 15" DIAMETER	LF	190.00	195.30	\$ 55.30	\$ 293.09
07	CURED-IN-PLACE SEWER LINER, 18" DIAMETER	LF	556.00	555.50	\$ 84.90	\$ (42.45)
08	CURED-IN-PLACE SEWER LINER, 21" DIAMETER	LF	338.00	342.50	\$ 81.60	\$ 367.20
09	INTERNAL SERVICE LATERAL REINSTATEMENT	EACH	565.00	561.00	\$ 107.40	\$ (429.60)
10	PROTRUDING TAP REMOVAL	EACH	17.00	17.00	\$ 198.30	\$ -
11	DYE TESTING OF EXISTING SERVICE CONNECTIONS	EACH	44.00	44.00	\$ 519.90	\$ -
12	AIR TEST AND GROUT SERVICE CONNECTION	EACH	55.00	50.00	\$ 533.90	\$ (2,669.50)
13	T-LINER INSTALLATION, 8" x 6"	EACH	2.00	2.00	\$ 5,824.70	\$ -
14	ADDITIONAL LATERAL LINER	LF	10.00	-	\$ 103.10	\$ (1,031.00)
15	POINT REPAIR JOB NO. 1	LS	1.00	1.00	\$ 17,010.30	\$ -
16	POINT REPAIR JOB NO. 2	LS	1.00	1.00	\$ 25,773.20	\$ -
17	POINT REPAIR JOB NO. 3	LS	1.00	1.00	\$ 22,680.40	\$ -
18	POINT REPAIR JOB NO. 4	LS	1.00	1.00	\$ 17,010.30	\$ -
19	EMERGENCY POINT REPAIR, 8" or 10" DIAMETER, UP TO 10' IN LENGTH, UP TO 10' DEEP, PUBLIC ROW	LS	-	-	\$ 14,381.40	\$ -
19a	EMERGENCY POINT REPAIR, 8" or 10" DIAMETER, UP TO 10' IN LENGTH, UP TO 10' DEEP, BACKYARD	LS	-	-	\$ 22,680.40	\$ -
20	EMERGENCY POINT REPAIR, 8" or 10" DIAMETER, UP TO 10' IN LENGTH, FROM 10' TO 15' DEEP, PUBLIC ROW	LS	1.00	1.00	\$ 18,453.60	\$ -
20a	EMERGENCY POINT REPAIR, 8" or 10" DIAMETER, UP TO 10' IN LENGTH, FROM 10' TO 15' DEEP, BACKYARD	LS	-	-	\$ 25,773.20	\$ -
21	ADDITIONAL 8" SANITARY SEWER	LF	-	-	\$ 25.80	\$ -
22	ADDITIONAL 6" SANITARY LATERAL	LF	-	-	\$ 15.50	\$ -
23	ADDITIONAL SERVICE CONNECTION REPAIR (WITHIN TRENCH)	EACH	1.00	1.00	\$ 206.20	\$ -
24	NEW LATERAL SERVICE INSTALLATION FROM NEW CLEANOUT	EACH	-	-	\$ 34,577.30	\$ -
25	REPLACE COVER	EACH	11.00	11.00	\$ 232.00	\$ -
26	REPLACE FRAME AND COVER (UNPAVED)	EACH	7.00	7.00	\$ 2,732.00	\$ -
27	SEAL AND ADJUST MANHOLE FRAME (UNPAVED)	EACH	2.00	2.00	\$ 2,422.70	\$ -
28	UNCOVER AND RAISE BURIED MANHOLE (UNPAVED)	EACH	-	-	\$ 3,489.70	\$ -
29	INTERNAL CHIMNEY SEAL	EACH	15.00	15.00	\$ 431.80	\$ -
30	CURTAIN GROUT MANHOLE	EACH	9.00	9.00	\$ 1,655.40	\$ -
31	GROUT WALL JOINTS	EACH	4.00	4.00	\$ 275.30	\$ -
32	CURTAIN GROUT BOTTOM 18 INCHES	EACH	17.00	17.00	\$ 1,196.50	\$ -
33	CEMENTITIOUS MANHOLE SEALING - 48" DIA MANHOLE	VF	178.00	178.00	\$ 258.40	\$ -
34	REPAIR BENCH AND TROUGH	EACH	4.00	4.00	\$ 683.20	\$ -
35	REPLACE BENCH AND TROUGH	EACH	2.00	2.00	\$ 1,681.60	\$ -
36	VACUUM TESTING	EACH	8.00	5.00	\$ 606.80	\$ (1,820.40)
37	WATER USAGE DEDUCTION	TGAL	100.00	-	\$ (8.85)	\$ 885.00

