

MINUTES OF THE CITY COUNCIL

CITY OF VILLA PARK, CALIFORNIA

The City Council of the City of Villa Park met in regular session Tuesday, March 23, 2004 at 7:30 PM in the City Council Chambers, 17855 Santiago Boulevard, Villa Park, California.

**CALL TO ORDER:** Mayor Bortle called the meeting to order.

**ROLL CALL:**

**COUNCILMEMBERS PRESENT:**

Patricia Bortle	Mayor
Bob Bell	Councilmember
Rich Freschi	Councilmember

**COUNCILMEMBERS ABSENT:**

Bill MacAloney	Mayor Pro Tem
Robert McGowan	Councilmember

**STAFF PRESENT:**

George Rodericks	City Manager
Cristina Sundstrom	Administrative Secretary/Deputy City Clerk
Leonard Hampel	City Attorney
Warren Repke	City Engineer

**FLAG SALUTE:**

Serrano Elementary School sixth-grader Michael Jones led the flag salute.

**INTRODUCTIONS AND PRESENTATIONS:**

Villa Park Community Access Television – Celebration of Fifteenth Anniversary Broadcasting Villa Park City Council Meetings.

Teri Elmendorf, President of VPCATV, introduced the board of directors and announced that cake and coffee would be served in honor of this occasion. Six present members of the board and seven former members attended the celebration. Current members in attendance were: Penny Wentworth, Claude Prettyman, Packy McFarland, Karen Christensen, Jim Mongell and Teri Elmendorf. Former members in attendance were: Noel McDonald, Anne Frackelton, Jeff Peterson, Jim Christensen, Charlotte Bell, Kathleen Wells, and Dennis Kuli. Also in attendance was Dave Allen, who served as coordinator for five years.

Presentation of Commendation for Outstanding Academic Achievement to Emily Peters, Junior and Honors Student at Villa Park High School.

Mayor Bortle presented Emily with a certificate of achievement and two certificates for pizza and ice cream courtesy of First Class Pizza and Dr. Java's Soda Fountain, respectively.

Presentation of Rotary 4-Way Test Proclamation.

Councilmember Freschi made the presentation of the Rotary 4-Way Test Proclamation to the Villa Park Rotary Club's President, Sylvan Swartz. It is the goal of Rotary International to eradicate polio by 2005, the 100<sup>th</sup> anniversary of Rotary.

Councilmember Freschi announced that in the spring the Paul Harris Foundation gives scholarships annually to non-Rotarians.

**ORAL COMMUNICATIONS:**

Fred Smoller, Orange County Human Relations Commission Member, presented the Council with the Annual Report and newsletter. He reported that the mission of OCHRC is to build mutual understanding among residents and to eliminate prejudice, intolerance and discrimination in all of Orange County.

In 2002 there were no hate crimes reported in the City of Villa Park.

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Jill Kuli, 9481 Henderson Way, spoke to Council about Rotary Leadership camp for high school juniors that will take place on April 23-25, 2004. Scholarships are worth \$300.

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Lt. Chris Visconti, Orange County Chief of Police Services for Villa Park, addressed the Council about the rejuvenation of the Neighborhood Watch Program. In a few weeks he will be able to provide the City Manager with the First Quarter Crime statistics divided up by District. He reported that Deputy Steve Taylor is recovering from his motorcycle accident and will be back patrolling in a few weeks.

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Mayor Bortle announced that the Community Services Foundation Second Annual Gala will take place on Saturday, April 24, 2004, 7 p.m. at the Town Center. There will be a larger tent than last year to accommodate more dancing. Reservations may be made at City Hall. Members' tickets are priced at \$50 and non-members are \$80. Tickets at the door will sell for \$55 and \$85, respectively. Attendees should dress in roaring 20's style clothing.

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**CONSENT AGENDA:**

1. Consideration to Waive Reading in Full of All Ordinances on the Agenda. Approved Action: That the City Council waive the reading in full of all ordinances on the Agenda.
2. Consideration of City Council Minutes of February 24, 2004. Approved Action: That the City Council approve the City Council Minutes of February 24, 2004.

