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 14, 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. 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

JP Hochbaum	(A) 6/14/2021 - 4/30/2024

6. Presentation

6.a A Joint Presentation by the Environmental Concerns Commission and the Community Pride Commission Regarding a Recap of the 2021 Spring Sweep

7. Consent Agenda

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

7.b Bill Listings for the Weeks of May 31, 2021, and June 7, 2021 in the Amount of $766,974.62
2021-0531 CY21 Weekly Chk Report.pdf
2021-0607 CY21 Weekly Chk Report.pdf

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 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.
ORD - Executive Powers - COVID-19.docx

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 TIF 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 are 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, storm water management, traffic management, resident concerns, solutions to address resident concerns, and project support.
PZ-21-0004 VB Memo Garden Staton (ZMA, SU-PUD, Vacation) 6-14-2021 VB.pdf
ORD - ROW Vacation Garden Station.docx
ORD - SU-PUD Garden Station.docx
ORD - Rezoning Garden Station.docx
P&Z Commission Minutes PZ-21-0004 05-13-2021.pdf

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. The 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 requests. 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."
PZ-20-0016 VB Memo 17W479 Manor Ln (Annexation, ZMA, SU) 06-14-2021 VB Meeting.pdf
ORD Special Use for Manor Ln.docx
ORD Annexation of 17W479 Manor Ln.docx
ORD Plat of Consolidation.docx
ORD Rezoning of 17W479 Manor Ln.docx
Plat of Annexation 21015-20 ANNEX REV 1.pdf
Updated Proposal.pdf
PW Comments PZ-20-0016 17W479 Manor Lane.pdf
Fire Comments 17W479 Manor Lane PZ-20-0016 FD Memo.pdf
Exhibits A-E ORD SU PZ-20-0016 17W427 Manor Ln.pdf
Plat of Consolidation 21015-20 CONSOL REV 1.pdf
4-23-2021 DuPage County Information.pdf
P&Z Minutes PZ 20-0016 1-14-2021.pdf

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."
MEMO_RESOLUTION_MAPLE_AREA_IMPROVEMENTS_CONTRACT_AWARD
RESO - Maple Avenue Contract.docx
Maple Area Project Bid Tabulation
Maple Area Improvement Project (Various Streets) 2.pdf
11 X 17 - Maple Area Improvement Project Streets.pdf

10. Public Comments on Non-Agenda Items

11. Village Clerk's Report

12. Village Trustees' Report

13. Village President's Report

14. Village Manager's Report

15. 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 14, 2021
Submitted by: Admin Asst
Submitting Department: Village Board
Item Type: Report/Presentation
Agenda Section: Appointments to Board and Commissions

Subject:
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

Suggested Action:

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 2021
Submitted by: Admin Asst
Submitting Department: Village Manager's Office
Item Type: Report/Presentation
Agenda Section: Appointments to Board and Commissions

Subject:
Economic Development Commission

Suggested Action:
JP Hochbaum (A) 6/14/2021 - 4/30/2024

Attachments:

Agenda Item No: 6.a

Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 2021
Submitted by: Admin Asst
Submitting Department: Village Board
Item Type: Report/Presentation
Agenda Section: Presentation

Subject:
A Joint Presentation by the Environmental Concerns Commission and the Community Pride Commission Regarding a Recap of the 2021 Spring Sweep

Suggested Action:

Attachments:

Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 2021
Submitted by: Admin Asst
Submitting Department: Village Board
Item Type: Minutes
Agenda Section: Consent Agenda

Subject:
Minutes from the Board Meeting Held on May 24, 2021 and the Special Meeting Held on June 8, 2021

Suggested Action:

Attachments:
Minutes May 24, 2021.docx
Special Meeting June 8, 2021.docx

Next Ordinance No. 4224
Next Resolution No. 20-87

VILLAGE OF VILLA PARK

Village Hall, Board Chambers
20 South Ardmore Avenue
Villa Park, IL 60181

Village Board of Trustees

May 24, 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 MAY 24, 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.
Residents Reid Goodrich, Matthew Abraham, Ryan Skvarquinn, Marcia Garza, Penny Goldman, Susan Rozanski and Michelle Boutin referred to Item 9.c. and spoke in opposition to the development.
Resident Justin Shlensky referred to Item 9.a. clarifying the vote taken by the Planning and Zoning Commission and spoke in support of Items 9.c. and 8.a.

4. Amendments to the Agenda.

5. Appointments to Boards to Commissions.

5.a. Economic Development Commission		
Larry Calvert	(R)	5/01/2021 – 4/30/2023
Tony Oddo	(R)	5/01/2021 – 4/30/2023
5.b. Environmental Concerns Commission		
Bob Wagner	(R)	5/01/2021 – 4/30/2024
5.c. Fire and Police Commission		
Albert Bulthuis	(A)	5/01/2021 – 4/30/2024
5.d. Fireman's Pension Board		
Rae Rupp-Srch	(R)	4/17/2021 – 4/14/2024
Andrew Fillipp	(R)	4/17/2021 – 4/14/2024
John Rzeszut	(R)	4/17/2021 – 4/14/2024
Marlene Scheibl	(R)	4/17/2021 – 4/14/2024
5.e. Historical Preservation Commission		
Carol Marcus	(R)	5/01/2021 – 4/30/2024
Jose Castillo	(R)	5/01/2021 – 4/30/2024
5.f. Parks and Recreation Advisory Commission		
Samuel Bousum, Jr.	(R)	5/01/2021 – 4/30/2023

Jorge Cordova	(R)	5/01/2021 – 4/30/2023
Kelly Steciak	(R)	5/01/2021 – 4/30/2023
Cheryl Tucker	(R)	5/01/2021 – 4/30/2023

5.g. Planning and Zoning Commission

Larry Calvert	(R)	5/01/2021 – 4/30/2024
Kenneth "Ken" Jackson	(R)	5/01/2021 – 4/30/2024
Jason Jarrett	(R)	5/01/2021 – 4/30/2024
Michael Orlowski	(R)	5/01/2021 – 4/30/2024
Donald Kase	(A)	5/01/2021 – 4/30/2023
Eric Luedtke	(A)	5/01/2021 – 4/30/2023

5.h. Police Pension Fund Board

Chris Aiello	(R)	5/01/2021 – 4/30/2023

5.i. Traffic and Safety Commission

Jack Cuthbertson	(R)	5/01/2021 – 4/30/2024
J. Pienkos	(R)	5/01/2021 – 4/30/2024
Carl Timmerman	(R)	5/01/2021 – 4/30/2024
Karen Timmerman	(R)	5/01/2021 – 4/30/2024
Matt D'Allesandro	(A)	5/01/2021 – 4/30/2023
Bob Wagner	(A)	5/01/2021 – 4/30/2023

Motion to approve the appointments was made by Trustee Cilella and seconded by Trustee Kumar. Trustee Murphy said some residents were concerned about conflict of interest regarding Don Kase. Attorney Orr said any conflict of interest issues would be addressed by the commission if needed. Trustee Kozar spoke in support of Don Kase's appointment. Trustee Patrick clarified that the Trustee Murphy was presenting concerns of some residents and not her own opinion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Patrick, Corkery, Murphy, Cilella, Kumar and President Cuzzone. There were no nays. Motion carried.

President Cuzzone said he also appointed Rae Rupp-Srch and Albert Bulthuis to the Liquor Commission.

6. Proclamations/Presentations.

6.a. Proclamation from the Historical Preservation Commission.
Proclamation by President Cuzzone for May 2021 as National Preservation Month.
6.b. Villa Park Historical Preservation Commission Awards.
The following homes received awards presented by Carol Marcus, Commission Chairperson.

1. Eva Fricke
2. Barb and Tom Johnson
3. Joseph DeAntonis

7. Consent Agenda.

7.a. Minutes from the Board Meeting Held on May 10, 2021.
7.b. Bill Listings for the Weeks of May 10, 2021, May 17, 2021 and May 24, 2021 in the Amount of $640,669.79.
Motion to approve Consent Agenda was made by Trustee Patrick and seconded by Trustee Cilella. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Kumar, Corkery, Murphy, Cilella, Patrick and President Cuzzone. There were no nays. Motion carried.

8. First Reading on Ordinances to be Codified.

8.a. An Ordinance of the Village of Villa Park, DuPage County, Illinois, Amending the Village Code Regarding Membership of the Community Pride Commission.
The Community Pride Commission's intent and purpose is to advise the Village President and the Board of Trustees on matters relating to the overall image of the Village including physical beautification, public relations and coordination and promotion of volunteers and volunteerism. Due to difficulty finding volunteers to fill commission memberships, the Community Pride Commission is requesting to reduce the commission's membership from eleven (11) to five (5) members. This reduction will make it easier to obtain a member quorum which is needed to conduct commission business.

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

9. Ordinances.

9.a. An 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.

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 was made by Trustee Murphy and seconded by Trustee Patrick. Michael Koneuko, attorney for the petitioner, provided background information and the petitioner's business plan. Trustee Cilella asked for clarification on truck maintenance. Attorney Koneuko responded to questions from the board. Community Development Director Arguilles provided additional information on the building usage, outside parking and on the vote by Planning and Zoning not to approve the request. Trustee Corkery asked if residents in the unincorporated area can address negative issues with the Village. Director Arguilles said they could. Trustee Kozar asked about the transcript from Planning and Zoning. Attorney Orr said it was not included in the board's packet. Trustee Kozar said the information was confusing and asked for clarification. Planning and Zoning Commissioners Justin Shlensky and Mike Orlowski provided additional details on the 5 to 2 vote against the annexation request. Trustee Kumar asked about voting options. Attorney Orr provided the information. Motion to table the ordinance to the June 14, 2021 meeting was made by Trustee Murphy and seconded by Trustee Patrick. Roll call vote tallied six (6) ayes made by Trustees Kozar, Kumar, Corkery, Murphy, Patrick and President Cuzzone and one (1) nay made by Trustee Cilella. Motion carried.

9.b. 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 4223, approved by the Village Board on May 10, 2021, until such time that the Village Board can reconvene in an open meeting.

Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Cilella. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kumar, Murphy, Patrick, Cilella, Kozar, Corkery and President Cuzzone. There were no nays. Motion carried. Attorney Orr informed the board that this ordinance can be placed in the Code book to stating "where there is a declaration of a disaster, the Village President automatically has those powers but only until the next meeting of the Village board". Attorney Orr recommended this be put in the Code book and, with the board's consent, will prepare and present the ordinance at the next board meeting.

9.c. An Ordinance 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 442 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.
This item satisfies the Long-Term Complex Strategic Plan Goal "Foster the completion of a successful redevelopment in the entire TOD area."
Motion to approve the ordinance was made by Trustee Corkery and seconded by Trustee Kumar. Trustee Patrick suggested that a public hearing be held for public comments. Trustee Kumar asked about stormwater retention and flooding in the area. Land Use Attorney Mike Noon, Foley & Lardner LLP, introduced Hawthorne Development President Dr. Vish who provided background and overall information on the proposed development. Civil Engineer Chris Lindey, Cemcon LTD, responded to the stormwater retention and flooding issues. Public Works Director Guerra provided information on the Terrace-Douglas Detention Pond constructed on the west end of the Metra lot. President Cuzzone asked for additional clarification of the detention pond. Director Guerra provided the information. Trustee Patrick commended Hawthorne Development for achieving Gold Standard certification and asked if Dr. Vish would attend a public hearing on the proposed development. President Cuzzone said he would be in favor of such a meeting. Trustee Corkery asked about future Metra ridership. Dr. Vish said the current decrease in ridership is temporary. Trustee Patrick asked about the safety features. Dr. Vish provided the information. Traffic Planner Justin Opitz, Gewalt Hamilton Associates, responded to questions regarding site traffic and Metra station traffic. Architect Richard Jones, Jones & Jones Associates, provided information on parking issues. Some discussion ensued on a public hearing.
Motion to table the item to the June 14, 2021 board meeting with the understanding that there will be a public hearing on June 8th was made by Trustee Patrick and seconded by Trustee Cilella. The board concurred to meet at 6 p.m. on June 8th at Village Hall. Roll call vote tallied seven (7) ayes made by Trustees Murphy, Patrick, Corkery, Kozar, Cilella, Kumar and President Cuzzone. There were no nays. Motion carried.

9.d. An Ordinance of the Village of Villa Park, DuPage County, Illinois, Approving Agreements to Enforce Use Restrictions of Parking Areas.
Area businesses located within the 100-200 block of North Avenue have consistently dealt with unlawful parking and loitering issues in this area. Six (6) local businesses requested assistance from the Village through the establishment of an agreement allowing the Village the authority to enforce use restrictions upon their property.
This ordinance approves agreements between the Village and six (6) businesses to enforce use restrictions of parking areas as authorized by Chapter 11, Section 11-209 of the Illinois Vehicle Code, which authorizes and empowers any municipality to contract with any commercial and industrial facility, shopping center or apartment complex to regulate the parking of vehicles and traffic at such areas. Staff recommends approval of this ordinance.
This item satisfies the Short-Term Routine Strategic Plan Goal "Continue to implement community policing strategies for challenged areas of the community and to address general public safety models and crime abatement issues."
Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Kumar. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Cilella, Murphy, Corkery, Patrick, Kumar and President Cuzzone. There were no nays. Motion carried.

9.e. An Ordinance Amending Appendix C (Zoning Ordinance) of the Village Municipal Code of the Village of Villa Park, DuPage County, Illinois.
The proposed zoning text amendments are recommended 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. After

performing a review and researching best practices, the Community Development Department is recommending the modifications.
Village staff reviewed comments received and performed additional research, including looking at comparable communities, including Addison, Carol Stream and Lombard. The Planning & Zoning Commission discussed and provided feedback at the February 11, 2021 and April 8, 2021 public hearings. 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."
Motion to approve the ordinance was made by Trustee Patrick and seconded by Trustee Corkery. Trustee Kozar said he needed time to review everything in the ordinance. Director Arguilles provided clarification. Motion to table the item was made by Trustee Kozar and seconded by Trustee Patrick. Roll call vote tallied four (4) ayes made by Trustees Cilella, Corkery, Patrick and Kozar and three (3) nays made by Trustees Murphy, Kumar and President Cuzzone. Motion carried.

10. Resolutions.

10.a. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a License Agreement with School District 45 for Portions of the North Yale Avenue and West Ridge Road Public Rights-of-Way.
School District 45 proposes to reconstruct the existing parking area at the North Elementary School partially located in the Ridge Road right-of-way. In addition, the Village built a parking area in the Yale Avenue right-of-way to be used as school parking as part of the 2020 Yale Avenue Improvement Project. A license agreement would be needed to grant the School District permission for the proposed construction, maintenance and continued use of the right-of-way for their parking needs.
This item satisfies the Lon-Term Complex Strategic Plan Goal to "Engage and be proactive in regional planning efforts and activities."
Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Corkery. Trustee Murphy asked about the staff recommendation. Manager Keehner said staff recommendation is to approve the resolution. Roll call vote tallied seven (7) ayes made by Trustees Cilella, Kozar, Kumar, Murphy, Corkery, Patrick and President Cuzzone. There were no nays. Motion carried.

10.b. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving Final Change Order Number 1 to the Contract with A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, for Construction of the Yale Avenue Improvement Project (Plymouth to Ridge) for a Net Deduction in the Amount of $32,184.85.
The Village has a contract with A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, in the amount of $964,900.80 for construction of the Yale Avenue Improvement Project (Plymouth to Ridge). Proposed final Change Order Number 1 consists of the final balancing of contract quantities as measured in the field. The net amount of proposed final Change order Number 1 is a deduction in the amount o $32,184.85, for an adjusted final contract amount of $932,715.95. Staff recommends approval of this change order.
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."
Motion to approve the resolution was made by Trustee Cilella and seconded by Trustee Patrick. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Kumar, Cokery, Murphy, Cilella, Patrick and President Cuzzone. There were no nays. Motion carried.

10.c. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving the Purchase of Twenty-Four (24) Body-Worn Cameras, Required Accessories and Warranty.
Staff recommends the purchase of twenty-four (24) WatchGuard Vista body-worn cameras, required accessories and warranty from Motorola Solutions (WatchGuard Video) 415 E. Exchange Parkway, Allen, TX 75002. The total cost including required accessories and warranty is $46,423.00.
The total purchase cost will be paid from the DUI Enforcement Fund, 19.520.01.310. The Police Department has submitted a grant request, in the amount of $10,000, to the Intergovernmental Risk

Management Agency (IRMA) for partial reimbursement of this purchase. The Police Department will also monitor future grants that may become available by the Illinois Law Enforcement Training and Standards Board. Illinois Public Act 101-0652 requires all police departments to implement body-worn cameras by January 1, 2025.
This satisfies the Short-Term Routine Strategic Plan Goals "Explore opportunities and methods for maintaining staffing levels in the Fire and Police Departments" and "Continue to implement and update the Village's Information Technology Plan including enhancing the Village's computer capacity, software and hardware to facilitate customer service and operational efficiency."
Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Cilella. Trustee Cilella asked if there are cameras currently being used in the department. Police Chief Rivas said there are no body-worn cameras in the department but they will be compatible with other type of cameras in the department. Roll call tallied seven (7) ayes made by Trustees Kozar, Corkery, Murphy, Patrick, Cilella, Kumar and President Cuzzone. There were no nays. Motion carried.

10.d. Resolution of the Village of Villa Park, DuPage County, Illinois, Approving a Metra Coffee Shop Lease.
The Marrakesh Express Café opened in November 2019. By March 2020, the café ceased operation due to the COVID-19 pandemic. The current operator will be relocating and has found a successor to buy the business and equipment.
The new operator, Ms. Eman Emam, is an artist and a former art professor at Cairo University. She will continue to operate as the Marrakesh Express Café and to serve the commuters with pastries, snacks, coffee, cold sandwiches and espresso beverages.
The two (2) year lease contains, among other items, monthly rent payments of $130, hours of operation will be at a minimum 5:00 a.m. to 10:30 a.m. Monday through Friday and certain insurance coverages.
This item satisfies the Long-Term Complex Strategic Plan Goal "Continue to follow a long-term master plan to fund all Village needs."
Motion to approve the resolution was made by Trustee Patrick and seconded by Trustee Cilella. Trustee Kumar questioned the 2-year lease. Manager Keehner provided the information. The board welcomed the new owners. Roll call vote tallied seven (7) ayes made by Trustees Patrick, Murphy, Corkery, Kozar, Cilella, Kumar and President Cuzzone. There were no nays. Motion carried.

10.e. Resolution of the Village of Villa Park, DuPage County, Illinois, Opposing SB2298 Amending the Tax Increment Allocation Redevelopment Act of the Illinois Municipal Code.
Senator Ann Gillespie and co-sponsor Senator Melinda Bush are attempting to eliminate the effectiveness of the most important tool available to municipalities to enhance positive economic change. If passed, this Bill would add two factors to the determination of "blighted area" for the designated improved area and removes or modifies various elements for the definition of "blighted area" and "conservation area" that greatly reduce the eligibility for many distress areas. The Bill also requires new development projects to be completed no later than the end of the 10th year after a TIF Ordinance is adopted, instead of 23 years. The reduction of years will reduce the life of a TIF District, which will prohibit new growth within municipalities.
This item satisfies the Long-Term Routine Strategic Plan Goal "Continue the economic development fund to assist/incentivize desirable/viable /aligned business opportunities in concert with the Village's planning models and analyses."
Motion to approve the resolution was made by Trustee Murphy and seconded by Trustee Kumar. Manager Keehner said there is a tremendous amount of opposition and the Bill has been tabled in committee. Roll call vote tallied six (6) ayes made by Trustees Cilella, Kozar, Patrick, Kumar, Murphy and President Cuzzone and one (1) nay by Trustee Corkery. Motion carried.

10.f. Resolution of the Village of Villa Park, DuPage County, Illinois, Creating a Retirement Healthcare Funding Plan.
Members of the International Association of Firefighters (IAFF) request assistance from the Village in creating a retirement healthcare funding plan for their members. This Internal Revenue Code (IRC) Section 115 Trust will be funded through employee payroll deductions and compensatory time buyback as defined within the labor agreement between the Village and IAFF. This plan will allow plan members to save for costs associate with healthcare after retirement.

11. Motion to Approve.
11.a. Motion to Approve a Two (2) Year Agreement between the Village of Villa Park and the International Association of Firefighters (IAFF) Contract that will be Effective May 1, 2021 through April 30, 2023.
This satisfies the Short-Term Routine Strategic Goal Plan "Explore opportunities and methods for maintaining staffing levels in the Fire and Police departments."
Motion to approve the Agreement was made by Trustee Patrick and seconded by Trustee Corkery. There were no questions, comments or discussion. Roll call vote tallied seven (7) ayes made by Trustees Kozar, Cilella, Murphy, Kumar, Patrick, Corkery and President Cuzzone. There were no nays. Motion carried.

12. Public Comments on Non-Agenda Items.
Resident Robert Smith asked about status reports for the Charles Avenue street reconstruction.
Resident Kelly Smith asked for better communication with the residents.
Resident Mary Brunner complained about the truck traffic at the A. K. Mulch location on Wildwood.
Resident Kathy Halloran complained about changes in her neighborhood.
Resident Maggie Oberst referred to the recent police shooting and asking about the Village response.

13. Village Clerk's Report.
Clerk Korynecky had no report or recommendations.

14. Village Trustees' Report.
Trustee Corkery sent his condolences to the family.
Trustee Patrick thanked the first responders for their work in the Village. He also encouraged individuals to contact the National Suicide Hotline at 1-800-273-8255 for professional help.
Trustee Cilella send his condolences to the family and the police officers involved.
Trustee Kumar sent her condolences to the family.
Trustee Kozar sent his condolences to the family.
Trustee Murphy thanked those who participated in the Spring Sweep event. She also said the Willowbrook student who recently had a heart transplant is back home.

15. Vilage President's Report.
President Cuzzone said Spring Sweep was a good event and thanked the Community Pride Commission and the Environmental Concerns Commission for the work they did. He said the Community Pride Commission will meet on May 25 at 5 p.m. at Village Hall. He said the Environmental Concerns Commission meets on May 27 at 7 p.m. right after the Bike and Transit subcommittee meeting at 6 p.m. at Village Hall. He said the VFW will not be organizing the 4th of July parade this year. He announced the Kiwanis summer concerts every Wednesday evening in July. He said concerts at Cortesi Park will begin on the first Thursday in August. He also said Manager Keehner received from the Illinois Public Employer Labor Relations Association the James Baird Leadership Award in recognition for his dedication and commitment during Covid-19 to the Village of Villa Park.

16. Village Manager's Report.
Manager Keehner provided a summary of the General Fund. As of April, 30, 2021, revenues were $6,315,882, an increase from April 2020, and expenses of $5,536,825, a decrease from April 2020.
He also read a press release regarding the recent shooting.

17. Adjournment.
Motion to adjourn was made by Trustee Cilella and seconded by Trustee Patrick. Voice vote passed with all ayes. Motion carried. Meeting adjourned at 9:57 p.m.

Respectfully submitted,

Hosanna Korynecky
Village Clerk

Next Meeting Scheduled for June 14, 2021.

Next Ordinance No:
Next Resolution No.:

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

Village Board of Trustees Minutes

June 8, 2021 **6:00 PM**

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

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.

3. Presentation of Hawthorne Development's Metra Station Project.
Economic Development Director Burke gave opening remarks and provided an overview.
Public Works Director Guerra provided information on stormwater and drainage to the detention pond.
Director Burke also presented recommendations for solutions to issues raised by residents.
Hawthorne Development Special Counsel Mike Noonan provided information on amenities, rents and building security and responded to questions from the board. Hawthorne Development President Dr. Vish provided additional information on the development. Traffic Planner Justin Opitz provided information on traffic control and responded to questions from the board. Civil Engineer Chris Lindley spoke about drainage to the detention pond and responded to questions from the board.

4. Public Comments.
19 residents expressed their concerns and/or support of the proposed development. The various issues raised by the residents were noted by staff and the developer.

5. Adjournment.
Motion to adjourn was made by Trustee Patrick and seconded by Trustee Cilella. Roll call vote tallied seven (7) ayes made by Trustees Kumar, Murphy, Kozar, Corkery, Patrick, Cilella and President Cuzzone. There were no nays. Motion carried. Meeting adjourned at 7:31 p.m.

Respectfully submitted,

Hosanna Korynecky
Village Clerk

Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 2021
Submitted by: Admin Asst
Submitting Department: Village Board
Item Type: Bill Listing
Agenda Section: Consent Agenda

Subject:
Bill Listings for the Weeks of May 31, 2021, and June 7, 2021 in the Amount of $766,974.62

Suggested Action:

Attachments:
2021-0531 CY21 Weekly Chk Report.pdf
2021-0607 CY21 Weekly Chk Report.pdf

VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on June 14, 2021

Covering weekly check runs dated for:

May 31, 2021/CY21..... $600,367.75

1 of 1

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Invoice.Batch = "WF0531","053121"
Invoice Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.130204 GROUP INSURANCE REC								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	30,903.52	.00		053121	
Total 10.130204 GROUP INSURANCE REC:				30,903.52	.00			
10.190515 DUE TO/FROM LIBRARY (BENEFITS)								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	11,288.79	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	23.76	.00		053121	
Total 10.190515 DUE TO/FROM LIBRARY (BENEFITS):				11,312.55	.00			
10.210028 EMPLOYEE HEALTH INS. DED.								
WEX HEALTH, INC.	1337453	0	FSA - MONTHLY	71.25	.00		053121	
Total 10.210028 EMPLOYEE HEALTH INS. DED.:				71.25	.00			
10.40002 PERS PROP REPLACEMENT TAXES								
VILLA PARK PUBLIC LIBRARY	APRIL 2021	0	TO REIMBURSE PPRT - APRIL 2021	15,903.33	.00		053121	
Total 10.40002 PERS PROP REPLACEMENT TAXES:				15,903.33	.00			
Total :				58,190.65	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.511.00.211 LEGAL SERVICES								
CLARK BAIRD SMITH LLP	13917	0	LEGAL - LABOR/GENERAL	82.50	.00		WF0531	
ORR & ASSOC, KATHLEEN FIELD	16513	0	LEGAL SERVICES	4,466.00	.00		WF0531	
Total 10.511.00.211 LEGAL SERVICES:				4,548.50	.00			
10.511.00.212 LEGAL SERVICES-POLICE								
RAINES, SHAWNTE M	21-02	0	LEGAL SERVICES-ADJUDICATION HEARING	400.00	.00		WF0531	
RAINES, SHAWNTE M	21-03	0	ADJUDICATORY HEARINGS 3.2021	400.00	.00		WF0531	
RAINES, SHAWNTE M	21-03	0	ADJUDICATORY HEARINGS 3.2021	320.00	.00		WF0531	
Total 10.511.00.212 LEGAL SERVICES-POLICE:				1,120.00	.00			
10.511.00.299 OTHER CONTRACTUAL SERVICES								
GOVQA LLC	INV430	0	GOVQA FOIA MODULE 1ST QTR BILLING	1,805.00	.00		WF0531	
SUNCOM.TV	3648	0	BOARD MEETING PRODUCTION	1,350.00	.00		WF0531	
Total 10.511.00.299 OTHER CONTRACTUAL SERVICES:				3,155.00	.00			
10.511.00.399 OTHER SUPPLIES								
DILEO'S CATERING	VB5.10.2021	0	VILLAGE BOARD SOIREE	1,190.00	.00		WF0531	
VANTAGE APPAREL	N1142306	0	SHIRTS FOR BOARD MEMBERS	163.08	.00		WF0531	
Total 10.511.00.399 OTHER SUPPLIES:				1,353.08	.00			
10.511.00.655 PLANNING & ZONING COMMISSION								
PADDOCK PUBLICATIONS	173992	0	PUBLIC NOTICE PZ-21-0001	96.60	.00		053121	
Total 10.511.00.655 PLANNING & ZONING COMMISSION:				96.60	.00			
10.511.00.656 FIRE & POLICE COMMISSION								
ASSOCIATED PATHOLOGY CONSULTA	Account 6760*724797.1	0	POLICE OFFICER PRE EMPL PHYSICAL-BLD	118.60	.00		WF0531	
C.O.P.S AND F.I.R.E PERSONNEL	106475	0	PRE-EMPLMT PLYGRPH-FF	160.00	.00		WF0531	
ELMHURST OCCUPATIONAL HEALTH	135320-00	0	DRUG SCREENING	1,617.00	.00		053121	
Total 10.511.00.656 FIRE & POLICE COMMISSION:				1,895.60	.00			
Total PUBLIC AFFAIRS:				12,168.78	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.512.00.399 OTHER SUPPLIES								
POSITIVE IMPRESSIONS	PII-8248	0	BUSINESS CARDS - NEW BOARD 2021	197.83	.00		WF0531	
POSITIVE IMPRESSIONS	PPJ-5634	0	PADFOLIOS - TRUSTEES	438.73	.00		WF0531	
Total 10.512.00.399 OTHER SUPPLIES:				636.56	.00			
10.512.01.299 OTHER CONTRACTUAL SERVICES								
ARLINGTON COMPUTER PRODUCTS	538620	0	CARBON BLACK CLOUD ENDPOINT STANDA	5,425.00	.00		053121	
GOVQA LLC	INV431	0	GOVQA FOIA SERVICES	1,805.00	.00		WF0531	
IMAGE TREND INC	128360	0	ELITE FIRE AGENCY VALIDATION ANNUAL F	1,092.73	.00		WF0531	
KNO2 LLC	INV00016156	0	MONTHLY LINE AND DOMESTIC PAGES	24.41	.00		WF0531	
PROCOM ENTERPRISES LTD	0000752390	0	DOOR SECURITY SYS REPAIR & UPDATE	120.00	.00		WF0531	
PROCOM ENTERPRISES LTD	752412	0	ALARM.COM DOOR ACCESS CONTROL	6.00	.00		053121	
TARGETSOLUTIONS LEARNING LLC	INV24318	0	TARGET SOLUTIONS CHECK-IT, LEARNING	2,970.00	.00		WF0531	
Total 10.512.01.299 OTHER CONTRACTUAL SERVICES:				11,443.14	.00			
Total MANAGER:				12,079.70	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.513.00.210 TELEPHONE								
BAIG,RANA	MARCH-APRIL 2021	0	PERS DEVICE PHONE REIM; MARCH 2021	24.99	.00		053121	
BAIG,RANA	MARCH-APRIL 2021	0	PERS DEVICE PHONE REIM; APRIL 2021	24.99	.00		053121	
BAIG,RANA	MARCH-APRIL 2021	0	PERS USAGE PHONE REIM; MARCH 2021	24.99	.00		053121	
BAIG,RANA	MARCH-APRIL 2021	0	PERS USAGE PHONE REIM; APRIL 2021	24.99	.00		053121	
Total 10.513.00.210 TELEPHONE:				99.96	.00			
10.513.00.299 OTHER CONTRACTUAL SERVICES								
CONNECT SEARCH LLC	S1027520	0	TEMPORARY STAFF SERVICES	1,320.00	.00		053121	
CONNECT SEARCH LLC	S1027832	0	TEMPORARY STAFF SERVICES	1,320.00	.00		053121	
Total 10.513.00.299 OTHER CONTRACTUAL SERVICES:				2,640.00	.00			
10.513.00.317 OFFICE SUPPLIES								
RUNCO OFFICE SUPPLY	827165-0	0	CERTIFICATE PAPER FOR VARIOUS LICENS	25.88	.00		053121	
SAFECHECKS	0539991	0	ACCT PAYABLE CHECK STOCK	459.89	.00		053121	
Total 10.513.00.317 OFFICE SUPPLIES:				485.77	.00			
Total FINANCE:				3,225.73	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.514.00.285 CONTRACTUAL PLAN REVIEW								
B & F CONSTRUCTION CODE SERVIC	56244	0	PLAN REVIEW FOR 545 S ARDMORE	905.47	.00		WF0531	
Total 10.514.00.285 CONTRACTUAL PLAN REVIEW:				905.47	.00			
10.514.00.299 OTHER CONTRACTUAL SERVICES								
CAR WASH DEVELOPMENT LLC	354	0	CD/ED CAR WASHES APRIL 2021	3.00	.00		WF0531	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	540 E PARK RELEASE	12.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	540 E PARK RELEASE	12.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	540 E PARK RELEASE	12.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	540 E PARK RELEASE	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	633 N ADDISON RELEASE	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	217 S WISCONSIN LIEN	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	945 W NORTH UNIT F LIEN	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	407 N CHATHAM LIEN	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	2021 ZONING MAP	87.00	.00		053121	
MUNICIPAL SYSTEMS, INC.	2021-01-94/95	0	CD TICKET PROGRAM JAN 2021	150.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-02-96/97	0	CD TICKET PROGRAM FEB 2021	150.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-04-92/93	0	CD TICKET PROGRAM 2021-04-92/91	150.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	MS2021-02-96/97	0	CD TICKET PROGRAM FEB 2021	150.00	.00		WF0531	
Total 10.514.00.299 OTHER CONTRACTUAL SERVICES:				781.00	.00			
10.514.00.317 OFFICE SUPPLIES								
RUNCO OFFICE SUPPLY	826473-0	0	PERMIT/TICKET PAPER, STAPLERS	63.92	.00		WF0531	
Total 10.514.00.317 OFFICE SUPPLIES:				63.92	.00			
Total COMMUNITY DEVELOPMENT:				1,750.39	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.515.00.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	13,985.15	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	39.68	.00		053121	
Total 10.515.00.250 EMPLOYEE BENEFITS:				14,024.83	.00			
10.515.00.261 INSURANCE CLAIM LOSSES								
INTERGOVERNMENTAL RISK	MAR-APR CLAIMS	0	MARCH -APRIL CLAIMS AND DEDUCTIBLES	68.31	.00		053121	
Total 10.515.00.261 INSURANCE CLAIM LOSSES:				68.31	.00			
10.515.00.317 OFFICE SUPPLIES								
IMPACT NETWORKING LLC	2140013	0	160 CTNS COPY PAPER	5,390.00	.00		053121	
Total 10.515.00.317 OFFICE SUPPLIES:				5,390.00	.00			
Total CENTRAL SERVICES:				19,483.14	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.516.00.220 UTILITY - GAS								
NICOR GAS	70-63-81-1000 4/2021	0	MUSEUM; 4/6-5/5/21	222.02	.00		053121	
NICOR GAS	88-56-65-5698 4/2021	0	100 S. VILLA AVE	125.06	.00		053121	
NICOR GAS	88-66-34-6936 4/2021	0	POLICE STN; 4/6-5/4/21	532.58	.00		053121	
Total 10.516.00.220 UTILITY - GAS:				879.66	.00			
Total BUILDINGS & GROUNDS:				879.66	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.517.00.220 UTILITY - GAS								
NICOR GAS	10-44-81-1000 4/2021	0	METRA STATION; 4/6-5/4/21	117.67	.00		053121	
Total 10.517.00.220 UTILITY - GAS:				117.67	.00			
Total COMMUTER PARKING LOT:				117.67	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.518.00.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	4,436.08	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	5.94	.00		053121	
Total 10.518.00.250 EMPLOYEE BENEFITS:				4,442.02	.00			
Total GARAGE:				4,442.02	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.520.01.202 TRAINING & CONFERENCES								
NORTH EAST MULTI-REGIONAL	284980	0	DET TRAINING-A.BLAKE	325.00	.00		WF0531	
Total 10.520.01.202 TRAINING & CONFERENCES:				325.00	.00			
10.520.01.210 TELEPHONE								
VERIZON WIRELESS	9879919450	0	DATA LPR AND POLE CAMERAS	76.02	.00		WF0531	
Total 10.520.01.210 TELEPHONE:				76.02	.00			
10.520.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	78,069.40	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	91.08	.00		053121	
Total 10.520.01.250 EMPLOYEE BENEFITS:				78,160.48	.00			
10.520.01.261 INSURANCE CLAIM LOSSES								
INTERGOVERNMENTAL RISK	MAR-APR CLAIMS	0	MARCH -APRIL CLAIMS AND DEDUCTIBLES	8,148.56	.00		053121	
Total 10.520.01.261 INSURANCE CLAIM LOSSES:				8,148.56	.00			
10.520.01.299 OTHER CONTRACTUAL SERVICES								
JOHNSON CONTROLS SECURITY SOL	35865750	0	PD WIRELESS FIREALARM MONITORING	108.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-01-94/95	0	PD TICKET PROGRAM JAN 2021	400.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-01-94/95	0	COLLECTION PROGRAM JAN 2021	200.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-02-96/97	0	PD TICKET PROGRAM FEB 2021	400.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-02-96/97	0	COLLECTION PROGRAM FEB 2021	200.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-04-92/93	0	PD TICKET PROGRAM 2021-04-92/91	400.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	2021-04-92/93	0	COLLECTION PROGRAM 2021-04-92/91	200.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	MS2021-02-96/97	0	PD TICKET PROGRAM FEB 2021	400.00	.00		WF0531	
MUNICIPAL SYSTEMS, INC.	MS2021-02-96/97	0	PD COLLECTION PROGRAM FEB 2021	200.00	.00		WF0531	
Total 10.520.01.299 OTHER CONTRACTUAL SERVICES:				2,508.00	.00			
10.520.07.230 PRINTING SERVICES								
DEPENDABLE PRINTING SERVICES	1323	0	BUS CARDS OFFICER WHITCHELO	50.00	.00		WF0531	
Total 10.520.07.230 PRINTING SERVICES:				50.00	.00			
10.520.09.299 OTHER CONTRACTUAL SERVICES								
JET BRITE CAR WASH INC	4262	0	14 CAR WASHES SQUADS	42.00	.00		WF0531	

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Total 10.520.09.299 OTHER CONTRACTUAL SERVICES:				42.00	.00			
Total POLICE:				89,310.06	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.521.01.230 PRINTING SERVICES								
TEAM CONCEPT PRINTING & THERM	1290038	0	(250) BUSINESS CARDS FOR M. HORNBACK	39.00	.00		WF0531	
Total 10.521.01.230 PRINTING SERVICES:				39.00	.00			
10.521.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	4,143.14	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	5.94	.00		053121	
Total 10.521.01.250 EMPLOYEE BENEFITS:				4,149.08	.00			
10.521.01.280 DUCOMM								
DU-COMM	17593	0	QUARTERLY SHARES 5/1-7/31/21	19,144.75	.00		WF0531	
Total 10.521.01.280 DUCOMM:				19,144.75	.00			
10.521.01.299 OTHER CONTRACTUAL SERVICES								
ELMHURST OCCUPATIONAL HEALTH	135319-00	0	DRUG SCREENING	490.00	.00		053121	
Total 10.521.01.299 OTHER CONTRACTUAL SERVICES:				490.00	.00			
10.521.01.303 DUES & PUBLICATIONS								
MABAS DIVISION XII	2021 DUES REISSUE	0	ANNUAL MABAS DIV XII DUES	3,000.00	.00		053121	
MABAS DIVISION XII	2021 DUES REISSUE	0	ANNUAL MABAS ILLINOIS DUES	362.00	.00		053121	
Total 10.521.01.303 DUES & PUBLICATIONS:				3,362.00	.00			
10.521.22.202 TRAINING & CONFERENCES								
NIPSTA. IL	26942228	0	FURTAK TO ROPE RESCUE OPS 6/28-7/1/21	1,100.00	.00		WF0531	
SENSIT TECHNOLOGIES	0307410-IN	0	BRZEZOWSKI ONLINE MONITOR REPAIR ON	200.00	.00		WF0531	
Total 10.521.22.202 TRAINING & CONFERENCES:				1,300.00	.00			
Total FIRE:				28,484.83	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.523.02.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	41,631.17	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	47.52	.00		053121	
Total 10.523.02.250 EMPLOYEE BENEFITS:				41,678.69	.00			
10.523.02.261 INSURANCE CLAIM LOSSES								
INTERGOVERNMENTAL RISK	MAR-APR CLAIMS	0	MARCH -APRIL CLAIMS AND DEDUCTIBLES	15,757.05	.00		053121	
Total 10.523.02.261 INSURANCE CLAIM LOSSES:				15,757.05	.00			
10.523.02.301 UNIFORMS								
KASPERSKI, KELLI	2021 UNIFORM REISSUE	0	CY21 UNIFORM ALLOWANCE	500.00	.00		053121	
Total 10.523.02.301 UNIFORMS:				500.00	.00			
Total AMBULANCE/PARAMEDIC:				57,935.74	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.524.02.299 OTHER CONTRACTUAL SERVICES								
KUUSAKOSKI US LLC	A-8581	0	SPRING SWEEP	838.15	.00		053121	
KUUSAKOSKI US LLC	A-8588	0	SPRING SWEEP	1,356.97	.00		053121	
LAKESHORE RECYCLING SYSTEMS	0001601264	0	TRASH & BRUSH REMOVAL APRIL 2021	132,248.10	.00		WF0531	
SIR SPEEDY PRINT SIGNS MARKETIN	81259	0	UTILITY RATE INCREASE FLYER	157.15	.00		053121	
Total 10.524.02.299 OTHER CONTRACTUAL SERVICES:				134,600.37	.00			
Total GARBAGE:				134,600.37	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.525.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	20,855.20	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	19.80	.00		053121	
Total 10.525.01.250 EMPLOYEE BENEFITS:				20,875.00	.00			
10.525.01.261 INSURANCE CLAIM LOSSES								
PJD ELECTRICAL SALES INC	22054	0	2 STREET LIGHT POLES	3,980.00	.00		053121	
Total 10.525.01.261 INSURANCE CLAIM LOSSES:				3,980.00	.00			
10.525.01.299 OTHER CONTRACTUAL SERVICES								
ELMHURST OCCUPATIONAL HEALTH	135318-00	0	DRUG SCREENING	230.00	.00		053121	
JET BRITE CAR WASH INC	4263	0	6 CAR WASHES-PW; APRIL 2021	18.00	.00		053121	
Total 10.525.01.299 OTHER CONTRACTUAL SERVICES:				248.00	.00			
10.525.25.219 UTILITY - ELECTRIC								
COMMONWEALTH EDISON CO	0969040051-APR	0	0 E WISCONSIN; 1/22-3/23/21	22,887.51	.00		053121	
CONSTELLATION NEW ENERGY INC	8370458 4/2021	0	1 S CENTRAL AVE; 4/8-5/7/21	279.43	.00		053121	
CONSTELLATION NEW ENERGY INC	8370459 4/2021	0	0 E WISCONSIN AVE ; 3/23-4/21/21	7,680.35	.00		053121	
CONSTELLATION NEW ENERGY INC	8370460 4/2021	0	118 S VILLA AVE ; 4/8-5/7/21	31.01	.00		053121	
Total 10.525.25.219 UTILITY - ELECTRIC:				30,878.30	.00			
10.525.27.342 ASPHALT MIX								
DUPAGE MATERIALS COMPANY, LLC.	13542	0	39.10 TNS ASPHALT MIX	515.28	.00		053121	
Total 10.525.27.342 ASPHALT MIX:				515.28	.00			
Total STREET:				56,496.58	.00			
Total CORPORATE FUND:				479,165.32	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
19.520.01.212 LEGAL SERVICES - POLICE DUI								
SMITH & FULLER	4046	0	MARCH PROSECUTIONS	4,558.16	.00		WF0531	
SMITH & FULLER	4106	0	LEGAL SVCS APR DUI PROSECUTIONS	3,627.68	.00		WF0531	
Total 19.520.01.212 LEGAL SERVICES - POLICE DUI:				8,185.84	.00			
19.520.01.310 DUI TECHNOLOGY EXPENDITURES								
STALKER RADAR APPLIED CONCEPT	384150	0	TUNING FORK FOR SQUAD	164.00	.00		WF0531	
Total 19.520.01.310 DUI TECHNOLOGY EXPENDITURES:				164.00	.00			
Total POLICE:				8,349.84	.00			
Total DUI TECHNOLOGY FUND:				8,349.84	.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	16513	0	LEGAL SERVICES - TIF 6 N. ARDMORE	5,808.00	.00		WF0531	
Total 26.502.01.299 OTHER CONTRACTUAL SERVICES:				5,808.00	.00			
Total GENERAL:				5,808.00	.00			
Total TIF 6 FUND-NO ARDMORE/VERMONT:				5,808.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
29.502.01.299 OTHER CONTRACTUAL SERVICES								
CLARK BAIRD SMITH LLP	3435	0	LEGAL SERVICES NORTH AVE TIF	135.00	.00		WF0531	
Total 29.502.01.299 OTHER CONTRACTUAL SERVICES:				135.00	.00			
Total GENERAL ADMINSTRATION:				135.00	.00			
Total TIF 3 FUND - NORTH AVENUE:				135.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
35.502.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	15,582.76	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	21.78	.00		053121	
Total 35.502.01.250 EMPLOYEE BENEFITS:				15,604.54	.00			
35.502.01.261 INSURANCE CLAIM LOSSES								
INTERGOVERNMENTAL RISK	MAR-APR CLAIMS	0	MARCH -APRIL CLAIMS AND DEDUCTIBLES	46.50	.00		053121	
Total 35.502.01.261 INSURANCE CLAIM LOSSES:				46.50	.00			
35.502.01.291 BREWFEST								
SIR SPEEDY PRINT SIGNS MARKETIN	81235	0	ENVELOPES FALLFEST SPONSER MAILING	45.25	.00		WF0531	
Total 35.502.01.291 BREWFEST:				45.25	.00			
35.502.01.299 OTHER CONTRACTUAL SERVICES								
GORDON FLESCH CO., INC	IN13315796	0	APR ICC COPIER IMAGES	504.62	.00		WF0531	
Total 35.502.01.299 OTHER CONTRACTUAL SERVICES:				504.62	.00			
35.502.01.317 OFFICE SUPPLIES								
GARVEY'S OFFICE PRODUCTS	PINV2073512	0	ICC OFFICE SUPPLIES	34.86	.00		WF0531	
SIR SPEEDY PRINT SIGNS MARKETIN	81235	0	ICC OFFICE ENVELOPES	236.75	.00		WF0531	
Total 35.502.01.317 OFFICE SUPPLIES:				271.61	.00			
35.502.16.220 UTILITY - GAS								
NICOR GAS	45-01-72-1000 4/2021	0	ICC; 4/6-5/5/21	991.46	.00		053121	
Total 35.502.16.220 UTILITY - GAS:				991.46	.00			
35.502.35.299 OTHER CONTRACTUAL SERVICES								
ALL STAR SPORTS INSTRUCTION INC	212019	0	CONTRACTUAL YTH SPORT INSTRUCTION	301.00	.00		WF0531	
Total 35.502.35.299 OTHER CONTRACTUAL SERVICES:				301.00	.00			
35.502.36.281 RENTAL OF EQUIPMENT								
LRS HOLDINGS LLC	PS369683	0	APR JACKSON PORTABLE TOILET	125.00	.00		WF0531	