Village of Villa Park

Change Order Number

05 (FINAL)

Project: 2019 Sewer Rehabilitation Program
 Contractor: Michels Corporation
 Date of Contract Time Start: 02/03/2020
 Awarded Contract Amount: \$1,156,040.70

Changes Ordered Herewith:

ITEM NO.	PAY ITEM	UNITS	PREVIOUS QUANTITY	ADJUSTED QUANTITY	UNIT PRICE	AMOUNT CHANGE
38	WATER USAGE CREDIT	TGAL	100.00	-	\$ 8.85	\$(885.00)
39	PROJECT MANAGEMENT	LS	1.00	1.00	\$ 6,919.50	\$ -
40	TRAFFIC CONTROL AND PROTECTION	LS	1.00	1.00	\$ 14,135.20	\$ -
X41	HEAVY CLEANING	HR	8.00	8.00	\$ 544.57	\$ -
X42	WESTMORE AVE POINT REPAIR	LS	1.00	1.00	\$ 23,357.25	\$ -
X43	BIERMANN AVE POINT REPAIR	LS	1.00	1.00	\$ 10,237.50	\$ -
X44	HUGO - POINT REPAIR	LS	1.00	1.00	\$ 10,941.00	\$ -
TOTAL ADDITIONS					\$	1,545.29
TOTAL DEDUCTIONS					\$	(7,741.07)
TOTAL CHANGE ORDER AMOUNT					\$	(6,195.78)

REASON FOR CHANGE ORDER:

This final Change Order #5 consists of the final balancing of contract quantities as measured in the field.

CONTRACT AMOUNT

AWARDED CONTRACT AMOUNT	\$ 1,156,040.70
PREVIOUS CHANGE ORDERS (+/-)	\$(38,590.79)
THIS CHANGE ORDER (+/-)	\$(6,195.78)
TOTAL CHANGE ORDERS (+/-)	\$(44,786.57)
ADJUSTED CONTRACT AMOUNT	\$ 1,111,254.13

CONTRACT TIME (CALENDAR DAYS)

	SUBSTANTIAL COMPLETION	FINAL COMPLETION
ORIGINAL	150	180
PREVIOUS C.O.'S (+/-)	302	303
THIS C.O. (+/-)	61	61
REVISED	513	544
ORIG. COMPLETION DATE	07/02/2020	08/01/2020
REV. COMPLETION DATE	06/30/2021	07/31/2021

It is mutually agreed by Owner and Contractor that this change order includes any and all costs associated with or resulting from the changes ordered herein, including all impact, delays, and acceleration costs. Other than the dollar amount and time allowance listed above, there shall be no further time or dollar compensation as a result of this change order. This document shall become an amendment to the Contract and all stipulations and covenants of the Contract shall apply hereto.

Michels Corporation
CONTRACTOR

RJN Group, Inc.
ENGINEER

Village of Villa Park
OWNER

BY:

6/18/21
DATE

BY:

6/17/2021
DATE

BY:

DATE

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Michael Guerra

Submitting Department: Public Works

Item Type: Resolutions

Agenda Section: Resolutions

Subject:

Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Proposal with John Neri Construction Company, Inc., of Addison, Illinois for the Emergency Repair to the Sanitary Service Line at 102 W. Plymouth Street, Villa Park in the Amount Not to Exceed \$28,600.

Suggested Action:

The Village of Villa Park Fire Department has been experiencing sewer backups at station 82 at 102 W. Plymouth Street. After an investigation by the Public Works Department, it was determined that the sanitary service was separated under Princeton Ave. and needs repaired. Due to the depth of the sanitary sewer is 18-20 ft. at the point of the repair and the location of the water main in proximately of the sewer service, the work needed to be contracted out. John Neri Construction Co., Inc provided a quote to repair the location in an amount not to exceed \$28,600.

