



Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

AGENDA

PLANNING AND ZONING COMMISSION

PUBLIC HEARING/BUSINESS MEETING

WEDNESDAY, MARCH 12, 2025

DATE: Wednesday, March 12, 2025

TIME: 5:30 P.M.

PLACE: Addison Village Hall
1 Friendship Plaza
Addison, IL 60101

Chair – Marianne Fotopoulos

Member – Joseph Ariano

Member – Edward Cargill

Member – Donald McComb

Member – Timothy Schmitt

Member – Mark Turk

Member –

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE JANUARY 8, 2025 PLANNING AND ZONING COMMISSION MEETING

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-24-11**, consideration regarding variations to the Zoning Ordinance, Subdivision Control Ordinance and Standard Specifications for Design and Construction to allow parking of vehicles on a plastic grid paving system. The property is located at 12 W. Factory Road, Addison, IL 60101.

P.I.N.: 03-33-111-018

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

This file was published in the July 30, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting. The petitioner has requested to continue to the February 12, 2025 Planning and Zoning meeting.

Consideration of File #PZ-24-11 as described above.

The petitioner for File #PZ-24-11 has withdrawn his request.

2. **File #PZ-25-01**, consideration regarding variations to the lot area, lot width and building setbacks to enlarge the existing residence located at 899 E. Crest Avenue located in Addison, IL.

P.I.N.: 03-22-105-009

Petitioner: Catalin Patrantas

This file was advertised in the February 25, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-25-01 as described above.

3. **File #PZ-24-22**, consideration regarding a variation to place a fence forward of the principal building at 240 N. Hillcrest Avenue located in Addison, IL.

P.I.N.: 03-27-100-008

Petitioner: Victor Beecham

This file was advertised in the February 25, 2025 issue of the Daily Herald Newspaper.

Consideration of File #PZ-24-22 as described above.

4. **File #PZ-24-19**, consideration regarding a pre-annexation agreement between the Village of Addison and the petitioner, annexation and a plat of resubdivision. The property is located at 5N235 Itasca Road, Addison, IL.

P.I.N.: 03-17-301-003 and 03-17-301-004

Petitioner: Sam Polena on behalf of P&S Acquisitions and Development, LLC

This file was advertised in the November 25, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting. Village staff and the petitioner continue the review engineering matters and request to continue to the February 12, 2025 Planning and Zoning meeting. The petitioner is continuing to review engineering matters and requesting to go to the March 12, 2025 Planning and Zoning meeting.

Consideration of File #PZ-24-19 as described above.

IV. AUDIENCE PARTICIPATION

V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN

VI. ADJOURNMENT

Approved: Michael Crandall
Michael Crandall
Director, Community Development

Pending

"In compliance with the Americans with Disabilities Act and other applicable federal and state laws, Village of Addison meetings will be accessible to individuals with disabilities. Persons requiring auxiliary aids and services should contact Don Pinson, Director of Human Resources/Risk Management, 1 Friendship Plaza, Addison, Illinois 60101, or call 630-543-4100, ext. 7505, five (5) days prior to meeting to inform of their anticipated attendance. Text Telephone (TTY) users may use the Addison Police Department's non-emergency number, 630-543-3080."

**MINUTES OF THE PLANNING & ZONING COMMISSION
VILLAGE OF ADDISON
WEDNESDAY, JANUARY 8, 2025**

The Planning & Zoning Commission meeting of the January 8, 2025 meeting was called to order at 5:00 p.m. by Chair Fotopoulos.

Present: Ariano, Cargill, Fotopoulos, Turk

Absent: McComb, Schmitt

Also Present: Consuelo Arguilles, Village of Addison, Dan Medina, Addison Fire Department and Village Attorney Dave Freeman

PUBLIC HEARING

I. CALL TO ORDER – ROLL CALL

II. CONSIDERATION TO APPROVE THE MINUTES OF THE DECEMBER 11, 2024 PLANNING & ZONING COMMISSION MEETING

Mr. Turk made a motion to approve the minutes from the December 11, 2024 meeting, seconded by Mr. Cargill. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

III. PUBLIC HEARINGS AND RECOMMENDATIONS

1. **File #PZ-24-21**, consideration regarding variations for the property at 42 N. Michigan Avenue.

P.I.N.: 03-28-223-013

Petitioner: James L. Ohle

This file was advertised in the December 23, 2024 issue of the Daily Herald Newspaper.