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Total 35.502.36.281 RENTAL OF EQUIPMENT:				125.00	.00			
35.502.36.299 OTHER CONTRACTUAL SERVICES								
ALL STAR SPORTS INSTRUCTION INC	213019	0	CONTRACTUAL YTH SPORT INSTRUCTION	602.00	.00		WF0531	
CHESS SCHOLARS	3003413	0	FWS CONTRACTOR PROGRAM	252.00	.00		WF0531	
CHESS SCHOLARS	3003416	0	FWS CONTRACTOR PROGRAM	76.00	.00		WF0531	
WOOD DALE PARK DISTRICT	21-013	0	YTH SPORT SOCCER SCHEDULE	7.00	.00		WF0531	
Total 35.502.36.299 OTHER CONTRACTUAL SERVICES:				937.00	.00			
Total GENERAL:				18,826.98	.00			
Total RECREATION FUND:				18,826.98	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
36.502.01.220 UTILITY - GAS								
NICOR GAS	85-28-81-1000 4/2021	0	N TERR PARK; 4/7-5/5/21	93.33	.00		053121	
NICOR GAS	92-43-81-1000 4/2021	0	MAINT BLDG; 4/6-5/4/21	65.23	.00		053121	
Total 36.502.01.220 UTILITY - GAS:				158.56	.00			
36.502.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	15,737.83	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	15.84	.00		053121	
Total 36.502.01.250 EMPLOYEE BENEFITS:				15,753.67	.00			
Total GENERAL:				15,912.23	.00			
Total PARKS FUND:				15,912.23	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
41.502.01.220 UTILITY - GAS								
NICOR GAS	32-27-30-1000 4/2021	0	JEFF POOL FLTR; 4/6-5/5/21	42.18	.00		053121	
NICOR GAS	79-11-72-1000 4/2021	0	JEFF POOL; 4/7-5/5/21	52.63	.00		053121	
Total 41.502.01.220 UTILITY - GAS:				94.81	.00			
41.502.01.317 OFFICE SUPPLIES								
SIR SPEEDY PRINT SIGNS MARKETIN	81214	0	POOL RENTAL APPLICATION	59.28	.00		WF0531	
Total 41.502.01.317 OFFICE SUPPLIES:				59.28	.00			
Total GENERAL:				154.09	.00			
Total SWIMMING POOL FUND:				154.09	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
60.502.02.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	2,454.11	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	5.94	.00		053121	
Total 60.502.02.250 EMPLOYEE BENEFITS:				2,460.05	.00			
60.502.02.299 OTHER CONTRACTUAL SERVICES								
GOVTEMPSUSA LLC	3734207	0	CONTRACTED ENGINEER; 5/09/21 & 5/16/21	1,953.00	.00		053121	
Total 60.502.02.299 OTHER CONTRACTUAL SERVICES:				1,953.00	.00			
Total GENERAL:				4,413.05	.00			
Total STREET IMPROVEMENT FUND:				4,413.05	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
82.502.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	12,998.96	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	13.86	.00		053121	
Total 82.502.01.250 EMPLOYEE BENEFITS:				13,012.82	.00			
82.502.01.299 OTHER CONTRACTUAL SERVICES								
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 625 S GRANT	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 340 W KENILWORTH	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 446 N GERARD	12.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 711 S MONTEREY	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 131 S EUCLID	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40260312-40260326 REIS	0	W,S,G LIEN; 404 N IOWA	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 508 N IOWA	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 234 S MONTEREY	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 439 N PRINCETON	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 48 E KENILWORTH	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 48 E KENILWORTH	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 1046 S RT 83	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 1425 S WAYSIDE	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 1335 S OAKLAND	11.00	.00		053121	
DUPAGE COUNTY RECORDER	40299689	0	W,S,G LIEN; 323 N MISSION	11.00	.00		053121	
SIR SPEEDY PRINT SIGNS MARKETIN	81259	0	UTILITY RATE INCREASE FLYER	157.15	.00		053121	
Total 82.502.01.299 OTHER CONTRACTUAL SERVICES:				323.15	.00			
82.502.01.317 OFFICE SUPPLIES								
QUILL CORPORATION	16504195	0	4 PAPER ROLLS	208.96	.00		053121	
Total 82.502.01.317 OFFICE SUPPLIES:				208.96	.00			
82.502.02.219 UTILITY - ELECTRIC								
DYNEGY ENERGY SERVICES	275283921051 4/2021	0	CORNELL PUMP STN; 4/8-5/10/22	1,761.16	.00		053121	
Total 82.502.02.219 UTILITY - ELECTRIC:				1,761.16	.00			
82.502.02.220 UTILITY - GAS								
NICOR GAS	00-94-81-1000 4/2021	0	WTR/SWR; 4/6-5/5/21	174.63	.00		053121	
NICOR GAS	64-34-94-2602 4/2021	0	1260 S. CORNELL AVE.	152.71	.00		053121	
NICOR GAS	95-84-81-1000 4/2021	0	CENTRAL STN; 4/6-5/5/21	81.47	.00		053121	

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
Total 82.502.02.220 UTILITY - GAS:				408.81	.00			
82.502.02.401 CAPITAL OUTLAY								
ERA VALDIVIA CONTRACTORS INC	20126003	0	HOME AVENUE WATER TOWER PAINTING	38,790.00	.00		WF0531	
Total 82.502.02.401 CAPITAL OUTLAY:				38,790.00	.00			
Total GENERAL:				54,504.90	.00			
Total WATER SUPPLY FUND:				54,504.90	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
83.502.01.250 EMPLOYEE BENEFITS								
BLUE CROSS BLUE SHIELD	JUNE 2021	0	HEALTH INSURANCE; JUNE 2021	7,119.39	.00		053121	
THE HORTON GROUP, INC	78490	0	WELLNESS VIRGIN PULSE; APRIL 2021 REW	13.86	.00		053121	
Total 83.502.01.250 EMPLOYEE BENEFITS:				7,133.25	.00			
83.502.01.299 OTHER CONTRACTUAL SERVICES								
CONNECT SEARCH LLC	S1027593	0	TEMPORARY STAFF SERVICES	1,320.00	.00		053121	
CONNECT SEARCH LLC	S1027907	0	TEMPORARY STAFF SERVICES	1,270.50	.00		053121	
SIR SPEEDY PRINT SIGNS MARKETIN	81259	0	UTILITY RATE INCREASE FLYER	157.14	.00		053121	
Total 83.502.01.299 OTHER CONTRACTUAL SERVICES:				2,747.64	.00			
83.502.02.219 UTILITY - ELECTRIC								
DYNEGY ENERGY SERVICES	275283921051 4/2021	0	WWFTF ; 4/8-5/10/21	1,656.79	.00		053121	
Total 83.502.02.219 UTILITY - ELECTRIC:				1,656.79	.00			
83.502.02.220 UTILITY - GAS								
NICOR GAS	29-10-59-0000 4/2021	0	WET WEATHER; 4/7-5/5/21	1,416.91	.00		053121	
NICOR GAS	51-80-10-1000 4/2021	0	NORTH&YALE LFT; 4/6-5/4/21	41.61	.00		053121	
NICOR GAS	55-97-17-4027 4/2021	0	NATH LIFT STN; 4/7-5/5/21	43.54	.00		053121	
NICOR GAS	61-80-10-1000 4/2021	0	GENERATOR STN; 4/4-5/6/21	58.60	.00		053121	
Total 83.502.02.220 UTILITY - GAS:				1,560.66	.00			
Total GENERAL:				13,098.34	.00			
Total WASTEWATER FUND:				13,098.34	.00			
Grand Totals:				600,367.75	.00			

	Amount Paid
CORPORATE FUND	
Total CORPORATE FUND:	479,165.32
DUI TECHNOLOGY FUND	
Total DUI TECHNOLOGY FUND:	8,349.84
TIF 6 FUND-NO ARDMORE/VERMONT	
Total TIF 6 FUND-NO ARDMORE/VERMONT:	5,808.00
TIF 3 FUND - NORTH AVENUE	
Total TIF 3 FUND - NORTH AVENUE:	135.00
RECREATION FUND	
Total RECREATION FUND:	18,826.98
PARKS FUND	
Total PARKS FUND:	15,912.23
SWIMMING POOL FUND	
Total SWIMMING POOL FUND:	154.09
STREET IMPROVEMENT FUND	
Total STREET IMPROVEMENT FUND:	4,413.05
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	54,504.90
WASTEWATER FUND	
Total WASTEWATER FUND:	13,098.34
Grand Totals:	600,367.75

Amount Paid

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

DATE 5-28-21 APPROVED BY Marlene Scheidt

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Invoice Detail.Adjustmentid = {IS NULL}
Invoice.Batch = "WF0531","053121"

VILLAGE OF VILLA PARK

List of Bills Presented to the Board of Trustees at its Meeting on June 14, 2021

Covering weekly check runs dated for:

June 7, 2021/CY21 ..... $166,606.87

1 of 1

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Invoice.Batch = "060721","WF060721"
Invoice Detail.Type = {<>} "Adjustment"

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.231106 UNCLAIMED PROPERTY								
CALIFORNIA STATE CONTROLLER	SY18 UNCLAIMED	0	REMIT UNCLAIMED PROP; SY18	4.31	.00		060721	
Total 10.231106 UNCLAIMED PROPERTY:				4.31	.00			
10.42075 AMBULANCE FEES								
ILLINOIS DEPARTMENT OF	202014430119	0	GROUND EMERGENCY MEDICAL TRANSPO	6,964.68	.00		WF06072	
ILLINOIS DEPARTMENT OF	202023430138	0	GEMT 2ND QUARTER 2020	10,049.59	.00		WF06072	
ILLINOIS DEPARTMENT OF	202023430138	0	GEMT 3RD QUARTER 2020	2,572.53	.00		WF06072	
Total 10.42075 AMBULANCE FEES:				19,586.80	.00			
Total :				19,591.11	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.512.01.210 TELEPHONE								
SAWYER, BRIAN	MAY 2021	0	PERS DEVICE PHONE REIMB; MAY 2021	24.99	.00		060721	
Total 10.512.01.210 TELEPHONE:				24.99	.00			
10.512.01.299 OTHER CONTRACTUAL SERVICES								
KNOWBE4, INC.	INV134379	0	SECURITY AWARENESS TRAINING SUBSCRI	2,441.25	.00		060721	
SAWYER, BRIAN	MAY 2021	0	MILEAGE REIMB; MAY 2021	28.30	.00		060721	
SAWYER, BRIAN	MAY 2021	0	USAGE REIMB; MAY 2021	24.99	.00		060721	
Total 10.512.01.299 OTHER CONTRACTUAL SERVICES:				2,494.54	.00			
Total MANAGER:				2,519.53	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.513.00.210 TELEPHONE								
BAIG,RANA	MAY 2021	0	PERS DEVICE PHONE REIM; MAY 2021	24.99	.00		060721	
BAIG,RANA	MAY 2021	0	PERS USAGE PHONE REIM; MAY 2021	24.99	.00		060721	
Total 10.513.00.210 TELEPHONE:				49.98	.00			
10.513.00.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020	3,000.00	.00		WF06072	
Total 10.513.00.299 OTHER CONTRACTUAL SERVICES:				3,000.00	.00			
10.513.00.317 OFFICE SUPPLIES								
RUNCO OFFICE SUPPLY	827889-0	0	PENS, CALCULATOR PAPER ROLLS	36.77	.00		060721	
Total 10.513.00.317 OFFICE SUPPLIES:				36.77	.00			
Total FINANCE:				3,086.75	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.516.00.299 OTHER CONTRACTUAL SERVICES								
PROCOM ENTERPRISES LTD	752909	0	LABOR SYSTEM ENGINEER CHARGE	260.00	.00		060721	
Total 10.516.00.299 OTHER CONTRACTUAL SERVICES:				260.00	.00			
Total BUILDINGS & GROUNDS:				260.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.520.08.299 OTHER CONTRACTUAL SERVICES								
VPPD	OAF	0	MONEY FOR OFFICIAL ADVANCED FUNDS (	500.00	.00		060721	
Total 10.520.08.299 OTHER CONTRACTUAL SERVICES:				500.00	.00			
Total POLICE:				500.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
10.525.28.286 MOSQUITO ABATEMENT								
CLARKE ENVIRONMENTAL MOSQUIT	1015401	0	ENVIROMENTAL MOSQUITO MANAGEMENT	16,831.50	.00		060721	
Total 10.525.28.286 MOSQUITO ABATEMENT:				16,831.50	.00			
Total STREET:				16,831.50	.00			
Total CORPORATE FUND:				42,788.89	.00			

Vendor Name	Invoice Number		Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
19.520.01.212 LEGAL SERVICES - POLICE DUI									
SMITH & FULLER	3918	Resubmitted	0	LEGAL SVCS- JAN 2021 DUI PROSECUTION	4,652.33	.00		WF06072	
Total 19.520.01.212 LEGAL SERVICES - POLICE DUI:					4,652.33	.00			
Total POLICE:					4,652.33	.00			
Total DUI TECHNOLOGY FUND:					4,652.33	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
26.502.01.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020 - TIF	1,515.00	.00		WF06072	
Total 26.502.01.299 OTHER CONTRACTUAL SERVICES:				1,515.00	.00			
Total GENERAL:				1,515.00	.00			
Total TIF 6 FUND-NO ARDMORE/VERMONT:				1,515.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
27.502.01.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020 - TIF	1,515.00	.00		WF06072	
Total 27.502.01.299 OTHER CONTRACTUAL SERVICES:				1,515.00	.00			
Total GENERAL:				1,515.00	.00			
Total TIF 5 FUND - KENILWORTH:				1,515.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
28.502.01.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020 - TIF	1,515.00	.00		WF06072	
Total 28.502.01.299 OTHER CONTRACTUAL SERVICES:				1,515.00	.00			
Total GENERAL:				1,515.00	.00			
Total TIF 4 FUND - ST. CHARLES RD:				1,515.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
29.502.01.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020 - TIF	1,515.00	.00		WF06072	
Total 29.502.01.299 OTHER CONTRACTUAL SERVICES:				1,515.00	.00			
Total GENERAL ADMINSTRATION:				1,515.00	.00			
Total TIF 3 FUND - NORTH AVENUE:				1,515.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
30.502.01.299 OTHER CONTRACTUAL SERVICES								
SIKICH LLP	506978	0	AUDIT SERVICES FOR FYE 12-31-2020 - TIF	1,515.00	.00		WF06072	
Total 30.502.01.299 OTHER CONTRACTUAL SERVICES:				1,515.00	.00			
Total GENERAL:				1,515.00	.00			
Total TIF 2 FUND - OVALTINE:				1,515.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
65.502.02.401 CAPITAL OUTLAY								
STRYKER SALES CORPORATION	9320132 DM	0	(2) LIFEPAK 15 (V4) HEART MONITOR/DEFIB	69,500.88	.00		WF06072	
Total 65.502.02.401 CAPITAL OUTLAY:				69,500.88	.00			
Total GENERAL:				69,500.88	.00			
Total EQUIPMENT REPLACEMENT FUND:				69,500.88	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
68.502.10.299 OTHER CONTRACTUAL SERVICES								
ULB-DRY WATERPROOFING INC	2021178	0	DRAINAGE ASSISTANCE PROGRAM; 106-110	15,940.00	.00		WF06072	
Total 68.502.10.299 OTHER CONTRACTUAL SERVICES:				15,940.00	.00			
Total GENERAL:				15,940.00	.00			
Total STORMWATER BUYOUT FUND:				15,940.00	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
82.502.02.285 DISPOSAL EXPENSE								
MARCOTT ENTERPRISES INC	18784	0	HAULING SPOILS FROM DOME	2,047.50	.00		060721	
Total 82.502.02.285 DISPOSAL EXPENSE:				2,047.50	.00			
82.502.02.293 LABORATORY TESTING								
ETP LABS INC	21-135227	0	COLIFORM SAMPLES; 04/2021	270.00	.00		060721	
Total 82.502.02.293 LABORATORY TESTING:				270.00	.00			
82.502.02.299 OTHER CONTRACTUAL SERVICES								
DUPAGE TOPSOIL INC	051813	0	PARKWAY RESTORATION	1,120.00	.00		060721	
Total 82.502.02.299 OTHER CONTRACTUAL SERVICES:				1,120.00	.00			
82.502.02.343 STONE								
MARCOTT ENTERPRISES INC	18785	0	STONE FOR STOCKPILE	2,822.00	.00		060721	
Total 82.502.02.343 STONE:				2,822.00	.00			
82.502.02.354 WATER METERS								
CORE & MAIN	O057774	0	ATTENNA FOR METER READING SYSTEM	820.00	.00		060721	
CORE & MAIN	O199625	0	SMART POINTS	14,200.00	.00		060721	
Total 82.502.02.354 WATER METERS:				15,020.00	.00			
Total GENERAL:				21,279.50	.00			
Total WATER SUPPLY FUND:				21,279.50	.00			

Vendor Name	Invoice Number	Activity	Description	Invoice Amt	Amount Paid	Date Paid	Batch	Voided
83.502.02.285 DISPOSAL EXPENSE								
MARCOTT ENTERPRISES INC	18784	0	HAULING SPOILS FROM DOME	2,047.50	.00		060721	
Total 83.502.02.285 DISPOSAL EXPENSE:				2,047.50	.00			
83.502.02.343 STONE								
MARCOTT ENTERPRISES INC	18785	0	STONE FOR STOCKPILE	2,822.77	.00		060721	
Total 83.502.02.343 STONE:				2,822.77	.00			
Total GENERAL:				4,870.27	.00			
Total WASTEWATER FUND:				4,870.27	.00			
Grand Totals:				166,606.87	.00			

	Amount Paid
CORPORATE FUND	
Total CORPORATE FUND:	42,788.89
DUI TECHNOLOGY FUND	
Total DUI TECHNOLOGY FUND:	4,652.33
TIF 6 FUND-NO ARDMORE/VERMONT	
Total TIF 6 FUND-NO ARDMORE/VERMONT:	1,515.00
TIF 5 FUND - KENILWORTH	
Total TIF 5 FUND - KENILWORTH:	1,515.00
TIF 4 FUND - ST. CHARLES RD	
Total TIF 4 FUND - ST. CHARLES RD:	1,515.00
TIF 3 FUND - NORTH AVENUE	
Total TIF 3 FUND - NORTH AVENUE:	1,515.00
TIF 2 FUND - OVALTINE	
Total TIF 2 FUND - OVALTINE:	1,515.00
EQUIPMENT REPLACEMENT FUND	
Total EQUIPMENT REPLACEMENT FUND:	69,500.88
STORMWATER BUYOUT FUND	
Total STORMWATER BUYOUT FUND:	15,940.00
WATER SUPPLY FUND	
Total WATER SUPPLY FUND:	21,279.50
WASTEWATER FUND	
Total WASTEWATER FUND:	4,870.27

	Amount Paid
Grand Totals:	166,606.87

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

DATE 6-2-2021 APPROVED BY Marlene Schild

Report Criteria:
Invoices with totals above $0 included.
Paid and unpaid invoices included.
Invoice Detail.Adjustmentid = {IS NULL}
Invoice.Batch = "060721","WF060721"

Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 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 4225, approved by the Village Board on May 24, 2021, until such time that the Village Board can reconvene in an open meeting.

Attachments:
ORD - Executive 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-

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 9, 2021, there were 34,234,726 confirmed cases in the United States and 613,118 deaths; and

WHEREAS, as of June 9, 2021, there were 1,386,262 confirmed cases of COVID-19 in Illinois and 92,255 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 – 8-308 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 14, 2021
Submitted by: Consuelo Arguilles
Submitting Department: Community Development
Item Type: Ordinances
Agenda Section: Ordinances

Subject:
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

Suggested Action:
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 TIF 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 are 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, storm water management, traffic management, resident concerns, solutions to address resident concerns, and project support.

Attachments:

PZ-21-0004 VB Memo Garden Staton (ZMA, SU-PUD, Vacation) 6-14-2021 VB.pdf
ORD - ROW Vacation Garden Station.docx
ORD - SU-PUD Garden Station.docx
ORD - Rezoning Garden Station.docx
P&Z Commission Minutes PZ-21-0004 05-13-2021.pdf

Village of Villa Park

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

TO: Manager Keehner
FROM: Community Development Department
DATE: June 9, 2021
RE: Petition PZ-21-0004 / 351-415 N. Ardmore Ave. and 350-416 N. Beverly Avenue / Zoning Map Amendment and Special Use for a Planned Unit Development (PUD) / Garden Station / Hawthorne Development Corporation (Petitioner)

VB Meeting: June 14, 2021 **Lot Size:** 2.91 Acres Development Site & .45 Acres Additional Parcels

Zoning Requests:

1) Zoning Map Amendment to Mixed-Use TOD District (MX-1);
2) Special Use for a Planned Unit Development consisting of a new:
    a. Mixed use building with approximately 348 residential units, residential amenity space, a restaurant, and approximately 440 parking spaces, including:
        - An average 5 foot setback from the front build-to-zone;
        - Approximately 85% maximum impervious cover;
        - Garage Entry on the side façade, as well as the rear façade of the building;
        - Storage space for residents and parking space for residents within the 20 foot area;
    b. Public parking lot east of Beverly Avenue; and
3) Vacation of the public right-of-way north of a parallel to West Terrace Street, extending from the west and east right-of-way line of North Beverly Avenue to a point approximately 145 feet west and east of North Beverly Avenue.

PINS: 06-03-122-001, 06-03-122-009, 06-03-122-010, 06-03-122-012, 06-03-122-013, 06-03-122-014, 06-03-122-015, 06-03-122-016, 06-03-300-005, 06-03-301-001, 06-03-122-008, 06-03-123-006, 06-03-123-007

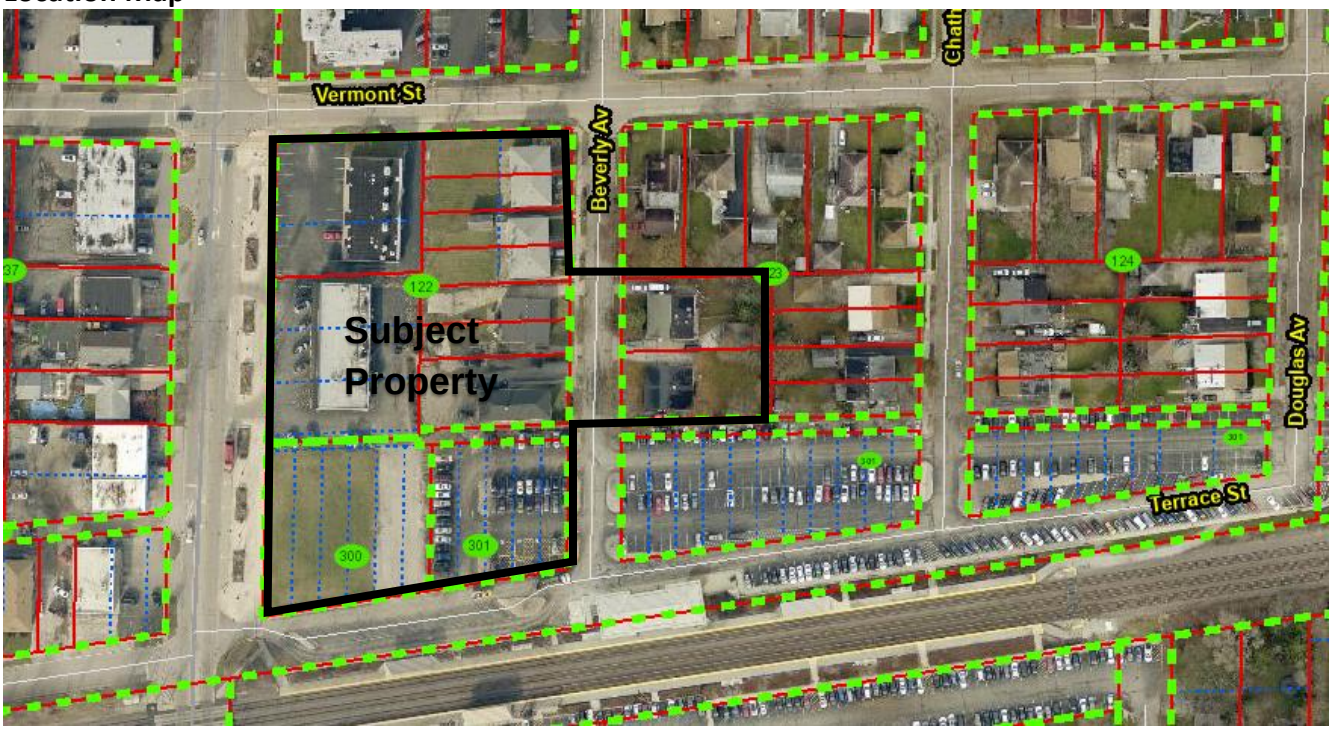
Present Zoning/Land Use: Commercial Planned Unit Development (P.U.D), Mixed-Use TOD District (MX-1), Mixed Residential District (MX-R1), Mixed Use Residential (MX-R2) / Commercial along Ardmore Avenue, Multi-family, Duplexes and public parking along Beverly Avenue

Surrounding Zoning / Land Uses: North: Mixed Use Residential (MX-R2)/Multi-Family Residential
East: Residential Single Dwelling (RS-7.5), Mixed Use Residential (MX-R2), and Mixed Residential District (MX-R1) / Multi-family and Single Family Residential, commuter parking
West: Mixed-Use TOD District (MX-1) /Commercial
South: Mixed-Use TOD District (MX-1), Mixed Residential District (MX-R1) / commuter parking

Comprehensive Plan Designation - Business District Mixed-Use & Multi-Family Residential
Business District Mixed-Use: This land use category is intended for a mixture of multi-family residential, business district commercial and institutional uses in a relatively compact, pedestrian-oriented activity node. This classification encompasses the Village's business districts.

Multi-Family Residential: This land use category is intended for both duplexes, townhomes, condos and apartment buildings of between one and three stories in height, as well as for taller, larger-scale multi-family structures four stories and higher. This classification encompasses areas adjacent to the Village's business districts.

Location Map



Background
The subject property is located within the North Ardmore/Vermont TIF (TIF #6) and was formerly approved for a similar P.U.D development in 2009 that was not constructed. The approved P.U.D called for a high density development on 1.69 acres on the north end of the subject property and consisted of a building with similar setbacks and interior parking as the current proposal. It also included a landscaped courtyard on the roof. The building was eight (8) stories tall and included 223 dwelling units. The ground floor included a retail spaces measuring about 14,500 square feet.

The applicant for the subject project is a real estate development and investment firm with 28 years of experience in the Chicago area and beyond. Properties owned include more than 4,000 rental apartments and commercial projects. The applicant is under contract and would like to construct a mixed-use development. Applicant is currently working on a redevelopment agreement (RDA) with the Village, which is anticipated to be finalized soon.

Summary
The applicant is seeking zoning approvals to construct a high quality mixed-use development with ground floor commercial and residential above. The proposed building will be constructed using a steel and concrete podium with fire resistant wood frame construction on floors 3 through 7. Lumber uses embedded carbon, as opposed to steel and concrete which involve significant carbon production during the manufacturing process. The developer is a mission-driven company and prefers wood due to its amiable environmental footprint. Exterior frame and finish materials include split face CMU or concrete panels, ACM panels in tan and shades of gray, and translucent window glazing. The proposed building will be an all- electric building with a zero carbon production. This is significant, since construction contributes 60% of all carbon footprint in the US.

A maximum of 348 residential units, a residential amenity space, a ground floor commercial space intended for a restaurant, and a minimum of 440 parking spaces are proposed. In order to facilitate the proposed project, it will be necessary to acquire a portion of the existing Metra lot, west of 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.

The development will include green features and will have the unique status as the largest multi-family Passive House project in the United States. Passive Houses are designed to meet the Gold rating for National Green Building Standards and achieve Net Zero energy usage. This type of construction delivers a superior quality building with extreme energy efficiencies. The benefits extend to the resident through exceptional indoor air quality, consistent indoor temperatures and lower utility bills. The development will be fully sprinkled and include fire alarm protection.

Internal Staff Review
Village staff has reviewed and is supportive of the requests. The proposed development will be an attractive and high-quality development. The subject property is located in a prime location in the Village across from the Metra station. The zoning designation will be MX-1 Mixed-Use TOD for the entire project area, which is best due to its proximity next to the train station and is intended to accommodate mixed-use buildings in the train station area. The building form will establish a continuous street wall along the sidewalk of the primary streets, and focuses resident amenities and restaurant use on the ground with residential above. 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 TIF District and Comprehensive Plan, which call for a compact, mixed use pedestrian-oriented activity node.

As a $120 million, mixed-use redevelopment, Garden Station will be a catalyst for additional development within the Transit Oriented Development Overlay District. Garden Station will be adding 348 market rate units to the area while only adding less than 9,000 sf of commercial space. Retail follows rooftops. Demand for retail services will increase significantly as the area's disposable income increases.

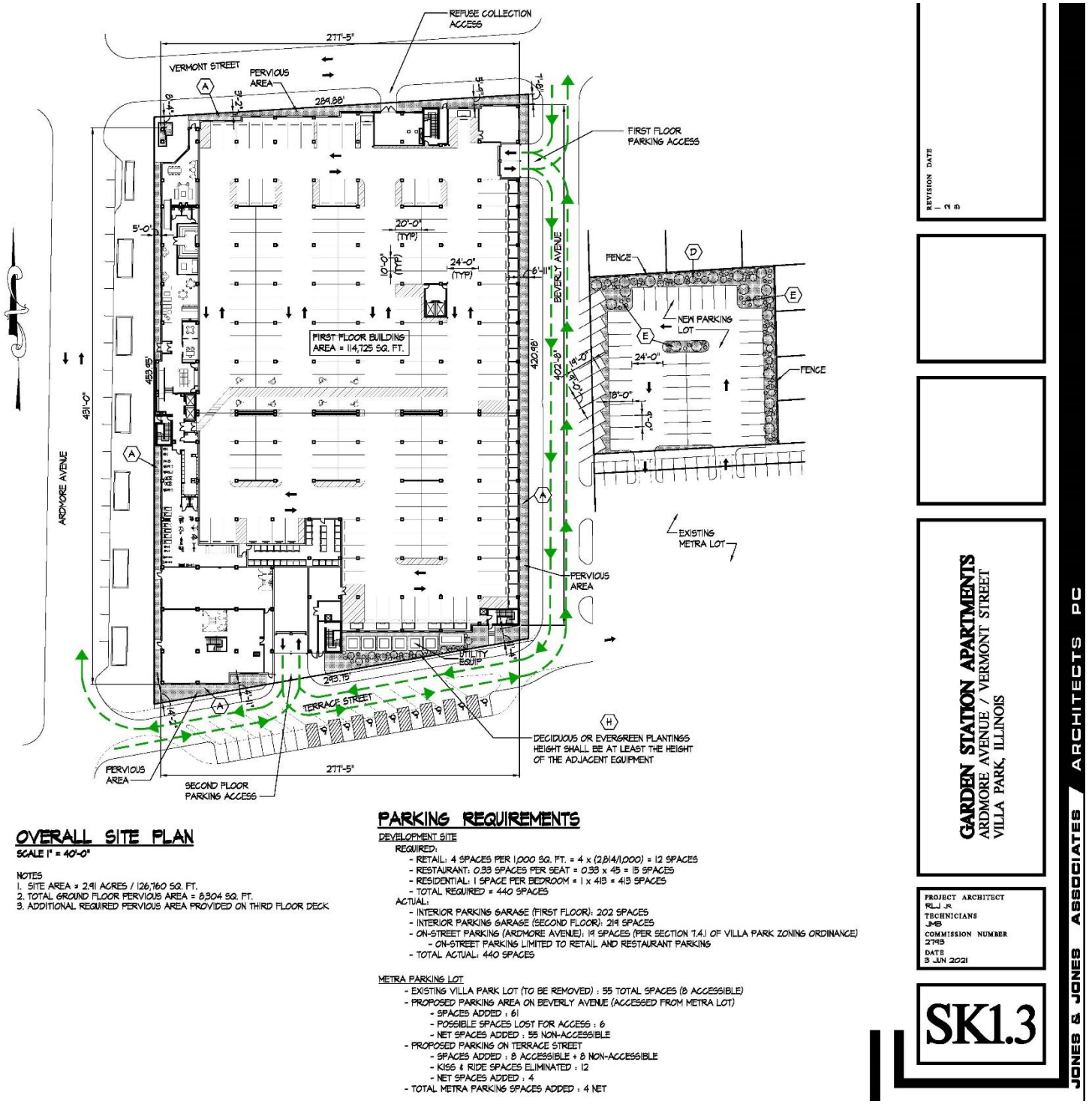
Successful, high-density market rate mixed-use projects near commuter rail stations attract similar projects. The small compact blocks north and south of the train station lend themselves to this type of redevelopment. With Garden Station, the TOD overlay district will be positioned to be the next redevelopment hot spot.

P&Z Recommendation

On the May 13, 2021 public hearing, the Planning & Zoning Commission unanimously recommended approval of the requests, subject to the conditions of approval. Minutes from the Planning & Zoning Commission meeting are attached.

Updated Plans

The applicant submitted updated building elevations dated 5/18/2021 and updated site plan dated 06/03/2021 shown below:



OVERALL SITE PLAN

SCALE 1" = 40'-0"

NOTES
1. SITE AREA = 2.91 ACRES / 126,760 SQ. FT.
2. TOTAL GROUND FLOOR PERVIOUS AREA = 8,304 SQ. FT.
3. ADDITIONAL REQUIRED PERVIOUS AREA PROVIDED ON THIRD FLOOR DECK

PARKING REQUIREMENTS

DEVELOPMENT SITE

REQUIRED:
- RETAIL: 4 SPACES PER 1,000 SQ. FT. = 4 x (2,814/1,000) = 12 SPACES
- RESTAURANT: 0.33 SPACES PER SEAT = 0.33 x 45 = 15 SPACES
- RESIDENTIAL: 1 SPACE PER BEDROOM = 1 x 413 = 413 SPACES
- TOTAL REQUIRED = 440 SPACES

ACTUAL:
- INTERIOR PARKING GARAGE (FIRST FLOOR): 202 SPACES
- INTERIOR PARKING GARAGE (SECOND FLOOR): 219 SPACES
- ON-STREET PARKING (ARDMORE AVENUE): 19 SPACES (PER SECTION 7.4.1 OF VILLA PARK ZONING ORDINANCE)
  - ON-STREET PARKING LIMITED TO RETAIL AND RESTAURANT PARKING
- TOTAL ACTUAL: 440 SPACES

METRA PARKING LOT
- EXISTING VILLA PARK LOT (TO BE REMOVED) : 55 TOTAL SPACES (8 ACCESSIBLE)
- PROPOSED PARKING AREA ON BEVERLY AVENUE (ACCESSED FROM METRA LOT)
  - SPACES ADDED : 61
  - POSSIBLE SPACES LOST FOR ACCESS : 6
  - NET SPACES ADDED : 55 NON-ACCESSIBLE
- PROPOSED PARKING ON TERRACE STREET
  - SPACES ADDED : 8 ACCESSIBLE + 8 NON-ACCESSIBLE
  - KISS & RIDE SPACES ELIMINATED : 12
  - NET SPACES ADDED : 4
- TOTAL METRA PARKING SPACES ADDED : 4 NET

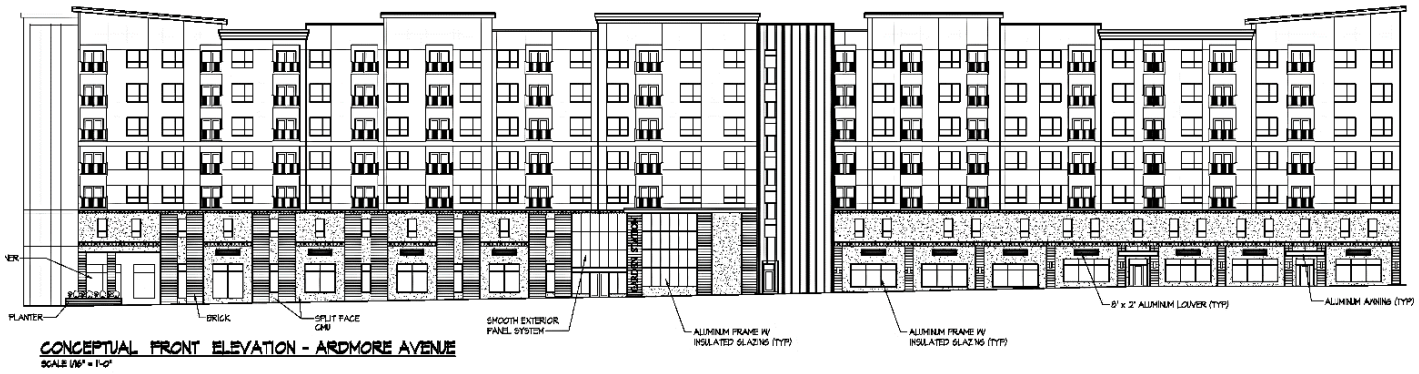
REVISION DATE
1 — 19 05

GARDEN STATION APARTMENTS
ARDMORE AVENUE / VERMONT STREET
VILLA PARK, ILLINOIS

PROJECT ARCHITECT
RLJ JR
TECHNICIANS
JMB
COMMISSION NUMBER
2793
DATE
3 JUN 2021

SK1.3

JONES & JONES ASSOCIATES / ARCHITECTS PC





Special Meeting

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

Requested Action

If the Village Board finds in support of the applicant's request, they should approve the attached ordinances approving the following requests:

1) Zoning Map to change zoning from Planned Unit Development - Commercial (P.U.D. – C), Mixed-Use TOD District (MX-1), Mixed Residential District 1 (MX-R1), and Mixed Use Residential District 2 (MX-R2), to Mixed-Use TOD District (MX-1) for the block bounded by East Vermont Street, North Beverly Avenue, West Terrace Street and North Ardmore Avenue;
2) Special Use for a Planned Unit Development consisting of a new:
    a. Mixed use building with approximately 348 residential units, residential amenity space, a restaurant, and approximately 440 parking spaces, and consisting of the following code exceptions to the MX-1 building type regulations found in Section. 4.4 of Article 4: MX Districts:
        - An average 5 foot setback from the front build-to-zone;
        - Approximately 85% maximum impervious cover;
        - Garage Entry on the side façade, as well as the rear façade of the building;

- Storage space for residents and parking space for residents within the 20 foot area;

b. Public parking lot east of Beverly Avenue; and

3) Vacation of the east-west public right-of-way north of a parallel to West Terrace Street, extending from the west right-of-way line of North Beverly Avenue to a point approximately 145 feet west of North Beverly Avenue.

With the following conditions:

1. Development in substantial compliance with the site plan prepared by Jones & Jones Associates with a revision date of June 3, 2021, shown on drawing SK1.3.
2. Construction of the parking lot on the east of Beverly Avenue in general conformance with the plan prepared by Jones & Jones Associates with a revision date of June 3, 2021, shown on drawing SK1.3. Shall acquire, demolish structures, and construct parking lot improvements, including permeable pavers, lighting and landscaping prior to conveying to the Village.
3. Expansion of the Metra parking lot on the east side of Beverly Lane be constructed of permeable pavers.
4. Installation of an eight foot (8') tall privacy fence and landscaping to the north and east adjacent to the proposed parking lot on Beverly Lane.
5. Implementation of two way traffic on Terrace Street between Ardmore Avenue and Beverly Avenue, which can be accommodated based on the existing right-of- way area, i.e. make the entrance into the Metra lot from N. Ardmore two (2) way.
6. Resurfacing the Metra parking lot when the project is substantially complete. This resurfacing would include replacement of stormwater inlets and the regrading of the lot to facilitate better drainage.
7. Floor and building elevation plans in substantial compliance with the plans prepared by Jones & Jones Associates with a revision date of May 18, 2021, including articulation of exterior building facades, including at ground level, treatment of corners, and activation at Ardmore and Vermont.
8. Connection of the internal storm drainage system of the project i.e. roof drains, pool deck, etc. to the existing Metra parking lot storm mains. These mains drain directly into the regional detention basin.
9. Compliance with all applicable Village Codes and regulations.
10. Obtaining all necessary permits/certifications for development, including a building permit, right-of-way permit, and a storm water certification.
11. Hawthorne providing quarterly construction updates.

For the property located at 351-415 N. Ardmore Ave. and 350-416 N. Beverly Avenue, PINS: 06-03-122-001, 06-03-122-009, 06-03-122-010, 06-03-122-012, 06-03-122-013, 06-03-122-014, 06-03-122-015, 06-03-122-016, 06-03-300-005, 06-03-301-001, 06-03-122-008, 06-03-123-006, 06-03-123-007

With a finding of fact that such special uses meet the standards enumerated in Article 11.2 and 11.4. of Appendix C of the Municipal Code Village of Villa Park Basic Zoning Ordinance.

	AYES	**NAYS**

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

ORDINANCE NO._____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, APPROVING A PLAT OF VACATION OF A PORTION OF AN ALLEY BETWEEN ARDMORE AVENUE AND BEVERLY AVENUE

WHEREAS, pursuant to 65 ILCS 5/11-91-1 *et seq.,* whenever the corporate authorities of any municipality determine that the public interest will be subserved by vacating any street or alley, or part thereof, within their jurisdiction in any incorporated area, they may vacate that street or alley, or part thereof, by an ordinance; and

WHEREAS, the President and Board of Trustees of the Village of Villa Park have determined that a portion of the alley between Ardmore Avenue and Beverly Avenue (the "Alley") as legally described in Exhibit 1 is no longer of use to the public; and

WHEREAS, vacation of the Alley will eliminate the public cost and expense associated with maintenance of the Alley; and

WHEREAS, the President and Board of Trustees of the Village find and hereby declare that the herein described portion of the Alley will not serve any public purpose or be of any public benefit as presently located; provided that such vacation of the Alley shall be subject to the retention by the Village of public utility easements over the entire portion of the Alley vacated is in the best interests of the Village and its residents;

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

SECTION ONE: The plat of vacation attached hereto as Exhibit 1 is hereby approved.

SECTION TWO: the Village Clerk shall be and is hereby authorized and directed to record said plat with the Recorder of Deeds of DuPage County, Illinois.

SECTION THREE: Pursuant to 65 ILCS 5/11-91-1, the vacated Alley is described as follows:

THAT PART OF A PUBLIC ALLEY DEDICATED IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT 196958, LYING NORTHERLY OF LOTS 6 THROUGH II OF SAID SUBDIVISION AND EASTERLY OF THAT PART OF SAID ALLEY VACATED BY DOCUMENT R2010-013473 RECORDED JANUARY 28, 2010, IN DUPAGE COUNTY, ILLINOIS.

SECTION FOUR: This Ordinance shall be in full force and effect from and after its passage, approval by at least five of the trustees and publication in the manner provided by law.

PASSED THIS _____ day of _____, 2021.

AYES:

NAYS:

ABSENT:

APPROVED THIS _____ day of _____, 2021.

_____
ATTEST: VILLAGE PRESIDENT

_____
VILLAGE CLERK

ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT AT 351-415 N ARDMORE AVE., 350-416 N BEVERLY AVE., AND 403-409 N. BEVERLY AVE. (HAWTHORNE DEVELOPMENT CORPORATION, PETITIONER).

WHEREAS, the Village of Villa Park is a municipal corporation duly organized and existing under the laws of the State of Illinois; and

WHEREAS, Application PZ-21-0004, requesting a special use for Planned Unit Development, with respect to the real estate described in Section 1 and as "Exhibit A" attached hereto and made a part hereof, (hereinafter sometimes referred to as the "Subject Property"), has been filed by Hawthorne Development Corporation, applicant; and

WHEREAS, Notice of Public Hearing on said petition to request the Planned Unit Development was published on April 28, 2021, in a newspaper having general circulation within the VILLAGE, to-wit, the Daily Herald newspaper, all as required by the statutes of the State of Illinois and the ordinances of the VILLAGE; and

WHEREAS, pursuant to said notice, the Planning and Zoning Commission conducted a public hearing on May 13, 2021, on said petition in accordance with the statutes of the State of Illinois and the ordinances of the VILLAGE; and

WHEREAS, the Planning and Zoning Commission of the Village of Villa Park has made the required Findings of Fact and recommended that the special use be granted on May 13, 2021; and

WHEREAS, the President and Board of Trustees of the Village of Villa Park received the recommendation of the Planning & Zoning Commission and has considered same;

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 the provisions of this Ordinance shall apply only to the land legally described in this Section, the legal description being as follows:

LOTS 89 THRU 97 (BOTH INCLUSIVE), IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, AND LOTS I THROUGH 6 (BOTH INCLUSIVE}, IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1 /4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PR I NCI PAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT 196958, AND THAT PART OF A VACATED PUBLIC ALLEY, (PREVIOUSLY DEDICATED IN TOWNLEY'S VILLA PARK HIGHLANDS SUBDIVISION) LYING WESTERLY OF THE SOUTHERLY EXTENSION OF LOT 94 IN SAID GEORGE M. COLLINS VILLA PARK IN DUPAGE COUNTY, ILLINOIS.

LOTS 7 THROUGH II (BOTH INCLUSIVE), IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT 196958 AND THAT PART OF A PUBLIC ALLEY DEDICATED IN SAID SUBDIVISION LYING NORTHERLY OF THE SAID LOTS AND EASTERLY OF THE SOUTHERLY EXTENSION OF LOT 94 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3 TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, IN DUPAGE COUNTY ILLINOIS.

LOT 157 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT NUMBER 172335 IN DUPAGE COUNTY, ILLINOIS.

LOT 158 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD

PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, DUPAGE COUNTY, ILLINOIS.

The property is commonly known as 351-415 N Ardmore Avenue, 350-416 N Beverly Avenue, 403-409 N. Beverly Avenue, Villa Park, Illinois.

PIN No.: 06-03-122-001/008/009/010/012/013/014/015/016, 06-03-300-005, 06-03-301-001, 06-03-123-006/007

Section 2: Subject to the conditions set forth in Section 4 hereof, the following zoning relief is granted:

1. Special Use for a Planned Unit Development consisting of a new:
   a. Mixed-use building with approximately 348 residential units, residential amenity space, a restaurant, and approximately 440 parking spaces, and consisting of the following code exceptions to the MX-1 building type regulations found in Section. 4.4 of Article 4: MX Districts:
      i. An average 5 foot setback from the front build-to-zone;
      ii. Approximately 85% maximum impervious cover;
      iii. Garage Entry on the side façade, as well as the rear façade of the building;
      iv. Storage space for residents and parking space for residents within the 20 foot area;
   b. Public parking lot east of Beverly Avenue.

Section 3: That as to the special use for Preliminary and Final Planned Unit Development granted herein, the President and the Board of Trustees of the Village of Villa Park make the following findings of fact that such special use:

Section 4: That the special use is hereby granted subject to and conditioned upon the following conditions and restrictions for the purpose of minimizing the impact of this use upon neighboring properties:

1. Development in substantial compliance with the site plan prepared by Jones & Jones Associates with a revision date of June 3, 2021, shown on drawing SK1.3.
2. Construction of the parking lot on the east of Beverly Avenue in general conformance with the plan prepared by Jones & Jones Associates with a revision date of June 3, 2021, shown on drawing SK1.3. Shall acquire,

demolish structures, and construct parking lot improvements, including permeable pavers, lighting and landscaping prior to conveying to the Village.

3. Expansion of the Metra parking lot on the east side of Beverly Lane be constructed of permeable pavers.
4. Installation of an eight foot (8') tall privacy fence and landscaping to the north and east adjacent to the proposed parking lot on Beverly Lane.
5. Implementation of two way traffic on Terrace Street between Ardmore Avenue and Beverly Avenue, which can be accommodated based on the existing right-of-way area, i.e. make the entrance into the Metra lot from N. Ardmore two (2) way.
6. Resurfacing the Metra parking lot when the project is substantially complete. This resurfacing would include replacement of stormwater inlets and the regrading of the lot to facilitate better drainage.
7. Floor and building elevation plans in substantial compliance with the plans prepared by Jones & Jones Associates with a revision date of May 18, 2021, including articulation of exterior building facades, including at ground level, treatment of corners, and activation at Ardmore and Vermont.
8. Connection of the internal storm drainage system of the project i.e. roof drains, pool deck, etc. to the existing Metra parking lot storm mains. These mains drain directly into the regional detention basin.
9. Compliance with all applicable Village Codes and regulations.
10. Obtaining all necessary permits/certifications for development, including a building permit, right-of-way permit, and a storm water certification.
11. Hawthorne providing quarterly construction updates.

Section 5: That the President and Board of Trustees further find that adequate utilities, access road, drainage and/or other necessary facilities have been or are being provided and that adequate measures have been or will be taken providing ingress and egress so as to minimize traffic congestion in the public streets.

Section 6: That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

Section 7: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Ordinance No. _____

Passed this _____ day of _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

_____
Village President

Attest:
_____
Village Clerk

Published in pamphlet form:

_____, 2021

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, REZONING THE PROPERTY LOCATED AT 351-415 N ARDMORE AVE., 350-416 N BEVERLY AVE., AND 403-409 N. BEVERLY AVE.

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, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.) the President and Board of Trustees of the Village (the "*Corporate Authorities*") may provide for zoning to regulate the development and use of real estate within its borders and pursuant to Section 11-13-1.1 of the Illinois Municipal Code allow the classification of special uses within a zoning district; and,

WHEREAS, the owner of the property located at 351-415 N Ardmore Avenue and 350-416 N Beverly Avenue, Villa Park, Illinois, (the "*Subject Property*") legally described in Section 2, is seeking a rezoning of the Subject Property from Planned Unit Development-Commercial (P.U.D.–C), Mixed-Use TOD District (MX-1), Mixed Residential District 1 (MX-R1), and Mixed Use Residential District 2 (MX-R2), to Mixed-Use TOD District (MX-1) for the block bounded by East Vermont Street, North Beverly Avenue, West Terrace Street and North Ardmore Avenue, and the property known as 403-409 N. Beverly Avenue; and

WHEREAS, notice of a public hearing on said application was published on April 28, 2021, in a newspaper having general circulation within the Village, and pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public

hearing on May 13, 2021, in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 11.2.9 of the Villa Park Zoning Ordinance and made the recommendation that the rezoning of the Subject Property be granted; and,

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Villa Park have received and considered the recommendation of the Planning and Zoning Commission.

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 this Ordinance shall apply to the Subject Property legally described as follows:

LOTS 89 THRU 97 (BOTH INCLUSIVE), IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 13 TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, AND LOTS I THROUGH 6 (BOTH INCLUSIVE}, IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1 /4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PR I NCI PAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT 196958, AND THAT PART OF A VACATED PUBLIC ALLEY, (PREVIOUSLY DEDICATED IN TOWNLEY'S VILLA PARK HIGHLANDS SUBDIVISION) LYING WESTERLY OF THE SOUTHERLY EXTENSION OF LOT 94 IN SAID GEORGE M. COLLINS VILLA PARK IN DUPAGE COUNTY, ILLINOIS.