This item satisfies the Long-Term Complex Strategic Plan Goal of "Continue to use a disciplined maintenance plan and schedule for Village Infrastructure."

Recommendation:

Staff recommends the approval of the proposal from John Neri Construction Company, Inc. and to proceed with the repair.

Attachments:

[Memo - Resolution for Neri Proposal at 102 W. Plymouth.docx](#)

[RESO - Emergency Repair of Sanitary Service.docx](#)

[John Neri Construction Qutoe.pdf](#)

Memo



To: Rich Keehner, Jr., Village Manager

From: Michael Guerra, P.E., Director of Public Works

A handwritten signature in black ink, appearing to read "M Guerra", is placed to the right of the "From:" line.

Date: June 21, 2021

Re: Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the proposal with John Neri Construction Company, Inc., of Addison, Illinois for the emergency repair to the sanitary service line at 102 W. Plymouth Street, Villa Park in the amount not to exceed \$28,600.

The Village of Villa Park Fire Station 82, located at 102 W. Plymouth Street, is experiencing sewer backups from their sanitary sewer service connection. The Parks Department Buildings and Grounds crews have repeatedly tried to rod the sewer to assist in the drainage but were unable to resolve the situation. With the assistance of the Public Works Department, the sanitary sewer lateral was investigated, and it was determined that the service is separated approximately 8-10 feet away from the sewer main under the roadway of Princeton Ave. However, the Public Works Department cannot perform the repair at this location as the service is approximately 18-20 feet deep, and the department does not have the equipment necessary. Additionally, the water main on Princeton Ave. is in the vicinity of the repair making the excavation difficult. A quote from John Neri Construction Company, Inc., from Addison, IL, was sought to perform the work as they are a local company capable of performing work at this depth. Due to the depth and limited televising of the line that was able to be performed, John Neri provided the Village with a quote not to exceed \$28,600 to perform the work. Village staff will work with Neri to reduce the price of the repair if the maximum extent of effort is not required for the repair.

With Village employees occupying the Fire Station 82 for 24 hours a day with limited sanitary service, this work was deemed an emergency. This resolution is the formal acceptance of the proposal and waiving the competitive bidding required.

RECOMMENDATION

Staff recommends approval of the resolution to accept a proposal from John Neri Construction and to proceed with the repair.

RESOLUTION NO. _____

**RESOLUTION OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS,
APPROVING THE PROPOSAL WITH JOHN NERI CONSTRUCTION COMPANY,
INC., OF ADDISON, ILLINOIS, FOR THE EMERGENCY REPAIR TO THE SANITARY
SERVICE LINE AT 102 W. PLYMOUTH STREET IN AMOUNT NOT TO EXCEED
\$28,600.00**

WHEREAS, the Village of Villa Park (the “Village”) is a duly organized and validly existing non home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and

WHEREAS, the Village has received a proposal from John Neri Construction Company, Inc. of Addison, Illinois, for an emergency repair to the sanitary sewer service at 102 W. Plymouth Street in an amount not to exceed \$28,600; and

WHEREAS, the corporate authorities of the Village of Villa Park have determined that it is in the best interests of the Village to exempt from the bidding requirement pursuant to Section 2-220(a)(1) of the Village of Villa Park Municipal Code for the emergency sanitary sewer service repair and enter into an agreement with John Neri Construction for such services.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Villa Park, DuPage County, State of Illinois, as follows:

Section 1: That the document entitled **Quote for repairing sanitary service line, 102 W. Plymouth (main line sewer is 18'-20' deep)**, between the Village and John Neri Construction Company, Inc, attached hereto and made a part hereof as Exhibit A, be and is hereby approved, and the Village Manager is hereby authorized and directed to execute the Agreement on behalf of the Village.

Section 2: That this resolution shall be in full force and effect from and after its passage and approval according to law.

PASSED this _____ day of _____, 2021, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:

Resolution No.: _____

APPROVED this _____ day of _____, 2021

Attest: _____
Village Clerk

Village President



JOHN NERI CONSTRUCTION CO., INC.