3. Consideration of List of Demands for February 29, 2004. Approved Action: That the City Council approve the List of Demands for February 29, 2004, numbered 1 through 21 in the amount of \$9,785.63.
4. Consideration of List of Demands for March 23, 2004. Approved Action: That the City Council approve the List of Demands for March 23, 2004, numbered 1 through 32 in the amount of \$147,129.05.

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It was moved by Councilmember Freschi, seconded by Councilmember Bell, and carried by the following roll call vote to approve Consent Agenda Items 1 through 4:

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

**MATTERS PRESENTED BY COUNCILMEMBERS:**

Councilmember Freschi spoke about Mayor Pro Tem MacAloney's run for 60<sup>th</sup> Assembly District.

Mayor Bortle announced that Mayor Pro Tem MacAloney made a guest appearance on Meet the Mayor show in March to thank those constituents who supported him in his unsuccessful bid for a 60<sup>th</sup> Assembly District seat.

**CITY COMMISSION AND COMMITTEE REPORTS OR REFERRALS:**

None.

**ITEMS FOR CONSIDERATION:**

None.

**PUBLIC HEARINGS:**

1. Consideration of Continued Variance Permit No. 0566 for fence, pilasters, and gates over 42 inches within the required front setback – Location: 18961 Valley Drive; Applicants: Billy and Laurie Skeffington.

Mayor Bortle opened the Public Hearing.

City Manager Rodericks reported that the applicants have requested permission for continuance so that they have time to work out some more of the details of their project.

It was moved by Councilmember Bell, seconded by Councilmember Freschi, and carried by the following roll call vote to continue Variance Permit No. 0566 (Location: 18961 Valley Drive; Applicants: Billy and Laurie Skeffington) until the next City Council Meeting on April 27, 2004:

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None

ABSENT: COUNCILMEMBERS: MacAloney, McGowan  
ABSTAIN: COUNCILMEMBERS: None

2. Consideration of Conditional Use Permit No. 0578 to allow construction of a freestanding patio cover in the rear yard measuring 324 square feet and 12 feet in height– Location: 9831 Center Drive; Applicants: Mike and Gayle Peterson.

Mayor Bortle opened the Public Hearing.

City Manager Rodericks reported that the applicant is requesting permission to construct a detached patio cover of approximately 324 square feet. The height of the structure is proposed at twelve (12) feet.

The subject property is located at 9831 Center Drive and is in the E-4 zoning district. The subject property is approximately 20,000 square feet. Surrounding uses are residential.

Detached structures require a Conditional Use Permit, are limited to a height of fifteen (15) feet, and must abide by the ten (10) foot setback requirement. Based on a review of the project application, the proposed project meets the objectives of the Villa Park Zoning Code and complies with lot coverage, floor area, setback, and height requirements.

Staff recommends approval of this application.

It is recommended that the City Council conduct a Public Hearing, review the application, and make appropriate findings thereto.

Public testimony was given by the applicant, Gayle Peterson. She came to ask Council for approval of her application.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Freschi, seconded by Councilmember Bell, and carried by the following roll call vote to adopt Resolution No. 2004-2739, a Resolution of the City Council of the City of Villa Park, approving Conditional Use Permit No. 0578 for a freestanding patio cover in the rear yard measuring 324 square feet and 12 feet in height, with conditions (Location: 9831 Center Drive; Applicants: Mike and Gayle Peterson):

AYES: COUNCILMEMBERS: Bell, Freschi, Bortle  
NOES: COUNCILMEMBERS: None  
ABSENT: COUNCILMEMBERS: MacAloney, McGowan  
ABSTAIN: COUNCILMEMBERS: Bell

3. Consideration of Conditional Use and Variance Permit No. 0579 to allow construction of an outdoor fireplace in the rear yard measuring 13 feet in height and to allow encroachment into the side yard setback by 3 feet – Location: 10051 Sycamore Circle; Applicants: Louis and Elizabeth Gries.

Mayor Bortle opened the Public Hearing.

City Manager Rodericks reported that the applicants are requesting permission to construct a detached outdoor fireplace encroaching three (3) feet into the required side yard setback.