LOTS 7 THROUGH II (BOTH INCLUSIVE), IN TOWNLEY'S VILLA PARK HIGHLANDS, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1925 AS DOCUMENT 196958 AND THAT PART OF A PUBLIC ALLEY DEDICATED IN SAID SUBDIVISION LYING NORTHERLY OF THE SAID LOTS AND EASTERLY OF THE SOUTHERLY EXTENSION OF LOT 94 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION

3 TOWNSHIP 39 NORTH, RANGE II, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, IN DUPAGE COUNTY ILLINOIS.

LOT 157 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT NUMBER 172335 IN DUPAGE COUNTY, ILLINOIS.

LOT 158 IN GEORGE M. COLLINS VILLA PARK, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF LOT 1 OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 7, 1923 AS DOCUMENT 172335, DUPAGE COUNTY, ILLINOIS.

The property is commonly known as 351-415 N Ardmore Avenue, 350-416 N Beverly Avenue, 403-409 N. Beverly Avenue, Villa Park, Illinois.

PIN No.: 06-03-122-001/008/009/010/012/013/014/015/016, 06-03-300-005, 06-03-301-001, 06-03-123-006/007

Section 2: That the territory described in Section 1 above is hereby rezoned from Planned Unit Development-Commercial (P.U.D.–C), Mixed-Use TOD District (MX-1), Mixed Residential District 1 (MX-R1), and Mixed Use Residential District 2 (MX-R2), to Mixed-Use TOD District (MX-1).

Section 3: That the Village Clerk is hereby directed within 90 days from the effective date of this Ordinance to record or cause to be recorded with the Office of the DuPage County Recorder and to file with the County Clerk and with the DuPage County Board of Election Commissioners a certified copy of this Ordinance.

Section 4: That ordinances or parts of ordinances in conflict with the provisions hereof are hereby repeated to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Ordinance No. _____

Passed this _____ day of _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

_____
Village President

Attest:

_____
Village Clerk

Published in pamphlet form:

_____, 2021

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

In Re the Matter of:	)	
	)	No. PZ-21-0004
315-415 N. Ardmore Avenue and	)	
350-416 N. Beverly Avenue Zoning	)	
Map Amendment and Special Use for	)	
a Planned Unit Development (PUD)	)	
Garden Station, Hawthorne	)	
Development Corporation,	)	
	)	
Petitioner.	)	
	)	
_____	)	

May 13, 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.

A P P E A R A N C E S:
BOARD MEMBERS PRESENT:
MR. JASON JARRETT, Chairman
MR. LARRY CALVERT
MR. EDWARD HOFSTRA
MR. JACK LANENGA
MR. MICHAEL ORLOWSKI
MR. DOMINICK ROMANO
MR. JUSTIN SHLENSKY

ALSO PRESENT:
MS. CONSUELO ARGUILLES
Director of Community Development

MR. PATRICK BURKE
Economic Development Director
MR. MICHAEL GUERRA
Public Works Director

MR. PATRICK NOONAN AND MS. DONNA PUGH
Attorneys - Foley & Lardner
DR. GANESAN VISVABHARATHY
Applicant Representative

MR. RICHARD L. JONES
Architect
MR. KEVIN SERAFIN
Civil Engineer, CemCon, Ltd.

MR. BILL GRIEVE
Traffic Planner, Gewalt Hamilton

CHAIRMAN JARRETT: So the first item of business will be public hearing petition PZ-21-0004 for 351-415 North Ardmore Avenue and 350-416 North Beverly Avenue. Zoning Map Amendment and Special Use for Planned Unit Development, Garden Station, Hawthorne Development Corporation, Petitioner.

The way the public hearing will work tonight is we'll start with staff input, then move to a presentation by the petitioner if you have a presentation. Public participation and questions from the public at that time will come after that.

Looks like we have a lot of people here who want to speak, so try to limit yourself to about three minutes. I'm not going to try -- try not to be too hard on that. And not repeat what other people before you said so everybody gets a chance to speak.

MR. BURKE: Just a point of procedure, completion of the minutes.

CHAIRMAN JARRETT: I'm sorry. Yeah. Vote to approve the minutes. So we've got roll call vote on that.

Calvert?

COMMISSIONER CALVERT: Yes.
CHAIRMAN JARRETT: Hofstra?
COMMISSIONER HOFSTRA: Yes.
CHAIRMAN JARRETT: Jackson? Not here.
Lanenga?
COMMISSIONER LANENGA: Yes.
CHAIRMAN JARRETT: Keskic? Not here.
Orlowski?
COMMISSIONER ORLOWSKI: Yes.
CHAIRMAN JARRETT: Romano?
COMMISSIONER ROMANO: Yes.
CHAIRMAN JARRETT: The minutes are approved.
So then we'll move to closing comments by the petitioner -- excuse me -- questions from the Commission, closing comments from petitioner, then we'll close the public hearing perhaps tonight and discuss amongst ourselves.
What I'm going to ask now, to kind of expedite things, if you think you're going to speak tonight at all, whether you're from the public or whether you're with the petitioner, please rise. The court reporter will swear you in. And then state your

name and address for the record. That will speed things up so we don't have to do it every time everybody comes up. So all rise now if you think you're going to speak, and the court reporter will swear you all in at once.

(Witnesses duly sworn.)

MS. TUCKER: Cheryl Tucker, 434 South Cornell.

MR. NOONAN: Michael Noonan, 321 North Clark Street, Chicago, Illinois, Suite 3000.

MR. JONES: Richard Jones, 6120 Peters Creek Road, Roanoke, Virginia.

MR. SERAFIN: Kevin Serafin, 2280 White Oak Circle, Suite 100, Aurora, Illinois 6002.

DR. VISVABHARATHY: Ganesan Visvabharathy, 100 Tower Drive, Burr Ridge, Illinois 60527.

CHAIRMAN JARRETT: Just one point of clarification. When we get to public participation, if anybody at that point has changed their mind and wants to speak, you're still free to do so; we'll just need to swear you in and get your name and address.

Okay. Staff input, whenever Consuelo is ready.

MR. BURKE: Go ahead, Consuelo.

MS. ARGUILLES: Consuelo Arguilles and this is (inaudible) in Villa Park --

THE COURT REPORTER: Can you make this louder?

MS. PUGH: Are you done, Consuelo?

MS. ARGUILLES: Donna Pugh. It's spelled P-u-g-h. I'm a partner with Foley & Lardner at 321 North Clark, 60654.

MR. GRIEVE: Bill Grieve, Gewalt Hamilton Associates, Vernon Hills, Illinois.

CHAIRMAN JARRETT: Whenever Consuelo is ready, we are ready.

MR. BURKE: Go ahead, Consuelo.

MS. ARGUILLES: Welcome, everyone. Tonight is the Planning & Zoning Commission meeting on May 13th of 2021. Tonight we have one item on the agenda. That's Petition PZ-21-004, and that's a request for the development known as Garden Station. The area on the slide shows this area. The property is bounded on all sides by streets. It does include two residential lots -- currently two residential lots on the east side.

The zoning of the property is a number of zoning districts. It does fall in MX-1 (PUD-C), MX-R1, and MX-R2 (inaudible) and the proposed development is requesting --

THE COURT REPORTER: I can't hear her.

MR. BURKE: Consuelo, can you speak up?

MS. ARGUILLES: What was that?

CHAIRMAN JARRETT: Consuelo, can you speak up?

MS. ARGUILLES: I can speak up. Is that better?

CHAIRMAN JARRETT: Yes.

MS. ARGUILLES: So tonight's request is for the petition known as Garden Station known as Case Number PZ-21-004. The area on this slide represents the subject area. The property is bordered on all sides by roads. It does include two lots on each side of Beverly Avenue that is currently zoned residential.

The request is to rezone all the property to the MX-1, which is Mixed-Use TOD District. In addition to the Zoning Map Amendment, Petitioner is asking for Special Use to allow PUD mixed-use building that would consist of 348 residential dwelling units. The building would have amenities on the first floor for

residents, and on the first floor there would also be a restaurant.

There would also be a parking lot, a public parking lot that would take place on the east side of Beverly that would take place of the public parking spaces that would be further development that's currently on the west side of Beverly.

Finally, the petitioner is requesting to vacate parcels of public right-of-away that are currently public right-of-way, however, that's being used as part of the public parking that's there now.

The image on this slide represents the proposed building. This is the view facing southeast. The bottom floor of the building, it would be the nonresidential use meant for residents of the building and the south side of the building, that's where you would have (inaudible).

Village staff has reviewed the petition and believes that the development would be adding density to the area; it would create a vibrancy with new residents coming into the Villa Park area along with commuters and allow for some community activity in that

area because it is next to the Metra train station.

The staff provision does include a review of the comprehensive plan and the TIF district, and the proposed development is consistent with the goals and the objectives of the North Ardmore/Vermont TIF District in the comprehensive plan, which all calls for a compact mixed-use development that's pedestrian-oriented and includes activities on the property.

As a 120 million mixed-use redevelopment of the area, the development known as Garden Station will be a catalyst for additional development in the area, and successful high-density market rate mixed-use projects that are very similar to the proposed development are along commuter rail stations that do attract similar projects.

So given a brief staff review of the request, petitioner will go into details about what the proposed development is. But staff does recommend the Planning & Zoning Commission recommend approval of the Zoning Map to change the zoning of the underlying zoning project area from multiple zoning districts from

Planned Unit Development Commercial (PUD-C) Mixed-Use TOD District MX-1, Mixed Residential District, Mixed-Use Residential District, all to MX-1, which is a Mixed-Use Residential District.

And that would be for the block bordered by the East Vermont Street, North Beverly Avenue, West Terrace Street, and North Ardmore Avenue. Also the Special Use for the PUD, and that would consist of the mixed-use building with approximately 348 residential units, residential amenity space on the ground floor with a restaurant, and approximately 442 parking spaces for the residents.

The items below on this slide do include some specific development. This development will consist of an average of 5-foot setback from the front build-to-zone; approximately 85 percent of maximum pervious surface; a garage entry on the side facade as well as the rear facade of the building; and storage space for residents and a parking space for residents within the 20-foot area. In addition, there will be a public parking lot east of Beverly Avenue.

Finally, the request will be vacate the

public right-of-way that's part of the parking spaces west and east of Beverly Avenue.

On this slide you will see some (inaudible) the Planning & Zoning Committee and as part of the recommendation. They are stated as-is provided in the staff report that was forwarded. I'll summarize them.

The first condition of approval is concerning the parking lot on the east side of Beverly in general conformance with the plan that was submitted by Jones & Jones Associates.

The second bullet point has to do with general compliance with regards to potential plans that we submitted, prepared by Jones & Jones, including site plan, the floor plans, and the exterior building elevation. Compliance with all applicable Village Codes and regulations. And obtaining all necessary permits and certifications for development.

The property located at 351-415 North Ardmore Avenue and 350-416 North Beverly Avenue is the subject property, and on the slide you'll see all the lots.

With that, I would like to hand it over to petitioner.

CHAIRMAN JARRETT: All right. Thank you, Consuelo.

MR. NOONAN: Good evening, everyone. Thank you, Mr. Chairman, members of the Commission, and thank you staff for that presentation.

My name is Mike Noonan, for the record, and I am here along with my co-counsel, Donna Pugh, who's joining us virtually. Together we are land use attorneys with Foley & Lardner. Our offices are located at 321 North Clark Street, Suite 3000, Chicago, Illinois.

Donna's a partner at Foley and is in charge of our land use group here, and, like I said, she's going to be joining via Zoom. And together we represent the applicant, Hawthorne Development Corporation.

Here with me today are applicant representative Dr. Ganesan Visvabharathy, or Dr. Vish, of Hawthorne Development Corporation; Architect Richard Jones, or Jyke, of Jones & Jones Associates; Traffic Planner Bill Grieve of Gewalt Hamilton Associates who's joining us virtually; and Civil Engineer Kevin Serafin of CemCon Ltd.

In the interest of full disclosure, I just want to disclose that do I do -- my partner and I, Donna, do do work with Jason Jarrett occasionally, not in Villa Park, through his day job as a land use expert. We present cases representing the same clients in front of the Chicago Zoning Board of Appeal from time to time. We haven't worked on this project at all. Like I said, just for disclosure.

CHAIRMAN JARRETT: If I could real quick, yeah, just to clarify on that, yes, I have worked as a consultant on projects with their firm. I have never worked with this developer, and I've had no contact with them at all about this project before today. I spoke with staff regarding that, and they've determined that there's no conflict there.

MR. NOONAN: I was a Boy Scout before I was a lawyer, so I've got to be honest.

Again, I want to thank staff before we get started. We really worked hard to put this presentation together in a short amount of time, and staff has really been great in accommodating all our requests and working with us. So I do want to thank

them for all that and for their patience and accommodation.

So if we can get the PowerPoint up, is that -- am I controlling that?

Can the folks on the Zoom see the PowerPoint or no?

MS. PUGH: You know what, it's okay, but it's okay. We have our own copies.

MR. NOONAN: Sounds good.

So Hawthorne Development Corporation, the applicant, is pleased to submit a zoning application for Garden Station, mixed-use development, located at the block bounded by East Vermont Street, North Beverly Avenue, West Terrace Street, and North Ardmore Avenue, which we will refer to as "the development site," and that is the parcel highlighted in red on the screen right now.

In order to facilitate the project, it will be necessary to acquire a portion of the existing Metra lot within the development site which is currently owned by the Village and swap it with parcels that the applicant is acquiring on the east side of Beverly.

These parcels are located at 403 through 405 and 407 through 409 Beverly; and I will refer to them as "the additional parcels," and those are highlighted in blue on the screen in front of you.

The applicant is here making three requests today. First is a map amendment to change the zoning from planned unit development, commercial PUD-C; mixed-use TOD district, MX-1; mixed residential District 1, MX-R1; and Mixed Residential District 2, MX-R2 -- so we're changing all those -- to mixed-use TOD District, MX-1 for the entire project.

Secondly, the applicant is seeking a Special Use for a Planned Unit Development in order to construct a mixed-use building with approximately 348 residential units on the development site and a surface parking lot on the additional parcels which will replace those at the Metra station.

Finally, the applicant is seeking to vacate the public right-of-way north of and parallel to West Terrace Street extending from the east right-of-way line of North Beverly Avenue to a point approximately 145 feet west of North Beverly Avenue.

Mr. Chair, if needed, I'd like to introduce into the record findings of fact that were submitted with our application.

Do you need paper copies of those or just --

CHAIRMAN JARRETT: Are they in the staff memo?

MR. NOONAN: They are.

CHAIRMAN JARRETT: That would be sufficient.

MR. NOONAN: Great.

Additionally, there are several plans and documents that were unavailable at the time of our original submission. We'd like to amend our application for the record to include those. I can list those. I have copies for the Commission if you'd prefer that. They also have been electronically submitted to the Village. I don't know if those have been distributed to you.

CHAIRMAN JARRETT: Those have not been distributed to us, so if you have copies --

MR. NOONAN: Sure.

CHAIRMAN JARRETT: -- that would be great.

MR. NOONAN: Sure.

While Patrick hands these out -- thank you,

Patrick -- these contain additional owners' affidavits and signed application pages, a signed and stamped plat of survey for the development site which replaces the unsigned plat that was submitted with the application; a plat of vacation for the development site; two plats of survey for 403 through 405 and 407 through 409 Beverly; a parking requirement calculation dated May 5th that's to supplement our application; a site plan labeled parking lot SK 1.2 dated May 6, 2021, that's to supplement our application; and a site plan, an overall site plan, labeled SK 1.3 dated May 6, 2021, and that's to replace our original site plan which was submitted with the application.

Hawthorne Development Corporation is here. We're proposing a high-quality mixed-use development with ground floor commercial, residential above. The proposed project consists of ground floor commercial space, a maximum of 348 residential units, space for a restaurant, and indoor parking. The project's location near the Villa Park Metra station and exposure to daily commuters is designed to create vibrancy in the downtown with new residents, new commuter, and

community applicant activity.

And probably my favorite part about this project, it's going to include a lot of exciting environmentally friendly design elements that our team is really excited to share with you.

So with that, I would like to turn over to Dr. Vish to talk about the applicant's background a little bit and to talk about some of those benefits.

Thank you.

DR. VISVABHARATHY: Honorable Chairman, honorable members of the Board, thank you very much for giving me this opportunity to present this exciting project.

First of all, a little bit of information about Hawthorne Development. We have been in the Chicago area for over 28 years. And we built a few high-rises in the city, 910 South Michigan, 525 Hawthorne Place, 3410 Lake Shore Drive. Our project, 910 South Michigan, is, still today, the largest office-to-residential conversion in the history of Chicago. It's the old Standard Oil, old headquarters which we converted to residential quarters. I know the Post Office building is larger,

but that's commercial. So as far as residential is concerned, we are still the king.

We also did a bunch of suburban projects, 318 units in Glenn Ellyn. We had Whispering Lakes right across from Abbott Labs; that is 123 units. So a bunch of suburban projects. So we are always focused on doing something different.

Just a little bit of background about me. I'm an electrical engineer with a very complicated name, and I have to say this court reporter was the first one who pronounced it completely correctly. So I go by Dr. Vish just because my name is complicated. I'm an electrical engineer with an M.D. and a Ph.D. from University of Illinois-Champaign.

There are some exciting features about this project. This project is going to be the nation's largest passive house project. Let me explain what is passive house.

Passive house focuses on three things: Health, comfort, energy efficiency. It is extremely healthy because the supply of fresh air is done to all the areas of the unit. It's not like we put just a

grill along the corridor and say this is your fresh air intake. Every room gets so much fresh air. So as a result, it's very healthy, and people who are allergy sufferers can safely stay in our development and there will be very little botheration for them, number one, health.

The second is comfort. Usually in traditional buildings, if you stand in the middle of the room, it's warmer; you go near the window, it's colder. In a passive house, it's uniform temperature. You can stay by the window and it just feels -- it feels just as comfortable as you are in the middle of the room.

And, finally, energy efficiency, extreme level of energy efficiency. So our insulation levels are far above the cold. I'm not talking about just about the walls and the roof, but also the foundation. Our windows are all triple-pane windows. Our solar heat gain coefficient is less than .28. Of course we use LED lights. And then we use VRF and HRV or ERV. VRF is variable refrigerant flow and ERV is energy recovery ventilation. What that means is we are

using -- we are recovering energy from the air that just heated up the space. As it tries to exit, we just take the heat from it. So, as a result of the efficiency, heating efficiency, cooling efficiency of the building is very, very high.

Also, this building is 100 percent electric. And, as you know, buildings contribute 60 percent of the carbon that is generated in the atmosphere. When we use all electric, combine this with we also have two more standards, not only we get passive house, we get net zero and we also get the National Green Building Standards. The National Green Building Standards means that we can only -- even the caulking compound has got to be made in a particular way so it's an environmentally friendly way. There is a very detailed scope and specification given by National Green Building Standards, and we follow that. So we get National Green Building gold certification.

Finally, net zero, net zero means you produce all the energy at site. So whatever energy we need, out of that we are producing rooftop solar. So as a result, we would be producing about one-third of the

total energy needs at site and the rest we'll be buying through community solar. So, in other words, off-site solar farm, and then we buy the rest of the energy needed through a virtual power purchase agreement.

So as a result, it's a passive house, net zero, green gold building, and I think this is something that today's market, given the fact that we're all contributing quite a bit to carbon pollution, the fact that an all-electric building with no carbon is something that I think environmentally is needed today. I'm hoping that, you know, many other future buildings are also built this way.

I also want to tell you that we have -- I think the liquor store that has been here in the Village for the past 30 years is going to continue to be our tenant. And we have signed a Letter of Intent with a craft beer producer and a restaurant. So there's going to be a restaurant. There's going to be craft beer. There's going to be a liquor store. So that is part of the commercial.

So I think this is something. It's a very, very exciting project. And given that it's a TOD,

there will be -- that's an additional benefit that the residents can enjoy.

Thank you very much.

CHAIRMAN JARRETT: Thank you.

MR. BURKE: Thank you, Dr. Vish.

Next we'll hear from Jyke Jones. He's our lead architect on the project.

MR. JONES: Mr. Chairman, commission members, my name is Jyke Jones. I'm an architect with Jones & Jones Associates Architects. I am the project architect on the Garden Station apartments. Our firm has been in existence since 1975. And this project has got the members from my team very excited. They're very proud to be a part of this development from what we're producing energy wise and everything all the way down the line. This project to us is more than just apartments. It's a community.

I'll try not to repeat too much of the staff reports and everything, but very similar. This project consists of 348 apartment units and the amenities. The amenities will be a fitness center, business work areas, lounge areas, meeting spaces, a pool, gazebos,

outdoor grilling stations, a walking track, a dog washing room, a bike repair room, a golf simulator, and various community rooms.

The apartment units will be studio units, one-bedroom units, and two-bedroom units. Some of the units will have dens. Every unit will have a dedicated exterior balcony.

There are two levels of climate-controlled parking. There are five levels of residential units above that. Every unit within this facility will also have a storage room with it: Some of them in the garage area, some of them in the upper levels of the building.

The indoor amenity spaces are primarily located -- I'll try to get my laser pointer to work -- along this. This is Ardmore Street here. And this is essentially the amenity spaces. The restaurant is located on the corner, the retail space, fitness center. This is the mail room here. This is our entry lobby which is a two-story lobby. Has a nice feature wall of one of the biggest aquariums around. Then we have some business spaces, lounge spaces, media room,

golf simulator, and more business WeWork-type spaces there.

The parking areas that we have here, this is the first level of parking which -- my pointer is not working now.

Anyway, from the north there are entrances to -- the top left side here is the entrance onto the first level, and then right behind the restaurant area is the access to the second level of parking.

Can we change to the next slide? Can we go to the next slide, please?

Okay. This is the second level parking. This is, essentially, as we talked before, the only difference between this and the first and second floor is on the bottom right-hand side we have our bike repair shop and our dog grooming area.

This is the third level, which is the first level of the residential units. You'll see that we have a courtyard in the center. We've got a pool in the center. All of our gazebos are located here. We have a walking track around the perimeter and multiple green areas, a lot of game areas, dog exercise areas.

Like I said, this gives us the community feel that we want to have in here. All of this is enclosed for the use of residents.

As part of the agreement with the Village, the developer has agreed to construct a parking area on the east side of Beverly. We are continuing to work with staff on this. The first set we showed the access off of Beverly. Staff liked the idea of accessing off of the existing Metra lot. So that's what you see here is that access off of that side street.

The exterior of the building will be a combination of masonry, glazing, and ceramic panels. The masonry and storefront glazing along Ardmore create the horizontal lines. This rendering here is actually from the pool deck side.

The color variation of the panels along with the balconies and the windows create a variety of esthetics for the residential levels.

The roof is primarily flat with varying height parapet. The roof also contains all of the solar panels that are part of our energy efficiency in this project.

As I stated from the beginning, our team is very excited to be working on this project, and the main reason, the project will offer wide range of living opportunities for the residents, at the same time providing the clean and efficiency described by Dr. Vish.

MR. NOONAN: Next we are going to hear from our traffic engineer, Bill Grieve, who's joining us virtually. I'm going to see if I can get him on the screen, if that will be better.

Bill, you are live. Go ahead.

MR. GRIEVE: Hi, everybody. Bill Grieve, Senior Transportation Engineer from Gewalt Hamilton Associates. There are a lot of projects that claim to be TOD. That's always been --

THE COURT REPORTER: I can't hear. I can't hear him.

CHAIRMAN JARRETT: Bill, if you could, speak up just a little.

MR. GRIEVE: Is that better?

CHAIRMAN JARRETT: Yep. Go ahead.

MR. GRIEVE: Again, Bill Grieve, Senior

Transportation Engineer Gewalt Hamilton Associates.

The buzz in the industry over the last several years are TOD developments, transit-oriented development, but not all are (inaudible) projects. This truly is a TOD development. You're within steps of the Metra station. And you've got the combination of the residential as well as the retail and the restaurant space that will honestly create just a fantastic environment and getting people out and about to -- whether or not they live there and they want to go on Metra or whether or not there's going to be walking trips. There's also going to be biking trips.

Couple big things to talk about the site plan is the access provides really excellent flexibility for access. There's the one drive on Terrace Street that accesses the second floor parking and then the access on Beverly which accesses the first floor parking.

The big thing to note is that access management is always a key with transportation planners. The two existing drives on Ardmore will be eliminated. That will get rid of the conflict points on Ardmore. And those driveways and places will be

additional on-street parking. It will be perfect for the restaurant and the shops as well as guest parking for the apartment dwellers.

You know, we're taking a look and seeing the types of traffic that could be generated by this development. One of the key things to remember that Dr. Vish said, that, you know, we're kind of looking at keeping the liquor store, and we're going to hopefully get the group up there. Well, neither one of those are really going to be open during the morning rush hour. So now you're taking that factor away from the docket.

Then in the evening, you're really going to be taking advantage with both of those uses of perhaps people getting off the train at the Metra station, and they may live there, they may live close by, but they're going to stop in for perhaps an adult beverage or they do a parcel pickup on their way home. So that's a key thing.

You know, realistically what we're looking at is for the restaurant and the retail use, that based on historical data from the Institute of Transportation Engineers, you're probably looking at somewhere about a

50 percent discount only because of the vibrancy that this development is going to provide.

We already talked about the parking, and we talked about the access. I guess I would just like to conclude with the fact that we haven't completed the traffic study yet, but there's so many positives that are going on with this development. We are definitely going to be concluding that the traffic generated throughout this development will be readily accommodated along the roads, particularly considering the fact that Ardmore Avenue, which is your main north-south spine, has great access to the north and to the south. And the traffic volumes that we know that's on Ardmore now, about 8,000 cars a day, can readily accommodate the trips that we're planning will probably be generated by this development, but perhaps another total 2,000 max. You know, that may seem like a lot, but typically a road like Ardmore with that three-lane cross-section can probably accommodate up to 15-, 16,000 cars a day.

So I appreciate the time. Thank you very much. Take care.

CHAIRMAN JARRETT: Thank you.

MR. NOONAN: Thanks, Bill.

I'm going to now turn the PowerPoint slide back on an hand it over to Kevin Serafin of CemCon to talk about storm water issues and the slide show.

MR. SERAFIN: Good evening. I'm Kevin Serafin with CemCon out of Aurora. Our company has been in business for 50 years doing projects like this. I've been there for nearly 30.

When it comes to projects like this, there's always challenges that have to be taken into consideration. One of the challenges on this site, there's an existing alley that runs east-west bifurcating the site. The west half has been vacated as part of this petition. We're proposing to vacate the east half. There's a couple of local utilities, but nothing that affects anything regional. So this will be part of our application.

Storm water management for this site, the requisite storm water management was always considered as part of a larger area further east. So the Village, in their foresight, has provided almost 2-acre feet of

storage for this site of which we need about 1.4. So there's still some additional storage there. We're bounded on all three sides with water and sanitary sewer. Plenty of capacity for both those services.

So as far as civil engineering goes, I think we're pretty well covered.

MR. NOONAN: Thanks, Kevin. That actually concludes our formal presentation. We'd like to note that if the Commission has any questions for us, I will direct it to our appropriate team member.

Thank you for listening, everyone. Appreciate it.

CHAIRMAN JARRETT: Thank you.

All right. Is there anyone from the public wishing to speak on this item?

Just restate your name for the record.

MS. TUCKER: Cheryl Tucker, 434 South Cornell.

You guys did a pretty good job covering my questions. Most of the people in Villa Park know offhand we have a big parking problem issue and we also have a big flooding issue in this town.

He sort of answered my question on the

traffic. I was a little concerned about the additional traffic we would be looking at and how you make a traffic study right now with the pandemic going on with no parking going on at the Metra station right now, how you can decide we have enough parking.

But, Bill, I think you did a great job giving me the numbers that Ardmore can take that additional thing when we do get the Metra and the flow in that parking lot should be good that we won't have an issue hopefully. So I appreciate that.

My other concern is I'm not quite sure with all these knew units -- I mean, I'm very supportive of this group. All the new units, how that's going to work with the water flow, the sewers, and the sanitation, I know that there's a proposal on here that we're supposed to have possibly a study for it, but. When you add all those additional units that are going to be using water, sewers and sanitation, do we have the plumbing to work? Do we have the piping in that system that they're going to connect to that is going to be enough that's not going to cause additional flooding somewhere else in areas around there, Beverly,

Vermont, or Ardmore backing up in people's houses? Because that will be a big issue for the people living in that area if it comes to be that issue that it doesn't flow right. And I don't know if that's something that you are privy to or is that Public Works would need to look into for that question.

The other question is you are doing 348 spaces inside your complex, if I understand correctly, which you said there's 442 parking spaces outside the complex, which leaves 9 for public parking places.

Is that including the 10 additional parking stalls you're talking about an Ardmore Avenue along with the swap because you're taking several of the Metra spots for your complex, and I understand Beverly is supposed to take those spots. I'm not quite sure how many parking spaces that swap includes. But is the 94 included in the amount that you're covering from what we're losing from the Metra to moving to Beverly area? That wasn't clarified in your statement. So those are the things I wanted to know on clarification.

Thank you.

CHAIRMAN JARRETT: Okay. Thank you.

Is there anyone else from the public wishing to speak on this?

Yeah. Just rise and be sworn in.

(Witness duly sworn.)

MS. PACE: Good evening. My name is Jovone Pace. I'm at 403 North Beverly Avenue. My concern is, I wonder when this project is going to take place. I work for the Village as well, but I do run a home daycare out of my home as well. It's going to cause a lot of displacement for families over there. I just want to know when is this project going to take place, and how long will people have in order to try to find a new place to live?

CHAIRMAN JARRETT: Is that it?

MS. PACE: That's it.

CHAIRMAN JARRETT: Okay. I will inquire about that when we get there. Thank you.

We need to have you sworn in, too.

Is there anybody who wishes to speak right now? Anybody else think they will?

(Witness duly sworn.)

MS. KRIZEK: My name is Paula Krizek. I'm at 109

East Vermont.

This building is going to be a block away from my house. Vermont is already heavily trafficked during rush hour with Metra. There's a lot of families with small children and everything else on Vermont. How is this going to affect our streets? I mean, besides the fact that I'm not going to have any privacy in my backyard anymore because people are going to be able to look into my home -- or into my backyard, but just the traffic. There's going to be so much traffic up and down our streets now.

CHAIRMAN JARRETT: What was your address again?

MS. KRIZEK: 109.

CHAIRMAN JARRETT: Okay.

THE COURT REPORTER: Can you spell your last name?

MS. KRIZEK: K-r-i-z-e-k.

CHAIRMAN JARRETT: Thank you.

Anyone else?

All right. With that we'll move to questions from the Commission. I have a few. I don't know if you guys -- have you got some? Start us off.

COMMISSIONER ROMANO: I have a question about the

water displacement. Can you clarify -- Bill, I think that was you -- you said that there's 2 acres of runoff -- something about there's 2 acres of capacity somewhere and they expect the apartment to use 1.4. Can you expand upon that? I assume then that's for rain runoff.

I think the water and sewer question is warranted as well. That's a lot of additional capacity. How do we know that the municipal sewers can handle a building of this size?

CHAIRMAN JARRETT: I think we're actually done here with the engineer.

MR. SERAFIN: Do you -- or wait till the end, either way?

CHAIRMAN JARRETT: Yeah. We'll go through questions here. Go ahead.

MR. SERAFIN: So the storm water, the Village has provided almost 2-acre feet of storage in the existing facility on the east end of the Metra lot. The storm water from our site will flow through the storm sewer system, the existing storm sewer system, to that storm water management facility. So we'll have no

detrimental effect on anything upstream, and there's no living area between us downstream. And then it goes directly to the Salt Creek.

COMMISSIONER ROMANO: Okay.

COMMISSIONER LANENGA: Can you address the other question about sewer capacity?

MR. SERAFIN: Yeah. So as far as the sewer capacity, we've worked with the Village. There's large sewers all over town with the sanitary sewer, and 348 units is probably equivalent to the capacity of a half of an eight-inch sewer, and there's sufficient sewer capacity throughout this area of town.

We haven't modeled the water, but we can definitely work with the Village Public Works to make sure there's adequate water, both supply and pressures. So we'll take a look at that through the final engineering process.

COMMISSIONER ROMANO: It's something worth inquiring because I know -- I don't know specifically about that part of the Village, but there is a lot of Village that there's just kind of a cross-piping between some rain runoff and there's issues. I don't

know if that part --

MR. SERAFIN: So you're saying there's some combined sewers in town --

COMMISSIONER ROMANO: Yeah. Yeah.

MR. SERAFIN: -- that have issues?

COMMISSIONER ROMANO: Yes.

MR. SERAFIN: We're separating our storm water from anything that might be combined and taking it directly to Salt Creek through a detention pond.

CHAIRMAN JARRETT: And that's the detention pond that's to the east adjacent to the Metra parking lot, correct?

MR. SERAFIN: Correct. It's about 4-, 500 feet east of our site.

CHAIRMAN JARRETT: I don't know if you're familiar with it, but the Village constructed that back when this -- around the time that the original PUD was submitted here. I believe there were some other upgrades. I am not positive on the second point, but I believe there were some other upgrades either constructed or considered for the storm sewer in the area.

Other questions?

COMMISSIONER ORLOWSKI: Actually, I have a -- my question's to the street views from Vermont and Ardmore. I'm not seeing -- I mean, I'm seeing what you proposed to us in the picture and then what you propose to us on the diagram, but I'm not seeing anything to make it -- I'd like it to flow with the Village. I mean, with what I see here, this is something to me that would flow with a busy city area. I noticed it looks like we've got some landscaping boxes along Ardmore, but then whenever we get to Vermont street it's just going to be a flat wall.

CHAIRMAN JARRETT: Kind of to Mike Orlowski's point here. This kind of falls in between question and comment, so I'll just bring it up now.

So on the materials -- this might be good we've got the architect.

On materials, what is the ground floor treatment for the street facing front?

MR. JONES: Facing which?

CHAIRMAN JARRETT: The elevations at the street level.

MR. JONES: They are the masonry and glazing elevations, and that goes all the way around all four sides. Our rendering was just from the one corner there, but that same appearance goes all the way around. Even the areas where we have parking structures behind, from the facade, we still have the glass and the windows and everything there to give the appearance so that we're not having an open parking deck or something like that.

COMMISSIONER ROMANO: Just piggyback on that, maybe I'm not seeing it. I know I saw it in the packet somewhere, so there's 19 spaces that are going through put on Ardmore as well?

MR. JONES: Correct.

COMMISSIONER ROMANO: Am I remembering, there's angled parking space that will be against the -- how are those spaces on Ardmore?

MR. JONES: On Ardmore they are parallel, just like they are now.

COMMISSIONER ROMANO: Okay.

MR. JONES: What we're doing is there's several commercial entrances along that street now that are

being closed. When we close those, we pick up additional parking spaces. We have a total of 19 along that street, one of which is a handicap space.

COMMISSIONER ROMANO: All right.

MR. NOONAN: Do you mind clarifying Paul's question about the parking, the number of spacing and the -- if that's okay?

MR. JONES: The spaces that were lost in the current Villa Park spot are being transferred over to the ones that are being constructed adjacent to the Metra station. The rest of the building calculation parking is made up of the parking spaces that are within our building on the two-level parking plus the 19 that are on Ardmore. That's where those parking calculations come from.

We are not counting any of the spaces that are being created in the Metra lot as part of our calculation for our building.

COMMISSIONER ROMANO: Is that a wash, too, same number of spots?

MR. JONES: It's close. We're still working back and forth because what happens when we put the new lot

in, we move further away from the train station, therefore handicap spaces put in the new lot will be too far away from the train station. So we're working with staff to see about re-striping some of the ones that are up close to there. So we don't have the exact rate, but they're within two or three spaces of doing a tradeoff.

CHAIRMAN JARRETT: Other questions?

COMMISSIONER CALVERT: I have a question about the parking and that is: How did you arrive at the number of interior spaces for the number of units that you're proposing? Is there a rule? Industry standards or something --

MR. JONES: No. We went beyond the industry standard. Villa Park has a parking standard that is based on one parking space per bedroom, not per unit. So that's how we based our calculations.

Under our Planned Unit Development we did not ask for relief from that. We are just in a situation that we will now functionally have more parking spaces than we need for residents.

COMMISSIONER CALVERT: And how many one-bedroom

apartments will there be and two-bedroom and studio apartment?

MR. JONES: I don't have that breakdown with me.

MR. NOONAN: I might.

DR. VISVABHARATHY: 10 studios, 65 two-bedrooms. 273 one-bedrooms.

COMMISSIONER LANENGA: Can we address the question that was raised about how long this project will take?

CHAIRMAN JARRETT: If you could give us an idea of your timeline, and I know that in the development world timing is not always exact, but kind of when you might anticipate you would break ground approximately and how long you would anticipate the project to take.

DR. VISVABHARATHY: We expect for this project to take two years to complete, but we will be starting our lease up around the 16th month, 16, 17th month, assuming we get partial occupancy possible.

Our goal is to start construction as soon as -- you know, as early as, I would say, in the month of July if possible. So we're not waiting for anything else unless -- you know, all the approvals are in place and permits are in place. We are ready to break

ground.

COMMISSIONER SHLENSKY: Have you acquired all the additional properties already or is that pending approval?

DR. VISVABHARATHY: They're all under contract.

COMMISSIONER SHLENSKY: They're all under contract.

DR. VISVABHARATHY: Yeah. All under contract. Yeah.

MS. BENZIC: I'm sorry. Did you say two years?

DR. VISVABHARATHY: Yes. Total construction time.

THE COURT REPORTER: Can you state your name in the pink?

MS. BENZIC: Eleanor Benzic, B-e-n-z-i-c.

CHAIRMAN JARRETT: Did you have a quick question?

MS. PACE: Yes, I did. I just want to know. You said you're going to start breaking ground in July?

DR. VISVABHARATHY: That's the current expectation. Yes.

CHAIRMAN JARRETT: Thank you.

Anybody else have questions?

COMMISSIONER SHLENSKY: I've got a few.

I think based upon the first floor plan and the second floor plans that were shown on the PowerPoint, the restaurant is going to be bi-level, is that correct, on the first floor and the second floor?

MR. JONES: Base restaurant is a first floor occupancy. We have a stairway built in in case the tenant comes along and wants to have an outdoor deck. That second level is an outdoor terrace. We're trying to provide that opportunity if the tenant wants it.

COMMISSIONER SHLENSKY: Got you.

Then you indicated that a recent development was that the liquor store is going to stay on as a tenant. Where would the liquor store be located?

MR. JONES: We have a retail space which is adjacent to the restaurant, and the restaurant space as indicated now as oversized so that we could -- that wall there is not a permanent demising wall. So depending on what tenants may come in, that space is flexible.

COMMISSIONER SHLENSKY: Understood.

So the area that is designated retail, if I'm reading that right, that's on the first floor only,

correct?

MR. JONES: Correct. That is correct.

COMMISSIONER SHLENSKY: And that is the square footage of the proposed restaurant space in the redevelopment comparable square footage to the current restaurant?

MR. JONES: Yes. It's a little bit larger.

COMMISSIONER SHLENSKY: Redevelopment plan will be larger than the current restaurant?

MR. JONES: Correct. Again, it is larger. Again, the wall between those spaces is not a permanent wall depending on what tenants might come along.

COMMISSIONER HOFSTRA: Where would you anticipate the parking space for that restaurant area to be, the 19 spaces on Ardmore?

MR. JONES: Typically, yes. We also, within the building, have parking spaces that we intend to designate to staff for the different places to be there so that none of the people who work will be taking up public spaces. We can't require that, but that's our intent to try and provide that.

COMMISSIONER HOFSTRA: My concern is I don't want

it to overflow into the neighborhood side streets.

I think the Metra station is pay per slot, right?

CHAIRMAN JARRETT: Yeah. But I believe that's only during the day during the week. Can someone from the Village -- does anybody know what the --

MR. GUERRA: It's different rate structures. A similar permit pass for parking, which would be monthly. Then there's daily parking. But it's only Monday through Friday. On the weekends it is open and available.

THE COURT REPORTER: Can you state your name?

MR. GUERRA: My name is Michael Guerra, G-u-e-r-r-a. I am the Public Works director.

Similar, anybody can park and pay. You don't necessarily have to be taking the Metra.

CHAIRMAN JARRETT: That's all done through an app now, correct?

MR. GUERRA: I think it's an app.

CHAIRMAN JARRETT: And usually a pay box, an electronic pay box.

MR. GUERRA: Yeah. Then there's a box up on the

station.

CHAIRMAN JARRETT: Thank you.

COMMISSIONER SHLENSKY: One additional question, I do see the packet submitted by counsel that was distributed to us approximately 7:45. You got various affidavits of ownership going off of the comment that all properties are under contract currently. It seems to be that there's a question with one of the potential owners or tenants of the break ground date of early July.

Has that information been circulated? I imagine if you're under contract, that there would have been a closing date on every single one of those properties.

So are all of the owners and tenants of those affected properties of the understanding that you plan, pending approval, to break ground apparently in July of this year?

DR. VISVABHARATHY: I think the information that is given to the tenants is really the owner's responsibility. We have told the owners and contract when we are closing and when we want the tenants to be

out. So those particular details the landlord has got to communicate to their tenants.

I think in one case they've already given -- your lease will not be renewed, so that notice is being given in one of the cases. The rest I'm assuming the landlord will be giving the notice. We cannot directly give any such information to the tenants.

CHAIRMAN JARRETT: It was noticed and there are signs. I drove by. I think there are three or four signs throughout the lot. Not really the applicant's -- you notify the land owner, the property owner. Unfortunately that's all that's required.

Can I get your name once more?

MS. PACE: Jovone Pace.

THE COURT REPORTER: How do you spell your last name?

MS. PACE: P-a-c-e.

CHAIRMAN JARRETT: Any other questions?

COMMISSIONER ROMANO: I have a question again regarding traffic study. It sounded like maybe not a full study has been completed yet, but there weren't too many concerned with Ardmore. Can we address the

idea of traffic on Vermont? Is that being looked at as well?

MR. GRIEVE: I think you asked about whether or not we're going to be looking at traffic operations within the Metra lot?

COMMISSIONER ROMANO: On Vermont.

MR. GRIEVE: On Vermont? Yes. We certainly will. We just finished up the traffic counts that we conducted kind of around the site. There was a previous question about how can you do traffic counts when Metra ridership is 10 percent of what it used to be.

Since COVID, we've been able to come up with factors involved where we understand, like, what the previous traffic counts were, we got information from Metra as far as ridership. So we'll be applying those factors to make sure that we understand, you know, what the real traffic implications are along Ardmore and Beverly and Vermont.

The thing to remember about Vermont is that it almost acts like kind of a collector of other street traffic because you've got the four-way stop on

Ardmore. You've got the continuity to the east at Villa. And it goes all the way west to Addison, even beyond to Addison. But we are definitely going to be looking at the traffic impacts on Vermont.

We're really thinking that the vast majority of traffic is going to be oriented along Ardmore, which seems natural in this case, especially with the regional connections to the north and to the south along Ardmore. But we will be investigating the impact of Vermont.

CHAIRMAN JARRETT: Anybody else have questions?

COMMISSIONER CALVERT: I know there's not an answer to this, but I would like staff to review this because I am concerned about the number of parking spaces that are allocated for this; and if it's -- if there isn't enough parking, there is no other place in that area to park.

Ovaltine is a comparable development of 344 units. How many parking spaces does Ovaltine have? I mean, nobody has that yet, but I think I would like as a comparison to find that out.

MR. JONES: You just want me to clarify that we do

have an abundance of parking inside our parking garage. We're not just 348 spaces in the garage. There's more than that in the garage.

COMMISSIONER CALVERT: I see. There's 413.

MR. JONES: Correct.

COMMISSIONER CALVERT: So with 10 studios, that's ten parking spots. Given the neighborhood, I think it's reasonable that probably there's going to be a car for every unit.

MR. JONES: Right.

COMMISSIONER CALVERT: So in a two-bedroom unit, if you have 65, each tenant has two cars, that's 130 spots and that leaves 273 spots for the one bedrooms. So that's exactly 413.

MR. JONES: Right. That's if you're going one space per bedroom as opposed to one space per unit. That's exactly the Village Code in this zoning regulation.

CHAIRMAN JARRETT: Yeah. And that's meeting our ordinance.

MR. JONES: Right.

CHAIRMAN JARRETT: I understand the concern with

parking and traffic, but that's actually not something -- it's something we can consider, but that's not something they're asking for relief from as part of this planning development.

MR. GRIEVE: If I could interject just real quickly on the parking. National standards would say for this type of a development so close to the train station, there may even be some people who don't even want a car. That seems to be the trend these days where especially younger folks don't even want a car. They just want to be able to rent one if they need one.

So for a development like this, the national standards is about one per dwelling unit. You guys do one per bedroom. So in essence if I'm looking at my math right, as the architect said, we probably got about 35 more spaces indoors than what we need.

So that would suggest that all those extra spaces can readily accommodate certainly any of the employees from the restaurant or the retail as well as accommodate those people who may decide that, boy, I really need a second car.

MS. KRIZEK: I am curious as to what the price

point is going to be on the rent studio, one bedroom, and two bedroom.

COMMISSIONER CALVERT: So that's not really something we're considering today. I mean, if the applicant wants to answer or has an answer for that, you're welcome to.

DR. VISVABHARATHY: I think we are going by the market study, pretty much comparable to what a new development with all the great amenities that we are offering, what it will command in the market. Very much in line with the market.

MS. BENZIC: What is the market?

CHAIRMAN JARRETT: I'm just going to ask that -- we don't want to get too much back and forth going here between the court reporter and everything else. It gets complicated. That's actually not something that we're considering and frankly we can't consider. Village Board, on the other hand, they consider things we can't.

Anybody else got questions?

DR. VISVABHARATHY: The one thing I can essentially find out, the utility cost will be much lower than

market because of all the energy efficiency we are doing. So the tenants will enjoy the benefits of lower utility costs compared to competition.

CHAIRMAN JARRETT: Thank you.

Just looking over my list of questions that were asked by people who were asking questions from the public, I think they were all answered.

I have a question that's part design, part question, part comment. I'm just going to ask it now so we can have some discussion about it.

Generally speaking, there's a lot I like about this project in terms of the design, but I do have a question on why -- I don't know if it was a conscious choice or not, but there's no active engagement at the corner of Vermont and Ardmore, and I really believe our design standards as they apply to these districts in our comprehensive plan kind of look for that.

If we envision this as a catalyst for this area, I think we can visualize that corner of Vermont and Ardmore being an active four-corner at some point in our dreams -- let's say our dreams -- down the road

where you have corner, corner, corner.

I understand you have a long frontage. You're stretching that out. You have to activate a lot of frontage, but you're almost actively not activating that corner. And I understand that you can't activate all the way down Vermont and all the way down Beverly. That doesn't work. You've tried with the windows and the parking and the screening. I appreciate that, but the corner is a bit of an issue for me.

MR. JONES: This design came into play before we were going to do the rezoning, and we were going strictly by your guidelines that required us to put every bit of our facades within 5 feet of the property line. I think at this point in time we would consider reworking that corner some. I don't know whether we need to include that here or not to make sure that we were allowed to do it since it's a PUD.

CHAIRMAN JARRETT: Yeah. And I guess that may be another conversation we need to have, too. We could certainly go tonight and condition some things or continue and come back and have more discussion a month from now or potentially even schedule a special

hearing, if we need to do that. But that is, to me to a certain degree, and I think -- I don't know how Mike feels about this. He was talking about the street frontage. Personally, when I first looked at the plans, I thought we were at the sidewalk line. I didn't realize we had a 5-foot setback. I wouldn't be opposed to not having that personally.

So -- but activating that corner, to me, is kind of key from a design standpoint. And really I understand why activating both corners along Ardmore could be -- you've got the restaurant down there, and that's great and I understand the proximity to commuters coming around that corner. But is it possible to do something -- maybe it's not an active retail use. Maybe it's the residential entrance, but there's a couple of WeWork offices stuff there and when those are empty and the lights are off, it's empty retail.

MR. JONES: We have the flexibility to work on that corner and -- I mean, the function of the apartments up above do not directly tie to that, so we can put structure there for the apartments and then have

something that would be more inviting to that corner.

CHAIRMAN JARRETT: If there's no more direct questions, I would suggest that we kind of move to discussion. I know sometimes that prompts more questions, but I assume you guys are okay with that?

All right. So let's move to discussion.

Thoughts on the design generally?

COMMISSIONER ORLOWSKI: I like this picture.

CHAIRMAN JARRETT: With the -- yes, the pool side.

COMMISSIONER ORLOWSKI: I like this side. But this side, the side that all the residents are going to see, that's the part that doesn't flow with the neighborhood.

CHAIRMAN JARRETT: And what is it that doesn't flow for you?