Mr. Cargill made a motion to open File #PZ-24-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Consuelo Arguilles, Village of Addison stated that petitioner seeks to construct a two-story building addition in the rear of the existing home. Per the floor plans, the building addition would allow for the enlargement of the kitchen, a new family room and deck on the first floor, and a master bedroom on the second floor. It will not include a basement.

The subject property is zoned R2 Single-Family Residence District. The building addition would comply with the required setback in the R2 District, however the property does consist of existing non-conformities which includes the lot area, lot width and side yard setback.

Because the building addition will comply with the required setbacks, however the existing non-conformities are present, variations are required to bring the property up to code compliance. The Comprehensive Plan designates this property as residential. This home was constructed in 1945 and includes a single family home with related improvements.

Village Staff from various departments have reviewed the petitioners request and support the request. The existing conditions are consistent with other residential lots in the same zoning district. Building review comments were provided that will be responsible to be adhere to as part of the building permit application process. Based on Staff review of the request, Staff is recommending the Commission approve the following variations:

1. Variation to reduce the lot width from 60 feet to 50 feet;
2. Variation to reduce the lot area from 8,400 square feet to 7,834 square feet; and
3. Variation to reduce the building side yard setback from 6 feet to 5 feet along the interior side yard located along the south lot line.

These are existing non-conformities that are not changing with the proposed improvements.

Chair Fotopoulos asked if the Plan Commission had any questions. There was one.

The petitioner, James Ohle, architect for the project was present and sworn in.

Chair Fotopoulos asked if the audience had any questions. There were none.

Chair Fotopoulos asked for positive and negative testimony. There were none.

Chair Fotopoulos asked Mr. Medina from the Fire Department if he had any issues with this. Mr. Medina said there were no issues.

Mr. Turk made a motion to close File #24-21, seconded by Mr. Ariano. Roll call was taken.

Motion passed unanimously.

Mr. Cargill made a motion to accept the recommendation and also allow the following three variations listed in the Staff Report, a variation to reduce the lot width from 60 feet to 50 feet; Variation to reduce the lot area from 8,400 square feet to 7,834 square feet; and variation to reduce the building side yard setback from 6 feet to 5 feet along the interior side yard located along the

south lot line, seconded by Mr. Ariano. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

2. **File #PZ-24-11**, consideration regarding variations to the Zoning Ordinance, Subdivision Control Ordinance and Standard Specifications for Design and Construction to allow parking of vehicles on a plastic grid paving system. The property is located at 12 W. Factory Road, Addison, IL 60101.

P.I.N.: 03-33-111-018

Petitioner: Peter Alvarez, Auto Gallery Chicago, LLC

This file was published in the July 30, 2024 issue of the Daily Herald Newspaper. A motion to table to the January 8, 2025 Planning and Zoning meeting. The petitioner has requested to continue to the February 12, 2025 Planning and Zoning meeting.

Consideration of File #PZ-24-11 as described above.

Mr. Ariano made a motion to table Files #PZ-24-11 and PZ-24-19 to the February 12, 2025 Planning and Zoning meeting due to the request of the petitioner, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

3. **File #PZ-24-19**, consideration regarding a pre-annexation agreement between the Village of Addison and the petitioner, annexation and a plat of resubdivision. The property is located at 5N235 Itasca Road, Addison, IL.

P.I.N.: 03-17-301-003 and 03-17-301-004

Petitioner: Sam Polena on behalf of P&S Acquisitions and Development, LLC

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Consideration of File #PZ-24-19 as described above.

Mr. Ariano made a motion to table Files #PZ-24-11 and PZ-24-19 to the February 12, 2025 Planning and Zoning meeting due to the request of the petitioner, seconded by Mr. Turk. Chair Fotopoulos asked if there was any discussion. There was none. Roll call was taken.

Motion passed unanimously.

IV. AUDIENCE PARTICIPATION - None

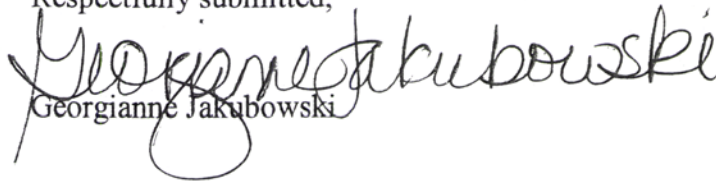
V. OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN - None

VI. ADJOURNMENT

Mr. Cargill made a motion to adjourn the meeting at 5:45 p.m., seconded by Mr. Ariano.

Motion passed unanimously.