The subject property is located in the E-4 zoning district and is approximately 20,000 square feet.

The applicant is proposing to construct a detached outdoor fireplace. The chimney of the fireplace extends to a height of thirteen (13) feet, including the required spark arrestor.

Detached structures require a Conditional Use Permit, are limited to a height of fifteen (15) feet, and must abide by the ten (10) foot setback requirement. Based on a review of the project application, the proposed project meets the objectives of the Villa Park Zoning Code and complies with lot coverage, floor area, and height requirements. However, the structure does not comply with setback requirements.

The applicant is proposing to encroach three (3) feet into the required ten (10) foot side yard setback. The Villa Park Code allows for an Administrative Adjustment for Variance requests that do not exceed a 25% reduction in the required setback. The requested application exceeds a 25% reduction in the required setback.

Variance permits require that the City Council find that the strict or literal interpretation of the Code would result in a practical difficulty or unnecessary physical hardship that is inconsistent with the objectives of the Zoning Code. The Council must also find that there are exceptional or extraordinary circumstances applicable to the property which do not apply generally to other properties in the same zone.

The property owner is proposing the fireplace along the southeast side yard diagonal property line. The fireplace would serve as part of a retaining wall for the sloped side yard area. The applicant contends that by moving the fireplace, an additional retaining wall may be necessary to allow the development. A large portion of the subject property has been dedicated to the flood control district and restricts the applicant's ability to develop. It is staff's opinion that there are sufficient findings for the granting of a Variance request.

Staff recommends approval of this application.

It is recommended that the City Council conduct a Public Hearing, review the application, and make appropriate findings thereto.

Public testimony was given by the applicant, Elizabeth Gries, who was present to request approval of her application.

Councilmember Bell stated that he liked the project.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Bell, seconded by Councilmember Freschi, and carried by the following roll call vote to adopt Resolution No. 2004-2740, a Resolution of the City Council of the City of Villa Park, approving Conditional Use and Variance Permit No.

0579 for an outdoor fireplace in the rear yard measuring thirteen (13) feet in height and allowing encroachment into the side yard setback by three (3) feet, with conditions (Location: 10051 Sycamore Circle; Applicants: Louis and Elizabeth Gries):

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

4. Consideration of Conditional Use Permit No. 0580 to allow construction of a new pool, rock formation, planters and a waterfall with a highest point of 12 feet – Location: 19382 Mesa Drive; Applicant: Brent Sepulveda.

Mayor Bortle opened the Public Hearing.

City Manager Rodericks reported that the applicant is requesting permission to construct a pool rock formation and diving platform over seven (7) feet in height.

The subject property is located at 19382 Mesa Drive and is in the E-4 zoning district and is approximately 20,000 square feet.

Detached structures require a Conditional Use permit, are limited to a height of fifteen (15) feet, and must abide by the ten (10) foot setback requirement. The plans show the rock formation at its various heights in reference to the shown property line. The applicant has committed to ensuring that at the point the structure exceeds seven (7) feet, it will be located ten (10) feet from the property line. Based on a review of the project application and the commitment from the applicant, the proposed project meets the objectives of the Villa Park Zoning Code and complies with lot coverage, floor area, setback, and height requirements.

Staff recommends approval of this application.

It is recommended that the City Council conduct a Public Hearing, review the application, and make appropriate findings thereto.

Public testimony was given by the pool contractor, Dave Darso. He stated that there should not be a problem with privacy due to the proposed height of the project.

Councilmembers Freschi and Bell agreed that this will be a very nice project, when completed.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Bell, seconded by Councilmember Freschi, and carried by the following roll call vote to adopt Resolution No. 2004-2741, a Resolution of the City Council of the City of Villa Park, approving Conditional Use Permit No. 0580 for a new pool, rock formation, planters and a waterfall with a highest point of twelve (12) feet, with conditions (Location: 193882 Mesa Drive; Applicant: Brent Sepulveda):

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None

ABSENT: COUNCILMEMBERS: MacAloney, McGowan  
ABSTAIN: COUNCILMEMBERS: None

5. Consideration of Conditional Use Permit No. 0581 to construct a two-story addition exceeding 25 feet in height– Location: 18532 Santiago Boulevard; Applicant: Deok J. Chae.