COMMISSIONER ORLOWSKI: All the sight lines. It's a big square box you have outside for the residents to look at that live there and everybody that drives by. I mean, I've driven by a lot of the other structures like this that have been built in the last few years over in Lombard and Elmhurst. I think something to make it kind of fit with the neighborhood -- I mean, I

know it's not going to fit perfectly, but just something to make it more than just a box.

CHAIRMAN JARRETT: That's one point where I would agree.

COMMISSIONER ORLOWSKI: The only reason I say that, I mean, all the things that we looked at, the plan and everything else as far as the structure and design, I know those were only three-story buildings that we were looking at whenever we were looking at different types of structures and designs and everything else. I know we've got them in the books as far as what we would like to see in that area.

So that's the only thing that I'm really looking for is kind of what -- what we're looking for to fit and flow with the neighborhood of the sort that we have here.

MR. JONES: Would you grant us relief from your regulations that require us to do the high percentage of glazing?

COMMISSIONER ORLOWSKI: Pardon me?

MR. JONES: Would you grant us relief from your ordinances that require us to have that high percentage

of glazing?

We had other options along that street view before, and when we came back to meet those regulations, we were tied by that.

CHAIRMAN JARRETT: So I would say within -- this is me speaking on my own opinion, not everyone up here, but if granting more small relief creates a better project in the world of a PUD, I don't think anybody -- I would not be opposed.

COMMISSIONER HOFSTRA: No.

CHAIRMAN JARRETT: If you're talking about a large scale project, it's a Planned Unit Development, it's anticipated that there will be relief requested, and the upside for the Village of that relief is that we get a better project out of it.

MR. JONES: That's what we would like to see.

CHAIRMAN JARRETT: That's more contextually -- it works better contextually. Personally, the upper floors, there's nothing about that that -- it's fine to me personally. But what I'm seeing presented on the ground floor doesn't do much for me, and that's really the part that matters the most.

MR. JONES: Right.

COMMISSIONER ORLOWSKI: I guess part of what we do is we've already looked at a project over ten years ago for this area, and that project that was presented to the Village and that we actually approved, it had that neighborhood feeling to it. I guess that's kind of what I'm looking for. Let's get something that -- yes, I love the project, but let's make sure it fits within a neighborhood.

MR. JONES: We would very much like to do that. We were tied -- our hands were tied by your current regulations on there. But if you'll grant us the relief through the PUD, we'd be able to do that.

COMMISSIONER ORLOWSKI: I think with the PUD we can do that.

CHAIRMAN JARRETT: Yes. What I would say is that we can't sit up here right now and say, if you come back with another design with all this request, we're going to grant it all. But if some of those requests result in a better design, especially at the ground floor, again, speaking for myself, I don't have a problem with the density. I don't have a problem with

the rezoning or the land swap or any of that. This is getting this project to the right level of contextual on the ground floor particularly. I don't know how other people feel. Speak up. I'm doing a lot of talking up here.

COMMISSIONER ROMANO: My thoughts, and just a segue, it's all very subjective.

CHAIRMAN JARRETT: Yes.

COMMISSIONER ROMANO: And I would just throw this out to the Commission as we've been down this road before, this could be a rabbit hole if we dangle this carrot and then it's continued and continued and continued.

So if we want to go down this rabbit hole -- I'm not saying it's wrong. What I'm saying is keep in mind that opinions of esthetics are subjective. Let's give petitioner something specific and tangible to work with rather than this pie in the sky and the next time we continue it again because it doesn't have this tree or that tree or this look or that look. Okay? That's all I want to put out there.

CHAIRMAN JARRETT: I agree with you entirely.

MR. JONES: What we would like to see is just grant us the flexibility to adjust the percentages of glazing and other materials because we can work with everything else.

CHAIRMAN JARRETT: Can you describe possibly, like -- maybe you can't -- but can you describe a little bit of what you mean in terms of reducing the glazing, how you might apply that or is that --

MR. JONES: We were tied to -- and I don't remember the exact percentages -- but your ordinance has something like 85 percent glazing from the 2 feet from the grade to within 8 feet of the ceiling. So essentially that's a glass wall.

CHAIRMAN JARRETT: Correct.

MR. JONES: It also required that every 30 feet you had to have a 4-foot setback with a door in it, which that dictates how much spacing we have on doorways when we have doorways on our elevation where we don't have anything behind it.

Those two items, if we just had the relief from the percentage of the glazing and the requirement to have entry doors where there's nothing to enter

would dramatically help us.

CHAIRMAN JARRETT: So my thoughts on that is if those two things improve the design, I'm comfortable with that. Those design guidelines probably did not anticipate this project.

MR. JONES: Right. It picks up --

CHAIRMAN JARRETT: What our zoning ordinance would typically -- that's why it's a PUD. That's why we're having this discussion.

For me personally from a design standpoint, I would like to see this corner activated at Vermont and Ardmore. We don't really have a view, like a good 3D view. I could kind of look at the elevations, but elevations only show so much of what's happening on the other end, on the south end of Ardmore. That's important too, kind of how that's activated.

I understand this is a vastly different project than was brought to us by Golden Spike probably more than ten years ago now. That was different types of units scaling down with a cross. That's a different beast, and I don't expect that level of -- I understand this is a different project, but if we could do some

things to enhance the experience of the -- especially the Ardmore facade, those corners.

MR. JONES: Just those things we've talked about will allow us to get more into the pedestrian scale of the structure on that first level. I think that's what we'd like to do.

CHAIRMAN JARRETT: Yes.

Any other discussion or comments or feedback on the design?

COMMISSIONER LANENGA: Mostly though I want to talk about the fact that -- if they're talking about a July start date --

CHAIRMAN JARRETT: Yeah.

COMMISSIONER LANENGA: -- if we push this back to June, we're looking at an August or September start date.

CHAIRMAN JARRETT: July is probably not -- by the time the Village hears it twice, at least, I mean, that's not realistic anyway.

COMMISSIONER LANENGA: Is there any way we can make our approval contingent on something that you and Mike would approve or something along those lines?

MR. JONES: Or staff review.

COMMISSIONER LANENGA: Or staff review, yes. Try to move it along.

CHAIRMAN JARRETT: Yeah.

COMMISSIONER LANENGA: This is a great project.

CHAIRMAN JARRETT: I agree with you. I don't want to tie it down too much.

COMMISSIONER SHLENSKY: I mean, your suggestion of calling a special meeting is --

CHAIRMAN JARRETT: We also have to leave time for them to get the work done.

MR. JONES: Right. Yes.

CHAIRMAN JARRETT: If we call a special meeting in two weeks, is that enough time for you to get something together? Realistically how much time would you need to get --

MR. JONES: I'm more afraid of what was just mentioned earlier, that we come back and you say, well, we like some of those things, but not all of them, come back again in another two weeks. That's what I perceive as the difficulty.

CHAIRMAN JARRETT: We don't want to do that, for

sure.

MR. JONES: We have no problems sharing any redesigns with anyone. It is the timing more than anything else.

COMMISSIONER SHLENSKY: So if we're going to provide a recommendation to the trustees, I think we would all benefit from having the exact same set of plans where we --

CHAIRMAN JARRETT: As a planned development we really need to because that's what we're creating for a PUD.

COMMISSIONER LANENGA: But this isn't a full redesign. This is a first floor redesign, correct? That's what we're talking about?

COMMISSIONER ORLOWSKI: Correct.

COMMISSIONER LANENGA: So we're not talking about we have to come back with another packet like this?

CHAIRMAN JARRETT: Right. But we are talking about setbacks, moving things closer to the street, actually requesting additional relief that we would need to approve. That's my concern.

I don't know if Consuelo can hear or can

speak to that at all, but if she has any thoughts for the staff.

MS. ARGUILLES: Can you hear me?

CHAIRMAN JARRETT: Yes.

MS. ARGUILLES: If I may interject, there's no really points that are coming up, but this is a PUD. It does have the flexibility to be revised to accommodate some of the comments that are being heard tonight. The architect is saying that he -- if I'm hearing him correctly, they're willing to modify some of the first floor elevations to accommodate some comments from the Planning & Zoning Commission.

The Planning & Zoning Commission does have a right to add conditions, specific conditions, as part of their motion. But I do recommend, because of the schedule, that modifying of any of these conditions workable to this request as part of your motion so they can move forward to Village Board.

The architect has been very responsive to -- I don't want to speak for the architect, but if he could submit a revised first floor plan to take into consideration moving forward.

CHAIRMAN JARRETT: Okay.

MR. NOONAN: Yeah. If I could, just on behalf of the applicant, I would enter that request. We're very comfortable working with staff. There's been a lot of good rapport with staff going back and forth with different changes to the project, and we'd be happy to work with staff to keep our timeline going. We appreciate the flexibility that a PUD allows.

CHAIRMAN JARRETT: So then what I would suggest is that -- I don't have a problem with the staff reviewing some of these changes. We just need to make sure that we get any comments on the design tonight. We probably won't have another chance unless you want to show up to the Village Board meeting and express yourself there.

Any other questions, discussion, comments on the design generally?

COMMISSIONER SHLENSKY: Jason, was your suggestion or comment on the 5-foot setback to reduce that and give further relief or keep that 5-foot setback.

CHAIRMAN JARRETT: I would say that, generally speaking, in a downtown type area it's not really necessary and in some cases it could be detrimental.

That's my personal opinion. Like, if you look at the north end of Ovaltine, the retail, where it's all of the office, there's, like, a daycare and a couple of real estate offices and that, they're all set back 5 feet from the sidewalk with shrubs in front of it in an area where people are walking down the villa which is actually all set up to the street lines.

So you hit that and it's set back, it's -- it doesn't have the same engagement. And I'm not saying that they necessarily have to get rid of all of those types of setbacks, but I'm also saying that if it makes the design better, I don't see any reason it shouldn't come to the sidewalk.

COMMISSIONER SHLENSKY: But the current plan is set to that 5-foot setback, correct?

CHAIRMAN JARRETT: Right. Correct.

MR. JONES: But that would allow us, if we could encroach on the 5-foot, to do some articulation on the first floor that we're talking about redoing.

CHAIRMAN JARRETT: Correct. I mean, just as a basic example, rather than having -- and I'm not telling you how to design the building or that this is

even right, it's just a basic example -- rather than have that 5-foot setback that's grass -- and that's what it's shown as in these plans -- between the sidewalk and the building, they could theoretically have maybe a 5-foot setback along part of it and part of it that comes out to the sidewalk and it's not grass, it's pavers or whatever. You know what I'm saying? So we get articulation instead of this flat wall that's set back 5 feet. There's a lot of ways they could do it. I'm not going to try to design it. But it sounds like they've already got some ideas.

COMMISSIONER SHLENSKY: But I don't think it's flat. It's staggered.

CHAIRMAN JARRETT: Ardmore is straight.

MR. JONES: Ardmore is straight. It's staggered on --

COMMISSIONER SHLENSKY: It's articulated.

CHAIRMAN JARRETT: Right. But I'm talking about Ardmore. On Ardmore you have -- and the architect can correct me if I'm wrong -- you have a flat wall with a sidewalk and there's 5 feet of grass between that sidewalk and the wall, correct?

MR. JONES: Correct. Well, there's a couple of spots that it's not quite 5 feet.

CHAIRMAN JARRETT: Right.

MR. JONES: But, yes, generally speaking.

CHAIRMAN JARRETT: But there's no articulation. There's no bump-outs or setbacks. There's no visible entrance from the outside other than the awnings per se. The corner is what I'm most concerned about, articulating the corners. But I feel like there's opportunities to do more along Ardmore than present one straight blank wall that's a city-block long and a fairly long city block for our Village at that.

An example of that is, like Mike says he likes the interior, right? This is courtyard view. Part of that is because between the colors, between the balconies, between this large gray bump out, there's articulation. Some of it's color. Some of it's material. But some of it's physical. That doesn't exist really along the street wall of Ardmore. Any kind of -- there's no texture.

I think there's a lot of opportunities there. As I mentioned, when I first viewed this, I expected it

to be personally along the sidewalk. I don't know if anybody's got preferences. I don't want to send them down a road that other people aren't going to go for.

COMMISSIONER ORLOWSKI: We've been down this road already once.

MR. JONES: I think if you provide us with the flexibility that we've been talking about, that we can rework that whole first floor to get a little bit of articulation horizontally and vertically in there.

CHAIRMAN JARRETT: Yeah.

MR. JONES: If we had the relief from your ordinance to do so.

CHAIRMAN JARRETT: Yeah. Okay.

Consuelo, how would you like to see a condition for that worded? What would work best for you?

MS. ARGUILLES: With the --

CHAIRMAN JARRETT: For a condition for review for modifications to the ground floor design.

MS. ARGUILLES: Yes. So I would do a condition with some vertical and horizontal articulation of the first floor, if I'm understanding it correctly.

CHAIRMAN JARRETT: Yes.

MS. ARGUILLES: Architect, do you have a suggestion on what that would -- regarding that? I know you have some ideas. I would defer to the architect.

MR. JONES: Yeah. I think the relief from the percentage of glazing and the requirement for the inset doors every 30 feet or whatever it is there and anything having to do the with vertical height in there also. We're tied down right now with a 14-foot floor-to-floor height on the first floor, the second floor, but then the site slopes off 7 feet from one end of Ardmore to the other, so we end up with an extremely tall area, but we can't adjust that floor level any.

So if those three elements were adjusted to give us flexibility, I think we could do some dramatic changes.

CHAIRMAN JARRETT: Are you going to write up a condition for that?

COMMISSIONER SHLENSKY: It's a lot of verbiage. You are going to subsequently have me read this into the record. So relief from glazing. What was the 30-feet door requirement.

MR. JONES: There's a requirement that you have an entry door that sets back 3 feet. I think it's every 30 feet of wall, linear feet of wall. We would just like that to go away. We could put the entry doors where there needs to be entry doors.

CHAIRMAN JARRETT: I think we just call it required entry door separation.

MR. JONES: Entry door setback.

CHAIRMAN JARRETT: Separation and setback?

MR. JONES: Correct.

COMMISSIONER HOFSTRA: Is that ordinance there for every 30 feet on our fire code?

CHAIRMAN JARRETT: No. No. It's a design standard. It's a design standard for that district.

MR. JONES: Your design standard has a table of 15 different things in it, and that's just one of the things that's listed.

CHAIRMAN JARRETT: It's really designed to keep somebody from having a hundred-foot wall with a door on one end.

MR. NOONAN: The conditions would be the glazing, the entry door, separations and setback and the

floor-to-floor vertical height on the first and second floor or just the first?

MR. JONES: From first to second floors.

MR. NOONAN: First to second. Got it.

CHAIRMAN JARRETT: And then I think we would have required setback as well.

MR. JONES: I don't know that that's an issue because we also have something that comes into play with the storm water and pervious versus impervious areas. So we have to have a certain percentage anyway. So I think that it may be good to go ahead and put it in so we have the flexibility.

CHAIRMAN JARRETT: Yeah, I would.

Does anybody else have any general comments about the design or the project as a whole or anything you want to --

COMMISSIONER ORLOWSKI: I do.

CHAIRMAN JARRETT: -- ask the developer and/or the architect while they are there?

COMMISSIONER ORLOWSKI: I just want to comment. I love the plan. I just would like to make sure that it fits with what we got, and I think the recommendations

that we have I think will help with your design. I think it will be great for the area. I liked the last one. I like this one. And agree, yeah, when can we start.

If needed, yeah, I would do a special meeting in two weeks.

CHAIRMAN JARRETT: And I had forgotten about the grade there and how drastic it actually is. I remember that. I believe that's actually one of the reasons that Golden Spike went with two buildings there because it allowed them to do some things. It was phased as well, but --

COMMISSIONER ORLOWSKI: There's a huge -- a huge difference in spacing there.

CHAIRMAN JARRETT: Yeah.

Any other comments, discussion?

COMMISSIONER LANENGA: Yeah. I think it's also great that we have all the right people in the room at the same time.

CHAIRMAN JARRETT: Yeah.

COMMISSIONER LANENGA: It is so nice to have the architect, the engineer, and the owner and all these

guys all together. So kudos to you guys. Thank you.

COMMISSIONER HOFSTRA: Very impressive presentation.

CHAIRMAN JARRETT: When you have good representation that's what happens.

MR. NOONAN: Thank you.

So is someone working on the condition? Is there something I could help with?

CHAIRMAN JARRETT: Yes. Our resident attorney is working on it.

MR. NOONAN: Say no more. I won't step on your toes.

CHAIRMAN JARRETT: And why don't you just read that so we can all make sure we're on the same page, including the client.

COMMISSIONER SHLENSKY: The proposal is, if you go to the requested actions on Page 67, I'm going to insert a new number four right above with the following conditions. So this will be new number four under the Approval Requests directly above with the following conditions.

So, four, relief from, A, glazing

requirements of first floor exterior; B, required entry door separation setback requirements; and, C, floor-to-floor vertical height requirements of first floor only. A, B, and C pending further staff review.

COMMISSIONER LANENGA: And approval.

CHAIRMAN JARRETT: Is that language you're comfortable with?

MR. NOONAN: That does not include a special meeting, correct?

CHAIRMAN JARRETT: Correct.

MR. NOONAN: Yes. Then we are good with that.

CHAIRMAN JARRETT: That would be review with staff and then --

MR. NOONAN: Then Village Board.

CHAIRMAN JARRETT: Then hopefully the Village Board. Yes.

MR. NOONAN: Okay. We're good with that. Yes.

COMMISSIONER SHLENSKY: Motion?

CHAIRMAN JARRETT: If there's no further discussion or comments --

COMMISSIONER HOFSTRA: I'm fine.

CHAIRMAN JARRETT: Then I can entertain a motion.

COMMISSIONER SHLENSKY: Motion to approve PZ-21-0004 for the following requests:

One: Zoning Map to change zoning from Planned Unit Development - Commercial (PUD-C), Mixed-Use TOD District (MX-1), Mixed Residential District 1 (MX-R1), and Mixed-Use Residential District 2 (MX-R2), to Mixed-Use TOD District (MX-1) for the block bounded by East Vermont Street, North Beverly Avenue, West Terrace Street, and North Ardmore Avenue.

Two: Special Use for Planned Unit Development consisting of a new: A, mixed-use building with approximately 348 residential units, residential amenity space, a restaurant, and approximately 442 sparking spaces, and consisting of the following code exceptions to the MX-1 building type regulations found in Section 4.4 of Article 4: MX districts: An average 5-foot setback from the front build-to-zone; approximately 85 percent maximum pervious cover; garage entry on the side facade as well as the rear facade of the building; storage space for residents and parking spaces for residents within the 20-foot area. B:

Public parking lot east of Beverly Avenue.

Three: Vacation of the public right-of-way north of a parallel to West Terrace Street extending from the west and east right-of-way line of North Beverly Avenue to a point approximately 145 feet west and east of North Beverly Avenue.

And four: Relief from: A, glazing requirements of first floor exterior; B, required entry door separation and setback requirements; and C, floor-to-floor vertical height requirements of first floor only, all of which will be pending further staff review and approval with the following conditions:

One, construction of the parking lot on the east of Beverly Avenue in general conformance with the plan prepared by Jones & Jones Associates dated May 6, 2021, shown on drawing SK 1.2. Shall acquire, demolish structures, and construct parking lot improvements, including concrete surface, lighting, and landscaping prior to conveying to the Village.

Two: The development shall be in substantial compliance with the plans prepared by Jones & Jones Associates dated April 21, 2021, including site plan,

floor plans, and exterior building elevation plans.

Three: Compliance with all applicable Village Codes and regulations.

Four: Obtain all necessary permits/ certifications for development, including a building permit, right-of-way permit, and a storm water certification for the property located at 351-415 North Ardmore Avenue and 350-416 North Beverly Avenue, PINs of 06-03-112-001, 06-03-112-009, 06-03-112-010, 06-03-112-012, 06-03-112-013, 06-03-112-014, 06-03-112-015, 06-03-112-016, 06-03-300-005, 06-03-301-001, 06-03-112-008, 06-03-123-006, 06-03-123-007, with a finding of fact that such Special Uses meet the standards enumerated in Article 11.2 and 11.4 of Appendix C of the Municipal Code of the Village of Villa Park Basic Zoning Ordinance.

COMMISSIONER CALVERT: I'll second that.

CHAIRMAN JARRETT: I have a quick modification. The site plan and landscape plan for the parking lot is dated May 6, 2021. That's the only updated plan, correct?

MR. NOONAN: That's correct.

CHAIRMAN JARRETT: So if we could just modify that the site plan for the separate parking lot is dated May 6, 2021.

COMMISSIONER LANENGA: Do we also need to change that condition number two so it allows for a different set of plans not dated April 21? So it would be dated April 21, 2021, or "as approved by"?

CHAIRMAN JARRETT: Correct. Let's just do it that way. Yeah. Yep, yep, yep.

COMMISSIONER ORLOWSKI: I will withdraw my second.

COMMISSIONER SHLENSKY: It's May 6, 2021. Did I just misspeak the date?

CHAIRMAN JARRETT: No. There was a different plan, but by changing that language you're fixing that because all of the plans can theoretically be updated.

COMMISSIONER SHLENSKY: So I'll revise to read with the following conditions: Construction of the parking lot on the east of Beverly Avenue in general conformance with a plan prepared by Jones & Jones Associates shown on drawing SK 1.2. Shall acquire, demolish structures, and construct parking lot improvements, including concrete surface, lighting,

landscaping prior to conveying to the Village.

Additionally, revise number two to read: The development shall be in substantial compliance with the plans prepared by Jones & Jones Associates and subsequently approved by Village staff for the site plan, floor plans, and exterior elevations.

CHAIRMAN JARRETT: That works for me.

Is there a second?

COMMISSIONER CALVERT: I'll second that.

CHAIRMAN JARRETT: All right. We have a motion and a second. Questions or comments on the oral motion?

Hearing none, roll call vote.

Calvert?

COMMISSIONER CALVERT: Yes.

CHAIRMAN JARRETT: Hofstra?

COMMISSIONER HOFSTRA: Yes.

CHAIRMAN JARRETT: Lanenga?

COMMISSIONER LANENGA: Yes.

CHAIRMAN JARRETT: Orlowski?

COMMISSIONER ORLOWSKI: Yes.

CHAIRMAN JARRETT: Romano?

COMMISSIONER ROMANO: Yes.

CHAIRMAN JARRETT: Shlensky?

COMMISSIONER SHLENSKY: Yes.

CHAIRMAN JARRETT: I, too, vote yes.

With that, our recommendation will pass the Village Board. They can accept, reject, or modify as they see fit. I appreciate the time. It was a thorough presentation, and I wish you luck on that. Thank you. Good luck.

All right. Any public comments on non-agenda items? Anyone wish to speak on non-agenda items?

Any commissioner comments?

COMMISSIONER LANENGA: As of 9:00 tomorrow morning I'm no longer a resident of Villa Park, and I have submitted my resignation.

CHAIRMAN JARRETT: I am sad to hear that.

COMMISSIONER LANENGA: I am also very sad to hear that. There are no first floor bedrooms and town homes in Villa Park, I can assure you, or I wouldn't be moving to Westmont. It's been great being on this commission. I've enjoyed it. I have enjoyed your presentation. You've been great. And before you, Robin, it's an honor.

CHAIRMAN JARRETT: Appreciate it. You'll be missed. We're going to have to find a way to go out in this unprecedented time that's becoming more precedented all the time.

Any other commissioner comments? Comments from Village Board and staff?

I don't see Village Board.

Comments, Consuelo?

MS. ARGUILLES: I want to thank everyone for their time. To the commissioner who is retiring, it's really hard to hear, so I'm sorry if I missed bits and pieces of this meeting, but I want to thank you for your time and your commitment serving on the Planning & Zoning Commission. I wish you very well. Hopefully we'll see you around. You have to come back and visit Garden Station.

COMMISSIONER LANENGA: Yes. I will be ready to rent.

CHAIRMAN JARRETT: Are there comments?

All right. A motion to adjourn?

COMMISSIONER LANENGA: So moved.

CHAIRMAN JARRETT: Second?

COMMISSIONER SHLENSKY: Second.

CHAIRMAN JARRETT: All in favor?

BOARD MEMBERS: (In unison) Aye.

CHAIRMAN JARRETT: We're adjourned.

(Whereupon, the meeting was adjourned to 9:29 p.m.)

STATE OF ILLINOIS)
) SS:
COUNTY OF C O O K)

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

IN TESTIMONY WHEREOF: I have hereunto set my verified digital signature this 20th day of May, 2021.



PAMELA L. COSENTINO, CSR

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Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 2021
Submitted by: Consuelo Arguilles
Submitting Department: Community Development
Item Type: Ordinances
Agenda Section: Ordinances

Subject:
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

Suggested Action:
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. The 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 requests. 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."

Attachments:
PZ-20-0016 VB Memo 17W479 Manor Ln (Annexation, ZMA, SU) 06-14-2021 VB Meeting.pdf
ORD Special Use for Manor Ln.docx
ORD Annexation of 17W479 Manor Ln.docx
ORD Plat of Consolidation.docx
ORD Rezoning of 17W479 Manor Ln.docx
Plat of Annexation 21015-20 ANNEX REV 1.pdf
Updated Proposal.pdf
PW Comments PZ-20-0016 17W479 Manor Lane.pdf

Fire Comments 17W479 Manor Lane PZ-20-0016 FD Memo.pdf
Exhibits A-E ORD SU PZ-20-0016 17W427 Manor Ln.pdf
Plat of Consolidation 21015-20 CONSOL REV 1.pdf
4-23-2021 DuPage County Information.pdf
P&Z Minutes PZ 20-0016 1-14-2021.pdf

Village of Villa Park

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

TO: Manager Keehner
FROM: Community Development Department
DATE: June 9, 2021
RE: Petition PZ-20-0016 / 17W479 Manor Ln. / Annexation, Rezoning, Consolidation, Special Use

VB Meeting: June 14, 2021 **PIN:** 06-03-107-014(VP), -006 (Unincorporated) **Area:** 1.3 acres

Present Zoning: M-1 Light Industrial (VP) / R-4 Single Family Residence District (Unincorporated)
Present Land Use: Vacant Lot / Single-Family Home

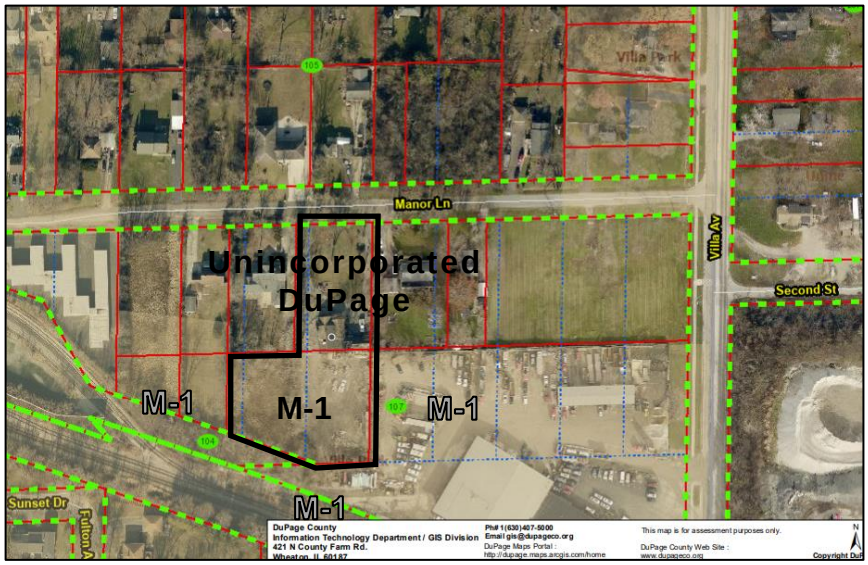
Surrounding Zoning / Land Uses:
West, North, East (Unincorporated DuPage): R-4 Single-Family Residence District/Single-family
South (Villa Park): M-1 Light Industrial District/Vacant property

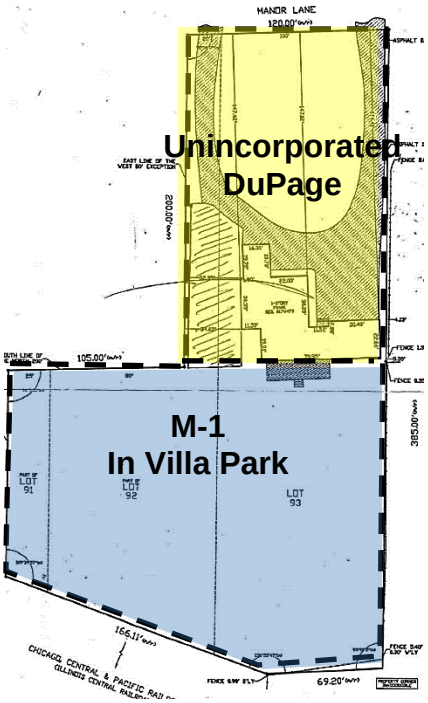
Comprehensive Plan Designation
The Village's Comprehensive Master Plan identified this area for a uses other than single-family residential. The location of the Canadian National Railway and other major transportation routes make this attractive to commercial and industrial development.

Requests

1) Annexation of PIN# 06-03-107-006
2) Rezoning of PIN# 06-03-107-006 from DuPage County zoning in the R-4 District to the M-1, Light Industrial District
3) Consolidation to one lot
4) Special Use to allow outdoor equipment and material storage

Location Map



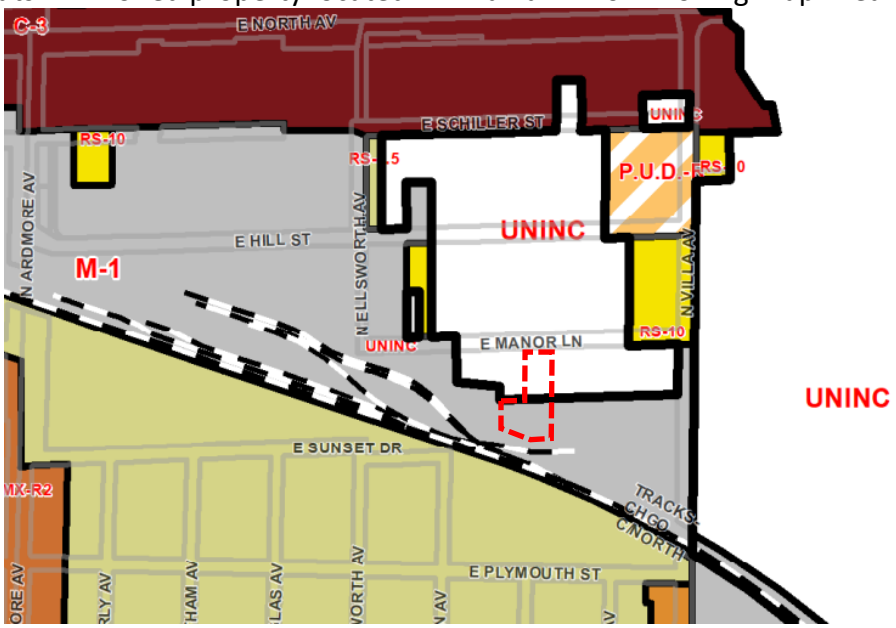


Background

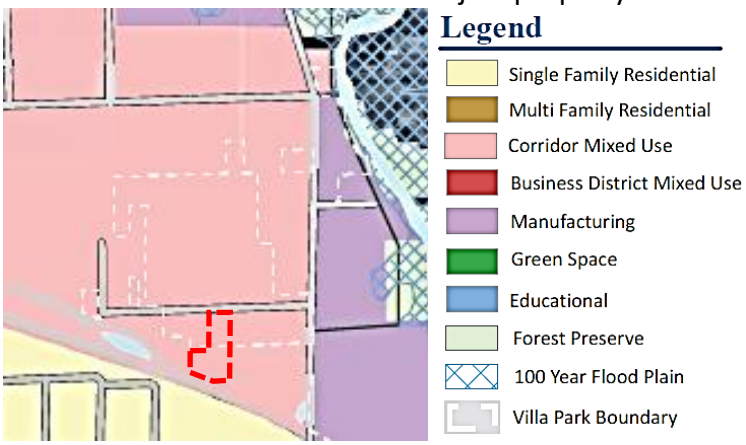
Ms. Valdez owns two contiguous properties containing 1.39 acres. The southern-most parcel (PIN – 06-03-107-014) measuring .84 acres is in the Village of Villa Park and zoned M-1. The northern-most parcel (PIN 06-03-107-006) measuring .55 acres is an unincorporated parcel and zoned R-4 Single-Family Residence District in DuPage County.

The subject property includes a vacant single-family structure that York Township identifies as being constructed in 1946. As this parcel is unincorporated, permits would have been issued by DuPage County. Adjacent parcels to the west, north, east include single-family homes in unincorporated DuPage County.

The property abuts M-1 zoned property located in Villa Park. 2021 Zoning Map Area:



The 2009 Comprehensive Plan identifies this area the subject property as mixed use:

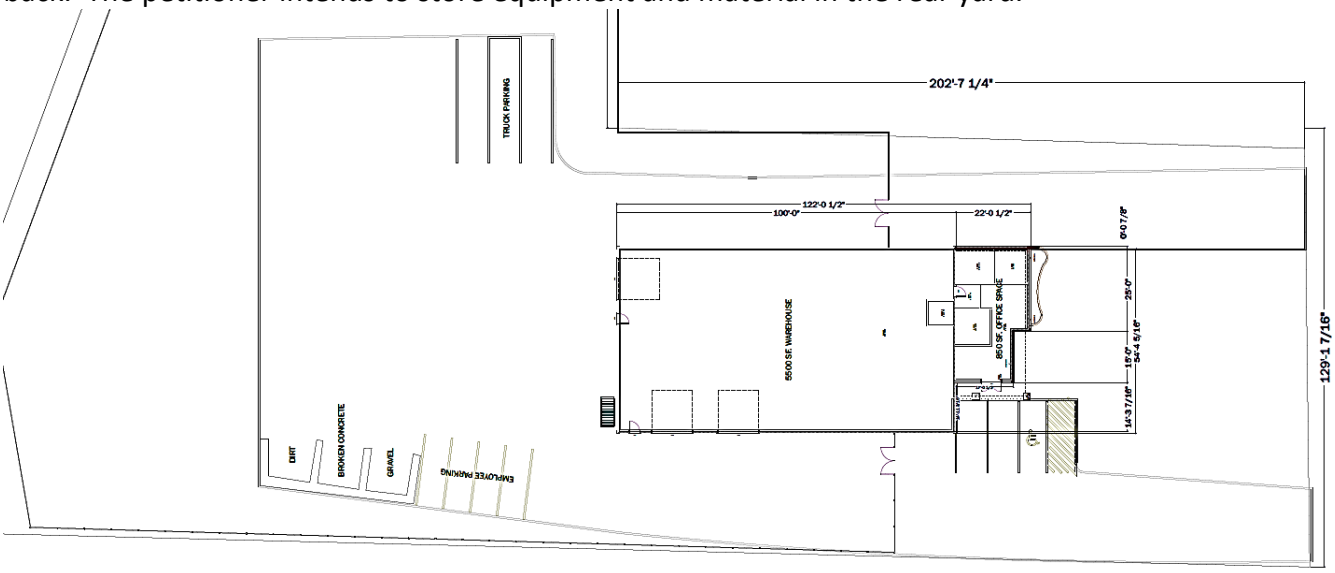


When the comprehensive plan update was completed in 2009, this area was the subject of a complete redevelopment plan for the area south of North Avenue and west of Villa Avenue, to the Canadian National Railroad tracks to Ardmore Avenue. The majority of this area that is in the Village is zoned M-1. The M-1 zoning district, both in the old and new zoning ordinance, recognizes the need

for transitional setbacks and screening when adjacent to residentially zoned property within Villa Park. Even though the subject property is adjacent to residentially zoned property located in unincorporated DuPage County, Staff suggests using the process for rezoning and special use to ensure that the owner will be held to a specific standard to reduce any adverse impacts that the rezoning and special use could bring.

Summary:
This is a request to annex 0.55-acre parcel located on the south side of Manor Lane into Villa Park and rezone from R-4 in unincorporated DuPage County to M-1 in Villa Park. The petitioner also seeks to consolidate with the adjacent parcel to one lot and a special use to allow outdoor equipment and material storage. The petitioner purchased this property with the intent to relocate a concrete business to this location and construct a new building for the business.

The site plan indicates the new building will include an office in the front and warehouse space in the back. The petitioner intends to store equipment and material in the rear yard.



The M-1 regulations and proposal are outlined below:

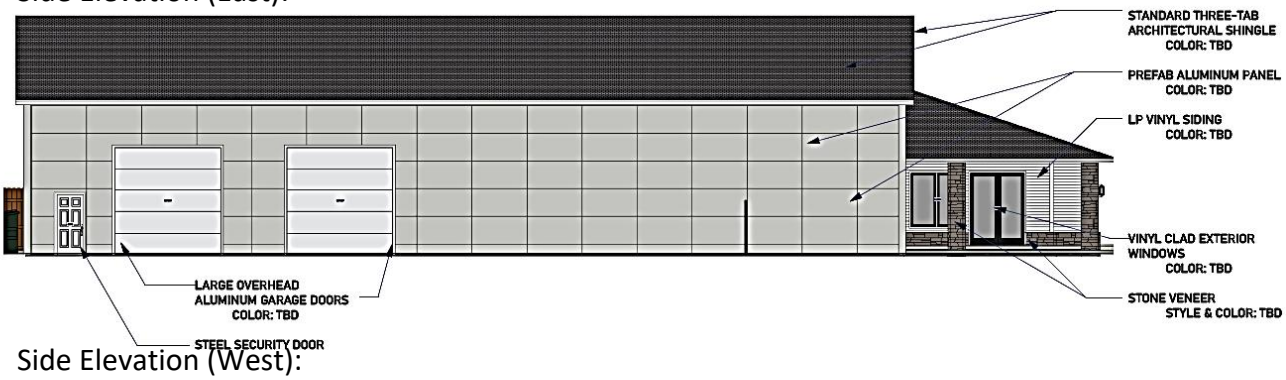
	M-1	**Proposed**
Minimum Lot Area	15,000 sq.ft.	60,603.27 sq.ft. (1.39 Acres)
Front Building Street Setback (N)	35’	78’
Interior Building Setback - (W & E) Abutting residential	30’	W: 31’- 35’ E: 31’-34’
Rear (S) Abutting M1	15’	203.90’
Maximum Building Height	35’	22’

The proposed building height would be twenty-six feet and building materials would consist of vinyl siding, stone veneer, and aluminum panel. The phasing plan indicates construction would start in May 2021.

Front Elevation (North):



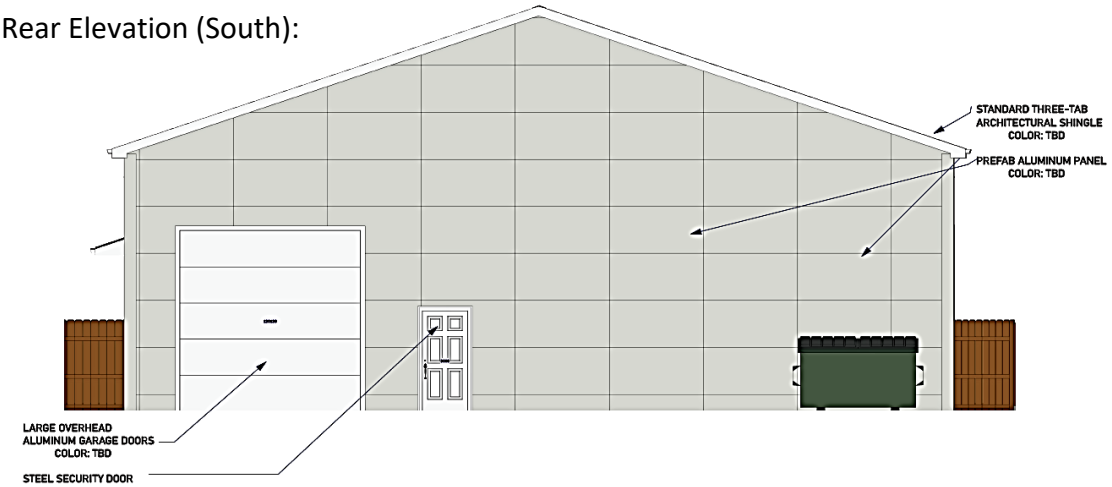
Side Elevation (East):



Side Elevation (West):



Rear Elevation (South):



INTERNAL STAFF REVIEW:
Economic Development: RJ Concrete would be a compatible business to the neighboring businesses located within the light industrial park. The design of the proposed building would be an improvement to the area.

Public Works: See attached memo from Director of Public Works. Comments include drainage improvements will be required as part of the development of the property.

Fire: Sprinklers and a fire alarm will be required. A licensed fire sprinkler contractor to submit sprinkler and alarm drawing, manufactures data sheets, hydraulic and battery calculations for plan review approval. In addition, the closest fire hydrants are approximately 600 feet away, they will need to install a new water main and fire hydrant. This requirement would also have to be approved and coordinated through the Village's Public Works Department.

Police: No objections to request. However, truck traffic and noise and shall be considerate of the adjacent residential properties.

Public Comments:
The Village has received complaints regarding truck traffic and noise, especially in the early morning hours, along with toxic fumes from the trucks left running in the yard when warming up for the day. Additionally, code enforcement received complaints regarding overall condition of the existing building and maintenance of the property, including overflowing garbage. The petitioner has been made aware of these complaints and is expected to address.

P&Z Recommendation:
On the January 14, 2021 public hearing, the Planning & Zoning Commission recommended 5-2 to deny approval of the requests, the site is developed per the engineering drawings in substantial compliance with the engineering drawings and the structural layout dated 7/22 and 11/23/20 with a finding of fact that such special use meets the standards enumerated in Article 11.4. of Appendix C and variance meets the standards enumerated in Article 11.5. of Appendix C of the Municipal Code Village of Villa Park Basic Zoning Ordinance.

The Petitioner submitted information from DuPage County in support of the proposed annexation, rezoning to M-1 Light Industrial, and development. The County references the existing zoning map of Villa Park, the 2020 CMAP Rt. 83 Corridor Land Use Plan, and data from DuPage County indicating that over the last 20 years there has been a history of residential property owners to redevelop single family residential property to industrial property.

Attached to this memo is the petitioner's proposed plans, memos from the Public Works and Fire Departments, minutes from the Planning & Zoning Commission meeting, and DuPage County Assessment of existing land uses, zoning categories and planning projects in the area including and surrounding the subject property.

VB Requested Action:
If the Village Board finds in support of the requests, the attached ordinance should be approved:
To approve:

1) Annexation of PIN# 06-03-107-006;
2) Rezoning of PIN# 06-03-107-006 from DuPage County zoning in the R-4 District to the M-1, Light Industrial District;
3) Consolidation to one lot; and
4) Special Use to allow outdoor equipment and material storage, subject to be in substantial compliance with the site plan and architectural drawings dated February 9, 2021.

For the property located at 17W479 Manor Lane, PIN: 06-03-107-014, 06-03-107-006

	AYES	NAYS
Planning and Zoning Recommendation Required: Majority of quorum	2	5
Village Board Final Decision Required: Two-thirds of all members		

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, GRANTING A SPECIAL USE TO ALLOW OUTDOOR EQUIPMENT AND MATERIAL STORAGE FOR PROPERTY LOCATED AT 17W479 MANOR LANE

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, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.) the President and Board of Trustees of the Village (the "*Corporate Authorities*") may provide for zoning to regulate the development and use of real estate within its borders and pursuant to Section 11-13-1.1 of the Illinois Municipal Code allow the classification of special uses within a zoning district; and,

WHEREAS, the owner of the property located at 17W479 Manor Lane, Villa Park, Illinois, (the "*Subject Property*") legally described in Section 2, is seeking a special use to allow outdoor equipment and material storage; and

WHEREAS, notice of a public hearing on the said application was published on December 30, 2020, in a newspaper having general circulation within the Village, and pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on January 14, 2021, in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 11.4 and 11.5 of the Villa Park Zoning Ordinance and made the recommendation that the special use of the Subject Property not be granted; and,

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Villa Park have received and considered the recommendations of the Planning and Zoning Commission.

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 this Ordinance shall apply to the Subject Property legally described as follows:

LOT 93 AND LOT 92 (EXCEPT THE WEST 80 FEET OF THE NORTH 200 FEET) AND LOT 91 (EXCEPT THE WEST 75 FEET AND EXCEPT THE NORTH 200 FEET) IN SUBURB HILL, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 3 TOWNSHIP, 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 27, AS DOCUMENT 116425, IN DUPAGE COUNTY, ILLINOIS

The property is commonly known as 225 W. Roosevelt Road, Villa Park, Illinois.

PIN No.: 06-03-107-014, 06-03-107-006

Section 2: That the Corporate Authorities hereby approve the special use to allow outdoor equipment and material storage, subject to be in substantial compliance with the site plan and architectural drawings dated February 9, 2021.

Section 3: That this ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law. That the special use allows outdoor equipment and material storage in accordance with the attached plans (Exhibits A-E):

Section 4: That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this _____ day of _____, 2021.

AYES: _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

_____
Village President

Attest:

_____
Village Clerk

Published in pamphlet form:

_____, 2021

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CERTAIN TERRITORY LOCATED AT 17W479 MANOR LANE TO THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS (RJ CONCRETE, APPLICANT)

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, a duly executed Petition For Annexation, signed by the owner of record and the electors residing on the subject property, if any, has been filed with the Village requesting that certain territory legally described hereinafter be annexed to the Village; and,

WHEREAS, the said territory is not within the corporate limits of any municipality, but is contiguous to the Village of Villa Park; and,

WHEREAS, legal notices regarding the intention of the Village of Villa Park of annex said territory have been sent to all public bodies required to receive such notice by state statute; and,

WHEREAS, an affidavit of service has been recorded with the Office of the DuPage County Recorder in accordance with state statute; and,

WHEREAS, it is in the best interests of the Village of Villa Park that said territory be annexed.

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

Section1: That the legal description of the territory to be annexed is as follows:

THE NORTH 200.0 FEET OF LOTS 92 AND 93 EXCEPTING THEREFROM THE WEST 80.0 FEET OF SAID LOT 92 TOGETHER WITH THAT PART OF THE MANOR LANE RIGHT OF WAY LYING NORTH OF AND ADJACENT THERETO IN SUBURB HILL BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 17W479 MANOR LANE, VILLA PARK, ILLINOIS

PIN: 06-03-107-006

Section 2: That the territory described in Section 1 above is hereby annexed to the Village of Villa Park, DuPage County, Illinois and the territory is zoned into M-1, Light Industrial District.

Section 3: That the Village Clerk is hereby directed within 90 days from the effective date of this Ordinance to record or cause to be recorded with the Office of the DuPage County Recorder and to file with the County Clerk and with the DuPage County Board of Election Commissioners a certified copy of this Ordinance, together with an accurate map of the territory annexed appended to said Ordinance.

Section 4: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in the manner 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

ORDINANCE NO. _____

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, APPROVING RJ CONCRETE PLAT OF CONSOLIDATION FOR THE PROPERTY COMMONLY KNOWN AS 17W479 MANOR LANE

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 owner of the property located at 17W479 Manor Lane, Villa Park, Illinois, has filed an application for approval of a plat of consolidation combining the lots legally described as:

LOT 93 AND LOT 92 (EXCEPT THE WEST 80 FEET OF THE NORTH 200 FEET) AND LOT 91 (EXCEPT THE WEST 75 FEET AND EXCEPT THE NORTH 200 FEET) IN SUBURB HILL, DUPAGE COUNTY, ILLINOIS, BEING A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 3 TOWNSHIP, 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 27, AS DOCUMENT 116425, IN DUPAGE COUNTY, ILLINOIS.

PIN No.: 06-03-107-014, 06-03-107-006

WHEREAS, the Village President and Board of Trustees have reviewed the application and plat of consolidation.

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: The above recitals are incorporated herein and made a part of this Ordinance.

Section 2: That the President and Board of Trustees hereby approve and authorize the execution of *RJ CONCRETE PLAT OF CONSOLIDATION* for the property commonly known as 17W479 Manor Lane prepared by Gentile & Associates, Inc.,

attached hereto and made a part hereof by reference as Exhibit A, for the consolidation of the property with Property Index Numbers of 06-03-107-014 and 06-03-107-006.