Sewer & Water Contractors

770 Factory Road *Addison, IL 60101

Tel: 630 629-8384* Fax: 630 629-7001

www.johnnericonstruction.com

June 10, 2021

Mr. Brian Roche
Village of Villa Park
20 S. Ardmore Ave.
Villa Park, IL 60181

Re: Quote for repairing sanitary service line.
102 W. Plymouth (main line sewer is 18'-20' deep)

Dear Mr. Roche:

We, the JOHN NERI CONSTRUCTION CO. propose to excavate, and replace 6" sanitary service line riser from main line sanitary sewer to 45° bend within excavation of repair. Total amount for all labor, material, and equipment **\$28,600.00.**

Note:

Should tee connection require replacement add \$2,400.00 to above price.

Excavated area to be backfilled with granular fill.

Traffic control to be provided by Village of Villa Park

Existing tree in parkway to be removed by Village of Villa Park

Excess spoils shall be disposed of offsite.

All surface restoration by Village of Villa Park.

Sincerely,

A handwritten signature in blue ink that reads "Nicholas Neri".

Nicholas Neri, President

JOHN NERI CONSTRUCTION CO., INC.

Accepted By: _____

Date: _____

Village Board of Trustees Agenda Item Report

Meeting Date: June 28, 2021

Submitted by: Michael Guerra

Submitting Department: Public Works

Item Type: Ordinances

Agenda Section: Motion to Sustain or Overturn

Subject:

Motion to Sustain or Overrule the Denial of a Variance for 621 North Yale Avenue by the Public Works Director

Suggested Action:

Skora Investment, LLC is petitioning the Village Board for a variance in accordance with Chapter 13, Article XI, Section 13-1121 of the Village Code to be allowed for a utility cut for a new home construction at 621 North Yale Ave. This location is a vacant lot that was previously attached to 625 North Yale and Skora is looking to develop the lot. North Yale Ave was improved in the fall of 2020 at a cost of \$932,715.95 with reconstruction of the roadway including new water main, new curbs and gutters, new roadway stone base, and pavement along with other associated work. The Public Works Director denied the request for a variance per Chapter 13, Article XI, Section 13-1116 of the Village Municipal Code which states open cuts to the pavement are not permitted for roadways that have been reconstructed in the past seven (7) years or resurfaced in the past three (3) years. This ordinance was put in place to protect the investment the Village made in the improvement of the streets.

This item satisfies the Short-Term Complex Strategic Plan Goal "Continue using an aggressive infrastructure replacement/development plan that covers sewer, water mains, streets, etc."

Personnel Impact:

Staff recommends denial of the request for a variance.

Attachments:

[Memo - Motion to sustain or overrule the denial of a variance at 621 N. Yale.docx](#)

[Petition for Variance to Board of Trustees.pdf](#)

[Denial Letter from PW.pdf](#)

[0621 N YALE - 2021 Utilities.pdf](#)

Plan Sheet - Yale N 0621.pdf
621 N Yale looking east.jpg

Memo



To: Rich Keehner, Jr., Village Manager

From: Michael Guerra, P.E., Director of Public Works 

Date: June 21, 2021

Re: Motion to sustain or overrule the denial of the variance for 621 North Yale by the Public Works Director

The Village received a right of way permit request from Skora Investments, LLC to install new water and sanitary sewer service to the vacant lot at 621 N. Yale Ave for proposed new home construction. This location is within the recent reconstruction of Yale Ave from Plymouth to Ridge Road that the Village completed in the fall of 2020. This project included new water main installed along the western edge of the roadway and reconstruction of the roadway. At the time of construction, no water service was installed for the vacant lot as the Village was not aware of any known plans for development.

The permit request for the installation of the water main was denied by the Public Works Department per Article XI Section 13-1116 of the Village Municipal Code. The section states "*If a variance to the limitations set forth in this paragraph (4) is permitted under section 13-1121, the following requirements shall apply:*

d. For all rights-of-way which have been reconstructed with a concrete surface/base in the last seven (7) years, or resurfaced in the last three (3) years, permits shall not be issued unless such work is determined to be an emergency repair or other work considered necessary and unforeseen before the time of the reconstruction or unless a pavement cut is necessary for a J.U.L.I.E. to locate."