Mayor Bortle opened the Public Hearing.

City Manager Rodericks reported that the applicant is requesting permission to construct a second story renovation to an existing two-story residence. The height of the structure is proposed at twenty-six (26) feet eight (8) inches.

The subject property is located at 18532 Santiago Boulevard and is in the E-4 zoning district. The lot area is approximately 21,000 square feet.

The property is currently maintained with a legal non-conforming detached garage; the garage is located within the required side yard setback. The applicant is not permitted to enlarge the non-conforming use without obtaining Variance approval from the City. The applicant cannot connect the non-conforming structure to the main residence without that Variance approval. Instead of using the existing detached garage, the applicant has chosen to renovate the property in its entirety by demolishing the detached structure.

Structures are limited to a height of 25 feet without a Conditional Use Permit, and 32 feet with a Conditional Use Permit. Based on a review of the project application, the proposed project meets the objectives of the Villa Park Zoning Code and complies with lot coverage, floor area, setback, and height requirements.

Staff recommends approval of this application.

It is recommended that the City Council conduct a Public Hearing, review the application, and make appropriate findings thereto.

Public testimony was given by Mr. Kim, the architect for the project.

City Engineer Repke responded to a question from Councilmember Bell regarding the right-of-way along Lemon Street. Mr. Repke stated that he had not yet checked the right-of-way but would do so and that street right-of-way dedication might be required on the project.

City Attorney Hampel stated that the right-of way dedication issue is covered by condition #4 in the application.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Freschi, seconded by Councilmember Bell, and carried by the following roll call vote to adopt Resolution No. 2004-2742, a Resolution of the City Council of the City of Villa Park, approving Conditional Use Permit No. 0581 for a two-story addition exceeding 25 feet in height, with conditions (Location: 18532 Santiago Boulevard; Applicant: Deok J. Chae):

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

6. Consideration of Conditional Use and Variance Permit No. 0582 to construct four (4) garage spaces, detached gazebo, and an outdoor fireplace – Location: 9482 Florence Circle; Applicant: Mark Winn.

Mayor Bortle opened the Public Hearing.

The applicant is requesting permission to construct a detached gazebo and outdoor fireplace. In addition, the applicant is requesting permission to construct an attached four (4) car garage encroaching into the fifteen (15) foot required side yard setback.

The subject property is located at 9482 Florence Circle, is in the E-4 zoning district and is approximately 21,935 square feet.

The property is maintained with a ten (10) foot wide storm drain easement along the west property line. Surface use of this area of the property is prohibited. Setbacks are calculated from any existing easement lines that prohibit surface use of the property. Therefore, the applicant's setback is to be calculated from the edge of the easement line. Ten percent of the average lot width is approximately twelve (12) feet six (6) inches. Including the easement, the required west side yard setback is twenty-two (22) feet six (6) inches.

The applicant is requesting permission to construct a detached, sixty-three (63) square foot gazebo with a height of fifteen (15) feet from adjacent finish grade. The applicant is also requesting permission to construct an outdoor fireplace with a height shown on the plans as eighteen (18) feet from adjacent finish grade. However, these structures appear to be built into the slope using the back edge of the fireplace as a retaining wall into the slope. The height of these structures can be measured from average existing grade. A condition has been added that restricts the height of these structures to fifteen (15) feet as measured from average existing grade.

Detached structures require a Conditional Use Permit, are limited to a height of fifteen (15) feet, and must abide by the ten (10) foot setback requirement. Based on a review of the project application, with the proposed conditions, the proposed project meets the objectives of the Villa Park Zoning Code and complies with lot coverage, floor area, and height requirements. However, the garage addition does not comply with setback requirements.

The applicant is proposing to encroach into the required west side yard setback by ten (10) feet six (6) inches. The Villa Park Code allows for an Administrative Adjustment for Variance requests that do not exceed a 25% reduction in the required setback. The requested application exceeds a 25% reduction in the required setback.