Section 3: This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

ADOPTED this ____ day of _____, 2021 pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this _____ day of _____, 2021

_____
Village President

Attest:

_____
Village Clerk

Published in pamphlet form:

_____, 2021

ORDINANCE NO. __

AN ORDINANCE OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, REZONING THE PROPERTY LOCATED AT 17W479 MANOR LANE

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, pursuant to the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.) the President and Board of Trustees of the Village (the "*Corporate Authorities*") may provide for zoning to regulate the development and use of real estate within its borders and pursuant to Section 11-13-1.1 of the Illinois Municipal Code allow the classification of special uses within a zoning district; and,

WHEREAS, the owner of the property located at 17W479 Manor Lane, Villa Park, Illinois, (the "*Subject Property*") legally described in Section 2, is seeking a rezoning of the Subject Property from the RS-10 Residential Single-Dwelling District to the M-1 Light Industrial District; and

WHEREAS, notice of a public hearing on said application was published on December 30, 2020, in a newspaper having general circulation within the Village, and pursuant to said notice, the Planning and Zoning Commission of the Village conducted a public hearing on January 14, 2021, in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Planning and Zoning Commission reviewed the standards set forth in Section 11.4 and 11.5 of the Villa Park Zoning Ordinance and made the recommendation that the special use of the Subject Property not be granted; and,

Ordinance No. _____

WHEREAS, the President and Board of Trustees (the "Corporate Authorities") of the Village of Villa Park have received and considered the recommendations of the Planning and Zoning Commission.

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 this Ordinance shall apply to the Subject Property legally described as follows:

LOT 1 IN RJ CONCRETE PLAT OF CONSOLIDATION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP, 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

The property is commonly known as 17W479 Manor Lane, Villa Park, Illinois.

PIN No.: 06-03-107-014, 06-03-107-006

Section 2: That the territory described in Section 1 above is hereby rezoned from the RS-10 Residential Single-Dwelling District to the M-1, Light Industrial District.

Section 3: That the Village Clerk is hereby directed within 90 days from the effective date of this Ordinance to record or cause to be recorded with the Office of the DuPage County Recorder and to file with the County Clerk and with the DuPage County Board of Election Commissioners a certified copy of this Ordinance.

Section 4: That ordinances or parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

Section 5: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this _____ day of _____, 2021.

AYES: _____

Ordinance No. _____

NAYS: _____

ABSENT: _____

Approved this _____ day of _____, 2021.

_____
Village President

Attest:
_____
Village Clerk

Published in pamphlet form:

_____, 2021

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PLAT OF ANNEXATION

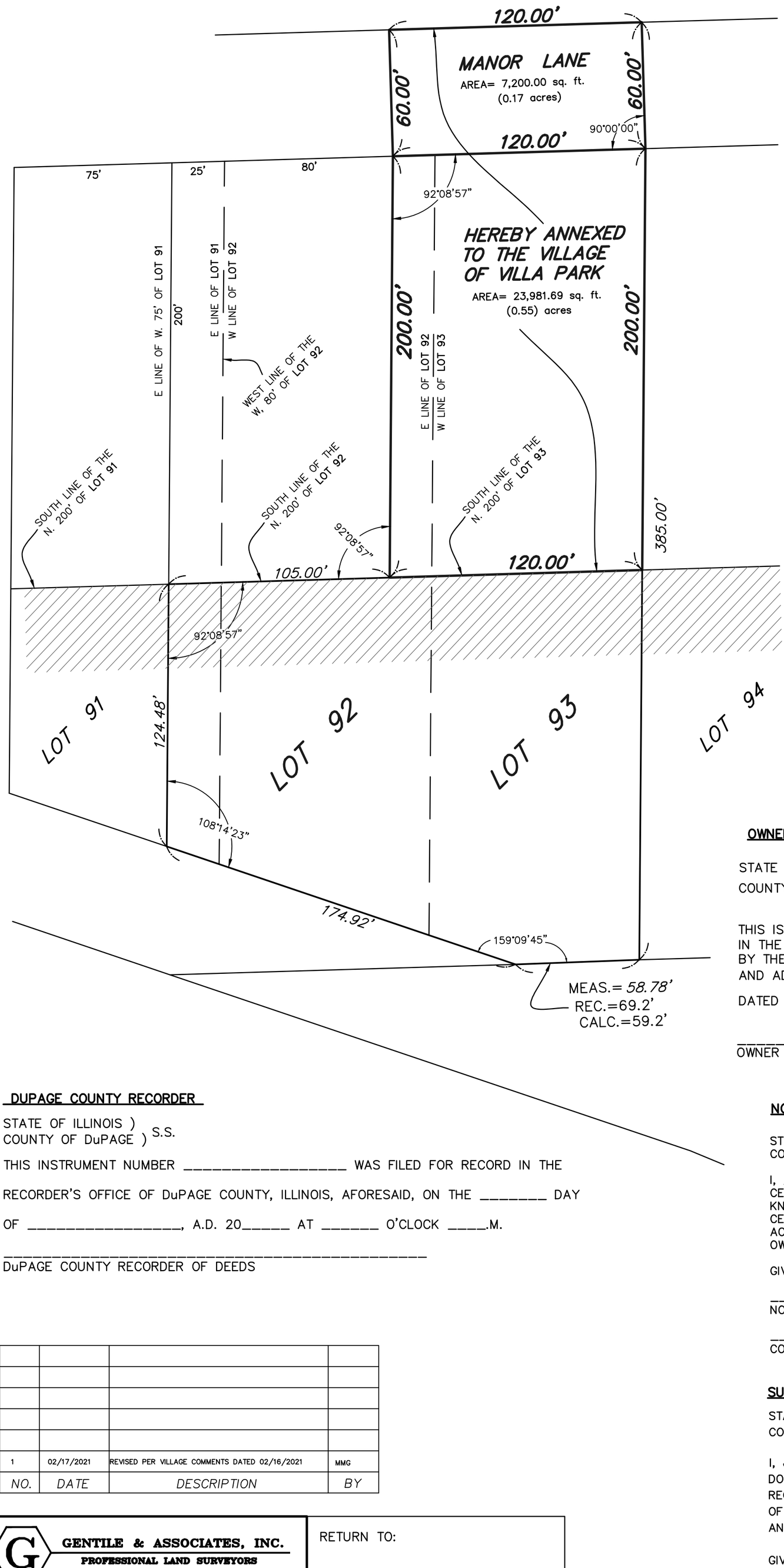
P.I.N.: 06-03-107-006

TO THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS

THE **NORTH 200.0 FEET** OF **LOTS 92** AND **93** EXCEPTING THEREFROM THE WEST 80.0 FEET OF SAID LOT 92, TOGETHER WITH THAT PART OF THE **MANOR LANE RIGHT OF WAY** LYING NORTH OF AND ADJACENT THERETO IN **SUBURB HILL** BEING A SUBDIVISION IN THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS 17 W. 479 MANOR LANE, VILLA PARK, ILLINOIS.

TOTAL AREA ANNEXED: 31,181.69 sq. ft. (0.72 acres)



HATCHED AREA REPRESENTS CORPORATE LIMITS OF THE VILLAGE OF VILLA PARK

VILLAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____,IN ACCORDANCE WITH ORDINANCE NUMBER_____.

BY: _____ ATTEST: _____.
VILLAGE PRESIDENT VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____,ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

_____ _____
OWNER OWNER

DUPAGE COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY OF _____, A.D. 20_____ AT _____ O'CLOCK _____.M.

_____
DuPAGE COUNTY RECORDER OF DEEDS

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH _____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DuPAGE)

I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925, DO HEREBY CERTIFY THAT THE PLAT DRAWN HEREON WAS PREPARED BY THE USE OF AVAILABLE RECORDS FOR THE PURPOSES OF ANNEXING THE ABOVE DESCRIBED PROPERTY TO THE VILLAGE OF VILLA PARK AND IS A TRUE AND CORRECT REPRESENTATION OF SAID ANNEXATION. ALL DISTANCE ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF FEBRUARY, A.D. 2021.

SIGNED: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO.
MY LICENSE EXPIRES NOVEMBER 30, 2022

NO.	DATE	DESCRIPTION	BY
1	02/17/2021	REVISED PER VILLAGE COMMENTS DATED 02/16/2021	MMG

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: **VILLAGE OF VILLA PARK**

DRAWN BY: MMG
ORDER NO.: **18-20949 20 A-REV 1**

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

RETURN TO:

VILLAGE OF VILLA PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT
325 E. NORTH AVE.
VILLA PARK, ILLINOIS 601181

RJ Concrete.

Good Evening Ladies and Gentlemen,

My name is Ruben Valdez my wife and I are the owners of RJ Concrete. RJ Concrete is a family owned and operated business. We have been in business for approximately 13 years in Addison. We do residential and commercial concrete work. We employ approximately 10 employees and are a seasonal company. We are looking to expand into the Village of Villa Park. We are also proud sponsors in a variety of youth sports and look forward to helping out the community in as many ways possible. We need our warehouse to store our materials, maintain our equipment, and our office space to run our business. We are looking to build a 5500sf warehouse with an office space of 805sf.

We are looking to rezone the residential property to match the M-1 commercial property we have in the back.

Our building plans are designed to blend in as much as possible with the residential homes in the neighborhood by having a pitched roof, low scale windows, and a stone base façade. The original design was updated from having a front parking lot to removing the front parking lot and updating it to green space by eliminating the front parking lot it helps make the building blend in more into the neighborhood.

We updated the plans to address the concerns of the neighbors by:

- Our standard Hours of operation are Monday-Friday 6:00am-7:00pm Saturday 7:00am-5:00pm Sundays Closed. Our employees arrive at 6:00am in their personal vehicles to start up, warm up, and load up our work trucks with materials needed for our work day. We leave at approximately 6:30am to arrive at our jobsite for the day by 7:00am.
- Dirt on the Road: Allowing us to pave the back lot would alleviate this concern.
- Our Garbage pick-up day is every Wednesday.

Our Landscaping/Fencing plans:

- We will be leaving the existing mature trees on the west side of the property (Exhibit A) on the east side of our property we will be installing 6’ to 8’ Colorado blue spruce trees.(Exhibit C)
- For the landscaping we will be leaving the green space in the front removing a few of the existing trees in the front of the property and adding more landscape along the front of our new building per our design (Exhibit D).

RJ Concrete.

- We are going to install an 8ft Wood fence all around our property that is adjacent to the residential properties. In the back where our property is near the other commercial properties we will have an 8' chain-link fence with slats.(Exhibit E)

Our property is adjacent to other businesses(Exhibit B) for example southeast of our property is RB Construction a business very similar to ours, west of our property there is a storage unit, Ingstrup Paving, landscape company, other concrete company, masonry company, and a tree removal company all in the same neighborhood. The property is located in an area in which 2009 comprehensive plan's designation is to be mixed use.

So we ask that your approval. Help us our dream. Welcome us into the community.

Thank you for your time and consideration.

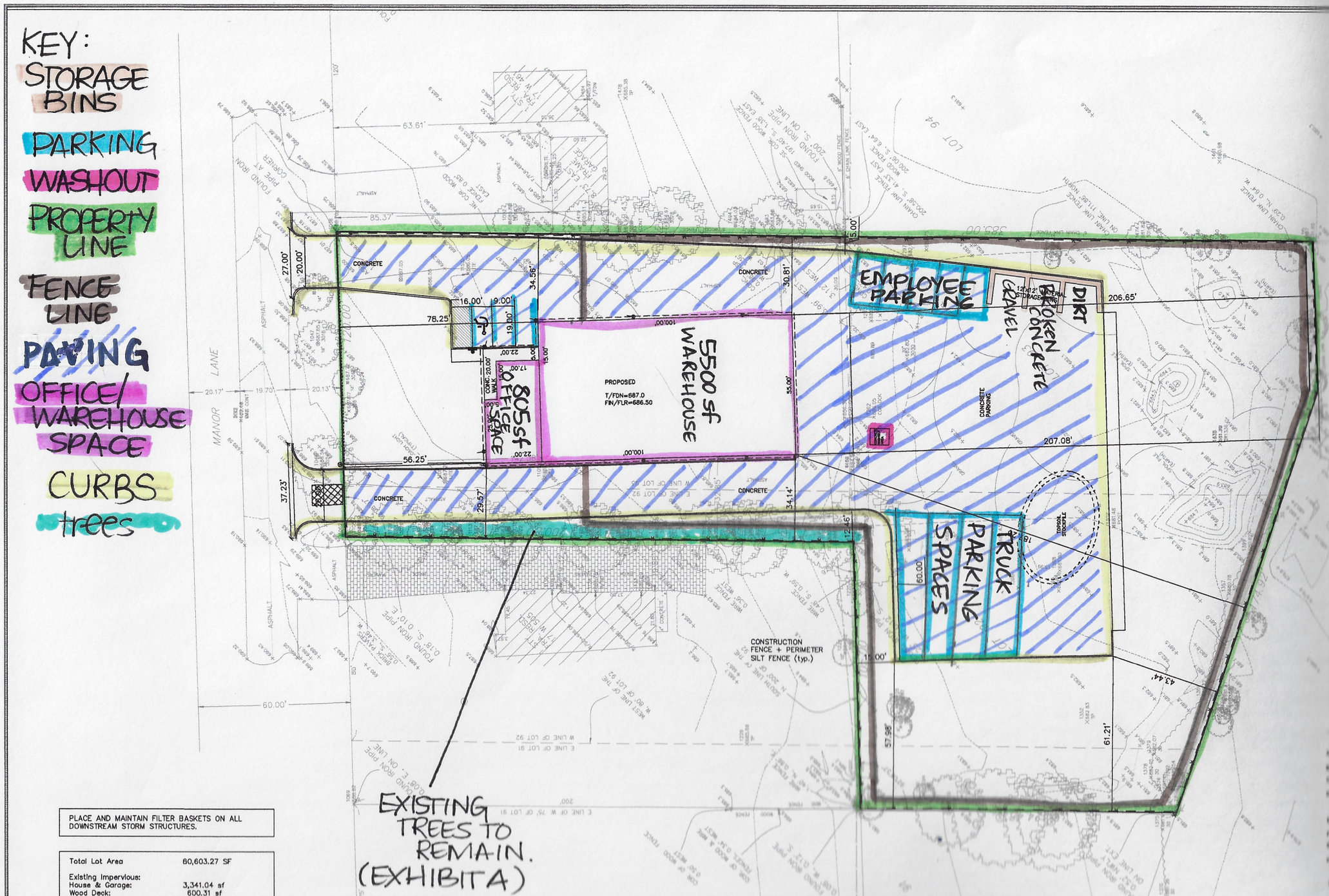
Ruben Valdez

RJ Concrete President

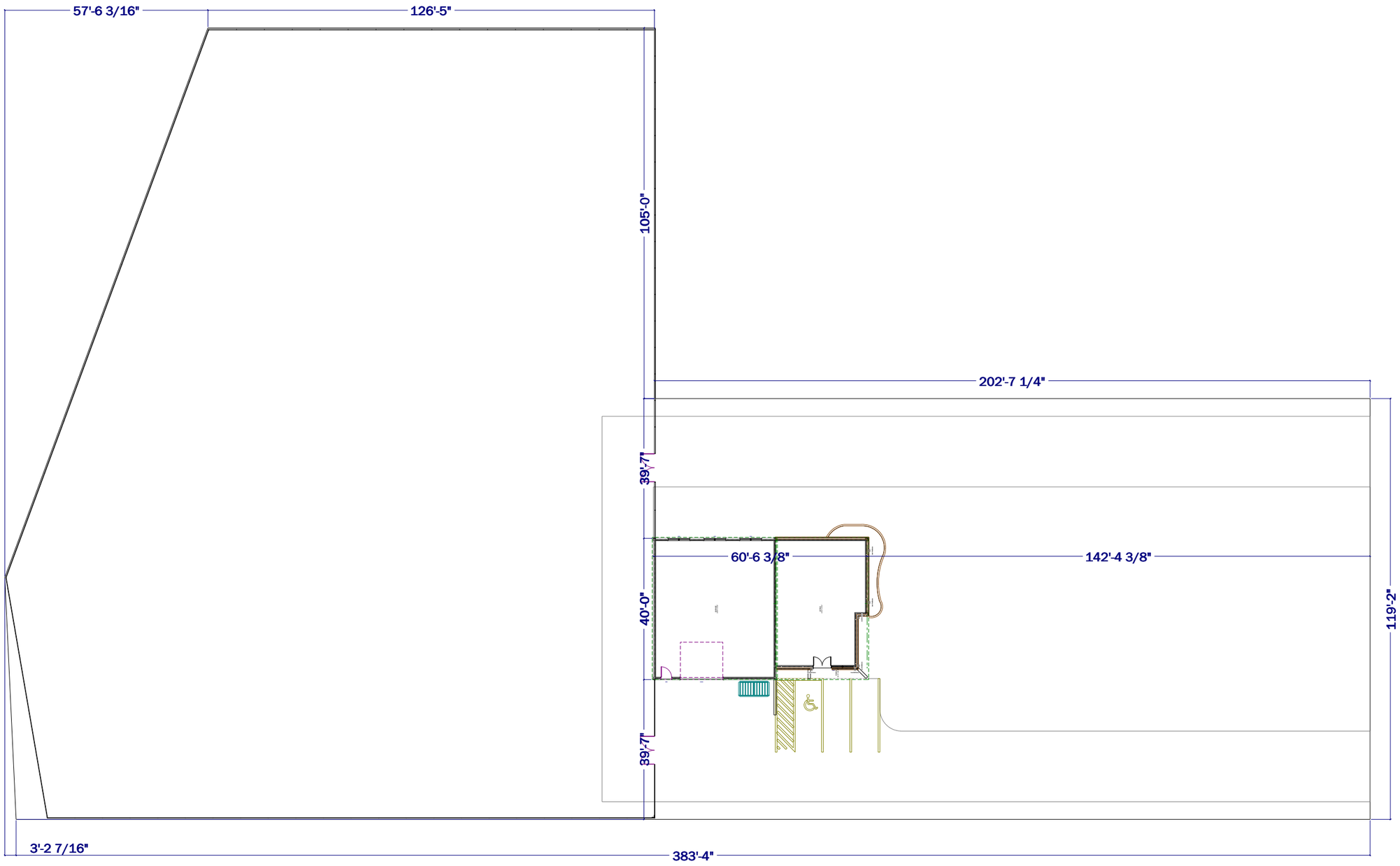
RJ Concrete.
100 E. Comstock Ave
Addison, IL 60101
Phone:630-479-2017
Fax:630-758-0018

CONSTRUCTION TIMELINE

Title	Duration	Start	Finish
DEMOLISHING EXISTING	5 DAYS	3/29/2021	4/2/2021
TEMP ELECTRICAL SERVICE COMPLETE	1 DAY	4/5/2021	4/5/2021
STAKE LOT	1 DAY	4/6/2021	4/6/2021
EXCAVATION	4 DAYS	4/7/2021	4/12/2021
FOOTINGS & FOUNDATION	8 DAYS	4/13/2021	4/22/2021
PLUMBING UNDERGROUND	4 DAYS	4/23/2021	4/28/2021
INTERIOR FLATWORK POURED	5 DAYS	4/29/2021	5/5/2021
FRAMING	20 DAYS	5/6/2021	6/2/2021
ROOFING INSTALL	8 DAYS	6/3/2021	6/14/2021
ROUGH PLUMBING	5 DAYS	6/15/2021	6/21/2021
ROUGH HVAC	5 DAYS	6/22/2021	6/28/2021
ROUGH ELECTRICAL	5 DAYS	6/29/2021	7/9/2021
ROUGH INSPECTIONS	3 DAYS	7/12/2021	7/14/2021
INSULATION	2 DAYS	7/15/2021	7/16/2021
INSULATION INSPECTION	1 DAY	7/19/2021	7/19/2021
DRYWALL INSTALL	14 DAYS	7/20/2021	8/6/2021
SIDING, MASONARY INTALLATION	10 DAYS	8/9/2021	8/20/2021
DRIVE & WALK INSTALL	8 DAYS	8/23/2021	9/1/2021
LANDSCAPING INSTALL	5 DAYS	9/2/2021	9/10/2021
ELECTRICAL TRIM	7 DAYS	9/13/2021	9/21/2021
HVAC TRIM	2 DAYS	9/22/2021	9/23/2021
PLUMBING TRIM	2 DAYS	9/24/2021	9/27/2021
PAINTING	8 DAYS	9/28/2021	10/7/2021
FINAL INSPECTIONS	3 DAYS	10/8/2021	10/12/2021
PUNCHLIST	2 DAYS	10/13/2021	10/14/2021


KEY:
STORAGE BINS
PARKING
WASHOUT
PROPERTY LINE
FENCE LINE
PAVING
OFFICE/ WAREHOUSE SPACE
CURBS
trees
EMPLOYEE PARKING
DIRT
BROKEN CONCRETE
GRAVEL
5500 sf WAREHOUSE
805sf OFFICE SPACE
PROPOSED
T/FDN=687.0
FIN/FLR=686.50
TRUCK PARKING SPACES
CONSTRUCTION FENCE + PERIMETER SILT FENCE (typ.)
EXISTING TREES TO REMAIN. (EXHIBIT A)
MANOR LANE
CONCRETE
ASPHALT
PLACE AND MAINTAIN FILTER BASKETS ON ALL DOWNSTREAM STORM STRUCTURES.
Total Lot Area 60,603.27 SF
Existing Impervious:
House & Garage: 3,341.04 sf
Wood Deck: 600.31 sf

PRELIMINARY



M.T. McCAW INC.
REMODELING - GENERAL CONTRACTING
(630) 698-8354

ENLARGED EXISTING(s)
SCALE: 1/4"= 1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

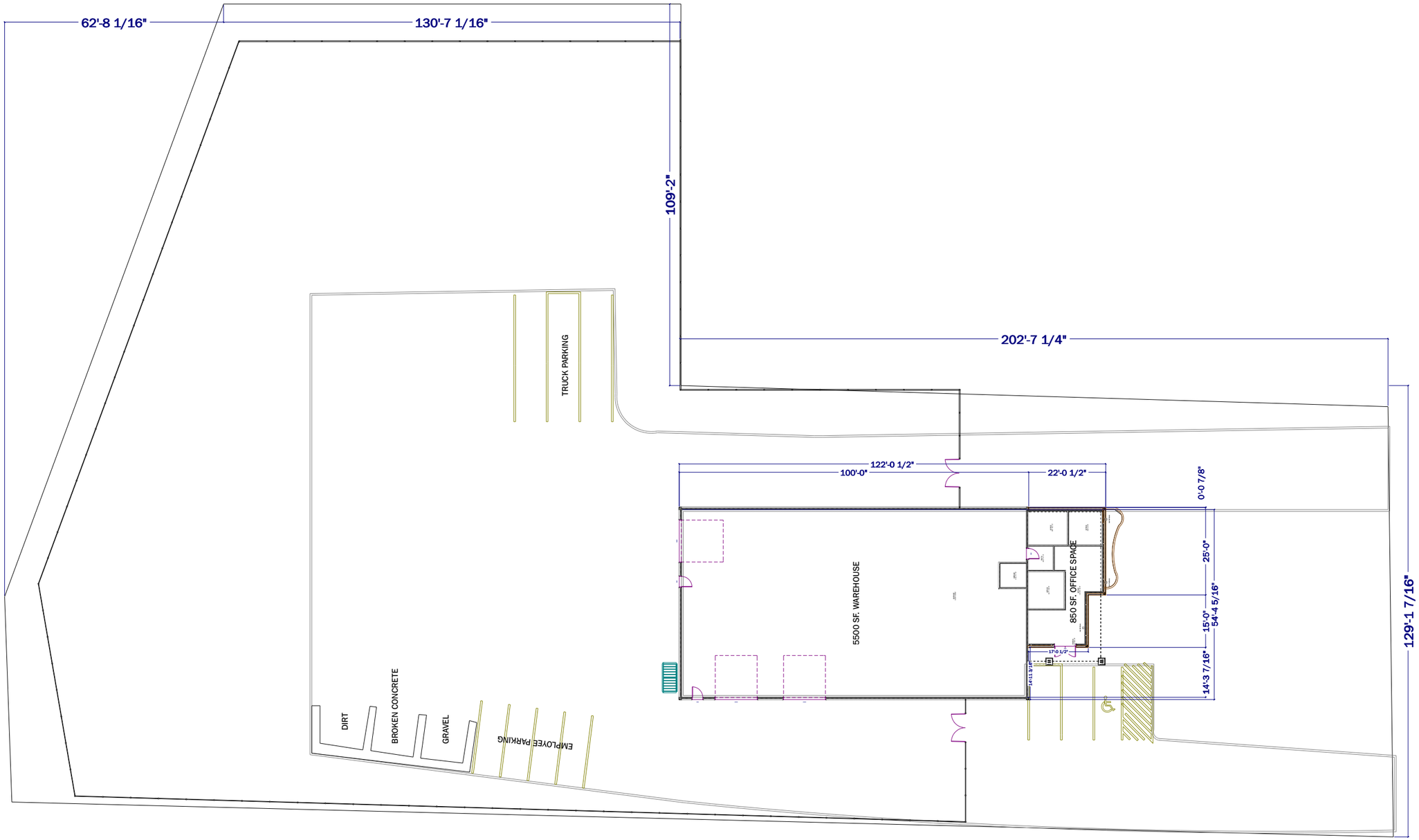
SHEET:
D2
1 OF 7

THESE DRAWINGS ARE THE PROPERTY AND WORK OF *M.T.McCAW INC.* PREPARED AND DEVELOPED FOR THE EXCLUSIVE USE OF *M.T.McCAW INC.* & HOMEOWNER. THESE PRELIMINARY PLANS, PREPARED BY *M.T.McCAW INC.* ARE REQUIRED TO BE APPROVED AND AGREED UPON BY BOTH THE HOMEOWNER AND *M.T.McCAW INC.* **CLIENTS SHOULD RELY PRIMARILY ON SIGNED AGREEMENT FOR COMPLETE PROJECT SCOPE.**

PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY



M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED PLAT
SCALE: 1"= 30'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

SHEET:
A1
2 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY



M.T. McCAW INC.
REMODELING - GENERAL CONTRACTING
(630) 698-8354

PROPOSED ELEVATIONS
SCALE: 3/16"=1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

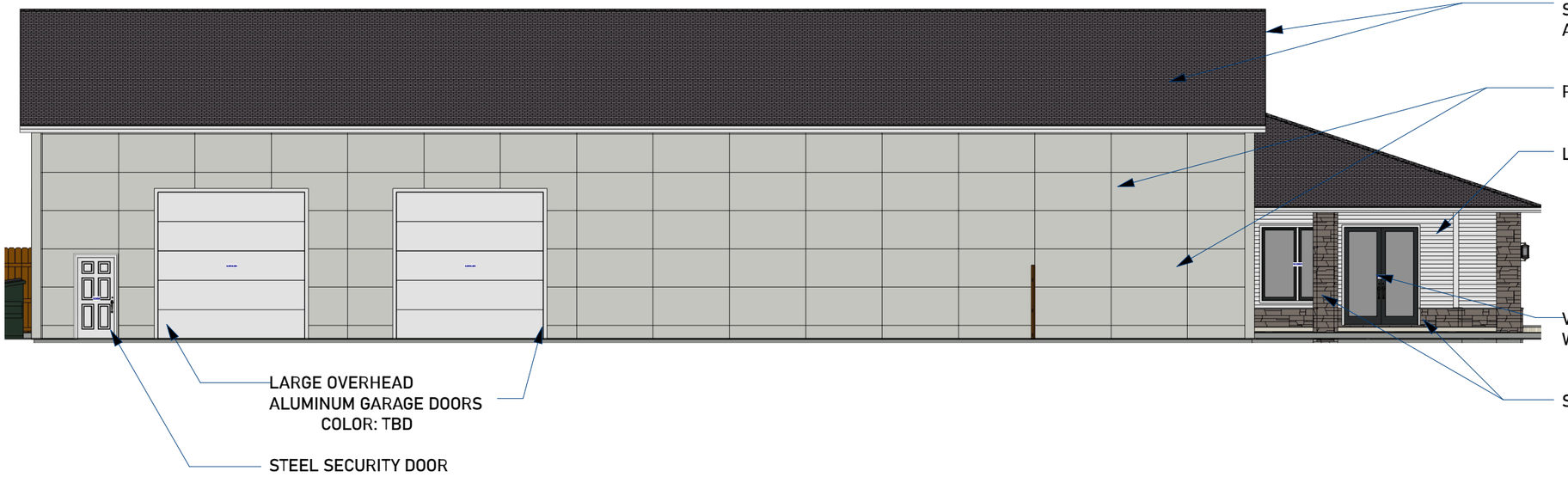
SHEET:
A2.01
3 OF 7

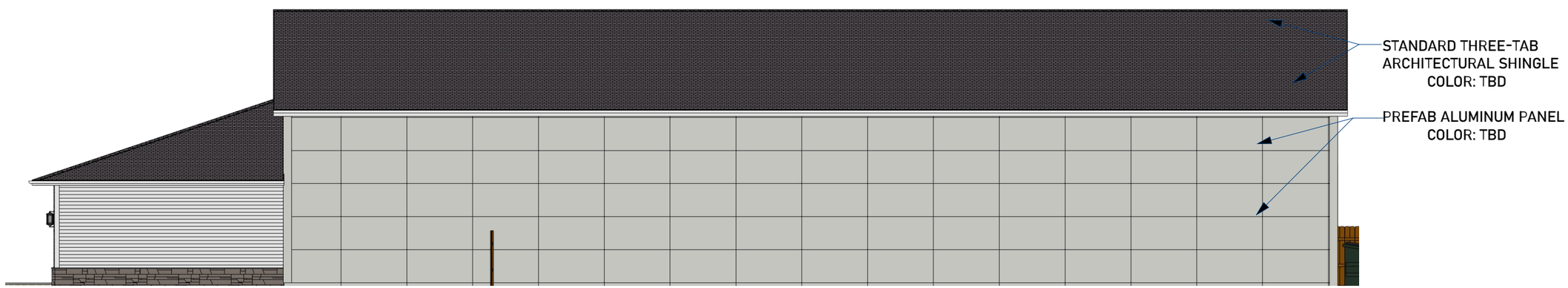
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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY





M.T. McCAW INC.
REMODELING - GENERAL CONTRACTING
(630) 698-8354

PROPOSED
ELEVATIONS
SCALE 3/32" = 1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

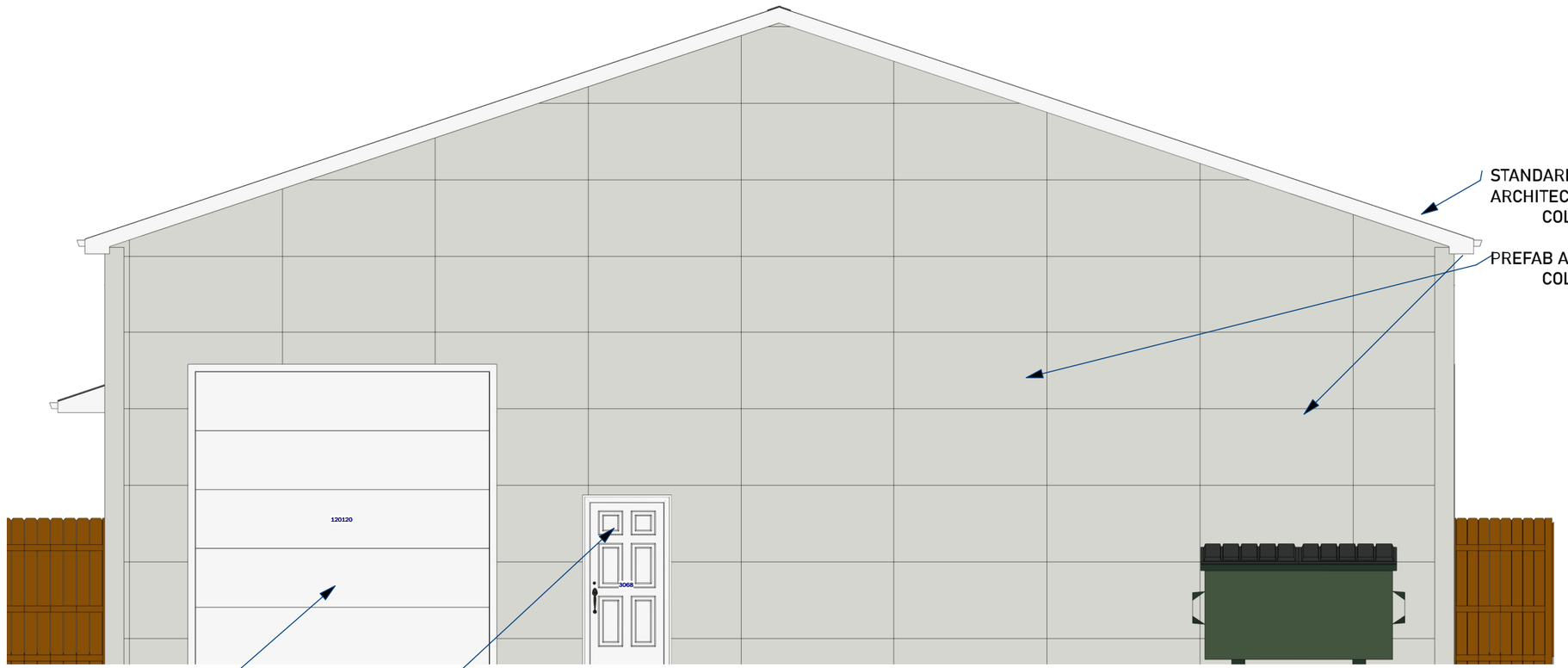
SHEET:
A2.02
4 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY



M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED
ELEVATIONS
SCALE: 3/16"=1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

SHEET:
A2.03
5 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY





**** PERSPECTIVES ARE FOR PRESENTATION ONLY AND ARE ONLY INTENDED TO REPRESENT A CLIENT'S POTENTIAL OUTCOME. RESULTS ARE NOT TYPICAL AND SOME ITEMS MAY NOT BE IN CONTRACT. SEE CONTRACT AND SPECIFICATIONS FOR MORE DETAILS(!) ****

M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED RENDERS
SCALE: NTS

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

SHEET:
R1.01
6 OF 7

THESE DRAWINGS ARE THE PROPERTY AND WORK OF *M.T.McCAW INC.* PREPARED AND DEVELOPED FOR THE EXCLUSIVE USE OF *M.T.McCAW INC.* & HOMEOWNER. THESE PRELIMINARY PLANS, PREPARED BY *M.T.McCAW INC.* ARE REQUIRED TO BE APPROVED AND AGREED UPON BY BOTH THE HOMEOWNER AND *M.T.McCAW INC.* **CLIENTS SHOULD RELY PRIMARILY ON SIGNED AGREEMENT FOR COMPLETE PROJECT SCOPE.**

PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY





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SEE CONTRACT AND SPECIFICATIONS FOR MORE DETAILS(!) **

M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED RENDERS
SCALE: NTS

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

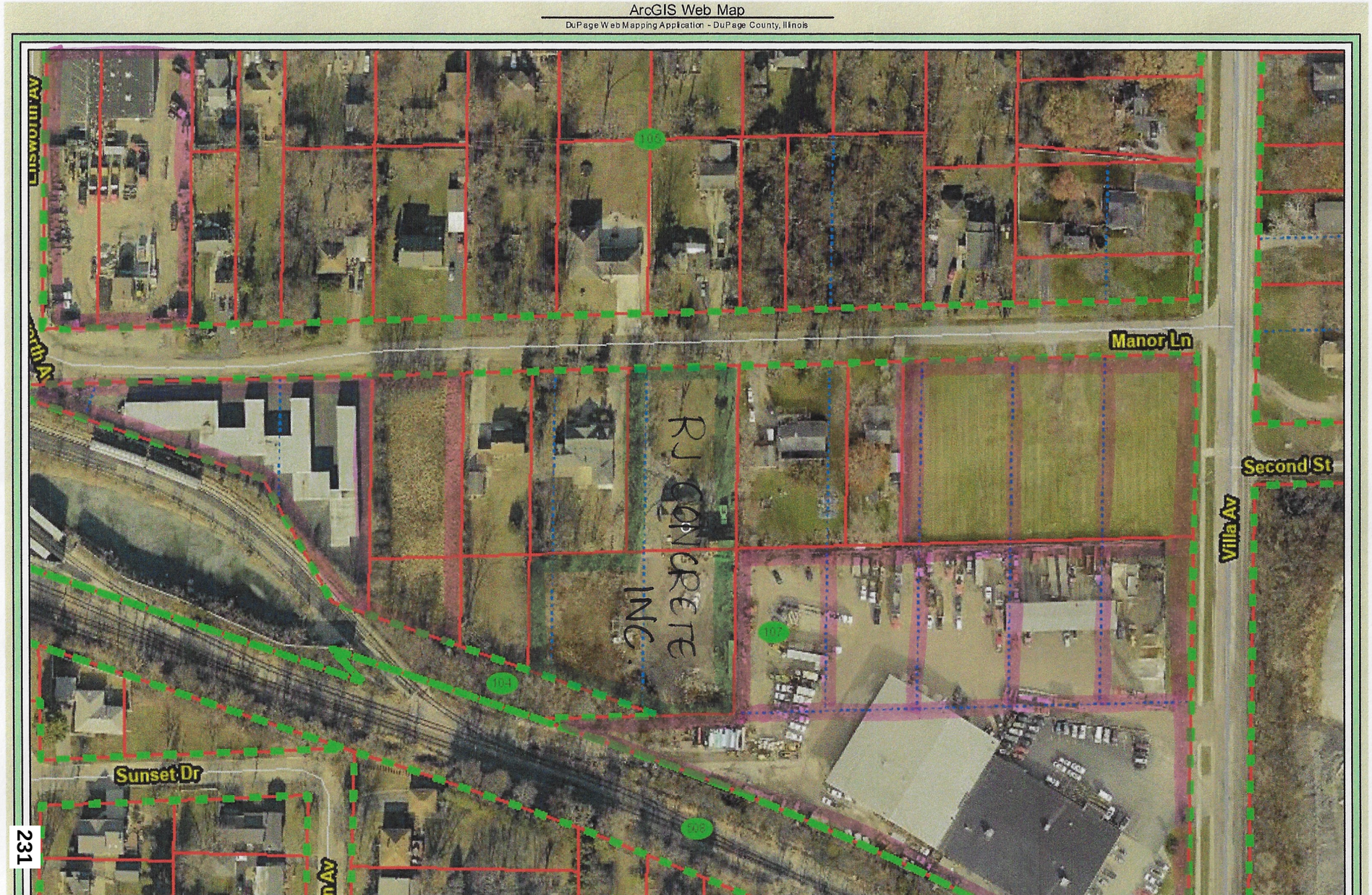
SHEET:
R1.01
7 OF 7

THESE DRAWINGS ARE THE PROPERTY AND WORK OF *M.T.McCAW INC.* PREPARED AND DEVELOPED FOR THE EXCLUSIVE USE OF *M.T.McCAW INC.* & HOMEOWNER. THESE PRELIMINARY PLANS, PREPARED BY *M.T.McCAW INC.* ARE REQUIRED TO BE APPROVED AND AGREED UPON BY BOTH THE HOMEOWNER AND *M.T.McCAW INC.* **CLIENTS SHOULD RELY PRIMARILY ON SIGNED AGREEMENT FOR COMPLETE PROJECT SCOPE.**

PRINTED: TUESDAY, FEBRUARY 9, 2021

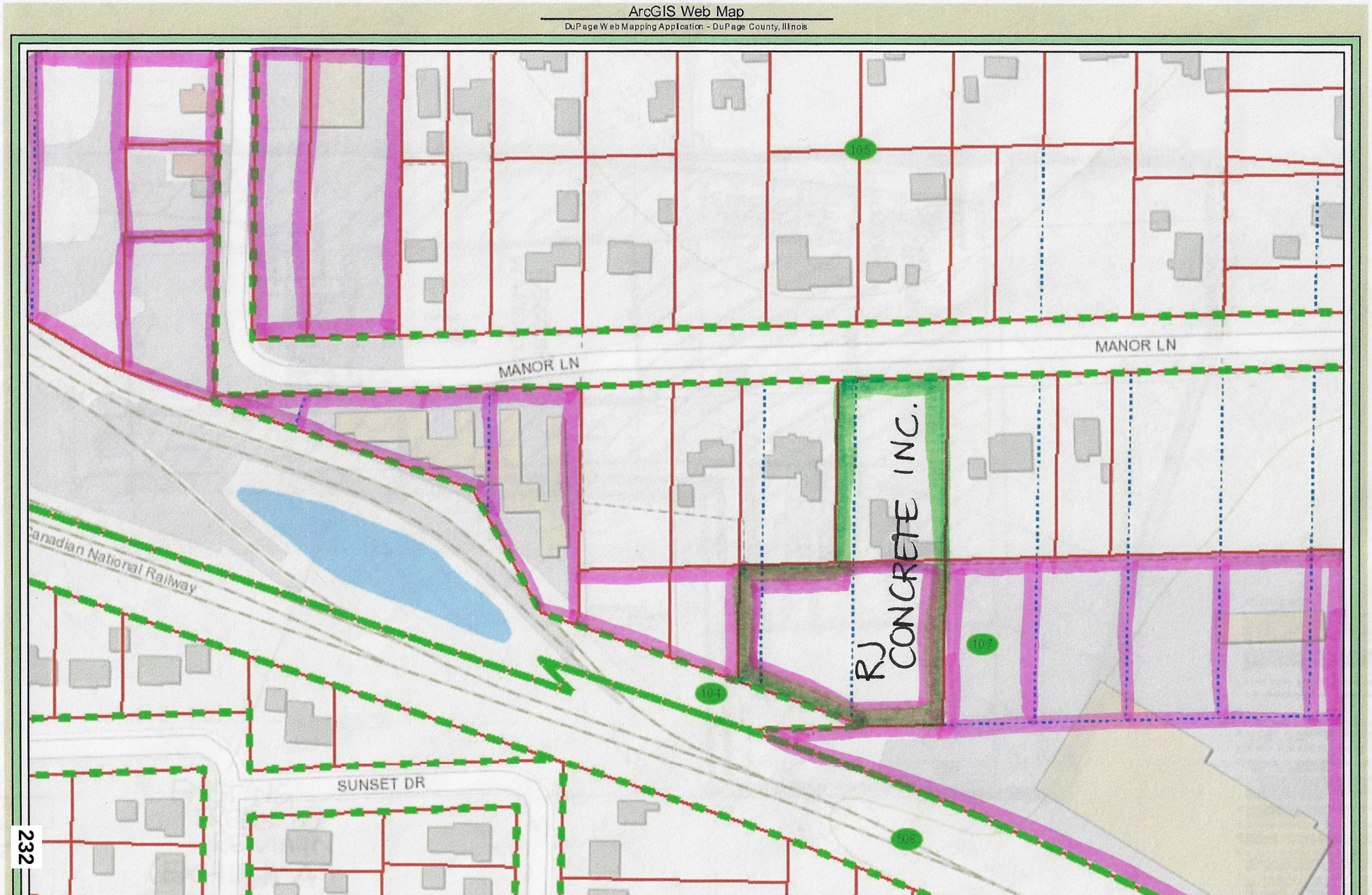
CLIENT INITIAL:_____ DESIGNER INITIAL: ___





COMMERCIAL PROPERTIES

RJ CONCRETE



M-1
COMMERCIAL

RJ CONCRETE INC



EXHIBIT(C)

RJ CONSTRUCTION

SHOP BUILD

17W479 MANOR LANE, VILLA PARK IL.

PROPOSED RENDERS

SCALE: NTS

M.T. McCAW INC.

REMODELING • GENERAL CONTRACTING

(630) 668-8354



(EXHIBIT E)

DEPARTMENTAL CORRESPONDENCE

Date: 12/21/2020

To: Consuelo Arguilles, Community Development Director

From: Michael Guerra, P.E., Director of Public Works

RE: **17W479 Manor Lane – Annexation, Rezoning, and Special Use Request (RJ Concrete, Petitioner)**

The Public Works Department received a request packet for annexation, rezoning, and special-use for 17W479 Manor Lane and offers the following comments:

General

The parcel is approximately 0.55 acres.

Traffic

A traffic study will not be required.

Street Improvements

Street improvements will not be required.

Water

Watermain extension from Villa Avenue to the west property line extended with a 20-year recapture agreement is preferred. However, since Villa Park water supply is "not reasonably available" the DuPage County Health Department will most likely permit the construction of a water well on the property per Chapter 18-401.8 of DuPage County Ordinance.

Sanitary Sewer

Sanitary sewer main extension from Villa Avenue to the west property line extended with a 20-year recapture agreement is preferred. However, since Villa Park sanitary sewer main is "not reasonably available" the DuPage County Health Department will most likely permit the construction of a private sewage disposal system on the property per Chapter 18-431.4 of DuPage County Ordinance.

DEPARTMENTAL CORRESPONDENCE

Storm Sewer

Storm sewer improvements may be required on the property.

Drainage Improvements

Drainage improvements will be required as part of the development of the property. Stormwater detention and post-construction best management practices (PCBMP) will most likely be required.

Soil Conditions

Kane-DuPage Soil Conservation District opinion of land was included in the submission..

Permits

A building permit, a stormwater permit, and a right-of-way permit will be required for future improvements.

Villa Park Fire Department

Station 81 Headquarters
1440 S. Ardmore, Villa Park, IL 60181
Phone (630) 833-5350
Fax (630) 941-5978

Memorandum

To: **Director Arguilles**

From: Steve Stapleton **Deputy Chief**
Steve Stapleton

CC: **File**

Date: **February 4, 2021**

Subject: **RJ Concrete – 17w479 Manor Lane (PZ-20-0016)**

The fire department has reviewed the Planning and Zoning application for RJ Concrete (PZ-20-0016) and have the following comments:

Pursuant to the 2015 International Fire Code (IFC), section 903 (Automatic Sprinkler Systems) as amended and adopted by reference in section 7-1203 of the Village of Villa Park Municipal Code, specifically section 903.2, *'Approved automatic sprinkler systems shall be required in all new construction and/or shall be provided in the locations described in Sections 903.2.1 through 903.2.12; whichever is stricter.'*

Since this a newly constructed stand-alone building, it will be required to be sprinklered. They will need to have a licensed fire sprinkler contractor submit 5-sets of fire sprinkler drawings, manufactures data sheets, and hydraulic calculations for plan review approval.

Pursuant to the 2015 International Fire Code (IFC), section 507 (Fire Protection Water Supplies) as amended and adopted by reference in section 7-1203 of the Village of Villa Park Municipal Code, specifically section 507.5.1.1, *'Buildings equipped with a sprinkler or standpipe system installed in accordance with Section 905 shall have a fire hydrant within a 100' of the fire department connection, subject to the AHJ.*'

Since the closest fire hydrants are approximately 600 feet away from their proposed location, they will need to install a new water main and fire hydrant. This requirement would also have to be approved and coordinated through the Village's Public Works Department since they are responsible for the municipalities' water system.