Respectfully submitted,



Georgianne Jakubowski

Addison Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

March 12, 2025

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*
CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT *CA*

RE: FINAL VOTE AND ACTION – ZONING VARIATION REQUESTS
PZ-25-01, 899 E. CREST AVENUE: APPROVAL OF VARIATIONS TO THE LOT WIDTH, LOT AREA AND BUILDING SETBACKS TO ENLARGE THE EXISTING RESIDENCE ON A NON-CONFORMING LOT IN THE R3A SINGLE-FAMILY RESIDENCE DISTRICT.

SUMMARY OF REQUEST

The Petitioner seeks to enlarge the existing 1.5 story home. Per the site plan, the wood decks and detached garage would be demolished. The home would be improved with an attached garage and a second floor measuring 1,042 square feet to match the building footprint of the first floor. No changes to the existing asphalt driveway are proposed.

The floor plans indicate the first floor will include a two-car garage, two bedrooms, two bathrooms, a living room and a kitchen/breakfast area. The second floor will include attic space, a great room, and a third bedroom and bath. Exterior stairs going to the second floor are proposed along the south building elevation, next to the garage.

Building elevations indicate the residence will measure 27'-2 1/8" to the ridge and 23'-2" to the mean of the roof. The street facing building elevations will include a thin brick. The interior side and rear yard will include lap siding. The roof will consist of owens corning teak, architectural shingles.

The subject property is zoned R3A Single-Family Residence District. The existing lot area, width, and building setbacks to the west and east lot lines do not conform to the R3A district requirements. Further, the Zoning Ordinance states that a side yard that adjoins a street shall be considered a front yard. Therefore, this property has two front yards, along Crest Avenue and Central Avenue, because it is a corner lot.

The table below provides a summary of the zoning requirements and the proposal (items requiring variation approval shown in *italic*):

	R3A Single-Family Residence District Requirements	Existing/Proposed
Lot Area	Min. 7,800 sq.ft.	<i>7,588 sq.ft.</i>
Lot Width	Min. 60' at the building area	<i>56.50'</i>
Floor Area Ratio	Maximum .6 (4,553 sq.ft.)	<i>.27 (2,080 sq.ft.)</i>
Building Height (average height)	Max. 30'	<i>23'-2"</i>
Building Setbacks:		
Along Crest Ave. (N)	Min. 30'	34.8'
Along Side Yard (W)	Min. 10'	<i>3.2' (Existing at NW Corner)</i> <i>5' (Proposed at SW Corner)</i>
Along Central Ave. (E)	Min. 30'	<i>20' feet (Existing at NE Corner)</i> <i>19' (Proposed at SE Corner)</i>
Rear Yard (S)	Min. 30 feet	41' feet

PROPERTY HISTORY

The subject property is known as parcel number 03-22-105-009 and currently consists of a 1 ½ story frame single-family home that was constructed in 1952. The lots abutting to the south are single family homes and the property across the street to the north is a church located in unincorporated DuPage. The surrounding properties located in the Village of Addison are zoned R2 Single-Family Residence District and are developed as single-family homes.

The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses (primarily detached and attached single-family homes, with limited opportunities for multi-family residential redevelopment).

INTERDEPARTMENTAL REVIEW COMMENTS

Village staff from various departments reviewed the petitioner's application and support the proposed improvements and variations requested. The subject property's existing conditions are consistent with other residential lots in the same zoning district. The home adjacent to the south

also has a similar setback measuring about 16' from the lot line along Central Avenue. The 56.50' lot width is consistent with homes in the area. The Petitioner submitted Exhibit I illustrating the aerial image from 1956 showing the subject property and the surrounding area, and submitted Exhibit 2 indicating the lot width of the subject property and of the surrounding lots. The lots measure 56'-59' in width, but the majority are 56' wide.

The following building comments are provided for reference, which can be addressed at time of building permit review:

All current drainage patterns must be maintained. At time of permit, the site must be comprehensively reviewed and any new impervious areas will require stormwater management. There is no objections to the replacement of the existing decks and detached garage with an attached garage in nearly the same footprint.