Variance permits require that the City Council find that the strict or literal interpretation of the Code would result in a practical difficulty or unnecessary physical hardship that is inconsistent with the objectives of the Zoning Code. The Council must also find that

there are exceptional or extraordinary circumstances applicable to the property that do not apply generally to other properties in the same zone.

The topography of the lot is extremely sloped, leaving the applicant little space in which to develop. In addition, the parcel is encumbered with a sewer easement that restricts the applicant's ability to develop along the west property line. It is staff's opinion that there are sufficient findings for the granting of a Variance request and maintaining the west side yard setback at twelve (12) feet six (6) inches, ten (10) feet of which is the required storm drain easement.

Staff recommends approval of this application.

It is recommended that that City Council conduct a Public Hearing, review the application, and make appropriate findings thereto.

Public testimony was made by the applicant, Mark Winn. He asked the Council for approval of the project.

It was moved by Councilmember Bell, seconded by Councilmember Freschi, and carried by the following roll call vote to adopt Resolution No. 2004-2743, a Resolution of the City Council of the City of Villa Park, approving Conditional Use and Variance Permit No. 0582 for four (4) garage spaces, a detached gazebo, and an outdoor fireplace (Location: 9482 Florence Circle; Applicant: Mark Winn):

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

**STAFF REPORTS:**

City Manager:

Drum Line Show – April 10, 2004 Parking Request.

City Manager Rodericks reported that the Villa Park High School Drum Line is hosting an event at Villa Park High School on Saturday, April 10<sup>th</sup>. The event will bring approximately fifty schools to Villa Park High School to perform – twenty more schools than in 2003. Approximately fifty to sixty buses and equipment trucks are expected for student drop off and equipment. In addition, there will be parents, teachers, and family in attendance for the event. Cerro Villa Middle School parking lot will be used as overflow.

The Villa Park High School Booster Club, Villa Park High School Band, and Villa Park High School are requesting permission for a one day parking variance to allow parking on the north and south side of Taft Avenue between Santiago Boulevard and Center Drive. The show performances are from 8 a.m. to approximately 5 p.m. It is anticipated that parking needs will be from 6:30 a.m. to 6 p.m. There will be parking along Nichols Avenue as well.

It is recommended that Villa Park High School assist with traffic control and direction by providing volunteers or staff to help direct parking within the parking lot and overflow parking onto the street.

It is recommended that the City Council authorize the City Traffic Engineer to review the parking restrictions on Taft Avenue, authorize the placement of temporary signs and/or the bagging of existing signs where appropriate to accommodate the event, and require Villa Park High School to assist with traffic control and direction during the event by providing volunteers or staff to help direct parking within the parking lot and overflow parking onto the street.

Mayor Bortle stated that she is concerned about the length of the event and wanted to know the reason that the High School hosts this event.

Andrew Cox, Villa Park High School Booster Board Member, gave public testimony. He explained to Council that a significant amount of revenue is derived from the fundraising at this event. Last year \$2,000 was raised and this year there should be approximately double that amount of money raised. The event will end at about 10 p.m. with an Award ceremony. A schedule will be provided to City staff when it is available.

It was moved by Councilmember Freschi, seconded by Councilmember Bell, and carried by the following roll call vote to authorize the City Traffic Engineer to review the parking restrictions on Taft Avenue, authorize the placement of temporary signs and/or the bagging of existing signs where appropriate to accommodate the event, and require Villa Park High School to assist with traffic control and direction during the event by providing volunteers or staff to help direct parking within the parking lot and overflow parking onto the street:

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

City Attorney: No report.

City Clerk: No report.

City Engineer: No report.

**OTHER BUSINESS:** None.

**ORAL COMMUNICATIONS:** None.

Mayor Bortle announced that on Saturday, March 27<sup>th</sup> from 9 -11:30 a.m. there will be a compost give-away at Villa Park High School. This is an annual event for Villa Park residents only. Residents may bring their own buckets and fill them up to a limit of sixty gallons.

**ORDINANCES:**

1. Consideration of First Reading of Ordinance No. 2004-500 Amending Section 23-7.3 of Chapter XXIII of the Villa Park Zoning Ordinance Relating to Uses Permitted Subject to Conditional Use Permit.