Pursuant to the 2015 International Fire Code (IFC), section 903.4 (Sprinkler System Supervision and Alarms) as amended and adopted by reference in section 7-1203 of the Village of Villa Park Municipal Code, specifically sections:

- Sec. 903.4, *'Sprinkler system supervision and alarms shall be supervised by a listed fire alarm system, including occupant notification.'*

- Sec. 903.4.1 *'Alarm, supervisory, and trouble signals shall be distinctly different and shall be automatically transmitted to the Fire Department's communication center, via communication method(s) approved by the fire code official, or to an approved, UL listed central station providing full central station service in accordance with NFPA 72 and approved by the Fire Code Official.'*

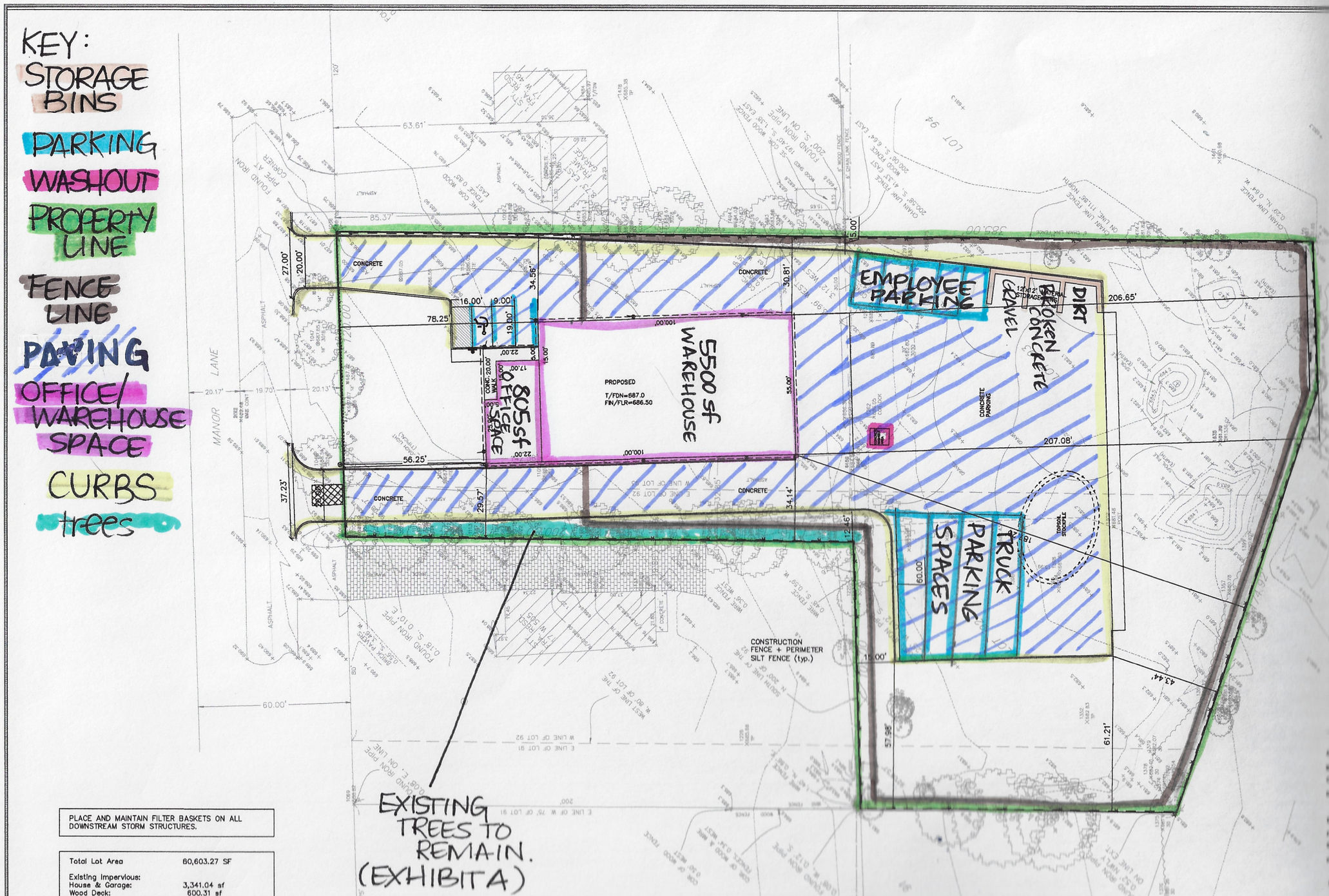
- Sec. 903.4.2 *'Approved audible and visible appliances shall be connected to each automatic sprinkler system in accordance with Sections 903.4.2.1 and 903.4.2.2. Sprinkler system water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.'*

- Sec. 903.4.2.1 *'Exterior Notification Appliances. A Red 75 cd, weather-proof Horn/Strobe with red lens, shall be provided above the fire department Siamese connection, shall be supervised by the fire alarm system, and shall only operate upon water flow activation of the fire sprinkler system.'*

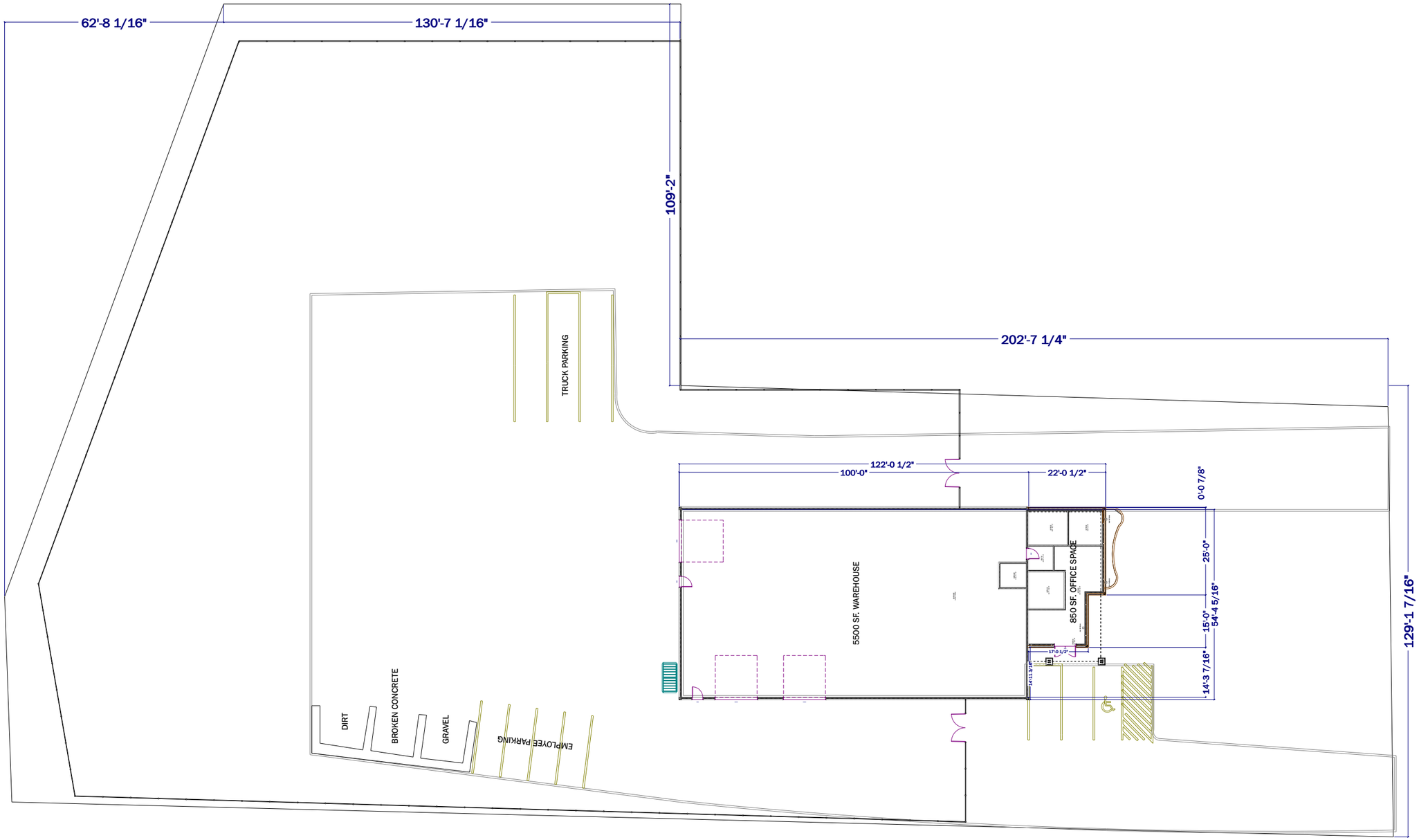
- Sec. 903.4.2.2 *'Interior Notification Appliances. Interior audible and visible alarms supervised by a fire alarm system shall be provided in accordance with Sections 907.5.1 through 907.5.2.3.4.'*

Since this new building will be required to have a fire alarm system, they will need to have a licensed fire alarm contractor submit 5-sets of fire alarm drawings, manufactures data sheets, and battery calculations for plan review approval.

Please let me know if there is anything further that you may need.


KEY:
STORAGE BINS
PARKING
WASHOUT
PROPERTY LINE
FENCE LINE
PAVING
OFFICE/ WAREHOUSE SPACE
CURBS
trees
EMPLOYEE PARKING
DIRT
BROKEN CONCRETE
GRAVEL
5500 sf WAREHOUSE
805sf OFFICE SPACE
PROPOSED
T/FDN=687.0
FIN/FLR=686.50
TRUCK PARKING SPACES
CONSTRUCTION FENCE + PERIMETER SILT FENCE (typ.)
EXISTING TREES TO REMAIN. (EXHIBIT A)
MANOR LANE
CONCRETE
ASPHALT
206.65'
207.08'
382.00'
PLACE AND MAINTAIN FILTER BASKETS ON ALL DOWNSTREAM STORM STRUCTURES.
Total Lot Area 60,603.27 SF
Existing Impervious:
House & Garage: 3,341.04 sf
Wood Deck: 600.31 sf

PRELIMINARY



M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED PLAT
SCALE: 1"= 30'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

SHEET:
A1
2 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY



M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED ELEVATIONS
SCALE: 3/16"=1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

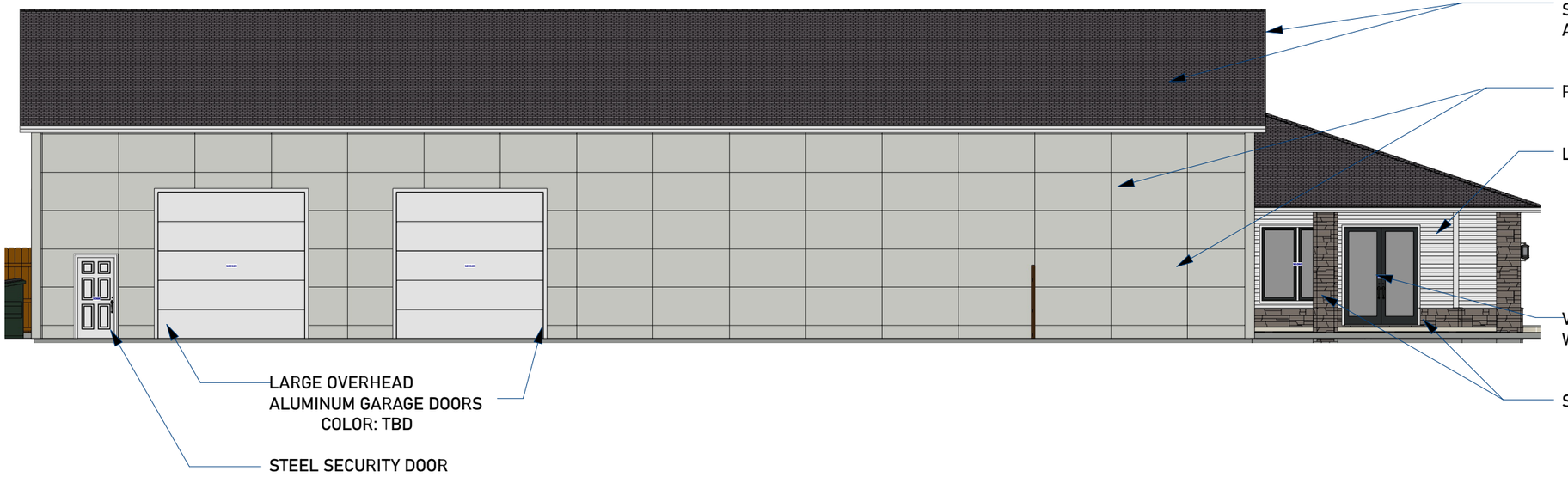
SHEET:
A2.01
3 OF 7

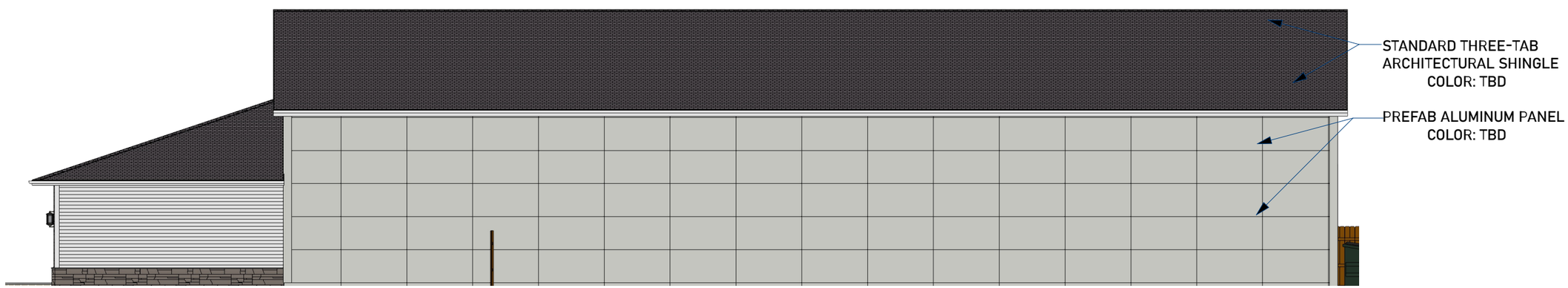
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PRELIMINARY





M.T. McCAW INC.
REMODELING - GENERAL CONTRACTING
(630) 698-8354

PROPOSED
ELEVATIONS
SCALE 3/32" = 1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

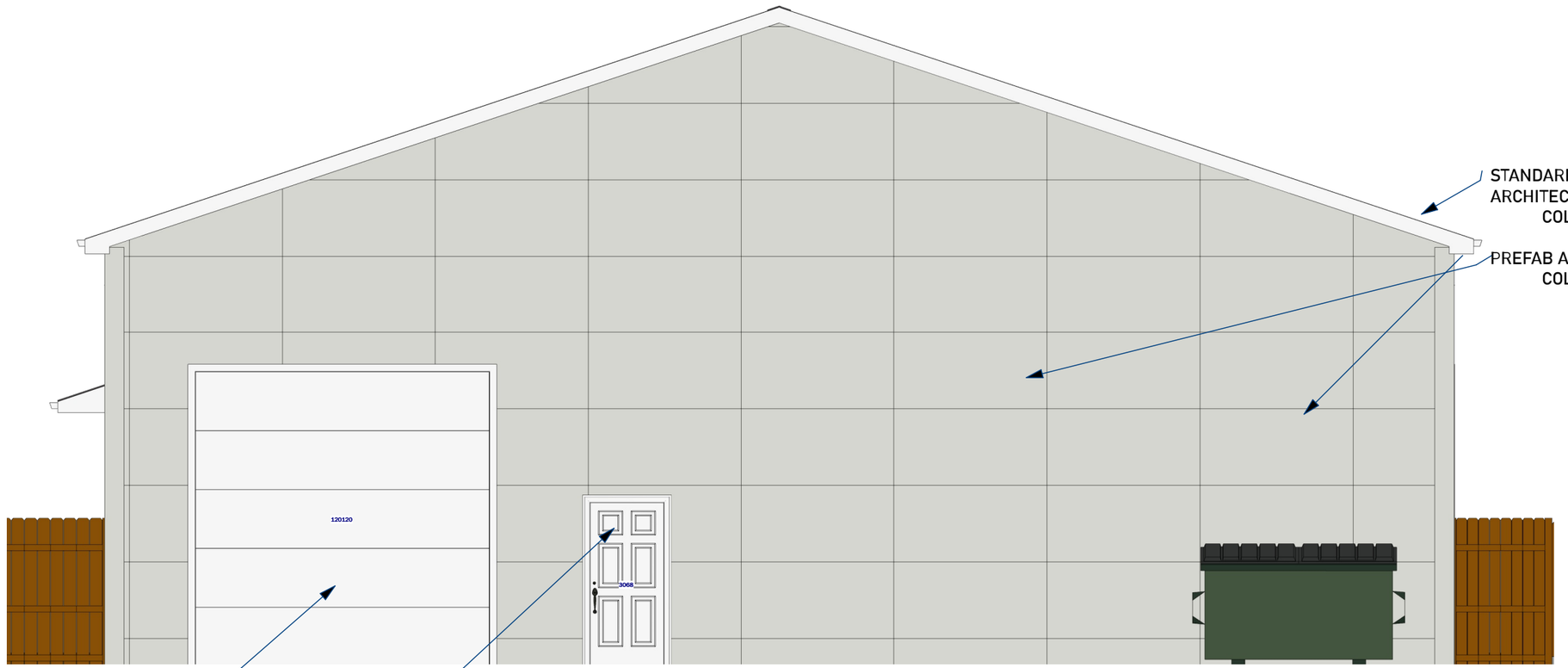
SHEET:
A2.02
4 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

PRELIMINARY



M.T. McCAW INC.
REMODELING • GENERAL CONTRACTING
(630) 698-8354

PROPOSED
ELEVATIONS
SCALE: 3/16"=1'-0"

RJ CONSTRUCTION
SHOP BUILD
17W479 MANOR LANE, VILLA PARK IL.

DESIGNER:
MATT McCAW

SHEET:
A2.03
5 OF 7

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PRINTED: TUESDAY, FEBRUARY 9, 2021

CLIENT INITIAL:_____ DESIGNER INITIAL: ___

RJ CONCRETE
PLAT OF CONSOLIDATION

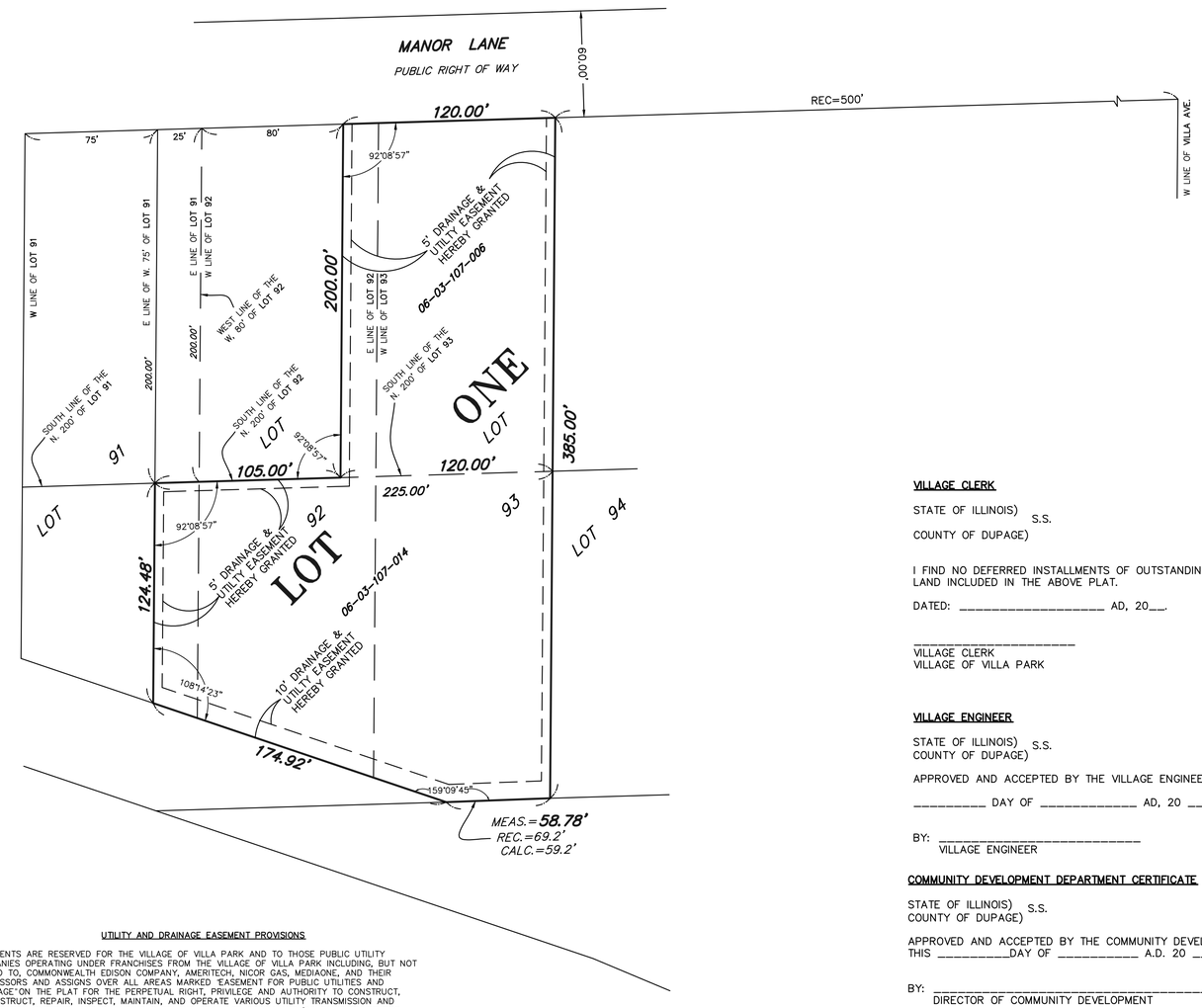
IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-03-107-006
06-03-107-014

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.



UTILITY AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE RESERVED FOR THE VILLAGE OF VILLA PARK AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF VILLA PARK INCLUDING, BUT NOT LIMITED TO, COMMONWEALTH EDISON COMPANY, AMERITECH, NICOR GAS, MEDIAONE, AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED 'EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE'ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES , OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED FOR BOTH SEWER AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF VILLA PARK.

EASEMENT ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF VILLA PARK AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATIONS COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

NOTHING SET FORTH ABOVE IS INTENDED TO SUPERSEDE ANY REQUIREMENTS CONTAINED IN ANY FRANCHISE AGREEMENT BETWEEN THE GRANTEES AND THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS. WHERE A CONFLICT EXISTS BETWEEN THE GRANT OF EASEMENT AND ANY SUCH FRANCHISE AGREEMENT, OR WHERE THE PROVISIONS OF ANY SUCH FRANCHISE AGREEMENT ARE MORE RESTRICTIVE THAT THE LANGUAGE OF THIS GRANT OF EASEMENT, THE LANGUAGE OF SAID FRANCHISE AGREEMENT SHALL BE CONTROLLING UPON EACH OF THE GRANTEES.

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to

Commonwealth Edison Company
and
SBC Illinois a.k.a. Illinois Bell Telephone Company, Grantees,

their respective licensees, successors and assigns jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E" (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.

The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole or as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking", and "common area". The term "common area or areas", and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool , retention pond or mechanical equipment.

Relocation of facilities will be done by Grantees at cost of the Grantor/Lot Owner, upon written request.

VILLAGE CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS DUE AGAINST ANY OF THE LAND INCLUDED IN THE ABOVE PLAT.

DATED: _____ AD, 20__.

_____
VILLAGE CLERK
VILLAGE OF VILLA PARK

VILLAGE ENGINEER

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE VILLAGE ENGINEER OF THE VILLAGE OF VILLA PARK, ILLINOIS. THIS

_____ DAY OF _____ AD, 20 __.

BY: _____
VILLAGE ENGINEER

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF VILLA PARK, ILLINOIS, THIS _____DAY OF _____ A.D. 20 __.

BY: _____
DIRECTOR OF COMMUNITY DEVELOPMENT

DUPAGE COUNTY CLERK

STATE OF ILLINOIS) S.S.
COUNTY OF DuPAGE)

I, _____, COUNTY CLERK OF DuPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS _____ DAY OF

_____, A.D. 20__.

_____
DuPAGE COUNTY CLERK

DUPAGE COUNTY RECORDER

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF DuPAGE COUNTY, ILLINOIS, AFORESAID, ON THE _____ DAY

OF _____, A.D. 20_____ AT _____ O'CLOCK _____.M.

_____
DuPAGE COUNTY RECORDER OF DEEDS

VILLAGE CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)

APPROVED BY THE VILLAGE PRESIDENT AND THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VILLA PARK, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D. 20___,IN ACCORDANCE WITH ORDINANCE NUMBER_____.

BY: _____ ATTEST: _____.
VILLAGE PRESIDENT VILLAGE CLERK

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____,ILLINOIS, THIS _____ DAY OF _____, A.D. 20___.

_____ _____
OWNER OWNER

SCHOOL DISTRICT STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT 45 ADDRESS: 255 W. VERMONT ST., VILLA PARK, IL 60181
HIGH SCHOOL DISTRICT 88 ADDRESS: 2 FRIENDSHIP PLAZA, ADDISON, IL 60101
JUNIOR COLLEGE DISTRICT 502 ADDRESS: 425 FAWELL BLVD., GLEN ELLYN, IL 60137

_____ _____
OWNER (OWNER)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATES AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____.

_____ _____
NOTARY PUBLIC COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE SURVEYED AND PLATETD FOR THE PURPOSE OF CONSOLIDATION THE FOLLOWING DESCRIBED PROPERTY :

LOTS 93 AND **LOT 92** (EXCEPT THE WEST 80 FEET OF THE NORTH 200 FEET) AND **LOT 91** (EXCEPT THE WEST 75 FEET AND EXCEPT THE NORTH 200 FEET) IN **SUBURB HIL** L, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 8 OF PLATS, PAGE 27, AS DOCUMENT 116425, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY COMMONLY KNOWN AS: 17 W 479 MANOR LANE, VILLA PARK, ILLINOIS

CONTAINING: 60,603.27 SQ. FT., 1.39 AC. (MORE OR LESS)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF VILLA PARK OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF VILLA PARK WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.
I FURTHER CERTIFY THAT THE PARCEL(S) INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL HAZARD AREA IDENTIFIED FOR THE SUBJECT PROPERTY, IN DUPAGE COUNTY, ILLINOIS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0088J DATED 08/01/2019, AND ARE IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF FEBRUARY, A.D. 2021.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: **VILLAGE OF VILLA PARK**

DRAWN BY: MMG/VAF
ORDER NO.: **18-20949 20 C-REV 1**

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

RETURN TO:

VILLAGE OF VILLA PARK
DEPARTMENT OF COMMUNITY DEVELOPMENT
325 E. NORTH AVE.
VILLA PARK, ILLINOIS 601181

NO.	DATE	DESCRIPTION	BY
1	02/17/2021	REVISED PER VILLAGE COMMENTS EMAIL DATED 02/16/2021	MMG

On the Rt. 83 Corrior Plan you will find dicsuiion about the subject area the following pages: Pages 3, 27, A 25, A28, A32, A34, A36

ASSESSMENT OF EXISTING LAND USES, ZONING CATEGORIES AND PLANNING PROJECTS IN THE AREA INCLUDING AND SURROUNDING 17W479 MANOR AVE., VILLA PARK, IL 60181 (SUBJECT PROPERTY)

Attached please find documents that support the annexation and rezoning of the SUBJECT PROPERTY to an Industrial Zoning District of M-1 Light Industrial District in the Village of Villa Park.

1. Current zoning map of the Village of Villa Park (Exhibit 1) showing the rear (south) portion of the SUBJECT PROPERTY and the adjacent properties to the east and west annexed into the Village of Villa Park and zoned in the M-1 Light Industrial Zoning District.

    - In addtion, the Village of Villa Park zoning map indicates that over 90% of the properties sourounding the approximalty 22 acres of unincporated area in the Hill Street and Manor Lane areas west of Villa Ave. are zoned in the M-1 Light Industrial Zoning District.
    - The remiander of those properties in the Village of Villa Park are zoned in the MZ-1-Mixed-Use TOD district or PUD District.

2. 2020 CMAP Rt. 83 Corridor Land Use Plan (Exhibit #2). This plan was developed, adopted and approved in partnership with the communties of Villa Park, Addison, Bensenville, Wooddale, Elmhurst, and DuPage County as part of a Local Technical Assitance Planning grant with the consulting firm of Teska and Assc. Inc.

    - Specifically, as it relates to the SUBJECT PROPERTY and the areas along the Hill Street and Manor Lane areas west of Villa Ave, the plan includes Project Sub-Planning Area #8. This Sub Plan #8 identifies proposed planning in this area as Mixed Use and Industrial consistant with the existing zoning and existing land use plan for the Village of Villa Park.

3. Data from DuPage County indicating that over the last 20 years there have been instances where property owners have sought and received zoning relief to redevelop single family residential property to indiustrial zoned properties and uses. These properties, (generally located on the western portion of the neighborood on Hill Street and Manor Lane west of Villa Ave.), have subsequentley been annexed into the Village of Villa Park and are now zoned in the M-1 Light Industrial Zoning District.

EXHBIT #1: VILLAGE OF VILLA PARK ZONING MAP (2020)

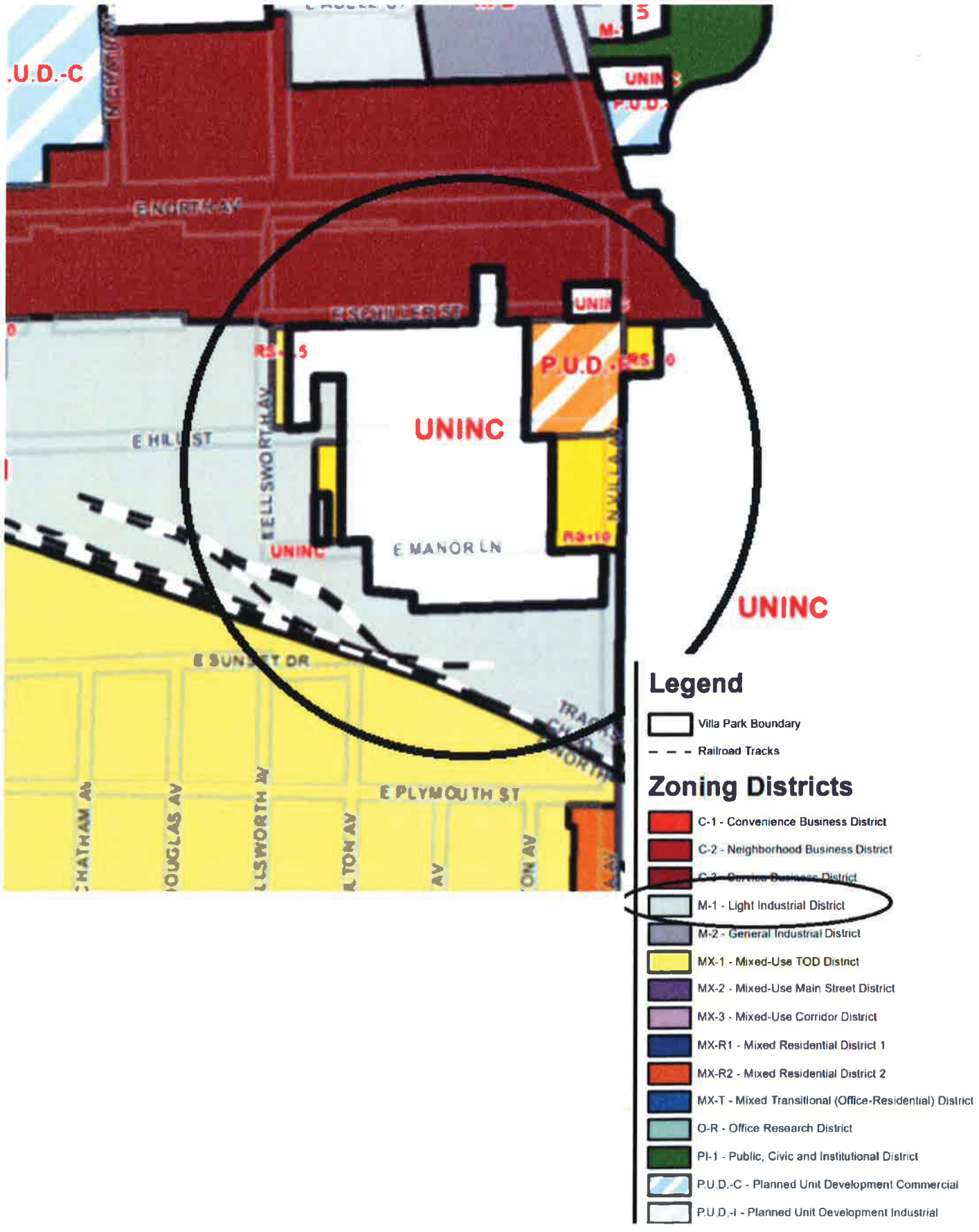
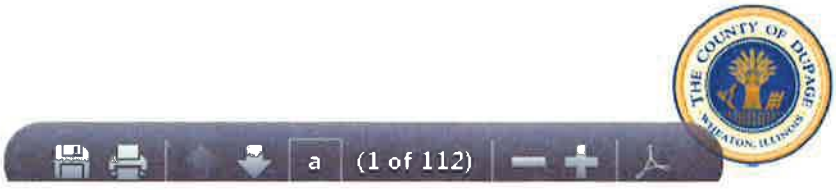


EXHIBIT #2: 2020 CMAP RT. 83 CORRIDOR STUDY:



November 9, 2020



SUB-PLANNING AREA 8:

The future land use designations for this Sub-planning Area include mixed-use and industrial uses. The majority of properties in this area are presently single-family residential uses. Long-term future land uses have been designated to align with the future land use plans of the surrounding communities, including the City of Elmhurst, Village of Addison and the Village of Villa Park as follows:

Mixed Use: Existing single-family homes west Villa Avenue, south of North Avenue are older and located near industrial uses and the intensive North Avenue corridor. These properties are designated for long-term future use as Commercial Mixed Use, consistent with the Village of Villa Park's Comprehensive Plan which designates the area as Corridor Mixed Use: "...intended for a mixture of multi-family residential, corridor commercial and institutional uses along major transportation, auto-oriented corridors. This classification encompasses the Village's main transportation corridors."

Industrial: Existing single-family homes east of Villa Avenue, south of North Avenue are also older and located adjacent to Salt Creek and north of the quarry. These properties are designated for long-term future use as Industrial, consistent with the Village of Villa Park's Comprehensive Plan which designates the area as Manufacturing: "...intended for industrial, warehousing and distribution operations. This classification encompasses select areas with close proximity to major transportation corridors."

Isolated parcels along Salt Creek are currently used as buffer areas between Salt Creek and adjacent uses to mitigate stormwater management needs and retain public amenities, such as the Salt Creek Greenway Trail. The quarry property, located east of Villa Avenue and north of the Metra tracks, is anticipated to remain an industrial use after its closure within the near future. An industrial land use designation is consistent with the Village of Addison, Village of Villa Park and the City of Elmhurst's land use plans.

See **Figure 3.15** for view the 1997 DuPage County Land Use Plan for Sub-planning Area 8.

See **Figure 3.16** to view the Future Land Use Plan for Sub-planning Area 8.



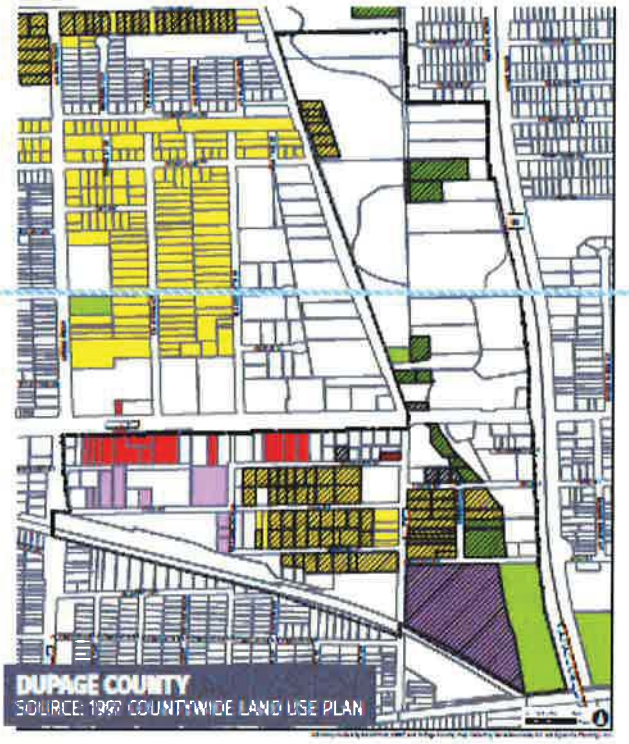


FIGURE 3.05
EXISTING LAND USE PLAN, SUB-PLANNING AREA 8

Study Area Boundary
Unincorporated
SF Detached Residential
SF Attached Residential
Multi-Family Residential
Commercial
Office
General Industrial
Heavy Industrial
Public/Institutional
Open Space
Park/Recreation
Vacant

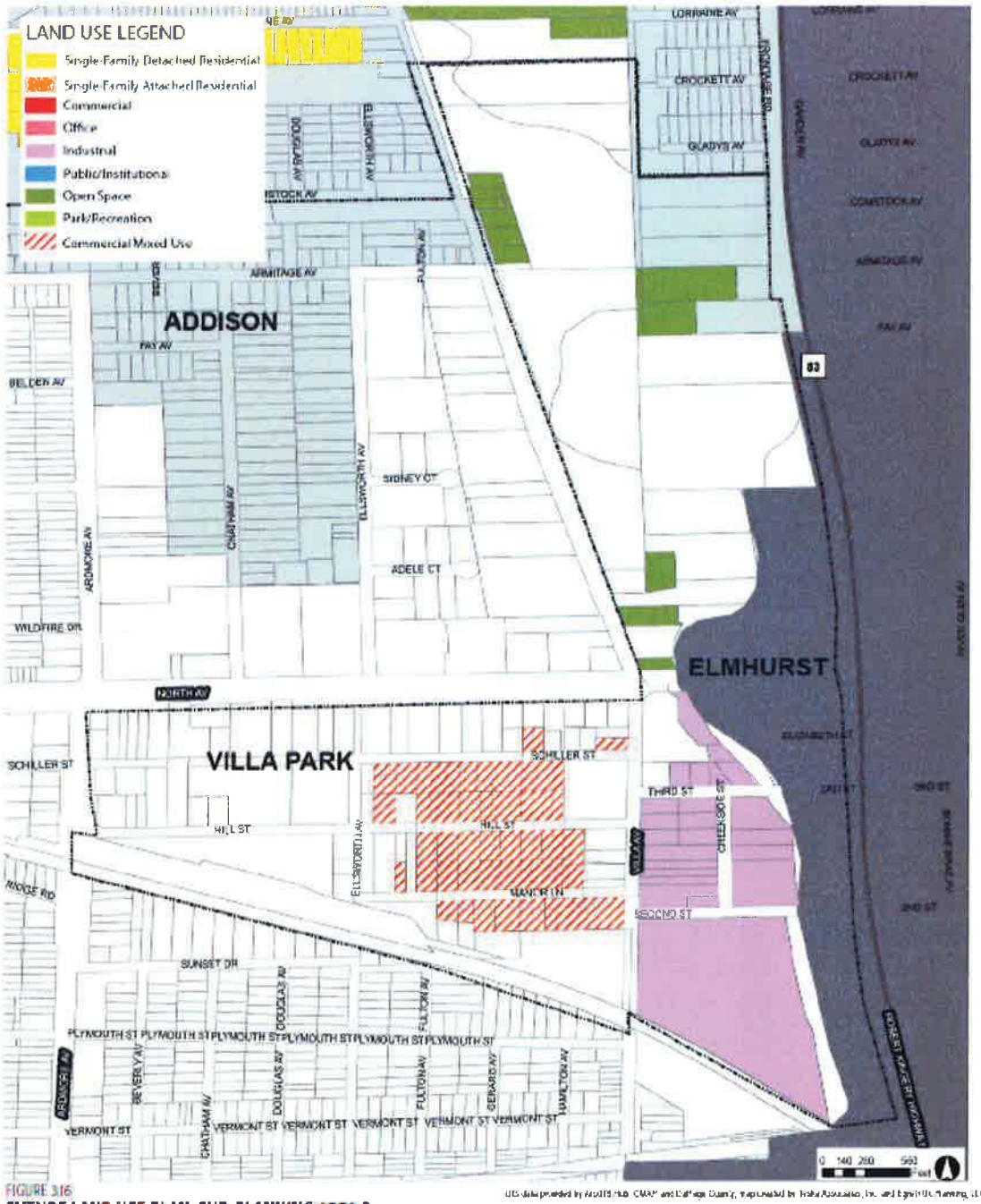


FIGURE 3.6
FUTURE LAND USE PLAN, SUB-PLANNING AREA 8

REDEVELOPMENT OPPORTUNITIES

Redevelopment of properties, especially in transition to a different land use, requires multiple circumstances to align. These include the status of real estate markets, conditions specific to a particular site(s), willingness of owners to sell, consistency with local planning and zoning, and a developer interested in the project. With so many variables to consider, it is easy to see why land use plans such as this take the long view of development. Yet, as seen in Sub-planning Areas 1 and 2, redevelopment is taking place, so examples exist. To consider redevelopment options and show how they might occur, this section of the Plan looks at factors leading to redevelopment and two example redevelopment sites.

Land Use Transition Process

Uses in the unincorporated Study Area range from established single-family residential neighborhoods and undeveloped land (often adjacent to Forest Preserves), to aging commercial uses and newly developed industrial properties. Although this Plan highlights locations where existing residential and commercial development is appropriate and expected to remain, there are unincorporated areas where adjacent industrial uses and traffic on Route 83 and other roads impact residential property values and can make resale difficult. In those cases, this Plan has made suggestions for redevelopment. How this change happens is worth understanding.

Prior to and during the process for preparing this Plan, three residential neighborhoods, two in the study area and one in nearby Elk Grove Village, were assembled and converted for industrial development. These conversions all followed a similar process:

1. A community planning initiative, such as this Plan, recognized that there was an opportunity to create value for the residential property owners and a developer by allowing transition of the land for industrial development.
2. The developer contacted the municipality to understand the potential for annexation and a land use change.
3. The developer contacted the property owners and offered a contract to purchase that will only be executed if all property owners within the area agree to sell.
4. The developer met individually with property owners and negotiated prices for their properties.
5. As owners agreed to sell, they were involved in meetings with neighbors to encourage others to also sell.
6. Residential property owners (or their tenants) remained in their homes as the developer completes the entitlement process.
7. The municipalities agreed to annex and rezone the properties to facilitate industrial development.

The Route 83 Corridor is home to a mix of uses and communities, though most notably, it is home to an intensive commercial character which exists (or seems to coexist) with adjacent neighborhoods. Given the corridor's direct access to O'Hare, demand for industrial/logistics sites have increased dramatically over recent years, which has affected land use decisions by property owners and communities. The strength of the industrial market and land use transitions have even more firmly established the character of Route 83 as a major carrier of cars and trucks.



This transition process capitalizes on the relatively weaker housing market and the strength of the Study Area industrial/logistics market. Several property owners are aging and have interest in moving to properties that better cater to a retirement lifestyle. Prices for these properties are depressed because of the changing character of the area—since the homes were built, traffic has increased, and conflicting adjacent development has occurred. Many of the lots are quite large, often approaching one half-acre (0.5 acre). Therefore, assembling just nine or ten lots can create a suitably sized industrial site. These unusual conditions create a unique opportunity for the property owners to obtain higher prices for their homes than they would obtain in the regular, individual home sale process.

VILLAGE OF VILLA PARK
PLANNING & ZONING COMMISSION

IN RE THE MATTER OF:	)	
	)	
Rezoning from R-4 Single	)	
Family Residence	)	
District	)	Petition PZ-20-0016
(Unincorporated) to M-1	)	
Light Industrial for	)	
property located at	)	
17W479 Manor Lane.	)	

PUBLIC HEARING BEFORE THE
PLANNING & ZONING COMMISSION
JANUARY 14, 2021
7:30 P.M.

PROCEEDINGS HAD and testimony taken before the VILLAGE OF VILLA PARK PLANNING & ZONING COMMISSION, taken at Villa Park Village Hall, 20 South Ardmore Avenue, Villa Park, Illinois, before MARY E. FAILLO, C.S.R., qualified in the State of Illinois.

BOARD MEMBERS PRESENT:

MR. JASON JARRETT, Chairman

MR. DOMINICK ROMANO

MR. EDWARD HOFSTRA

MR. LARRY CALVERT

MR. KEN JACKSON

MR. JUSTIN SHLENSKY

MR. MIKE ORLOWSKI

ALSO PRESENT:

MS. CONSUELO ARGUILLES, Director of Community Development

CHAIRMAN JARRETT: First order of business will be PZ-20-0016 for 17W479 Manor Lane. Rezoning from R-4 Single-Family Residence District, Unincorporated, to M-1 Light Industrial, Villa Park. Petitioner, Letisia Valdez.

I'm going to ask anybody who is going to speak on the agenda item, either in favor of, opposed, or whatever, to rise now and be sworn.

(Whereupon, the witnesses were sworn in under oath.)

CHAIRMAN JARRETT: And then when you come up to speak, when it's your turn, if you want to speak from your chair, that's probably easiest, or wherever you're comfortable, and then I'll ask you to state your name and address for the record.

So with that, we'll start with the public hearing, which will be Staff input.

MS. ARGUILLES: The petition for PZ-20-0016 is a request for rezoning and a Special Use for the property known as 17W479 Manor Lane.

Can you guys hear me? I'll try to speak as loud as I can with my mask on.

So this petition here is for the property located partially in Villa Park and part of it in unincorporated Du Page County. The aerial shown on the slide shows the outline of the overall property owned by the petitioner. It is two parcels. Like I mentioned, the parcel along the south is in the Village of Villa Park, is zoned M-1, and the parcel on the northern part is in unincorporated Du Page that's currently zoned R-4 and is being requested to be rezoned to M-1.

The surrounding zoning for the property is consistent with the Du Page County Residential R-4, and in the Villa Park property that is zoned M-1 Light Industrial surrounding the subject property.

Some brief background on this property. It is two contiguous parcels. Like I mentioned, the southern portion has been zoned M-1, and it is in the Village, that was annexed, but the northern parcel is about .79 acres, and is Unincorporated Du Page County.

The property abuts Manor Lane, and on

both sides of Manor Lane it's mostly residential that's unincorporated.

The subject property presently includes one vacant structure that's shown here on this slide. That structure is there presently today, but it's not occupied. And York Township identifies that being constructed in 1946.

As this parcel is Unincorporated, permits have been issued by Du Page County. With the exception of property immediately south, surrounding parcels, like I mentioned, are single-family residential homes in Du Page County.

This is a request to rezone .79 acres of the property that abuts Manor Lane. It's west of Villa Avenue and north of the current municipal boundary. The petitioner purchased this property with intent to relocate a concrete business to this site. The building would be demolished, and a new building would be constructed for offices.

Part of this request would be to annex that parcel into the Village, but that is not before you tonight. That would be going to the

Village Board. Should that be approved, the Special Use and the rezoning, depending on your recommendation and the Village Board's decision on those requests will come into play.

This is a quick site plan the petitioner submitted. Like I mentioned, there's two parcels. The one that fronts Manor Lane along the northern portion here, and the southern parcel here that's already in the Village of Villa Park. The request, like I mentioned, it's rezoning and a Special Use to allow for outdoor equipment and material storage.

This drawing here, it's a little bit hard to see, but it's an engineering site plan. The petitioner did submit their building permits to review. That has not been approved and is subject to obviously annexation and addressing Staff's comments. I did include it in this PowerPoint to give you an idea that there's engineering drawings that have been preliminarily drafted. And, as shown, the parking -- some parking would be along the front of the building,

and the vehicle storage and material storage would be in the rear.

This is a quick sketch of the front elevation that is being proposed. The building itself would measure about 26 feet and will consist of a mix of building materials that includes a stone veneer along the base, some vinyl siding, and aluminum panels.

The Village Comprehensive Plan that was adopted in 2009 does indicate the future land use and transportation plan. The subject property is shown here, and it is designated as Corridor Mixed Use. So this light pink is the Corridor Mixed Use zoning designation.

And with that, I would like to pass it to the applicant to go over the details, and I could answer any questions that the Commission has, or anyone here from the public could speak.

CHAIRMAN JARRETT: All right. Presentation of the petitioner. If you want to go ahead, and make sure you state your name and address for the record. Then remember, we have a court reporter,

so make sure she can hear you.

MR. VALDEZ: So do I go with my mask on, or take it off?

CHAIRMAN JARRETT: I would prefer you keep it up, because we've got close quarters.

MR. VALDEZ: Good evening ladies and gentlemen. My name is Ruben Valdez, and my wife and I are the owners of RJ Concrete. We have been in business for approximately 13 years. We do residential and commercial concrete work, and we employ approximately 10 to 15 employees per year.

We purchased the property about three years ago with the hopes of making a business -- with the hopes of making it our business permanent home. We are looking to build an office and warehouse of approximately 5,500 to 6,000 square feet. This is the current condition of the property now as it stands, and this is what we are proposing on building. The warehouse with the office space and the rear yard storage. So these are the plans on the back.

I'd also like to show you that there's

other homes in the area that are also running businesses out of their own homes.

AUDIENCE MEMBER: No, there isn't.

CHAIRMAN JARRETT: It's not your turn to speak. If you would please --

AUDIENCE MEMBER: I'm sorry.

MR. VALDEZ: There's semi trucks parked in the neighborhood. There's a construction company right across. There's irrigation trucks, some businesses, parked in the neighborhood. There's recycling trucks that park in the front of the properties. There's a seal coating company that runs right out of the front of their house. And right to the east of my property there's a big construction company that runs dump trucks and stores gravel and dirt and so forth.

So we are here tonight hoping to get your approval to help us achieve our dream and help grow our business for years to come by approving our project. So I thank you for your time.

CHAIRMAN JARRETT: Okay. All right. So we

will move to public participation and questions. One thing I'll point out is everybody will get their chance to speak. Use your time, not other people's time, please. Give everybody a fair chance, and let's not talk over each other. We have a court reporter who has to record all of this as we go along. And because we have a pretty full room, I'd like to kind of rotate people back to the back room. If anybody on the Commission has a specific question for someone that comes up to speak, ask your question then, and then they won't have to come back up again and speak. Obviously we have questions later on.

All right. So first person from the public wishing to speak can state your name and address for the record, and we'll get going.

MR. SMITHSON: James Smithson, 17W530 Manor Lane, Villa Park. Basically, I'm here, guys -- two and-a-half years ago you guys ruled against him, told him not do it. He's been doing it ever since. Trucks up and down the road. No concern for the people that are residents, that pay their

taxes in that area. Up until two weeks ago, those trucks have been going up and down the road every day for two and-a-half years. You guys told them not to. You said you were going to fine them if they did. So I don't quite understand why we're here. What changed over two and-a-half years? Except for I'm back here again for like the seventh time and dealing with this for two and-a-half years. So you told him not to. He did, and he's been doing it for two and-a-half years. So here we sit.

