

Village of Villa Park Pre-Bid Meeting Notes

March 26, 2015

Meeting Attendees:

- In person: Patrick Day, Samyukth Shenbaga and Penny Dubernat (CMAP); Patrick Grill (Village of Villa Park); Lesley Roth and Natalie Menke (Ratio)
- On phone: Doug Hammel (Houseal Lavigne); Kon Savoy (Teska)

Questions:

Q1) Has Village done an internal analysis of the existing zoning ordinance and identified any additional issues?

A1) The Plan is out-of-date, e.g. permitted uses table contains uses that do not exist anymore of have changed in character.

A1) Majority of the Village was platted with 50' lots in 20s, but the 1970 zoning ordinance changed minimum lot size to 60', creating a lot of non-conforming lots. This was later corrected through an amendment. The Village is seeking to correct similar inconsistencies throughout the code.

Q2) Does the Village have a GIS database with zoning and related information?

A2) The Village is working with a contractor to create a GIS database that integrates existing GIS data with additional Village information.

Q3) Is there any portion of the ordinance the Village would like to preserve?

A3) 60% of the code needs to be rewritten.

A3) The overlay district created for the train station area is good and should serve as a guide for what the Village wants to see for the entire zoning ordinance.

A3) Elements of the landscape and sign ordinance can be retained.

Q4) Is the Village interested in regulating form or design regulations?

A4) Possibly, but it will depend on how much burden it will add on existing staff to administer. The Village has limited staff capacity, and that should be taken into account while recommending an approach.

Q5) Will the Village provide legal review or is it required to have an external legal expert in the consultant team?

A5) It is not required to have an external legal expert. The consultant should determine if they have the required legal expertise to write a zoning ordinance and decide their team accordingly.

A complete team is desired. The Village's attorney will be reviewing the ordinance on behalf of the Village, but will not be responding to consultant requests.

Q6) How much interest does the Village have in the UDO, given the need to incorporate stormwater management in the ordinance?

A6) The UDO is not required, however the Village wants the zoning ordinance to support the implementation of the County stormwater ordinance, as well as the recommendations of a stormwater study currently underway for the Village.

Q7) Is the Village looking for summary information on three completed ordinances or three actual ordinances recently completed by the consultant?

A7) Format choice/extent of examples is potential-contractor's choice, but summaries should be sufficient.

Q8) Is there an estimated cost for the project?

A8) No.