Mayor Bortle opened the Public Hearing.

City Attorney Hampel explained to Council that the City's Zoning Code prescribes permissible uses within the Commercial Neighborhood Zone. However, the Code does not permit uses beyond that which are specifically listed with the exception of communication buildings, electric distribution substations, and public utility booster stations. These uses are permissible subject to approval of a Conditional Use Permit.

Any other commercial use, even one ancillary to an existing approved use, may not be permitted.

Ordinance No. 2004-500 adds text to Section 23-7.3 of the Villa Park Municipal Code to allow ancillary or other complementary uses in the Commercial Neighborhood Zone to be permitted, subject to a Conditional Use Permit.

It is recommended that the City Council introduce for first reading Ordinance No. 2004-500, an Ordinance of the City Council of the City of Villa Park amending Section 23-7.3 of Chapter XXIII of the Villa Park Zoning Ordinance Relating to Uses Permitted Subject to Conditional Use Permit.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Freschi, seconded by Councilmember Bell, and carried by the following roll call vote to approve the first reading of Ordinance No. 2004-500 amending Section 23-1.3 of Chapter XXIII of the Villa Park Zoning Ordinance relating to uses permitted subject to conditional use permit:

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

2. Consideration of First Reading of Ordinance No. 2004-501 Amending Section 23-6.10 of Chapter XXIII of the Villa Park Zoning Ordinance Relating to Accessory Uses: R Zones.

Mayor Bortle opened the Public Hearing.

City Attorney Hampel explained to Council that the City's Zoning Code prescribes that any detached structure exceeding seven (7) feet in height is permissible subject to the approval of a Conditional Use Permit. Such structures are limited in height to fifteen (15) feet.

A "structure" is anything constructed or erected requiring a fixed location on the ground or attached to something having a fixed location on the ground. These structures

include anything designed as a structure under the Uniform Building Code. This includes tents, tent canopies, shade covers, awnings, gazebos, play equipment, arbors, trellises, fireplaces, and other freestanding structures of a similar nature.

Ordinance No. 2004-501 amends the Conditional Use Permit requirement by exempting accessory buildings or structures twelve (12) feet in height or less, necessary and customary or incidental to a principal use permitted in a residential zone. Structures meeting these requirements may be approved through the Site Plan Review process provided that they meet all applicable guidelines of the Code. These include setback, lot coverage, and floor area requirements.

The intent of this exception is to identify those structures whose potential use may be of a category that would benefit from the public hearing process. Fully enclosed structures may be used as storage or may potentially be used as workrooms and/or other types of active uses. In contrast, the use of trellises, gazebos, fireplaces, arbors, and other similar structures is more intermittent and potentially less of a neighborhood impact.

It is recommended that the City Council introduce for first reading Ordinance No. 2004-501, an Ordinance of the City Council of the City of Villa Park amending Section 23-6.10 of Chapter XXIII of the Villa Park Zoning Ordinance Relating to Accessory Uses: R Zones.

Mayor Bortle clarified that this Ordinance will take the decision away from a committee and put it in the hands of the City Manager.

Mayor Bortle closed the Public Hearing.

It was moved by Councilmember Bell, seconded by Councilmember Freschi, and carried by the following roll call vote to approve the first reading of Ordinance No. 2004-501 amending Section 23-6.10 of Chapter XXIII of the Villa Park Zoning Ordinance relating to accessory uses: R Zones:

AYES:	COUNCILMEMBERS:	Bell, Freschi, Bortle
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	MacAloney, McGowan
ABSTAIN:	COUNCILMEMBERS:	None

Councilmember Freschi expressed his concern about the calculations of setbacks vis-à-vis storm drain easements. He discussed this matter with City Manager Rodericks on March 23, 2004. He stated that he would like this matter looked into by staff.

**RESOLUTIONS:** None.

**CLOSED SESSION:** None.

**ADJOURNMENT:**

It was moved by Mayor Bortle and carried unanimously to adjourn the meeting at 8:30 p.m.

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Patricia L. Bortle, Mayor  
City of Villa Park

**ATTEST:**

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George J. Rodericks, City Clerk  
City of Villa Park