He wants to put a business in the middle of a one-block residential area. If that's going to be the case, you guys need to take the whole block. You can't just take one house. There's 10 houses there, and most of them are single-family development. But this gentleman here running concrete with 10-wheel trucks in and out. It's a no truck route. No trucks allowed at all. No construction, nothing. Trucks start at 5:45 a.m. every morning. Most of the time on Saturdays too. Construction -- I'm in underground for 22 years.

Can't start a truck in a residential area until 7:00 a.m., period. End of story. So where are we going with this with this gentleman? Guy's making us look like fools, and you guys too. Because you told him not to do it. He's been dumping dirt back there for two and-a-half years. Doing whatever he wants, whenever he wants, however he wants every day. So I suggest that some of you guys up there need to do your job that you're hired to do, or paid to do, or whatever, because this is nonsense. This is two and-a-half years later we're doing the same thing that you guys squashed, and so here we sit. And it is a residential area that I'm paying a lot of taxes. Whether it's going to you guys or Du Page County, everybody's getting something. And he ain't paying nothing, and he's tearing the roads up. So I think you guys need to do your job. That's what I think.

CHAIRMAN JARRETT: Thank you.

MR. SMITHSON: Thank you.

MR. MENDEZ: I'm Raciel Mendez. I live on

the west side of this gentleman here that I respect before, but I don't have no respect for him again. Started having problems with his workers. First of all, I was going to -- we were going to have a deal to sold my house, try to buy it, the last time. Since then, every time that I am outside, his workers try to bully me. They burn tires every time that I'm outside. Then they started yelling names every time. So I told my son, hey, are they doing this thing to you when you're outside, man. He said, no. So why are they doing it to me? And, again, every time that I'm outside working something to my house. He took pictures. I put a new driveway, big driveway, because I want to make it look nice. I put a new -- here you go. Just put a new brick driveway. Okay. And, by the way, when I was fixing my driveway, after, this gentleman was burning tires, screaming names on me. I don't know the guys. The only guys that I know was him. The guy is Ruben Valdez. And I know him because I met him before. So I don't want to get in an

argument with any of these guys, because I don't know any of these guys. I don't want to get in trouble with none of his guys.

So I was doing my driveway. I've been calling her. She's a real nice lady, Consuelo. I was calling her, complaining about this neighbors, that they're doing that to me. They're bullying, try to bully, since I cut out of the deal. Anyway, so I was fixing my driveway. I had a lot of, you know, debris, and sand, and stuff like that, because of construction. So I was blowing my driveway with my blower, because I'm not a pig. I want to make sure all my neighbors are -- that the road is clean. So I'm blowing it, and all of a sudden I look to my left, to my right, and there's a six-wheeler right six inches away from my feet with a trailer on the back. I cannot believe what I see. If I would have move one more step he would have run me over. I swear to God to you on my life. I didn't swear since the beginning. So I cannot get over that. I call him up, and say, Ruben, what's going on with you guys.

You must stick up to your neighbors -- I mean, to your workers, because they've been bullying me. They've been calling me names. They've been burning tire. They almost ran me over. These guys got a horn in his truck. He's got to stop, and he's got to move out of your way. I call him up. He says, oh, I'm going to investigate. I'm going to see. You know what, I told him, Ruben, those guys, you told them something about me. What is going on? Why are you doing this miserable life for me? I don't did nothing to you. The thing that don't want to sold my house, so, you know, I thought maybe he pissed. So, anyway, I told him, Ruben, I'm going to call the sheriff on you right now, so I want to get this to the bottom. So I got the sheriff come in in the night, and then he told me, do you know who was driving. I said, I don't know who's driving. He's got 10 people working for him. And I don't know who's bullying me now. He said, well, can I have Ruben's number, and I give it to them, and he told me. So, anyway, I talked to him, and he said

he was going to investigate, and he said I was going to talk to his guys. So I wait. I waited what the sheriff finally says. He never call me back. Because he told me if I was going to press charges I need to know who was driving. I couldn't see if the guy. It's a six-wheeler, semi driving in the front of my house. So, anyway, we leave it like that. I was waiting. Because I'm not going to let it go. They tried to run me over. Are you going to let it go if somebody tries to run you over? If you have a problem with somebody, then you -- I have business myself, okay. I'm a small -- I have a irrigation business. And he's saying that I'm running my business -- I have proof right here that I got my truck. So will you let it go if somebody threaten you, burning tires, talking shit to you, and almost run you over? Will you forget? I will not forget, and I told him this.

So what I did is I was waiting for the driver one day on my house, waiting for the six-wheeler driver to come in and confront the

guy. So these guys came in. I talked to one of these guys. I said, hey, I need to know who is a driving the semi, because I need to talk to him. He's got a problem with me, and I need to know what his problem is. The guy told me, oh, we can not talk to you. You got to talk to Ruben. So can you please call Ruben, because I'm going to be waiting for him right now. Because if he doesn't come and the guy comes in, I'm going to call the sheriff again and press charges. So what they did, they called Ruben, okay. I was waiting. So I see he's coming. What he did? Bullied me again. Sorry. My mask. So he came with a worker out there. Young guy. I get out of my truck, I walk towards his truck, and then he comes in and says, film him, you know, record him. I say, all I'm asking you is do you have any apologies for me or you talk to your driver what the problem was for me. Why he never stopped, why he never sound the horn, or something, tried to run me over. He wants to say to me, you're a stupid old man. You're in the middle of the road. I talk to the

sheriff department. He told me that what a stupid old man got to be in the middle of the road cleaning it, and I told him, you know, you a piece of shit. I'm sorry my language. I told him, you tried to ran me over. You tried to kill me. I have a family, and you not going to get away with this. You are my worst enemy now. And I told him, I send my son here. He has nothing to do with you. You have a problem I don't sell my house to you, you come to me, man to man, and I stare at his face, and he hasn't had apologies for me, for his worker. He said, oh, the guy who was driving is the old guy from his church. Maybe he couldn't see me. Maybe he was -- I don't know. He can say whatever he was. All I'm saying, he tried to ran me over. Six inches away from it, okay.

So the bottom line is he never apologize to me. It's a bad businessman. Because I run a small business, and if somebody called and complained of me that one of my guys almost ran somebody over, that he never stopped, or never

yelled, or he never sound the horn, it's because something wrong with the guy. So you keep on having him driving again. It's dangerous. It's very dangerous. So he's saying that I'm running my business out of Manor Lane is a lie. Just my compressor. I show it to you. This is my job in Aurora. Everything is -- I have this 4,000 square feet lot and the semi trucks fenced in on commercial area. So he's got pictures, and I understand that. I guess I got to live with that. Garbage, garbage cans, different time. They don't even clean up in time. Pictures of my trucks too from my shop. I have my office, 4,000 square feet. And then here's what I got to live with. The road in front of my house, every time it rains for the last two years or two years and-a-half it's like this. The thing is, it's changed because it's right in front of my house. Different days. I'm not putting these mailboxes right here. Right there. My mailbox used to be on the west end of my driveway. Right in front of them is my driveway. I told those guys, can you

please stop driving your trucks on my driveway, because you're making potholes, and nobody's going to fix my driveway. He's not responsible. So I ended up putting a mailbox there to prevent the problem. And they keep just doing it. They don't care. They just don't care for me. So, okay. Well, that's all the pictures that I have. And then, I mean, everybody knows. It's only -- it's got a limit in here to get trucks. For my son to who lives in here, because he's going to own the house. And then the roads, again, along Manor Lane, destroyed. This is one of them. It's another one right here destroyed. It doesn't help it for a van. It's only 250 van with a compressor. It's only system level. My compressor is in my van, my job. So my business I'm not running through his -- I mean, on Manor Lane.

So my question is to you guys, are you guys going to clean up the mess every time it rains? Are you going to go fix the roads that he's got potholes in there? God is good for

everybody. But I got a new brick driveway. I put mine in my house. I want my son to keep this house so he can marry. He has a place to live, and I want him to be private. I want to have a back yard. Hopefully these guys not around and hopefully not try to bully him. And I hope we can stay there, because we pay taxes. What are you guys get off of him? Are you going to get ready for him, like selling stuff here and there? Like business? Are you going to carry $4,000 for him every year? He's ruining people's lives. He can move somewhere else where he can belong. That's not too much to ask. Listen, we are there first, tried to make a house. I put a new siding, a new roof. You know, I put a new driveway, because I want to improve it. Not just expected for you guys to come and take my driveway, because he's making the potholes. I got a permit for do my driveway and my mailbox. I put a bond in there. Whatever you guys require. I put a bond for me for my mailbox, for my driveway. I cannot get my bond back and do everything. I built before.

Every time you got do something, you get inspection, you get a permit. They have no permits since he's moved in there. Whatever time it was. Has he ever got a permit from you guys? Did he ever pay something to you guys? So I don't understand that.

I mean, this is my second time for the City of Aurora, and I know everything how it's supposed to go smoothly, and if it doesn't go smooth, I'm not going to build. I saw drawings too. I got an architect too. But I'm not a bad neighbor. I'm not trying to run nobody over. I'm not talking to my workers to do something to my neighbor, just because he don't want to sold the house to me. And it's the truth. I'm not lying to you. I got nothing against him. If something happen to my son, he's responsible, and I hold you guys responsible too, because this shouldn't have been happening. Because you should have had everything approved before he doing his business here, and you guys never done anything to it. You never let it go this far, and we wouldn't have

problems. This should not have happened. Thank you.

COMMISSIONER SHLENSKY: Thank you. I've got a couple questions for you. You said you live to the west. I believe that I saw 17 West 505. Is that correct?

MR. MENDEZ: Yes.

COMMISSIONER SHLENSKY: Okay. That's still within Unincorporated Du Page; correct?

MR. MENDEZ: Yes.

COMMISSIONER SHLENSKY: Okay. And the way that I'm looking at the map, which is actually pulled up on the screen for you, so you have the property directly to the west that is zoned R-4. You do not own the property directly south. It's actually owned by the petitioner; correct?

MR. MENDEZ: Yes.

COMMISSIONER SHLENSKY: Okay. So when you keep referring to an office, do you mean like that's a home office, or that's a business office? Which one are you talking about?

MR. MENDEZ: My son lives in there right now.

My office, I built mine in Aurora. 4,000 square feet. He just drives one van.

COMMISSIONER SHLENSKY: I was clarifying whether or not it's being used as residential, but you're saying it is.

MR. MENDEZ: It's residential. I fixed it for me, but I was not going to live there, so I let my son live there. I'm worried about his -- I worry about him.

COMMISSIONER SHLENSKY: Got you. All I wanted was just to clarify it was being used for residential purposes.

MR. MENDEZ: It is.

COMMISSIONER SHLENSKY: Thank you. I appreciate it.

CHAIRMAN JARRETT: Whoever is going to go next, name and address for the record, please.

MS. THIELENHOUSE: My name is Barbara Thielenhouse. I live at 17 West 461 Manor Lane. I live directly to the right of him as you're looking at this, in the ranch house. I paid a lot of money for that house. He is not a good

neighbor. And I know he showed you pictures. He showed you a picture of my house saying there was a business running out of there. It's ridiculous. I don't have a business. Anyway, he's not a good neighbor. I have had to repair my fence several times. His guys throw garbage, tires, all kinds of crap up and down my fence, break down the fence. I have to keep repairing it. I eventually called the police, because I talked to his workers, and then his wife shows up. Oh, she's so concerned. I'll get it cleaned up right away. Weeks later it's not cleaned up. My friend ends up doing it. I mean, they break down the fence.

I'm going to show you some pictures of the real, okay. Not what he gave you. And as you noticed, the other houses there are very nice. We are keeping up our houses. I live next door to this. They start at like 4:00 in the morning. Earlier than you think. And they're banging their trucks, and they're making noise, and it's big trucks, and, you know, you start out with a few trucks.

Here's the thing. That house was condemned. It doesn't even have a septic field, so it can't be an office. It's a condemned house.

Secondly, you guys did tell him to stop, and he just kept doing it. Third, he had his well open one day, and I had to call the County. Why would you open the well and leave it open unless you want to contaminate everybody else's wells? Because we are well and septic. So he took a bunch of trucks over there. And what do you think that's going to do to our wells? I don't know if you've thought about this at all. And he's very noisy. He makes a lot of noise. He's in and out with these big trucks. It's a no truck zone. I mean, he's smack in the middle of a residential area.

Now, the property on the end was stopped because they were trying to build some crap on it, from the guys behind us. He's doing the same thing. He's not a good neighbor. His front door is open on his house all the time for the animals to go in and out. He leaves the sliding glass

door open. It's a condemned house. It's not an office. He has porta potties on it, so, you know, there's no working plumbing. I had to have the County close his well, because it was opened up wide. Suspicious, you know. But I paid a lot of money for that house, and you're going to reduce the value of my house even more from allowing that crap that's behind us with Schroeder Trucking and that, which is, you know, heavy industrial putting it on light industrial property, which is actually what his is too. Dump trucks. Big, giant dump trucks. You can see. There's all kinds of garbage, all kinds of -- I have mice. I never had mice before. Now I've got mice galore. I mean, you know, I'm battling -- I've had to have my fence broke all the time. I've had to clean up the garbage. And, honestly, that rendition is wrong, because my neighbor's property and our property are on an angle like this. So my property is farther over. It's like almost up to his garage where he's at. So his thing is wrong. Everything is on an angle. Am I right, guys? We

figured that out with our surveys. Anyways, I shouldn't have to live with that. I paid a lot of money for this house, and it's my home. And besides the crap that's going on behind us, now you're going to allow this next door.

The 2009 she's talking about, they were going to buy all of our property all at once for a development. So saying that it was slated for that, there was a reason for it. It was a specific reason. Not that they can pick and choose who they were going to buy in the middle of the neighborhood. It was slated for one giant purchase, all of us. And I agree, folks shouldn't have any people working there. I mean, there shouldn't be any construction. And I know that my neighbor, he doesn't have his construction out of there. He does have another -- I mean, he's come home with his truck once or twice here and there. It's a small van. I mean, it's not a truck, you know. He's not really operating. The house is condemned. It should be knocked down. It's an eyesore. It's reducing the value of all of our

property, having these trucks go up and down the street. Who is going to buy my house when they have to live next to a construction zone? It's just ridiculous. It's just too much. You know, you guys should have stopped this a long time ago. Long time ago. If I think of something else, I'll come back. I'm just out of breath. Thank you.

CHAIRMAN JARRETT: Thank you. Anyone else wishing to speak on this item?

MS. SCHMIDT: Tammy Schmidt. I live at 17W445 Manor, next to Barb. My complaint against the gentleman would be that many of times I've literally had to stop my car in the street because his trucks had almost run me off the road. Another thing I would like to ask is that at the July 18th meeting he was told that the lot wasn't big enough for a building, and I would like to know what's changed since then until now.

CHAIRMAN JARRETT: Well, we can address those questions. I don't know off the top of my head. My guess, the difference between then and now is that enough time has passed that they're able to

reapply.

MS. SCHMIDT: Not that they can apply. The last time they applied, they were told that the lot wasn't big enough for a business. Now what makes the lot big enough for a business is what I would like to know.

CHAIRMAN JARRETT: Maybe nothing. That's why we're having a hearing. I'll address that when we get to questions, because I do have some questions for Consuelo, and I think those questions will answer yours, okay.

MS. SCHMIDT: Okay.

CHAIRMAN JARRETT: So I'll make a note of that here.

All right. Did you have any other comments?

MS. SCHMIDT: They basically covered everything.

CHAIRMAN JARRETT: Okay. Yeah. You guys have been here before. I understand the frustration.

Is there anyone else wishing to speak on

this item? All right. So anyone else here wishing to speak on this agenda item? I do not see anyone, so we will move to questions from the Commission.

Before we start, I just -- I know this is a complicated item, because you guys live in an unincorporated area. This property is half incorporate and half unincorporated, and it's zoned two separate things. The folks sitting up here, we're the Planning & Zoning Commission for the Village of Villa Park. None of us get paid a penny, and we have no power when it comes to enforcement. None. We are a recommending body on specific land use issues, planning issues, zoning changes. Our recommendation, and that's all it is, passes to our Village Board who votes on it if it's heard. Enforcement comes down to Community Development.

On this particular item, one thing that I can tell you guys is that our previous Community Development Director, Patrick Grill, one of the things that I told him on my last conversation

with him before his retirement was to make sure that the incoming Community Development Director was up to speed on this property, because it would come up again, because I know that there have been ongoing issues with this property. So I speak only for myself, but I know that the use of this property over the last few years has been on my mind. I can't speak for anyone else. I can't speak for the Village Board. I certainly can't speak for the County. They're their own beast. And the fact that you're able to get a sheriff to come out is pretty impressive, because I know a lot of times over there people can't get a response from anybody, so --

AUDIENCE MEMBER: 20 minute response.

CHAIRMAN JARRETT: All right. So, Consuelo, I have one quick question for clarification purposes before we move to other questions. This was before us twice before without a specific development on the project. I know on both cases we recommended that the zoning not occur. Do you know what the Village Board did on those matters?

MS. ARGUILLES: So my understanding is the requests were withdrawn prior to having the Board hear and make a decision on the case.

CHAIRMAN JARRETT: Okay. And then to the degree that you can, without going into extreme detail, do you know what the status of any ongoing enforcement litigation is with this property with the County or the Village?

MS. ARGUILLES: With the County, regarding the County's parcel, any correspondence with the County regarding some of those items that we are hearing here tonight, and it's on their docket for court as needed. They are on top of it to the best degree that they could. At least that's what I'm hearing from them. Regarding the parcel to the south, that is zoned industrial now, and that's in the Village. We have been in correspondence with the applicants regarding any outdoor storage and condition of the property, and I have been contacting him regarding some of the items that appeared here tonight regarding trash overflowing, the vehicles, truck traffic, to be

conscious and considerate of the neighbors. Noise to the best of their ability.

He does have an open permit, building permits, for the construction of this property and the cleanup of the site to the back that's still open obviously and that's pending probably the request here tonight moving forward.

CHAIRMAN JARRETT: Okay. All right. Those are the general questions I wanted to ask. So any questions from the Board up here?

COMMISSIONER CALVERT: What kind of permit did you say is open?

MS. ARGUILLES: So they submitted engineering plans for the new construction of the building. So this is a -- what you see here is one sheet of engineering plans that were submitted to us for review. That obviously has not been approved, because that does incorporate a parcel that's not in the Village.

COMMISSIONER CALVERT: So no permit has been issued; correct?

MS. ARGUILLES: Correct. No permit has been

issued.

CHAIRMAN JARRETT: Also, just for -- to the degree possible, let's stick to questions, give the petitioner a chance to respond, and then we can move into our comments. I know sometimes comments and questions kind of blend together, but --

COMMISSIONER SHLENSKY: So I have a question for Staff. How is it that a M-1 zone -- how can it be that the M-1 portion of this property can be used as M-1 when the sole form of ingress and egress is from a matter which crosses through an R-4 property without rezoning it also a property to M-1? It seems that the M-1 portion is landlocked without the rezoning of the R-4 property.

MS. ARGUILLES: It's currently its own parcel, and, you're right, it is landlocked. But there's nothing that prohibits vehicles from being parked there. The property owner does own both parcels. There is driveway access to the site. So there is nothing in the Code that would

prohibit him from parking in that lot.

COMMISSIONER SHLENSKY: Okay. It's just the construction of the real property on the R-4 lot through the rezoning process.

MS. ARGUILLES: And the Special Use for the outdoor storage of material.

CHAIRMAN JARRETT: This parcel was a bit of a -- I don't know if it was originally envisioned to be part of the lumberyard, but if you kind of look where it fits into the --

COMMISSIONER ORLOWSKI: As far as I know, it used to be part of the lumberyard.

CHAIRMAN JARRETT: Yeah. And it was purchased by the applicant some years back. I couldn't tell you exactly how long ago, but -- and the initial use of the property, including the gravel drives and the gravel were done without permits.

COMMISSIONER ORLOWSKI: So I got a question for Staff. So he's accessing an M-1 through residential every day with trucks that really aren't allowed in residential; correct?

MS. ARGUILLES: We don't have jurisdiction over those roads.

COMMISSIONER ORLOWSKI: Okay. So that would be County.

MS. ARGUILLES: Correct.

COMMISSIONER SHLENSKY: But is it your understanding, to piggyback on Mike's question, that commercial vehicles are not allowed on there?

MS. ARGUILLES: I can't speak to that, because that's not our road, and sometimes -- whenever there's trucks, they usually are taking the shortest route, whatever that is, and they're allowed to do that.

CHAIRMAN JARRETT: There is a limit on Manor for sure. There's a picture of the signs along -- it's a county road to like Villa, I believe, so it's tricky. The Village obviously doesn't -- they don't have the jurisdiction to enforce it, and the County --

COMMISSIONER ORLOWSKI: We would be creating a bigger problem -- I mean, if you allow it to go M-1 and then have the six-wheelers, the only way

to access it is through a road that doesn't allow six-wheelers.

CHAIRMAN JARRETT: Any other questions?

COMMISSIONER ORLOWSKI: I have a question for the petitioner. And that is, your business that you have now in Addison, that's also a residence?

MR. VALDEZ: Yeah. The office is -- it's not there no longer. It was a home office, but it's there no longer. I actually have an office at 225 West North Avenue.

COMMISSIONER ORLOWSKI: So when the office was there, were all these trucks in that residential area?

MR. VALDEZ: No. They were actually right down the street on Ellsworth. The Manor Lane makes sort of like a right-hand turn at the end of the west of that street, and I was actually parked there before with my equipment, prior to purchasing the property on Manor Lane.

As far as the access out, I was granted a permit by Du Page County to asphalt that road out, so that I can have access.

COMMISSIONER ORLOWSKI: Which road?

MR. VALDEZ: On the property. On the west of the property. The driveway. I was granted a permit by Du Page County, Paul Hoss, so I can have an access road out, he called it, so I can be able to come in and out of the property onto Manor Lane. I can only exit west, not east on that street, I was told. And that's what we do. We only exit west. We do not exit east.

COMMISSIONER ORLOWSKI: Okay. I don't have any more questions.

COMMISSIONER ROMANO: Mr. Valdez, so nobody resides in your property?

MR. VALDEZ: No, sir.

COMMISSIONER ROMANO: And do you reside in Villa Park somewhere?

MR. VALDEZ: I reside in Addison. My office is in Villa Park.

COMMISSIONER ROMANO: Would you like something like this right next to you where you live?

MR. VALDEZ: When I first purchased, I was

told by Patrick Grill that I would be able to do what I'm doing now, and that was to be able to construct my building, as I'm proposing, was the reason for me purchasing the property. Now I am getting landlocked out of my commercial property that I purchased and I can't use.

COMMISSIONER ROMANO: I mean, I understand that. I can't speak to what Mr. Grill did or didn't say, but in terms of your residential home, your home where you live with your family, would you like something like this going on right next door?

MR. VALDEZ: In all honesty, you see the properties around there. It's all commercial all the way around it, you know. So you go west on Manor Lane, it's all commercial. There's a storage right to the west of the property, you know, like maybe 600 feet. There's a storage unit. And if you make a right on the street, it's all trucks and construction companies all over there. Ingstrup Paving is right there. If you go east on Manor Lane you have RB Construction right

behind it.

COMMISSIONER JACKSON: That's all great, but you're not addressing the question he asked you. My time is valuable to me, so if you could please just address the question.

COMMISSIONER ROMANO: You have neighbors. I mean, there's at least two neighbors to the west and two to the east, and then everyone across the street, and the trucks early in the morning, the up and down the road, the lack of care for the property that they have to live with. Would you like that right next to you?

MR. VALDEZ: Uh.

COMMISSIONER JACKSON: What was that?

MR. VALDEZ: I have no answer for that.

COMMISSIONER JACKSON: Because your answer obviously would be no. Is that why you have no answer? Do you feel that you're a good neighbor, sir?

MR. VALDEZ: I feel like I try to be the best neighbor I can.

COMMISSIONER ROMANO: But I think you have a

room full of people right here that would argue that point.

MR. VALDEZ: The man to the west of me, he approached me to buy the property for him, and I tried to give him an exit out of the situation, and I gave him what he asked for the property, and he backed down. You know, I tried to accommodate the man.

COMMISSIONER JACKSON: That wasn't the question. You keep giving us extra information. That's your right. Thank you. But you still haven't answered any of our questions. Why?

MR. VALDEZ: I wouldn't have bought the property if I was not told I could do that, you know. I would not buy the property if I was told. That's the only reason I bought the property.

COMMISSIONER ORLOWSKI: Well, I can remember. I've been on the Commission a long time, and I don't ever remember any conversation that I had with Mr. Grill that stated anything that, well, if you buy this property you can do that.

From what I understand, you bought the

property in the back, and now you're trying to do an end route to get the property in the front put in M-1.

MR. VALDEZ: I bought the whole property as one. It was one property, put together. I didn't buy the rear, then I bought the front. I bought it all as one.

COMMISSIONER ORLOWSKI: Okay. Well, that wasn't the deal that I had the discussion with Mr. Grill back a few years ago whenever you first came here.

MR. VALDEZ: Right.

COMMISSIONER ROMANO: And there is truthfully a difference between running an office out of your home versus bringing heavy trucks in and out and running that type of business. Lots of people have home offices, and lots of people do their construction paperwork in a residential area. The fact of the matter is it's become material transport up and down through a residential area. Not only that, if the County said, yes, you have a permit, you could take a left out of there, that's

one thing, and we can't speak for the County, but the condition of the area and the type of neighbor that you are. This is one person here. This isn't a spat between two people. This is people up and down your street that have said you're being a bad neighbor.

COMMISSIONER ORLOWSKI: I spent two days over there. I know the area very well. I used to ride my bike over there when I was a kid. I actually like this, but what I was actually waiting for was tonight to see how your neighbors feel since the last time we were here, and it actually seems in my mind that it's gotten worse, but it's -- you can't -- I don't know.

MS. THIELENHOUSE: Did they do an impact on our wells and stuff? Because they did have a surveyor out there that said if he were to build on his property there, it would flood.

MR. VALDEZ: I'm doing a detention and everything on the property.

CHAIRMAN JARRETT: So I can tell you that Du Page County did officially what they call an

assessment of basically land conditions, soil conditions, and so on, and there are some concerns.

MS. THIELENHOUSE: About our wells?

CHAIRMAN JARRETT: But there actually are no concerns with the well. I believe that is not one of the issues. The issues are more with the soil types, and those are things that can be overcome with proper site placement and the right construction, that is. I want to make sure I'm not telling you wrong, and their assessment is couched in a lot of caveats, because it's the County and --

MS. THIELENHOUSE: And my well is only 65 feet deep, and he's got trucks parked that are leaking oil or whatever. That contaminates our wells.

COMMISSIONER ROMANO: Well, I think what the residents need to know as well is the lot, the residential lot, is one thing. The M-1 lot, his back lot, I mean, that is zoned M-1.

MS. THIELENHOUSE: That's away from our

wells.

COMMISSIONER ROMANO: If all the trucks in the world are parked back there, there's nothing -- that's what it's zoned to be. It's the access lot.

MS. THIELENHOUSE: Then he would be parking stuff up front, even with our wells, so --

COMMISSIONER ROMANO: Well then, that's what the residential line is, is residential. I mean --

MR. MENDEZ: Can I say something?

CHAIRMAN JARRETT: Very, very quickly, because I don't want to get into --

MR. MENDEZ: Just one thing that he mentioned to me. He did want to buy my property. He did offer me to buy my property, and I say, no. He's trying to bully me with him and his workers. That's all I got to say.

CHAIRMAN JARRETT: Okay. Thank you. So, yes, as far as the aquifer and the potential for contamination of the aquifer, the County says this is in their lowest risk category. So as far as

well contamination, this is in their lowest category for that type of potential --

MS. THIELENHOUSE: Well, if they weren't there, there would be no risk.

CHAIRMAN JARRETT: I understand. I'm just telling you what the County land use opinion is.

MS. THIELENHOUSE: And as far as -- he had surveyors out there that were in my driveway, over against my house, and they were going like this. They said, you'll flood. The guy said to me, you'll flood.

CHAIRMAN JARRETT: Yes. The southern-most portion of this site is the lowest and --

MS. THIELENHOUSE: I'm on the east side of him.

CHAIRMAN JARRETT: I'm not trying to create a back and forth. I'm just saying that there is a -- the south side is the low point, and that if they were to develop this property in the Village, then they would need to meet County regulations as far as storm water runoff and any regulations as far as storm water that the city had, the Village

has for them.

So, theoretically, a well designed development there would reduce flooding. Certainly could not contribute to it additionally. That's -- you know, that's above my pay grade. That's where the engineers make their money, but --

All right. Other questions from up here? All right. If there are no other questions up here at the moment then I would ask if the petitioner has any closing comments before we close the public hearing and discuss amongst ourself. Could be maybe your last chance to speak if there's anything you want to say.

MR. VALDEZ: No. Not really.

CHAIRMAN JARRETT: Okay. Thank you. All right. So we will move to discussion by Commission members.

This has been before us several times, and I don't like hearing the complaints from the neighbors. That doesn't fall on us as a Board. Maybe it falls on us as a Village.

COMMISSIONER JACKSON: Perhaps it falls on us as people or the neighbors that wouldn't want that in our front yard or our side yard. I can feel their pain, and I can feel the stress that it's causing them, and there's a financial burden there too. I wouldn't want to buy a house there.

CHAIRMAN JARRETT: No. When this came before me before, before us before, we've had the two different matters up here. The one on the corner, which has only been before us once since I've been up here, and this one which will be the third time though. To the applicant's defense, this is the first time they've come to us with a plan as opposed to simply a request for rezoning and annexation. The previous two times there was no plan. It was just a request to rezone and annex, so there is a difference here --

COMMISSIONER JACKSON: There is.

CHAIRMAN JARRETT: -- between their two previous applications. The one on the corner, with the work they put into that, I was actually in favor of that one, and I think they put a lot

of thought into it, and he listened to a lot of our concerns and addressed those. Ultimately, they withdrew their application, so it was never voted on by the Village Board.

This one for me is a little different. It is a mixed residential with single-family houses on either side of it, and the County portion was not zoned M when people bought it, bought their homes. Our portion was, but it's in the back yards of two homes and not the side yard and front yard, and -- okay. So comments, discussion. I think I've said about all I --

COMMISSIONER ORLOWSKI: Like I said, I spent some time over there. Like I said, we've seen this before. I was actually waiting for tonight to see how he might have improved as a neighbor as far as we allowed a business, how it would affect the residents, only because I have -- personally, in my mind, I'm going to take the residents as more important than what you've presented. What you've presented is very nice. I like it. But I think we would -- at least for me, I would be

pouring more gas onto a fire if I allowed it.

COMMISSIONER SHLENSKY: I concur with a lot of Mr. Orlowski's comments. I think MT McCaw Corporation did a fantastic job with these renderings, and I commend you for it. It looks very professional. I think this looks like it would be a good property. It would be a good commercial real estate. However, where it's currently located is extremely poor placement. Coupled with the fact that you have every single bordering neighbor complaining to you or complaining to us about you does not speak well.

I can sympathize for the fact that you bought all three lots between the two pins, the property that's currently before us. Half or a little less than, being the R-4 property, and Unincorporated Du Page being M-1, but then Villa Park boundaries, and I can further sympathize that the only form of ingress and egress is through the R-4 property to get to the M-1. Nevertheless, I do not feel that I could vote in favor of this.

CHAIRMAN JARRETT: Yeah. I struggle with

this one a lot.

COMMISSIONER ORLOWSKI: I also look at the stress that it would put on Village Staff to deal with all the complaints.

CHAIRMAN JARRETT: The flip side of this, purely devil's advocate, is that a well-designed, well-developed site with pavement presents a lot fewer enforcement issues for the Village than what's currently happening there. It might still be -- and I'm not saying that that's how I would vote necessarily, but right now what's happening there shouldn't have been happening there for as long as it's been happening there, but it's still happening there.

COMMISSIONER ORLOWSKI: One, if we did approve it, it would go against what the County is allowing to drive on the streets.

CHAIRMAN JARRETT: That's true. I mean, the applicant says that they've been granted permission to exit to the west. I have no evidence of that in front of me as part of their application or from Staff.

COMMISSIONER SHLENSKY: I witnessed a bad car accident on Villa Avenue. A car was heading north on Villa Avenue, turned left onto Manor, and struck a young gentleman who was skateboarding at the time. I can only imagine how much worse that would be if there were six-wheelers or larger vehicles passing through Manor. That kind of just sticks out in my mind.

COMMISSIONER ROMANO: For sake of conversation and to be transparent for what is kind of going around in my head is if I were here as a business owner, this is a gigantic improvement than what you have here. As a neighbor, truthfully this is a gigantic improvement in terms of esthetics. But what I keep falling back on is it's a gigantic improvement in esthetics because of the disarray, disrepair, and complete disregard of the property right now.

So this is where I come down to. This is a nice building, but is it going to be piled with junk and still going to be big trucks up and

down, which is a problem, but that is truthfully a County problem. Can't help that. But, you know, it's nice to see the rendering with the nice green grass and everything else. But esthetically that's shown that that's not how you maintain your property. So, you know, it kind of pushes me to there's a very clear choice, because I have to go with not only what's best for the neighborhood, but what history has demonstrated will become of that neighborhood.

CHAIRMAN JARRETT: Consuelo, I believe I understand this, but I'm going to ask for clarification. As far as the rezoning and the Special Use that we would approve today, are they tied to this specific plan, or would that be in the hands of the Village to -- what enforcement mechanisms do we have as a Village, not just as our Board, to ensure that what we're seeing is what happens if the annexation occurs?

MS. ARGUILLES: So your motion could definitely include conditions in an approval, which is what my recommendation would be should

you move towards making a motion and making sure that some of these items that are concerns are added as conditions of approval. Ultimately, this is a recommendation that you would be forwarding to go to the Village Board who does have the authority to change it, add, reject, approve, change it, because this is Village Board final. So it is within your authority to add conditions to the approval that are specific to landscaping, to fencing, to hours of operation, whatever it is that you feel that's best, but you do have the option to proceed that way should you choose to.

CHAIRMAN JARRETT: Okay. And then the Village itself would have the authority to enter into an annexation agreement. I guess my concern is we could approve the rezoning and the Special Use if the Village doesn't approve the annexation -- I guess though we're rezoning the R portions to re-annexation. The Village could enter into an annexation agreement that ties them to a specific claim; correct?

MS. ARGUILLES: So they could definitely

enter into an annexation agreement, but there's no need, because this property consists of a parcel that's already in the Village, so it would be an annexation versus an annexation agreement. Especially in that annexation agreement. There would be a need for it if it's going to be annexed, and the Special Use could have conditions of approval that it would normally be as --

CHAIRMAN JARRETT: Right. If the conditions are there.

MS. ARGUILLES: Yep.

CHAIRMAN JARRETT: Okay.

COMMISSIONER ORLOWSKI: I was actually on that same thought in the beginning of trying to figure out a way, put some conditions in there, based on our past meetings. What? I think it was two years ago, Jason?

CHAIRMAN JARRETT: On this one?

COMMISSIONER ORLOWSKI: Yeah.

CHAIRMAN JARRETT: Yeah. Maybe.

COMMISSIONER ORLOWSKI: So just with the issues that we had two years ago, those were some

of my thoughts prior to tonight. Looking at, you know, what can we do, but then from what I'm hearing and seeing, I think it's gotten worse from the last time he was here as far as the way that he's operating, and that's -- I would say that's the biggest problem that I have with it. I know the lots on the corner of Villa and Manor Lane, that was some of the issues that we had with him too is that it was a -- they had a landlord. So, I mean, personally, I can't do this only because it's going to create hardship to families. Not hardship to a business, hardship to families. Like I said, I like what you presented, but you're not a friendly neighbor from what I'm hearing from your neighbors. That's all I have to say on this.

CHAIRMAN JARRETT: Any other comments up here?

COMMISSIONER ROMANO: I think it's worth just noting that should we still not choose to approve this, nothing's still going to change as it stands right now. There is no enforcement putting in place. There's nothing that's going to change on

the existing property. We are not necessarily solving a problem within the neighborhood.

CHAIRMAN JARRETT: Right. What kind of things that are going on on the site now that are currently violations of Code?

MS. ARGUILLES: Well, I can speak to the parcel that's in the Village.

CHAIRMAN JARRETT: Yes. Obviously the County is out of our purview. That house is probably way past condemnable. I believe they're parking on the septic field. The well is probably disconnected and --

MS. ARGUILLES: So material storage. Piles of material storage. The petitioner might speak to that, if that has been addressed or not. That's certainly one of the things that we have been made aware of.

CHAIRMAN JARRETT: The vehicles that they're parking there currently would be permitted in an M-1; correct?

MS. ARGUILLES: That's correct.

CHAIRMAN JARRETT: And they're not parking in

numbers that wouldn't be permitted or -- I know there may be issues, enforcement issues, as far as noise or vehicle idle times, and those sorts of things, but I'm thinking a little bigger picture than that. And if the site were developed new -- let me rephrase that. If the site had vehicles parked on it as it was purchased, the Village would have required them, because the rear yard was not paved in any way. So they would have required them to have paved the back yard for the parking of the trucks.

MS. ARGUILLES: That's correct.

CHAIRMAN JARRETT: They would not have permitted gravel; correct?

MS. ARGUILLES: Correct.

CHAIRMAN JARRETT: So I suppose that's what we're looking at. If this is not approved -- I know this may not be a question you can answer directly, but other than Code violations, would there be anything that would keep him from continuing to run their trucks from there?

MS. ARGUILLES: From our perspective, the

parking of the trucks in the back, that's a permitted use. If they're accessing the property to the north and the County is allowing it, we don't have any issues with that. There is an existing driveway that's there that presents the property access to Manor Lane.

CHAIRMAN JARRETT: So the Village isn't currently pursuing any enforcement through violations or anything like that regarding the vehicle storage, just the material storage, and debris, and things in the back yard.

MS. ARGUILLES: Correct.

CHAIRMAN JARRETT: Okay.

MS. ARGUILLES: I will say that I've met with the petitioner on site to talk about some of the items that have been raised here tonight that are on the property to the north. The gravel, the trucks exiting, the condition of the road. I brought it up to his attention though, because it was brought up to my attention again that we don't have jurisdiction over it, and I have reached out to the County about that as well.

CHAIRMAN JARRETT: Okay. All right. So I guess where we're at is we could either -- I would either entertain a motion, or we can discuss whether or not there are conditions. Even if we don't necessarily -- are there conditions we want to apply to this, whether we recommend passing it or not? Because our recommendation does pass to the Village Board, and there are conditions we should apply to it beyond what Staff has recommended, which I'll try to find in my packet. There were no specific recommendations.

I would want -- if this were to be approved or recommended for approval, either one, I would want to see this tied to a specific plan, which, I guess, in this case would be the plan supplied to us. If that's the case, do we have significant issues with that plan in a vacuum? Not in a vacuum, but, you know --

COMMISSIONER ORLOWSKI: I have a recommendation.

CHAIRMAN JARRETT: Yes.

COMMISSIONER ORLOWSKI: I think we should --

I think we should continue it, and I'll state my comments on why I will recommend a continuance. If we continue it, we would have time to think about what the proper conditions should be for this property, because if we reject it flat out your problems as the residents is not going to go away. So if we sit and figure out some conditions, because -- I mean, all the way down to which direction trucks can turn to get out to where the Village can enforce it.

CHAIRMAN JARRETT: Where driveways are located.

COMMISSIONER ORLOWSKI: Where driveways are located. Because the only way the Village could enforce anything there residentially is if it's incorporated. Otherwise, the residents are going to keep calling the County.

MS. SCHMIDT: So my question is if it did get incorporated, would he then be part of the street in front of his house where we would be able to call the Village?

CHAIRMAN JARRETT: I believe the road would

still probably be -- the road would still be the County, unfortunately, but the Village would be able to enforce their Village Code on the property. Now, on the road, that's --

MS. THIELENHOUSE: We've had that before.

CHAIRMAN JARRETT: I understand that.

AUDIENCE MEMBER: It's a fine line, because it's mixed, you know.

MS. SCHMIDT: The annexation. That's off the floor.

COMMISSIONER ORLOWSKI: Right. What I look at --

CHAIRMAN JARRETT: The rezoning itself that they're requesting and the Special Use go hand in hand, and those really can't happen without the annexation, because the proposed rezoning is of a property that the County currently owns, so they go hand in hand. In fact, we could probably condition the Special Use. We probably don't need to, but could condition the Special Use that the Special Use is only granted as part of the annexation, because --

COMMISSIONER SHLENSKY: Is this just simply too premature until the Village Board votes on the annexation or works out an annexation agreement between Du Page County?

CHAIRMAN JARRETT: This would be a voluntary annexation, so there's not an annexation agreement with the County. It's an annexation with the applicant.

COMMISSIONER SHLENSKY: Okay.

CHAIRMAN JARRETT: And we could annex it and then wait and make them come back and rezone and all that, but procedurally it's easier for the Village to do it, Special Use aside, the rezoning as part of that annexation, because the property would enter in as our lowest residentially-zoned district through the annexation process by default without a specific zoning designation, but they could annex it with a specific zoning designation. I know what you're saying.

COMMISSIONER ORLOWSKI: I mean --

CHAIRMAN JARRETT: Procedurally, it saves a few votes and a few hearings and steps.

COMMISSIONER ORLOWSKI: What I looked at in the long term for that whole area is the inevitable. Eventually it's going to go to M-1. That's what everybody that's pushing --

(Whereupon, the audience members collectively had a discussion.)

CHAIRMAN JARRETT: Excuse me. We're in our comments up here, and we have a court reporter who has to record every word that's spoken, so --

COMMISSIONER ORLOWSKI: All the pieces of property to the south are all M-1. The three lots from Villa Avenue are already purchased by the property owner. That's M-1. The biggest problem that I see is we have -- us, for me any ways, I have to try to find a way to solve the issue that the homeowners have with a business owner that popped up in the middle of a residential area just like on Hill Avenue, everywhere in that area, and try to find a way to where, okay, if we deny it, he's going to still keep doing it. If we find a way to put conditions, we can at least limit what he does by the conditions.

MS. SCHMIDT: You mean like he can't wake me up at 4:00 in the morning?

CHAIRMAN JARRETT: I have a question for the applicant, actually. I don't know if your representative from the -- who did the site plan -- I'm looking at this, and it looks like the paving stops immediately behind the building, like there's a drive that loops around the building. In the plan that's proposed, what is your intention for the remainder of the property back there?

MR. VALDEZ: It's all going to be paved. There's curbs and gutters and everything throughout the property. It all has curb and gutter to the detention.

CHAIRMAN JARRETT: Oh, right. Okay. I heard you mention that.

MR. VALDEZ: Yeah. It's all supposed to be paved.

CHAIRMAN JARRETT: I'm looking at this building plan, and I remember, yes, I saw that in the packet somewhere. It's not as obvious. I

know I saw a much clearer plan somewhere. Is it on maybe the stuff we went through? There was a plan that showed the detention and all of that. That doesn't seem to be in our packet.

MS. ARGUILLES: You're referring to this detailed drawing?

CHAIRMAN JARRETT: Yeah. I don't think that's in our packet, is it?

MS. ARGUILLES: It's in the Staff report.

CHAIRMAN JARRETT: Oh, it's in the Staff report, not in all the documents in the back, okay.

MS. ARGUILLES: That was taken from the open building permit application that we have.

CHAIRMAN JARRETT: I knew I saw it somewhere. And would it be the applicant's intention to tie into Village water and sewer?

MR. VALDEZ: Right.

CHAIRMAN JARRETT: And, you know, take on the expenses of doing those improvements?

MR. VALDEZ: That's right.

CHAIRMAN JARRETT: So, Mike, you mentioned

continuing this. I understand where you're going with that. The question is, how do we get there in a way that doesn't have us back here in a month with no new information?

COMMISSIONER ORLOWSKI: I'm thinking the residents that have spoke here tonight, maybe you can either contact Consuelo or send an e-mail with what your concerns are, because, honestly, I do look at this. Eventually something like this is going to happen. It might not be with this gentleman. It will be with somebody else. So I do look at it as a big improvement for the area. If you can put what your concerns are and get that to Consuelo, and then Consuelo, I'm sure we can speak, or you can -- I mean, put something together, what you think might work for us, if you think -- I mean, does that make sense?

MS. ARGUILLES: Absolutely.

COMMISSIONER ORLOWSKI: And that way -- because I'm just looking to bring something that would be a positive. Because, like I said, what he put on paper is not cheap. It looks nice. It

looks nice for the area. Unfortunately, right now, you're a bad neighbor.

MR. VALDEZ: I'm not trying to be.

COMMISSIONER ORLOWSKI: No. I understand that, and it makes this very difficult. So just realize that going forward. But I'm thinking if we can find something to put on paper, they communicate with you and Staff, that you can look to put something together, and then if you wanted to reach out to us prior to the next meeting, get us something that we look over, and then kind of put into our heads and see if that would put a comfort zone somewhere. Does that make sense?

MS. ARGUILLES: That's definitely a motion that you can make, should you choose to go with the other option. It's something that is up to the Commission to come up with what the option will be.

COMMISSIONER ORLOWSKI: How does the rest of the Commission members feel about something like that?

COMMISSIONER ROMANO: I think that's the best

course of action, because, like I said before, there's nothing we can do to address the complaints of the trucks in the roads. There's nothing we can do. That's out of our jurisdiction. Whatever permission is granted, that's what -- we can't even question that. But the question is, is something like this better than what's currently there, right? That's what we're getting at, but with the conditions. So I would, again, work with that.

COMMISSIONER SHLENSKY: I can understand the pragmatism of it. However, it irks me that we have a petitioner who, based upon testimony of three immediate neighbors, has proven or at least been alleged over the last two plus years to be a bad neighbor.

We live in a Village where we have to hopefully get along with one another and respect one another in a way that I would like to not be in this situation where we have neighbors coming to us to explain the -- to provide their complaints. I also don't want to have to put on

the neighbors to come back and/or contact the Village to essentially reallege the same complaints that they alleged today. It is up to us, it's up to the Village Staff to understand these complaints comprehensively and put together a plan. It should not be up to the neighbors to have to do all the work for us.

CHAIRMAN JARRETT: I agree with you on a couple of points. One, I agree we know what the neighbors complaints are. I mean, some of you are hearing it for the first time. Mike and I are hearing it for the third time, and multiple times to a certain degree, because the property to the east.

Some of these -- some of the truck traffic up and down that road is probably not the result of this applicant. The applicant has created some. I'm not saying he's not, but I'm sure you have neighbors to the west. Some of the industrial users to the west probably sneak through there too, and they shouldn't, but the fact that the County doesn't want to enforce that

is unfortunately not something that the Village could enforce short of a complete annexation of that area and control the jurisdiction over the roadways, which, personally, that's why I -- that's one of the reasons that I was in favor of the project further east. It would have made that sort of annexation more realistic for the Village. So I also agree with you, Justin, that -- I'm not speaking personally of the applicant. I do not know him, but as a neighboring business, has not done a very good job and a landowner.

As far as the neighbors are concerned, and as far as when I drive by this site and I ride my bike past this site, it's not attractive. It makes it hard to assume that that would be what happens going forward. But, yeah, this is a tough one, because the annexation itself I'm on board with. The rezoning on its face, I'm kind of on the fence on it. The project though, like Mike said, it's not a cheap project. They put thought into it. There's a lot of area set aside for detention, you know. It's not paved lot line to

lot line. So in that regard, this is a tough one for me. But I could not vote in favor of it without knowing it was tied to specific plans, specific conditions. So then, I guess, we need to decide what those conditions are either tonight --

COMMISSIONER ORLOWSKI: How does the rest of the Commissioners feel?

COMMISSIONER CALVERT: Yeah. We can put all the conditions in the world on this, but this person's demonstrated in two and-a-half years they don't follow the rules, so it's just going to be our problems.

CHAIRMAN JARRETT: I agree with you on that.

COMMISSIONER ORLOWSKI: Okay.

CHAIRMAN JARRETT: When I say conditions, I guess I'm referring to conditions as far as the site planning and the construction. Enforcement of property maintenance is probably, after taxes, the second complaint in the Village. And it's not just the Village, it's everywhere. It's with a lot of properties. Unfortunately, as far as that goes, the only thing we can do is determine

whether or not this is an appropriate land use in regards to those sorts of things, right? Our portion of it is already zoned M-1, and they're going to continue to operate on it as if it's zoned M-1. So if the trucks in the back are not going to go away, the trucks accessing the road are not going to go away, even if we decided to rezone the property to something other than M-1, the use is there. As long as he operates it we could rezone that property in the back to be residential, but he could continue to operate there as long as he continues to operate it. So, yeah. I understand all the concerns.