For the installation of the water service, a trench across the entire roadway will be required as shown on the attached aerial utility atlas along with the construction plan sheet. While staff does not want to discourage new development in the community, roadway openings in new pavement are of concern as they require additional maintenance and care. Not only do roadway openings take away from the visual aesthetics and smooth ride of the roadway, they create additional structural points of weakness in the pavement. The new roadway opening will have a discontinuous base which can lead to settlement of the roadway patch and differential movement of the pavement. The patch edges offer additional points of infiltration of water into the subgrade of the roadway which can lead to accelerated deterioration of the roadway. This results in the additional preventive maintenance of crack filling for the roadway. If the Village will have to repair a pavement failure at this location, it is estimated to cost approximately \$3,500.

RECOMMENDATION

Staff recommends to sustain the denial of a variance for 621 North Yale Avenue by the Public Works Director.

SKUPIEN LAW OFFICE

A PROFESSIONAL CORPORATION

10550 S. Roberts Rd.
Palos Hills, IL 60465
T: 708-523-0011
F: 708-350-0555
stanley@skupienlegal.com

June 17, 2021

VIA EMAIL; REGULAR & CERTIFIED US MAIL

Village of Villa Park Illinois
Board of Trustees
c/o Richard Keehner, Jr., Village Manager
20 S. Ardmore Ave.
Villa Park, IL 60181

TO: The Honorable Board of Trustees for the Village of Villa Park
Re: Request For Variance; New Construction
Address: 621 N. Yale Ave., Villa Park, Illinois

The undersigned attorney represents Skora Investments, LLC., the owner of the real property outlined above.

Skora Investments, LLC. petitioned the Villa Park Public Works Director for a variance to permit the construction of a new single family residence on the property, and to permit Skora Investments, LLC. to cut through a portion of Yale Avenue as necessary to connect the public water and/or sewer to the property.

On May 25, 2021 the Villa Park Director of Public works denied Skora Investments' petition for variance.

Consistent with Section 12-121, Skora Investments, LLC. appeals this decision to the board of trustees and respectfully requests to be heard on this matter and further requests that it be notified of the date and time for the Village Board Meeting during which this petition will be on the agenda.

WHEREFORE, Skora Investments, LLC., the petitioner herein, respectfully requests that the Village Board of Trustees grant his petition for variance, and allow it to proceed with its permitting application for the erection of a new single family home on the subject property.

Respectfully submitted,



Stanislaw J. Skupien
SKUPIEN LAW OFFICE, P.C.



Village of Villa Park

11 W Home Avenue, Villa Park, Illinois 60181

DEPARTMENT OF PUBLIC WORKS
Michael Guerra - Public Works Director

Phone (630) 834-8505
Fax (630) 834-8509

May 27, 2021

Janusz Galdyn
621 N. Yale Ave.
Villa Park, IL 60181

RE: Request for Variance for 621 N. Yale Ave, Villa Park/New Construction

The request for a Variance to allow the utility cut in the pavement on North Yale Ave as set forth per Article XI – Construction of facilities in the public Right of Way has been review. Section 13-1121. – Variances allows for the Director of Public Works to grant a variance if one or more of the provisions are met.

1. One (1) or more conditions not under the control of the utility (such as terrain features or an irregular right-of-way line) create a special hardship that would make enforcement of the provision unreasonable, given the public purposes to be achieved by the provisions;
2. All other designs, methods, materials, locations, or facilities that would conform with the provision from which a variance is requested are impracticable in relation to the requested approach.

While this location may meet one of these conditions, the Director is not allowed to grant a variance per Section Sec. 13-1116. - Construction methods and materials. That article states:

“If a variance to the limitations set forth in this paragraph (4) is permitted under section 13-1121, the following requirements shall apply:

- d. For all rights-of-way which have been reconstructed with a concrete surface/base in the last seven (7) years, or resurfaced in the last three (3) years, permits shall not be issued unless such work is determined to be an emergency repair or other work considered necessary and unforeseen before the time of the reconstruction or unless a pavement cut is necessary for a J.U.L.I.E. to locate.”

This portion of Yale Ave was reconstructed in the fall of 2020. The scope of the project included a new water main, new road base, roadway surface, curbs and gutters along with other associated work. Due to the age of the pavement being less than one year old, this variance is denied.