RECOMMENDATION

Staff finds that the proposed variations comply with the standards set forth in the Zoning Ordinance and, therefore, staff recommends approval of the requested variations to enlarge the existing residence on a non-conforming lot in the R3A Single-Family Residence District for the property at 899 E. Crest Avenue, as stated below:

1. Variation to allow a lot area measuring 7,588 square feet;
2. Variation to allow a lot width measuring 56.50 feet along the north lot line;
3. Variation to allow a building setback measuring 3.2' feet along the west lot line; and
4. Variation to allow a building setback measuring 19' feet along the east lot line, as per the architectural set of plans prepared by Kioxin, Inc. revised and dated 01.06.25.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, March 12, 2025 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-25-01: The petitioner requests consideration of hearing testimony regarding variations to the lot area, lot width, and building setbacks to enlarge the existing residence located at 899 E. Crest Avenue located in Addison, Illinois, and is legally described as follows:

LOT 1 IN BLOCK 9 IN WOODCREST, BEING A SUBDIVISION OF PART OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1927 AS DOCUMENT 237268, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Catalin Patrantas

PIN #: 03-22-105-009

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

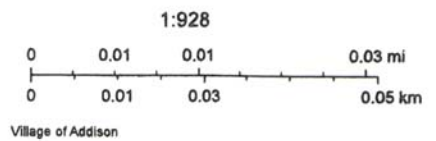
Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of February 25, 2025

PZ 25-01 899 Crest Ave. Location Map



1/24/2025, 4:50:56 PM



Petitioner's Statement

My name is Catalin Patrantas and I live at 899 E Crest Ave, Addison, IL 60101, I purchased this property in July 26, 2024, as my primary residence. At the time of purchase, I was not aware of the problems the property has regarding zoning. I live on the property and do not intend to change that.

I am proposing to attach the garage to the house by extending the west and east wall of the existing construction southward. The upper interior space created will be used as storage/game room since the house does not have a basement or a usable garage, as it stands right now it is not practical due to the low clearance modern cars can't fit inside and stepping outside the house to access the garage doors is unsafe creating hardship on me plus the garage does not have an escape door just the two rollup doors.

I have attached EXHIBIT 1 which is an aerial footage from 1956, 4 years after the house was built as you can see the area around the property was pretty much empty, I have highlighted in a blue rectangle my property built in 1952 and I marked in red rectangles to the NORTH, SOUTH, EAST and WEST as you can see there were no existing developments to the NORTH, WEST or EAST the only developed property is to my South which from what I understand is still Unincorporated. New developments through the years created this hardship on me beyond my control, when I purchased the property, I was not aware any zoning violations. When I did my due diligence I asked the city of Addison IL of any existing violations, fines or any other issues and I was told that there are none. If I would have known that the property is not in Compliance with the Zoning Regulations, I would have not purchased this house also I would have known that any remodeling of my property will bring this much hardship I would have not purchased the property.

I have attached EXHIBIT 2 which is an aerial footage from 2024 I which you can see clearly that most of the properties in my vicinity don't have 60 feet lot width which is required by Zoning: Chapter 22 (Village of Addison) District: R3A Residential, so basically, they are not in compliance either, but they were still able to build or remodel their property.

This variation request complies with the following criteria:

a) Physical Surroundings or Topographical Conditions:

The unique layout of the property, including the existing position of the house and detached garage, creates a specific hardship that cannot be addressed without this variation. This property was the first house built in this area back in 1952 when no other structures or developments existed. Over time, the property has shrunk due to various circumstances beyond my control. I inherited the property in its current state, and strict adherence to zoning regulations would prevent a practical and cohesive integration of the garage, resulting in significant inconvenience and loss of functionality.

Catalin Patrantas

b) Applicability of Conditions:

The circumstances necessitating this variation are unique to this property due to its historical context and configuration. These conditions do not apply generally to other properties in the same zoning classification. Additionally, all the properties on the same street are not currently in compliance with the strict zoning regulations, making this proposed variation consistent with the character and established development of the neighborhood.

Purpose of the Variation:

The request is solely to improve the functionality and aesthetics of the property for personal use, not to increase its monetary value or for speculative purposes. By attaching the garage to the house, I will also have a usable backyard, similar to the other properties on the same street, which currently benefit from more functional yard spaces.

c) Impact on Public Welfare:

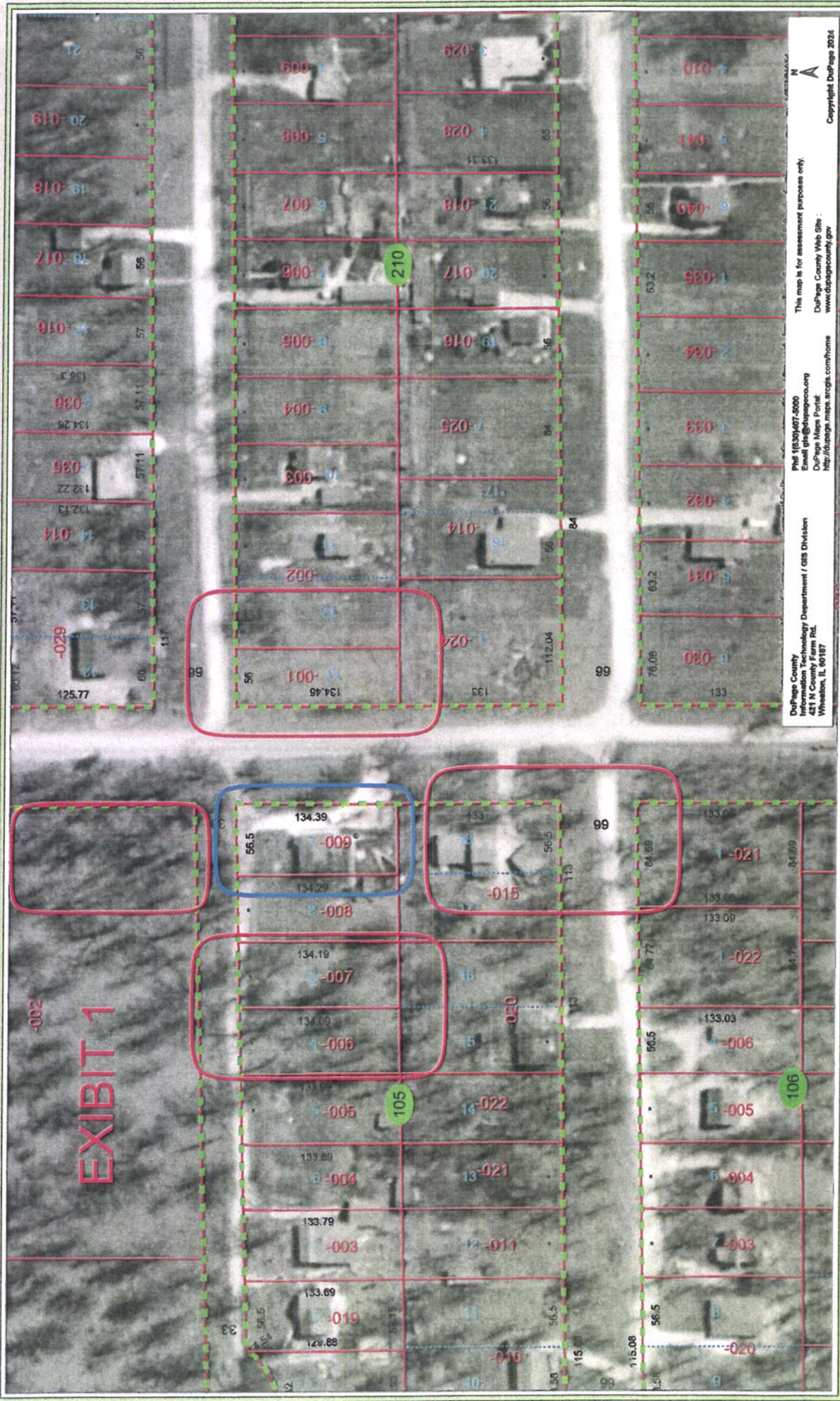
The proposed garage attachment will not harm the public welfare, nor will it negatively affect neighboring properties or improvements. The design respects the character of the neighborhood and seeks to enhance overall harmony.

Light, Air, and Safety

The design ensures that adequate light and air will be maintained for adjacent properties. It does not increase risks of fire, compromise public safety, or diminish property values in the neighborhood.

I respectfully request that the Planning and Zoning Commission approve this variation to attach the garage to the house, enhancing the usability and appeal of the property in a manner consistent with community standards and the existing conditions of neighboring properties.