COMMISSIONER ROMANO: Is it possible to continue indefinitely until the -- because really it's just based on the 2009 Comprehensive Plan whether this is going to become an area that the Village wants to pursue as more commercial and residential. If it's never going to be commercial, then what's the point of continuing it and letting him operate in this property that's right in the middle of residential?

COMMISSIONER ORLOWSKI: He's saying it's a plan until it's zoned into the Village, because it's not our property.

COMMISSIONER ROMANO: Right. But, I mean, should the appropriate take be piecemeal, or should it --

CHAIRMAN JARRETT: Structurally we can't continue this indefinitely. They have a right as the property owner to an application, for their application to be heard, and then advance. The Village Board can do what they want once it gets there, within reason. But we do have to vote on this at some point. They have a right to that as landowners.

COMMISSIONER JACKSON: Well then let's vote.

CHAIRMAN JARRETT: So we're going to vote tonight then is what I'm hearing. If we're going to vote, I would like to, at a minimum, add a condition that the Special Use be tied to the plans. The plans and elevations as presented to us in the packet. I'm not sure what the best language for that is, but -- I would say let's

make the motion in the affirmative, and people can vote as they want, unless no one wants to make an affirmative vote and make an affirmative condition.

COMMISSIONER JACKSON: I'll make a motion to approve rezoning of pin number 06-03-107-006 from Du Page County Zoning in the R-4 District to the M-1 Light Industrial District, and Special Use to allow outdoor equipment and material storage with the condition that he buys all surrounding properties.

CHAIRMAN JARRETT: There is a motion. Is there a second on that motion? Hearing none, the motion is not taken up.

COMMISSIONER JACKSON: Bummer.

COMMISSIONER ORLOWSKI: Are you trying to tie him to the upgrades to the property that he put on the plan?

CHAIRMAN JARRETT: Yeah. It's got some language.

COMMISSIONER HOFSTRA: I was trying to develop a third point to be approved to the site

as developed per the engineering drawings and structural layout dated 11/23/20. I don't know how to officially refer to that drawing.

CHAIRMAN JARRETT: Because we don't have a dated version of that either, unfortunately.

COMMISSIONER HOFSTRA: Do you have a bigger picture of that, Consuelo?

MS. ARGUILLES: So that's part of the building permit that's been opened. That's engineering plans.

CHAIRMAN JARRETT: I would just say that that be in substantial compliance with the -- you know, as presented in the Village memo dated January 14.

COMMISSIONER HOFSTRA: Is there a date on that? Oh, there it is. 7/22/20.

Okay. I'll make a motion to approve the rezoning of pin 06-03-107-006, Du Page County Zoning in the R-4 District to the M-1 Light Industrial District, and Special Use to allow outdoor equipment and material storage. Third point is site is developed per engineering drawings date 7/22/20, and the structural layout

drawings dated 11/23/20 by MT McCaw.

CHAIRMAN JARRETT: We have a motion. Is there a second?

COMMISSIONER ROMANO: I'll second.

MS. ARGUILLES: I'll make a quick point though that those are -- as long as they're in substantial compliance with those, because they do have to address the code requirements for this.

CHAIRMAN JARRETT: All right. Just amend your motion to say substantial compliance with --

COMMISSIONER HOFSTRA: Okay. I will amend the third point to say that the site is developed per the engineering drawings in substantial compliance with the engineering drawings and the structural layout dated 7/22 and 11/23/20.

CHAIRMAN JARRETT: Second on the amendment?

COMMISSIONER ROMANO: Second.

CHAIRMAN JARRETT: Any questions or comments on the motion?

Okay. Roll call vote.

Calvert.

COMMISSIONER CALVERT: No.

CHAIRMAN JARRETT: Hofstra.
COMMISSIONER HOFSTRA: Yes.
CHAIRMAN JARRETT: Jackson.
COMMISSIONER JACKSON: No.
CHAIRMAN JARRETT: Orlowski.
COMMISSIONER ORLOWSKI: No.
CHAIRMAN JARRETT: Romano.
COMMISSIONER ROMANO: No.
CHAIRMAN JARRETT: Shlensky.
COMMISSIONER SHLENSKY: No.
CHAIRMAN JARRETT: I will vote yes. With that, our recommendation will pass to the Village Board who can accept, reject, or modify as they see fit. Thank you.

And then while anyone who wishes to stick around for the next item of business is obviously welcome to, if you're not specifically involved in that, you can rotation into the anteroom or into the room behind us.

MS. SCHMIDT: Were you going to get back to the question I asked?
CHAIRMAN JARRETT: Oh, sorry. You were

asking about whether or not -- this building -- I'm sorry. Yes. The building will have to be in compliance with our Zoning Ordinance to be built. It's just whatever they proposed will have to be legal by our zoning regulations.

MS. SCHMIDT: Okay. I was just curious, because, like I said, last time it was the lot was not big enough. And another point I wanted to -- was a court case. They were told to evacuate the property back when you guys voted the last time not to approve, and they're still there.

CHAIRMAN JARRETT: Yeah. That's above my pay grade.

COMMISSIONER JACKSON: You have to call the sheriff there.

MS. SCHMIDT: No. For your property. Patrick Grill said that he was taking him to court to evacuate the property. In two and-a-half years he's never evacuated the property.

COMMISSIONER JACKSON: You can call the Village Police Department about that.

COMMISSIONER SHLENSKY: That's the thing.

We're not an enforcement body.

MS. SCHMIDT: I understand that, and I thank you for volunteering for doing this. I really do. But we've never had anybody ever listen to us with your Village. We've basically been shunned for 10 years.

MS. THIELENHOUSE: The nightmare, it all started with Cullerton though.

CHAIRMAN JARRETT: So do you guys want to recess or --

COMMISSIONER ORLOWSKI: Yeah. Recess.

CHAIRMAN JARRETT: Let's recess for five minutes. We'll be back here at 9:17.

(Whereupon, the public hearing was concluded.)

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, MARY FAILLO, C.S.R. No. 084-004565, duly qualified by the State of Illinois, County of Du Page, do hereby certify that at the request of the VILLAGE OF VILLA PARK PLANNING & ZONING COMMISSION, subject to the usual terms and conditions of County Court Reporters, Inc., reported in shorthand the proceedings had and testimony taken at the public hearing of the above-entitled cause, and that the foregoing transcript is a true, correct and complete report of the entire testimony so taken at the time and place hereinabove set forth.



MARY FAILLO, CSR, RPR

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Village Board of Trustees Agenda Item Report

Meeting Date: June 14, 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 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

Suggested Action:
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."

Attachments:
MEMO_RESOLUTION_MAPLE_AREA_IMPROVEMENTS_CONTRACT_AWARD.docx
RESO - Maple Avenue Contract.docx
Maple Area Project Bid Tabulation
Maple Area Improvement Project (Various Streets) 2.pdf
11 X 17 - Maple Area Improvement Project Streets.pdf

Memo

To: Rich Keehner, Jr., Village Manager

From: Michael Guerra, P.E., Director of Public Works

Date: June 9, 2021

Re: 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 Maple Area Improvement Project is included in the Village's Capital Improvement Plan and satisfies the Village Strategic Plan short term complex goal 1 "Continue using an aggressive infrastructure replacement/development plan that covers sewers, water main, streets, etc. The project is part of the Village plan for the separation combination sewers and rehabilitation of roadways. Due to the cost of this project, the Village expects to receive low-interest loan funding from the Illinois Environmental Protection Agency (IEPA) for eligible project costs. The project has been competitively bid and staff recommends approval of a contract with the apparent low bidder A Lamp Concrete Contractors, Inc. of Schaumburg, Illinois, in the amount of $3,054,459.02.

The proposed scope of construction work for the project includes the installation of a new storm sewer, pavement rehabilitation, and selected improvements to the water supply and sanitary sewer systems for Division from Cornell to Villa, Maple from Illinois to Villa, Myrtle from Division to Oak, Oak from Division to Villa, Pine from Summit to Villa, and Summit from Division to Maple. The engineering consulting firm Edwin Hancock Engineering Co. in conjunction with RJN Group, Inc., prepared the plans and specifications for the project, and the project was publicly advertised for bids. A bid opening was held on June 1, 2021, with six bids received.

This project was budgeted for in the FY21 Budget after being delayed last year due to COVID-related concerns regarding the Village's ability to fund the project. After reviewing the bids the staff has found that A Lamp Concrete Contractors' bid is acceptable. A Lamp has previously worked for Villa Park on multiple projects in the past year with acceptable craftsmanship.

Because of the loan funding, the IEPA will need to review and approve the award of a contract after Village Board consideration. Assuming the loan is approved, it will provide reimbursement for 100% of eligible project costs, with a maximum reimbursement of $1,887,000. The Village will be responsible for paying for project costs and requesting loan reimbursement. The terms of the loan repayment would include an interest rate of approximately 2% and a repayment period of twenty years.

RECOMMENDATION

Staff recommends approval of 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. 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.

RESOLUTION NO. _____

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

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 publicly advertised for bids for a project commonly known as the Maple Area Improvement Project; and

WHEREAS, based upon a review of the bids received and determination as to the qualifications of the bidders, the President and Board of Trustees of the Village of Villa Park have determined that A Lamp Concrete Contractors, Inc., of Schaumburg, Illinois, having submitted a bid in the amount of $3,054,459.02, is the lowest responsible bidder for the Maple Area Improvement Project.

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: Subject to review and approval by the Illinois Environmental Protection Agency (IEPA), the bid submitted by A Lamp Concrete Contractors, Inc., of Schaumburg, Illinois, in the amount not to exceed $3,054,459.02 is hereby accepted, and the Village President and Village Clerk are hereby authorized and directed on behalf of the Village of Villa Park to execute a contract with A Lamp Concrete Contractors, Inc., of Schaumburg, Illinois, for the Maple Area Improvement Project, with the terms and conditions set forth in the official project manual for said project, incorporated herein by reference and on file in the Public Works Department, provided that all other necessary signatures have been previously affixed to the contract.

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:

APPROVED this _____ day of _____, 2021

_____
Village President

Attest: _____
Village Clerk

MAPLE AREA IMPROVEMENT PROJECT
PREPARED BY: VILLAGE OF VILLA PARK
BID TABULATION - TUESDAY, JUNE 1, 2021, 11:00 A.M.

				Engineer's Estimate		A LAMP CONCRETE CONTRACTORS, INC. 1900 Wright Blvd Schaumburg, IL Phone (847) 891-6000 Fax (847) 891-6100		BUILDERS PAVING, LLC 4413 Roosevelt Road, Suite 108 Hillside, IL 60162 Phone (847) 419-9000 Fax (847) 419-9050		JOEL KENNEDY CONSTRUCTING CORP. 2830 N. Lincoln Ave. Chicago, IL 60657 Phone (773) 698-6813 Fax		MARTAM CONSTRUCTION, INC. 1200 Gasket Drive Elgin, IL 60120 Phone (847) 608-6800 Fax		COPENHAVER CONSTRUCTION, INC. 75 Koppie Dr # B Gilberts, IL 60136 Phone (847) 428-6696 Fax		PERFORMANCE CONST. & ENG. 217 W. John St. Plano, IL 60545 Phone (630) 401-3581 Fax		Average Bid	
ITEM NO.	**DESCRIPTION**	**UNITS**	**QUANTITY**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**	**UNIT PRICE**	**TOTAL PRICE**
1	FRAMES AND LIDS TO BE ADJUSTED	EACH	34.00	$ 400.00	$ 13,600.00	$ 400.00	$ 13,600.00	$ 800.00	$ 27,200.00	$ 650.00	$ 22,100.00	$ 480.00	$ 16,320.00	$ 750.00	$ 25,500.00	$ 900.00	$ 30,600.00	$ 663.33	$ 22,553.22
2	FRAME AND LIDS, TYPE 1	EACH	9.00	$ 450.00	$ 4,050.00	$ 400.00	$ 3,600.00	$ 400.00	$ 3,600.00	$ 425.00	$ 3,825.00	$ 380.00	$ 3,420.00	$ 600.00	$ 5,400.00	$ 600.00	$ 5,400.00	$ 467.50	$ 4,207.50
3	STRUCTURES TO BE REMOVED	EACH	72.00	$ 400.00	$ 28,800.00	$ 100.00	$ 7,200.00	$ 100.00	$ 7,200.00	$ 300.00	$ 21,600.00	$ 350.00	$ 25,200.00	$ 500.00	$ 36,000.00	$ 200.00	$ 14,400.00	$ 258.33	$ 18,599.76
4	CATCH BASINS, 2' DIAMETER, TYPE C, TYPE 11 FRAME AND GRATE	EACH	42.00	$ 3,500.00	$ 147,000.00	$ 1,375.00	$ 57,750.00	$ 1,375.00	$ 57,750.00	$ 2,500.00	$ 105,000.00	$ 1,944.00	$ 81,648.00	$ 1,200.00	$ 50,400.00	$ 2,000.00	$ 84,000.00	$ 1,732.33	$ 72,757.86
5	INLETS, 2' DIAMETER, TYPE A, TYPE 11 FRAME AND GRATE	EACH	2.00	$ 1,500.00	$ 3,000.00	$ 1,350.00	$ 2,700.00	$ 1,350.00	$ 2,700.00	$ 2,400.00	$ 4,800.00	$ 1,496.00	$ 2,992.00	$ 1,400.00	$ 2,800.00	$ 2,000.00	$ 4,000.00	$ 1,666.00	$ 3,332.00
6	STORM MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	15.00	$ 4,000.00	$ 60,000.00	$ 2,500.00	$ 37,500.00	$ 2,500.00	$ 37,500.00	$ 3,200.00	$ 48,000.00	$ 3,320.00	$ 49,800.00	$ 2,900.00	$ 43,500.00	$ 4,000.00	$ 60,000.00	$ 3,070.00	$ 46,050.00
7	STORM MANHOLES, TYPE A, 5' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	3.00	$ 4,500.00	$ 13,500.00	$ 2,800.00	$ 8,400.00	$ 2,800.00	$ 8,400.00	$ 4,000.00	$ 12,000.00	$ 4,160.00	$ 12,480.00	$ 3,800.00	$ 11,400.00	$ 4,800.00	$ 14,400.00	$ 3,726.67	$ 11,180.01
8	STORM MANHOLES, TYPE A, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	5.00	$ 5,500.00	$ 27,500.00	$ 5,500.00	$ 27,500.00	$ 5,500.00	$ 27,500.00	$ 6,400.00	$ 32,000.00	$ 6,220.00	$ 31,100.00	$ 5,200.00	$ 26,000.00	$ 5,000.00	$ 25,000.00	$ 5,636.67	$ 28,183.35
9	STORM MANHOLES, DOGHOUSE, TYPE A, 6' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1.00	$ 7,000.00	$ 7,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 12,500.00	$ 12,500.00	$ 8,460.00	$ 8,460.00	$ 5,700.00	$ 5,700.00	$ 43,700.00	$ 43,700.00	$ 15,060.00	$ 15,060.00
10	8" STORM SEWERS, PVC, SDR 26, ASTM 2241	LN FT	5.00	$ 70.00	$ 350.00	$ 120.00	$ 600.00	$ 120.00	$ 600.00	$ 400.00	$ 2,000.00	$ 86.00	$ 430.00	$ 90.00	$ 450.00	$ 120.00	$ 600.00	$ 156.00	$ 780.00
11	12" STORM SEWERS, PVC, SDR 26, ASTM 2241	LN FT	1,078.00	$ 75.00	$ 80,850.00	$ 97.00	$ 104,566.00	$ 108.00	$ 116,424.00	$ 115.00	$ 123,970.00	$ 116.00	$ 125,048.00	$ 95.00	$ 102,410.00	$ 140.00	$ 150,920.00	$ 111.83	$ 120,552.74
12	15" STORM SEWERS, PVC, SDR 26, ASTM 2241	LN FT	214.00	$ 80.00	$ 17,120.00	$ 128.00	$ 27,392.00	$ 139.00	$ 29,746.00	$ 145.00	$ 31,030.00	$ 134.00	$ 28,676.00	$ 118.00	$ 25,252.00	$ 160.00	$ 34,240.00	$ 137.33	$ 29,388.62
13	18" STORM SEWERS, PVC, SDR 26, ASTM 2241	LN FT	778.00	$ 85.00	$ 66,130.00	$ 145.00	$ 112,810.00	$ 156.00	$ 121,368.00	$ 148.00	$ 115,144.00	$ 138.00	$ 107,364.00	$ 135.00	$ 105,030.00	$ 180.00	$ 140,040.00	$ 150.33	$ 116,956.74
14	21" STORM SEWERS, PVC, SDR 26, ASTM 2241	LN FT	519.00	$ 100.00	$ 51,900.00	$ 172.00	$ 89,268.00	$ 185.00	$ 96,015.00	$ 200.00	$ 103,800.00	$ 191.00	$ 99,129.00	$ 172.00	$ 89,268.00	$ 200.00	$ 103,800.00	$ 186.67	$ 96,881.73
15	12" STORM SEWERS, DUCTILE IRON, CL52, AWWA C151	LN FT	315.00	$ 100.00	$ 31,500.00	$ 126.00	$ 39,690.00	$ 137.00	$ 43,155.00	$ 170.00	$ 53,550.00	$ 116.00	$ 36,540.00	$ 124.00	$ 39,060.00	$ 138.00	$ 43,470.00	$ 135.17	$ 42,578.55
16	24" STORM SEWERS, RCP, CL IV, ASTM C76	LN FT	715.00	$ 110.00	$ 78,650.00	$ 113.00	$ 80,795.00	$ 125.00	$ 89,375.00	$ 155.00	$ 110,825.00	$ 111.00	$ 79,365.00	$ 115.00	$ 82,225.00	$ 200.00	$ 143,000.00	$ 136.50	$ 97,597.50
17	27" STORM SEWERS, RCP, CL IV, ASTM C76	LN FT	424.00	$ 125.00	$ 53,000.00	$ 165.00	$ 69,960.00	$ 175.00	$ 74,200.00	$ 158.00	$ 66,992.00	$ 116.00	$ 49,184.00	$ 125.00	$ 53,000.00	$ 210.00	$ 89,040.00	$ 158.17	$ 67,064.08
18	14"x23" STORM SEWERS, RCP ELLIPTICAL, CL IV, ASTM 507	LN FT	639.00	$ 115.00	$ 73,485.00	$ 118.00	$ 75,402.00	$ 130.00	$ 83,070.00	$ 128.00	$ 81,792.00	$ 126.00	$ 80,514.00	$ 116.00	$ 74,124.00	$ 220.00	$ 140,580.00	$ 139.67	$ 89,249.13
19	19"x30" STORM SEWERS, RCP ELLIPTICAL, CL IV, ASTM 507	LN FT	700.00	$ 155.00	$ 108,500.00	$ 140.00	$ 98,000.00	$ 155.00	$ 108,500.00	$ 143.00	$ 100,100.00	$ 146.00	$ 102,200.00	$ 125.00	$ 87,500.00	$ 240.00	$ 168,000.00	$ 158.17	$ 110,719.00
20	19"x30" MANHOLE CONNECTION TO EXISTING STORM	EACH	1.00	$ 2,500.00	$ 2,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 2,200.00	$ 2,200.00	$ 1,610.00	$ 1,610.00	$ 1,600.00	$ 1,600.00	$ 20,000.00	$ 20,000.00	$ 5,401.67	$ 5,401.67
21	24" MANHOLE CONNECTION TO EXISTING STORM	EACH	1.00	$ 3,000.00	$ 3,000.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 2,000.00	$ 2,000.00	$ 1,300.00	$ 1,300.00	$ 1,200.00	$ 1,200.00	$ 20,000.00	$ 20,000.00	$ 5,250.00	$ 5,250.00
22	27" MANHOLE CONNECTION TO EXISTING STORM	EACH	1.00	$ 3,250.00	$ 3,250.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 2,600.00	$ 2,600.00	$ 1,380.00	$ 1,380.00	$ 1,300.00	$ 1,300.00	$ 20,000.00	$ 20,000.00	$ 5,380.00	$ 5,380.00
23	14"x23" MANHOLE CONNECTION TO EXISTING STORM	EACH	1.00	$ 2,300.00	$ 2,300.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 3,500.00	$ 1,900.00	$ 1,900.00	$ 1,840.00	$ 1,840.00	$ 1,100.00	$ 1,100.00	$ 20,000.00	$ 20,000.00	$ 5,306.67	$ 5,306.67
24	TRENCH BACKFILL	CU YD	2,573.00	$ 45.00	$ 115,785.00	$ 25.00	$ 64,325.00	$ 25.00	$ 64,325.00	$ 48.00	$ 123,504.00	$ 44.00	$ 113,212.00	$ 35.00	$ 90,055.00	$ 56.00	$ 144,088.00	$ 38.83	$ 99,909.59
25	FLOWABLE FILL	CU YD	43.00	$ 150.00	$ 6,450.00	$ 300.00	$ 12,900.00	$ 300.00	$ 12,900.00	$ 110.00	$ 4,730.00	$ 144.00	$ 6,192.00	$ 270.00	$ 11,610.00	$ 165.00	$ 7,095.00	$ 214.83	$ 9,237.69
26	10" CMP DRIVEWAY CULVERT, 16 GAUGE	LN FT	200.00	$ 60.00	$ 12,000.00	$ 60.00	$ 12,000.00	$ 60.00	$ 12,000.00	$ 100.00	$ 20,000.00	$ 46.00	$ 9,200.00	$ 78.00	$ 15,600.00	$ 90.00	$ 18,000.00	$ 72.33	$ 14,466.00
27	12" STM. TO BE REMOVED & SALVAGED	LN FT	50.00	$ 50.00	$ 2,500.00	$ 25.00	$ 1,250.00	$ 25.00	$ 1,250.00	$ 10.00	$ 500.00	$ 8.00	$ 400.00	$ 50.00	$ 2,500.00	$ 21.00	$ 1,050.00	$ 23.17	$ 1,158.50
28	ADJUSTING WATER MAIN, 6"	LN FT	30.00	$ 100.00	$ 3,000.00	$ 400.00	$ 12,000.00	$ 425.00	$ 12,750.00	$ 260.00	$ 7,800.00	$ 166.00	$ 4,980.00	$ 400.00	$ 12,000.00	$ 420.00	$ 12,600.00	$ 345.17	$ 10,355.10
29	ADJUSTING WATER MAIN, 8"	LN FT	10.00	$ 120.00	$ 1,200.00	$ 800.00	$ 8,000.00	$ 850.00	$ 8,500.00	$ 460.00	$ 4,600.00	$ 488.00	$ 4,880.00	$ 495.00	$ 4,950.00	$ 652.00	$ 6,520.00	$ 624.17	$ 6,241.70
30	ADJUSTING WATER MAIN, 10"	LN FT	20.00	$ 175.00	$ 3,500.00	$ 850.00	$ 17,000.00	$ 900.00	$ 18,000.00	$ 560.00	$ 11,200.00	$ 497.00	$ 9,940.00	$ 350.00	$ 7,000.00	$ 470.00	$ 9,400.00	$ 604.50	$ 12,090.00
31	ADJUSTING WATER MAIN, 12"	LN FT	10.00	$ 250.00	$ 2,500.00	$ 1,350.00	$ 13,500.00	$ 1,350.00	$ 13,500.00	$ 575.00	$ 5,750.00	$ 784.00	$ 7,840.00	$ 600.00	$ 6,000.00	$ 932.00	$ 9,320.00	$ 931.83	$ 9,318.30
32	ADJUSTING WATER SERVICE LINES (COPPER SERVICE)	LN FT	410.00	$ 80.00	$ 32,800.00	$ 40.00	$ 16,400.00	$ 40.00	$ 16,400.00	$ 90.00	$ 36,900.00	$ 15.00	$ 6,150.00	$ 35.00	$ 14,350.00	$ 64.00	$ 26,240.00	$ 47.33	$ 19,405.30
33	WATER SERVICE REPLACEMENT	EACH	13.00	$ 2,500.00	$ 32,500.00	$ 1,750.00	$ 22,750.00	$ 1,750.00	$ 22,750.00	$ 3,000.00	$ 39,000.00	$ 2,810.00	$ 36,530.00	$ 3,000.00	$ 39,000.00	$ 3,400.00	$ 44,200.00	$ 2,618.33	$ 34,038.29
34	VALVE VAULTS, DOGHOUSE, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	5.00	$ 2,500.00	$ 12,500.00	$ 2,250.00	$ 11,250.00	$ 2,250.00	$ 11,250.00	$ 5,500.00	$ 27,500.00	$ 4,820.00	$ 24,100.00	$ 2,800.00	$ 14,000.00	$ 5,000.00	$ 25,000.00	$ 3,770.00	$ 18,850.00
35	FIRE HYDRANTS TO BE REMOVED	EACH	2.00	$ 1,000.00	$ 2,000.00	$ 1,000.00	$ 2,000.00	$ 1,000.00	$ 2,000.00	$ 5,000.00	$ 10,000.00	$ 800.00	$ 1,600.00	$ 1,100.00	$ 2,200.00	$ 500.00	$ 1,000.00	$ 1,566.67	$ 3,133.34
36	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	12.00	$ 6,500.00	$ 78,000.00	$ 10,000.00	$ 120,000.00	$ 10,000.00	$ 120,000.00	$ 9,200.00	$ 110,400.00	$ 6,760.00	$ 81,120.00	$ 6,800.00	$ 81,600.00	$ 10,000.00	$ 120,000.00	$ 8,793.33	$ 105,519.96
37	SANITARY MANHOLES, TYPE A, 4' DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	26.00	$ 5,500.00	$ 143,000.00	$ 7,500.00	$ 195,000.00	$ 7,500.00	$ 195,000.00	$ 11,000.00	$ 286,000.00	$ 7,410.00	$ 192,660.00	$ 3,200.00	$ 83,200.00	$ 10,000.00	$ 260,000.00	$ 7,768.33	$ 201,976.58
38	8" SANITARY SEWERS, PVC, SDR 26, ASTM 2241	LN FT	412.00	$ 70.00	$ 28,840.00	$ 85.00	$ 35,020.00	$ 100.00	$ 41,200.00	$ 120.00	$ 49,440.00	$ 96.00	$ 39,552.00	$ 90.00	$ 37,080.00	$ 140.00	$ 57,680.00	$ 105.17	$ 43,330.04
39	12" SANITARY SEWERS, PVC, SDR 26, ASTM 2241	LN FT	228.00	$ 75.00	$ 17,100.00	$ 105.00	$ 23,940.00	$ 116.00	$ 26,448.00	$ 170.00	$ 38,760.00	$ 131.00	$ 29,868.00	$ 103.00	$ 23,484.00	$ 160.00	$ 36,480.00	$ 130.83	$ 29,829.24
40	SANITARY SERVICE CONNECTION	EACH	5.00	$ 3,500.00	$ 17,500.00	$ 2,750.00	$ 13,750.00	$ 2,750.00	$ 13,750.00	$ 1,800.00	$ 9,000.00	$ 3,820.00	$ 19,100.00	$ 3,100.00	$ 15,500.00	$ 2,500.00	$ 12,500.00	$ 2,786.67	$ 13,933.35
41	18" SANITARY SEWERS, DUCTILE IRON CL52, AWWA C151	EACH	35.00	$ 120.00	$ 4,200.00	$ 450.00	$ 15,750.00	$ 450.00	$ 15,750.00	$ 490.00	$ 17,150.00	$ 251.00	$ 8,785.00	$ 175.00	$ 6,125.00	$ 600.00	$ 21,000.00	$ 402.67	$ 14,093.45
42	POINT REPAIRS	EACH	8.00	$ 8,000.00	$ 64,000.00	$ 6,500.00	$ 52,000.00	$ 7,000.00	$ 56,000.00	$ 6,000.00	$ 48,000.00	$ 4,105.00	$ 32,840.00	$ 6,000.00	$ 48,000.00	$ 8,100.00	$ 64,800.00	$ 6,284.17	$ 50,273.36
43	ADDITIONAL SANITARY SEWER LATERAL, 6"	LN FT	5.00	$ 70.00	$ 350.00	$ 100.00	$ 500.00	$ 100.00	$ 500.00	$ 300.00	$ 1,500.00	$ 422.00	$ 2,110.00	$ 500.00	$ 2,500.00	$ 60.00	$ 300.00	$ 247.00	$ 1,235.00
44	COMBINATION CURB AND GUTTER REMOVAL	LN FT	6,975.00	$ 5.50	$ 38,362.50	$ 4.40	$ 30,690.00	$ 4.20	$ 29,295.00	$ 5.00	$ 34,875.00	$ 8.00	$ 55,800.00	$ 7.00	$ 48,825.00	$ 7.00	$ 48,825.00	$ 5.93	$ 41,361.75
45	SIDEWALK REMOVAL	SQ FT	13,178.00	$ 1.50	$ 19,767.00	$ 1.00	$ 13,178.00	$ 1.20	$ 15,813.60	$ 1.25	$ 16,472.50	$ 1.00	$ 13,178.00	$ 2.00	$ 26,356.00	$ 2.50	$ 32,945.00	$ 1.49	$ 19,635.22
46	DRIVEWAY PAVEMENT REMOVAL	SQ YD	1,320.00	$ 22.00	$ 29,040.00	$ 9.00	$ 11,880.00	$ 25.00	$ 33,000.00	$ 10.00	$ 13,200.00	$ 15.00	$ 19,800.00	$ 15.00	$ 19,800.00	$ 12.00	$ 15,840.00	$ 14.33	$ 18,915.60
47	HOT-MIX ASPHALT SURFACE REMOVAL (VARIABLE DEPTH)	SQ YD	23,218.00	$ 4.25	$ 98,676.50	$ 6.25	$ 145,112.50	$ 13.00	$ 301,834.00	$ 3.00	$ 69,654.00	$ 3.09	$ 71,743.62	$ 15.00	$ 348,270.00	$ 2.75	$ 63,849.50	$ 7.18	$ 166,705.24
48	BARRIER CURB, TYPE B	LN FT	315.00	$ 20.00	$ 6,300.00	$ 32.00	$ 10,080.00	$ 30.00	$ 9,450.00	$ 32.00	$ 10,080.00	$ 28.00	$ 8,820.00	$ 25.00	$ 7,875.00	$ 31.50	$ 9,922.50	$ 29.75	$ 9,371.25
49	COMBINATION CURB AND GUTTER, TYPE B-6.12 (MODIFIED)	LN FT	6,300.00	$ 24.00	$ 151,200.00	$ 26.00	$ 163,800.00	$ 21.50	$ 135,450.00	$ 30.00	$ 189,000.00	$ 26.00	$ 163,800.00	$ 24.00	$ 151,200.00	$ 23.00	$ 144,900.00	$ 25.08	$ 158,004.00

MAPLE AREA IMPROVEMENT PROJECT
PREPARED BY: VILLAGE OF VILLA PARK
BID TABULATION - TUESDAY, JUNE 1, 2021, 11:00 A.M.

				Engineer's Estimate		A LAMP CONCRETE CONTRACTORS, INC. 1900 Wright Blvd Schaumburg, IL Phone (847) 891-6000 Fax (847) 891-6100		BUILDERS PAVING, LLC 4413 Roosevelt Road, Suite 108 Hillside, IL 60162 Phone (847) 419-9000 Fax (847) 419-9050		JOEL KENNEDY CONSTRUCTING CORP. 2830 N. Lincoln Ave. Chicago, IL 60657 Phone (773) 698-6813 Fax		MARTAM CONSTRUCTION, INC. 1200 Gasket Drive Elgin, IL 60120 Phone (847) 608-6800 Fax		COPENHAVER CONSTRUCTION, INC. 75 Koppie Dr # B Gilberts, IL 60136 Phone (847) 428-6696 Fax		PERFORMANCE CONST. & ENG. 217 W. John St. Plano, IL 60545 Phone (630) 401-3581 Fax		Average Bid	
ITEM NO.	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
50	COMBINATION CURB AND GUTTER, TYPE B-6.24 (MODIFIED)	LN FT	360.00	$ 35.00	$ 12,600.00	$ 29.00	$ 10,440.00	$ 30.00	$ 10,800.00	$ 38.00	$ 13,680.00	$ 36.00	$ 12,960.00	$ 28.00	$ 10,080.00	$ 31.50	$ 11,340.00	$ 32.08	$ 11,548.80
51	PORTLAND CEMENT CONCRETE SIDEWALK, 5"	SQ FT	12,643.00	$ 6.50	$ 82,179.50	$ 5.80	$ 73,329.40	$ 6.80	$ 85,972.40	$ 7.50	$ 94,822.50	$ 6.00	$ 75,858.00	$ 8.00	$ 101,144.00	$ 7.50	$ 94,822.50	$ 6.93	$ 87,615.99
52	DETECTABLE WARNINGS	SQ FT	380.00	$ 30.00	$ 11,400.00	$ 25.00	$ 9,500.00	$ 20.00	$ 7,600.00	$ 35.00	$ 13,300.00	$ 28.00	$ 10,640.00	$ 30.00	$ 11,400.00	$ 20.00	$ 7,600.00	$ 26.33	$ 10,005.40
53	PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6"	SQ YD	634.00	$ 60.00	$ 38,040.00	$ 59.00	$ 37,406.00	$ 57.50	$ 36,455.00	$ 68.00	$ 43,112.00	$ 68.00	$ 43,112.00	$ 63.00	$ 39,942.00	$ 57.00	$ 36,138.00	$ 62.08	$ 39,358.72
54	PROTECTIVE COAT	SQ YD	3,578.00	$ 1.00	$ 3,578.00	$ 1.00	$ 3,578.00	$ 1.00	$ 3,578.00	$ 1.25	$ 4,472.50	$ 1.00	$ 3,578.00	$ 3.50	$ 12,523.00	$ 1.00	$ 3,578.00	$ 1.46	$ 5,223.88
55	HOT-MIX ASPHALT DRIVEWAY, 4"	SQ YD	650.00	$ 48.00	$ 31,200.00	$ 30.00	$ 19,500.00	$ 50.00	$ 32,500.00	$ 42.00	$ 27,300.00	$ 38.00	$ 24,700.00	$ 58.00	$ 37,700.00	$ 35.00	$ 22,750.00	$ 42.17	$ 27,410.50
56	INCIDENTAL HOT-MIX ASPHALT SURFACING, 3" (VILLA AVE.)	SQ YD	58.00	$ 30.00	$ 1,740.00	$ 45.00	$ 2,610.00	$ 50.00	$ 2,900.00	$ 65.00	$ 3,770.00	$ 15.00	$ 870.00	$ 35.00	$ 2,030.00	$ 33.00	$ 1,914.00	$ 40.50	$ 2,349.00
57	CLASS C PATCHES, TYPE I-IV, 8"	SQ YD	5,636.40	$ 65.00	$ 366,366.00	$ 40.00	$ 225,456.00	$ 52.00	$ 293,092.80	$ 43.00	$ 242,365.20	$ 88.00	$ 496,003.20	$ 84.00	$ 473,457.60	$ 62.00	$ 349,456.80	$ 61.50	$ 346,638.60
58	CLASS D PATCHES, TYPE I-IV, 6"	SQ YD	1,174.00	$ 45.00	$ 52,830.00	$ 30.00	$ 35,220.00	$ 45.00	$ 52,830.00	$ 54.00	$ 63,396.00	$ 70.00	$ 82,180.00	$ 84.00	$ 98,616.00	$ 68.00	$ 79,832.00	$ 58.50	$ 68,679.00
59	BITUMINOUS MATERIALS (PRIME COAT)	GAL	7,787.00	$ 0.10	$ 778.70	$ 0.01	$ 77.87	$ 0.01	$ 77.87	$ 0.01	$ 77.87	$ 0.01	$ 77.87	$ 0.50	$ 3,893.50	$ 0.01	$ 77.87	$ 0.09	$ 700.83
60	LEVELING BINDER (MACHINE METHOD), N50, 1"	TON	1,281.00	$ 85.00	$ 108,885.00	$ 79.00	$ 101,199.00	$ 93.00	$ 119,133.00	$ 78.00	$ 99,918.00	$ 82.00	$ 105,042.00	$ 89.00	$ 114,009.00	$ 76.00	$ 97,356.00	$ 82.83	$ 106,105.23
61	HOT MIX ASPHALT SURFACE COURSE, MIX "D", N50, 2"	TON	2,561.00	$ 85.00	$ 217,685.00	$ 77.00	$ 197,197.00	$ 86.00	$ 220,246.00	$ 78.00	$ 199,758.00	$ 82.00	$ 210,002.00	$ 87.00	$ 222,807.00	$ 72.00	$ 184,392.00	$ 80.33	$ 205,725.13
62	CRACK FILLING HOT-MIX ASPHALT PAVEMENT	POUND	130.00	$ 4.00	$ 520.00	$ 10.25	$ 1,332.50	$ 6.25	$ 812.50	$ 20.00	$ 2,600.00	$ 25.00	$ 3,250.00	$ 70.00	$ 9,100.00	$ 100.00	$ 13,000.00	$ 38.58	$ 5,015.40
63	TOPSOIL FURNISH AND PLACE, 4"	SQ YD	6,697.00	$ 8.00	$ 53,576.00	$ 5.75	$ 38,507.75	$ 2.75	$ 18,416.75	$ 2.00	$ 13,394.00	$ 5.00	$ 33,485.00	$ 4.00	$ 26,788.00	$ 8.00	$ 53,576.00	$ 4.58	$ 30,672.26
64	SODDING	SQ YD	6,697.00	$ 10.00	$ 66,970.00	$ 8.80	$ 58,933.60	$ 11.00	$ 73,667.00	$ 8.00	$ 53,576.00	$ 10.00	$ 66,970.00	$ 10.00	$ 66,970.00	$ 8.00	$ 53,576.00	$ 9.30	$ 62,282.10
65	GRADING AND SHAPING NEW DITCHES	CU YD	300.00	$ 11.00	$ 3,300.00	$ 10.00	$ 3,000.00	$ 10.00	$ 3,000.00	$ 15.00	$ 4,500.00	$ 31.00	$ 9,300.00	$ 5.00	$ 1,500.00	$ 30.00	$ 9,000.00	$ 16.83	$ 5,049.00
66	TREE PROTECTION FENCE	EACH	128.00	$ 200.00	$ 25,600.00	$ 125.00	$ 16,000.00	$ 75.00	$ 9,600.00	$ 90.00	$ 11,520.00	$ 85.00	$ 10,880.00	$ 100.00	$ 12,800.00	$ 140.00	$ 17,920.00	$ 102.50	$ 13,120.00
67	TREE ROOT PRUNING	EACH	68.00	$ 80.00	$ 5,440.00	$ 125.00	$ 8,500.00	$ 10.00	$ 680.00	$ 100.00	$ 6,800.00	$ 120.00	$ 8,160.00	$ 100.00	$ 6,800.00	$ 100.00	$ 6,800.00	$ 92.50	$ 6,290.00
68	TREE REMOVALS (6" TO 15")	UNIT	29.00	$ 40.00	$ 1,160.00	$ 35.00	$ 1,015.00	$ 18.00	$ 522.00	$ 28.00	$ 812.00	$ 38.00	$ 1,102.00	$ 20.00	$ 580.00	$ 19.00	$ 551.00	$ 26.33	$ 763.57
69	TREE REMOVALS (15" and Over)	UNIT	142.00	$ 50.00	$ 7,100.00	$ 45.00	$ 6,390.00	$ 28.00	$ 3,976.00	$ 35.00	$ 4,970.00	$ 46.00	$ 6,532.00	$ 31.00	$ 4,402.00	$ 22.00	$ 3,124.00	$ 34.50	$ 4,899.00
70	SUPPLEMENTAL WATERING	UNIT	125.00	$ 52.00	$ 6,500.00	$ 66.00	$ 8,250.00	$ 0.01	$ 1.25	$ 20.00	$ 2,500.00	$ 1.00	$ 125.00	$ 0.01	$ 1.25	$ 60.00	$ 7,500.00	$ 24.50	$ 3,062.50
71	INLET FILTER	EACH	67.00	$ 125.00	$ 8,375.00	$ 15.00	$ 1,005.00	$ 150.00	$ 10,050.00	$ 150.00	$ 10,050.00	$ 180.00	$ 12,060.00	$ 70.00	$ 4,690.00	$ 150.00	$ 10,050.00	$ 119.17	$ 7,984.39
72	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	LN FT	238.00	$ 6.00	$ 1,428.00	$ 11.00	$ 2,618.00	$ 8.50	$ 2,023.00	$ 9.00	$ 2,142.00	$ 10.00	$ 2,380.00	$ 10.00	$ 2,380.00	$ 8.00	$ 1,904.00	$ 9.42	$ 2,241.96
73	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	LN FT	1,256.00	$ 2.00	$ 2,512.00	$ 3.30	$ 4,144.80	$ 1.85	$ 2,323.60	$ 3.00	$ 3,768.00	$ 3.50	$ 4,396.00	$ 2.00	$ 2,512.00	$ 2.50	$ 3,140.00	$ 2.69	$ 3,378.64
74	TEMPORARY TRENCH BACKFILL	CU YD	343.00	$ 50.00	$ 17,150.00	$ 25.00	$ 8,575.00	$ 25.00	$ 8,575.00	$ 48.00	$ 16,464.00	$ 33.00	$ 11,319.00	$ 50.00	$ 17,150.00	$ 30.00	$ 10,290.00	$ 35.17	$ 12,063.31
75	AGGREGATE FOR TEMPORARY ACCESS	TON	266.00	$ 10.00	$ 2,660.00	$ 5.00	$ 1,330.00	$ 10.00	$ 2,660.00	$ 10.00	$ 2,660.00	$ 26.00	$ 6,916.00	$ 40.00	$ 10,640.00	$ 15.00	$ 3,990.00	$ 17.67	$ 4,700.22
76	AGGREGATE BASE COURSE, 6" (HMA DRIVEWAY)	SQ YD	650.00	$ 6.00	$ 3,900.00	$ 6.15	$ 3,997.50	$ 15.00	$ 9,750.00	$ 12.00	$ 7,800.00	$ 10.00	$ 6,500.00	$ 10.00	$ 6,500.00	$ 14.00	$ 9,100.00	$ 11.19	$ 7,273.50
77	AGGREGATE BASE COURSE, 4" (PCC DRIVEWAY)	SQ YD	634.00	$ 4.50	$ 2,853.00	$ 4.15	$ 2,631.10	$ 4.00	$ 2,536.00	$ 8.00	$ 5,072.00	$ 8.00	$ 5,072.00	$ 8.00	$ 5,072.00	$ 11.00	$ 6,974.00	$ 7.19	$ 4,558.46
78	REMOVE AND RELOCATE SIGN PANEL AND SIGN PANEL ASSEMBLY	EACH	4.00	$ 50.00	$ 200.00	$ 250.00	$ 1,000.00	$ 225.00	$ 900.00	$ 230.00	$ 920.00	$ 450.00	$ 1,800.00	$ 173.00	$ 692.00	$ 400.00	$ 1,600.00	$ 288.00	$ 1,152.00
79	SIGN PANELS WITH STEEL POSTS	EACH	18.00	$ 175.00	$ 3,150.00	$ 400.00	$ 7,200.00	$ 255.00	$ 4,590.00	$ 340.00	$ 6,120.00	$ 520.00	$ 9,360.00	$ 385.00	$ 6,930.00	$ 550.00	$ 9,900.00	$ 408.33	$ 7,349.94
80	EXPLORATORY EXCAVATION	HOUR	4.00	$ 125.00	$ 500.00	$ 500.00	$ 2,000.00	$ 500.00	$ 2,000.00	$ 600.00	$ 2,400.00	$ 310.00	$ 1,240.00	$ 350.00	$ 1,400.00	$ 400.00	$ 1,600.00	$ 443.33	$ 1,773.32
81	PRE CONSTRUCTION VIDEO RECORDING	LS	1.00	$ 15,000.00	$ 15,000.00	$ 30,000.00	$ 30,000.00	$ 500.00	$ 500.00	$ 6,000.00	$ 6,000.00	$ 4,500.00	$ 4,500.00	$ 34,000.00	$ 34,000.00	$ 1,000.00	$ 1,000.00	$ 12,666.67	$ 12,666.67
82	TRAFFIC CONTROL & PROTECTION	LS	1.00	$ 160,000.00	$ 160,000.00	$ 147,000.00	$ 147,000.00	$ 169,014.23	$ 169,014.23	$ 172,000.00	$ 172,000.00	$ 236,000.00	$ 236,000.00	$ 170,880.00	$ 170,880.00	$ 197,900.63	$ 197,900.63	$ 182,132.48	$ 182,132.48
83	WATER USAGE CREDIT	TGAL	100.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00	$ 8.85	$ 885.00
84	WATER USAGE DEDUCTION	TGAL	100.00	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)	$ (8.85)	$ (885.00)
85	CONNECTION TO EXISTING WATERMAIN	EACH	1.00	$ 2,000.00	$ 2,000.00	$ 5,707.00	$ 5,707.00	$ 6,799.00	$ 6,799.00	$ 7,000.00	$ 7,000.00	$ 3,120.00	$ 3,120.00	$ 4,900.00	$ 4,900.00	$ 3,500.00	$ 3,500.00	$ 5,171.00	$ 5,171.00
86	CONTINGENCY ALLOWANCE	DOLLAR	75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00	$ 1.00	$ 75,000.00
	AS-READ TOTAL			**N/A**		**$ 3,054,459.02**		**$ 3,420,000.00**		**$ 3,468,783.57**		**$ 3,494,690.69**		**$ 3,588,588.35**		**$ 3,958,997.80**		**N/A**	
	CALCULATED TOTAL			**$ 3,192,232.20**		**$ 3,054,459.02**		**$ 3,420,000.00**		**$ 3,468,783.57**		**$ 3,494,690.69**		**$ 3,588,588.35**		**$ 3,958,997.80**		**$ 3,497,378.78**	

VILLAGE OF VILLA PARK CAPITAL IMPROVEMENT PLAN 2021 THROUGH 2025	**Fund(s) / Department(s):** **Street Improvement Fund** **Street Referendum** **Stormwater Fund** **Water Supply Fund** **Wastewater Fund** **Sewer Separation**

Project Name:	**Maple Area Improvement Project (Various Streets)**
Objective:	To improve the condition of the roadway by removing the existing deteriorated pavement and replacing it with new, structurally sound pavement. The separation of the existing combined sewers will reduce the frequency and severity of flooding and sewer backups.
Description:	This project consists of pavement improvements on Division from Cornell to Villa, Maple from Illinois to Villa, Myrtle from Division to Oak, Oak from Division to Villa, Pine from Summit to Villa, and Summit from Division to Maple. The project includes combined sewer separation, and some selective water system and sanitary sewer system improvements. The project also includes potential stormwater improvements in future years.
Justification:	The Village's pavement management program has determined that the condition of the streets has deteriorated to the point that rehabilitation is needed. This project is to be partially funded by voter approved bond proceeds. Several streets have been identified as high priorities for combined sewer separation.

Funding Source	Total Cost	Previous Years	2021 through 2025	Future Years
Engineering / Professional Services				
Street Improvement Fund	16,647	16,647	-	-
Street Referendum	291,066	128,280	162,786	-
Stormwater Fund [1]	190,536	33,536	-	157,000
Water Supply Fund	36,866	17,366	19,500	-
Wastewater Fund	13,171	13,171	-	-
Sewer Separation [2]	311,830	142,000	169,830	-
Engineering Subtotals	**860,116**	**351,000**	**352,116**	**157,000**
Construction / Building				
Street Improvement Fund	-	-	-	-
Street Referendum	1,627,864	-	1,627,864	-
Stormwater Fund [1]	870,000	-	-	870,000
Water Supply Fund	195,000	-	195,000	-
Wastewater Fund	-	-	-	-
Sewer Separation [2]	1,698,300	-	1,698,300	-
Construction Subtotals	**4,391,164**	**-**	**3,521,164**	**870,000**
Funding Sources Subtotals				
Street Improvement Fund	16,647	16,647	-	-
Street Referendum	1,918,930	128,280	1,790,650	-
Stormwater Fund [1]	1,060,536	33,536	-	1,027,000
Water Supply Fund	231,866	17,366	214,500	-
Wastewater Fund	13,171	13,171	-	-
Sewer Separation [2]	2,010,130	142,000	1,868,130	-
PROJECT TOTALS	**5,251,280**	**351,000**	**3,873,280**	**1,027,000**

1. Project component is dependent upon securing funding
2. An IEPA loan to be repaid with future revenue may be needed for these improvements

Village of Villa Park
Maple Area Improvement Project

N1200
N1100
N1000
N900
N800
N700
N600
N500
N400
N300
N200
N100
-00-
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S1300
S1400
S1500
S1600

LEGEND

Maple Area Improvement Project

Villa Park Boundary

Outside Villa Park

Map Revised:
Tuesday, December 11, 2018 JRW

NOT TO SCALE

The enclosed materials and documentation are being provided persuant 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.