If you wish to appeal this denial, per Section 13-1121 – Variance, you have the right to appeal to the board of trustees or such other board or commission as it may designate. The application for appeal shall be submitted in writing to the village clerk within thirty (30) days after the date of such order, requirement, decision, or determination. The board of trustees shall commence its consideration of the appeal at its next regularly scheduled meeting occurring at least seven (7) days after the filing of the appeal. The board of trustees shall timely decide the appeal.

If you have any further questions concerning this request, please contact me at (630) 592-6186 or mguerra@invillapark.com

Very truly yours,

Michael M. Guerra, P.E.
Director of Public Works.

CC: Village Manager
File

Villa Park
Public Works Department
Attn: Michael Guerra, P.E.
11 West Home Avenue
Villa Park, IL 60181

Re: 621 N. Yale, Villa Park / New Construction

Dear Mr. Guerra,

I applied for a new, single family construction permit for the property located at 621 N. Yale Ave in Villa Park. I was informed by the Village Engineer that due to the new ordinance, I will not be able to open cut the reconstructed road to connect to the water service.

I am asking you for the permission to allow the open cut to connect to the water service, otherwise I will not be able to proceed with this project.

Thank you

A handwritten signature in cursive script, appearing to read "Janusz Galdyn".

Janusz Galdyn / Owner



Village of Villa Park 2021 Yale Ave Utilities

Legend

— New Water Main

Storm

— Main

— Feeder

— Combined Feeder

— Culvert

— Stub

Sanitary Sewer

— COMBINED

— CSO

— SEPARATED

— SANITARY

— SSO

— WWFTF OUTFLOW

Map Revised:
Monday, June 21, 2021 JRW



The enclosed materials and documentation are being provided pursuant to a request for information, which has been submitted, to the Village of Villa Park, Illinois. The Village expressly disclaims any responsibility for the accuracy of completeness or the materials and documentation provided, and any use thereof is at the requestor's sole and exclusive risk and expense.

NYALE AV

15" RCP

8"

633

629

625

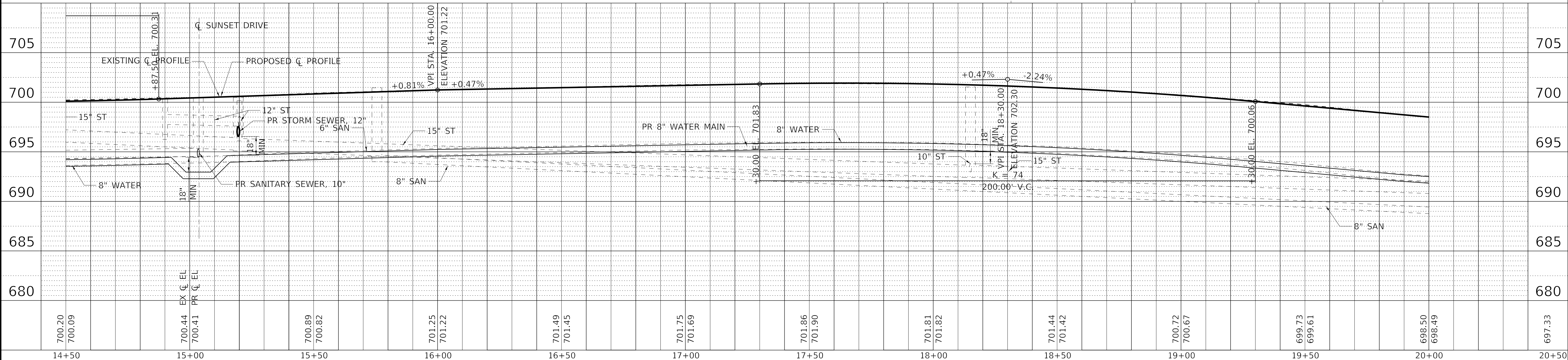
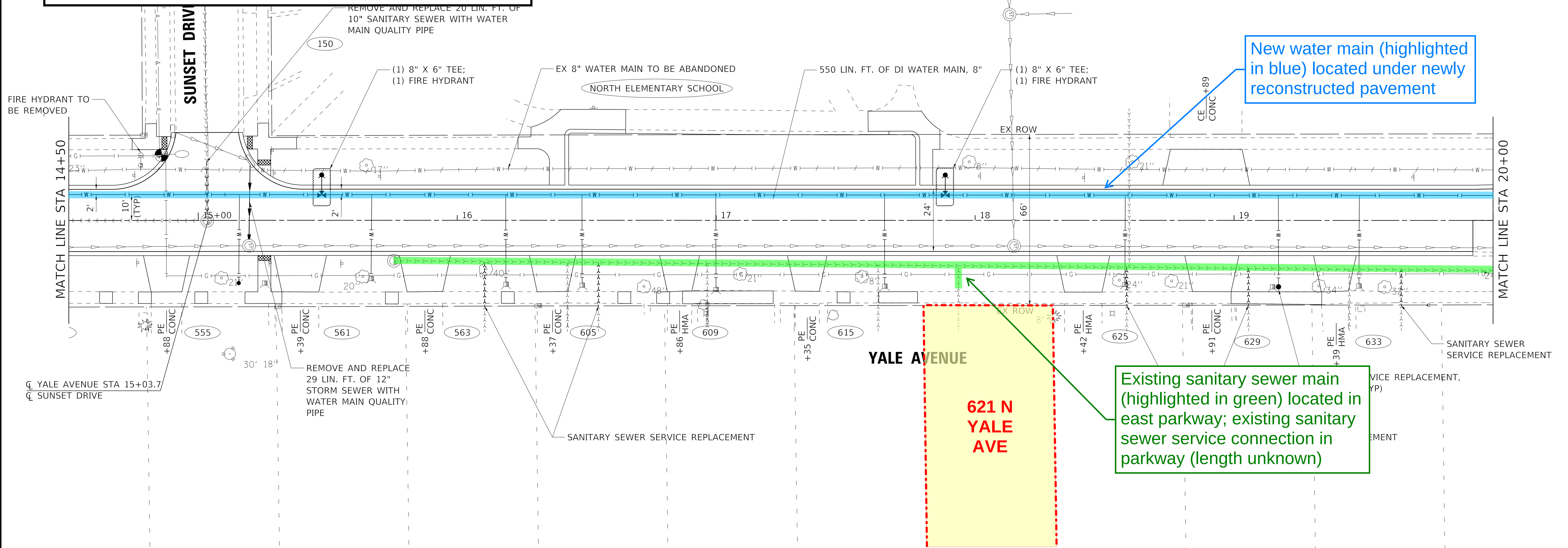
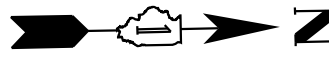
621

615

609

359

2020 Yale Avenue Improvement Project
(Plymouth to Ridge)



COPYRIGHT © 2020, BY BAXTER & WOODMAN, INC.
STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM
LICENSE NO. - 184-001121 - EXPIRES 4/30/2021
560KAR 4/10/2020 7:42:35 AM
MODEL Default
FILE NAME I:\Crystal Lake\170946-Yale WMCADD\Sheets\170946-SS4-SHT-Drain2.dgn



USER NAME = 560KAR	DESIGNED -	REVISED -
	DRAWN - KAR	REVISED -
PLOT SCALE = 20.00' / in.	CHECKED - TMS	REVISED -
PLOT DATE = 4/10/2020	DATE - 03-17-20	FILE - 170946-SS4-SHT-Drain2.dgn

VILLAGE OF VILLA PARK, ILLINOIS
YALE AVENUE IMPROVEMENT PROJECT

SCALE: 1" = 20'				SHEET 2 OF 3 SHEETS				STA. 14+50 TO STA. 20+00			

DRAINAGE AND UTILITIES
YALE AVENUE

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		DuPAGE	23	17
CONTRACT NO.				
ILLINOIS FED. AID PROJECT				

COPYRIGHT © 2020, BY BAXTER & WOODMAN, INC.
STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM
LICENSE NO. - 184-001121 - EXPIRES 4/30/2021
560KAR 4/10/2020 7:42:27 AM
MODEL Default
FILE NAME I:\Crystal Lake\VLPRK170946-Yale WMCADD\Sheets\170946-SS4-SHT-PLNPRF2.dgn

...\\pltdrv\pdf-BW_Default.plt
...\\CADD\Plots\170946 Pen.tb1
I:\Crystal Lake\VLPRK170946-Yale WMCADD\Sheets\170946-SS4-SHT-PLNPRF2.dgn