Catalin Patrantas

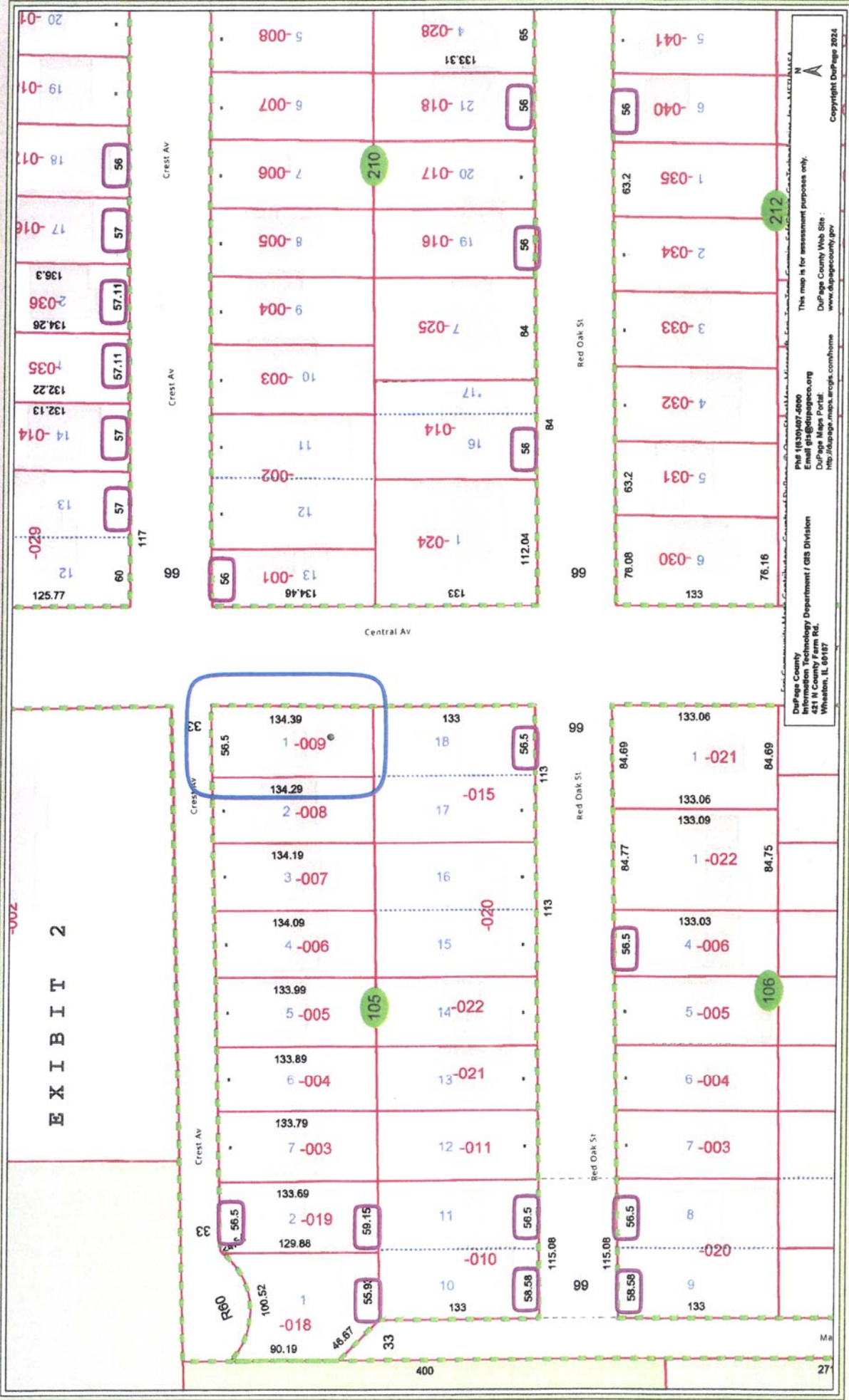


DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Whitson, IL 60187

Prof. 11600407-5000
Email: gis@dupagecounty.org
DuPage Maps Portal:
http://dupagemaps.inrcg.com/home

This map is for assessment purposes only.
DuPage County Web Site:
www.dupagecounty.gov

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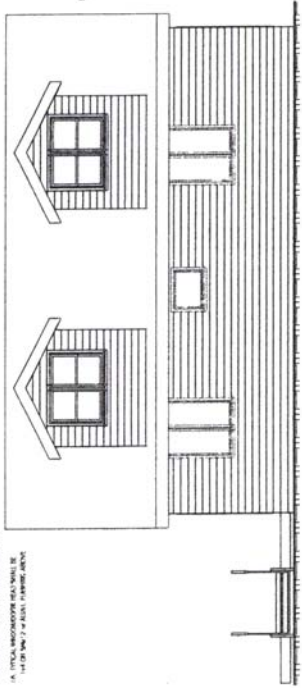


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 DuPage County Web Site: [www.dupagecounty.gov](http://mapage.maps.arcgis.com/home)
 DuPage County Information Technology Department / GIS Division
 421 N County Farm Rd.
 Wheaton, IL 60187
 Phone: (630) 907-4000
 Email: git@dupageco.org
 DuPage Maps Portal: <http://mapage.maps.arcgis.com/home>
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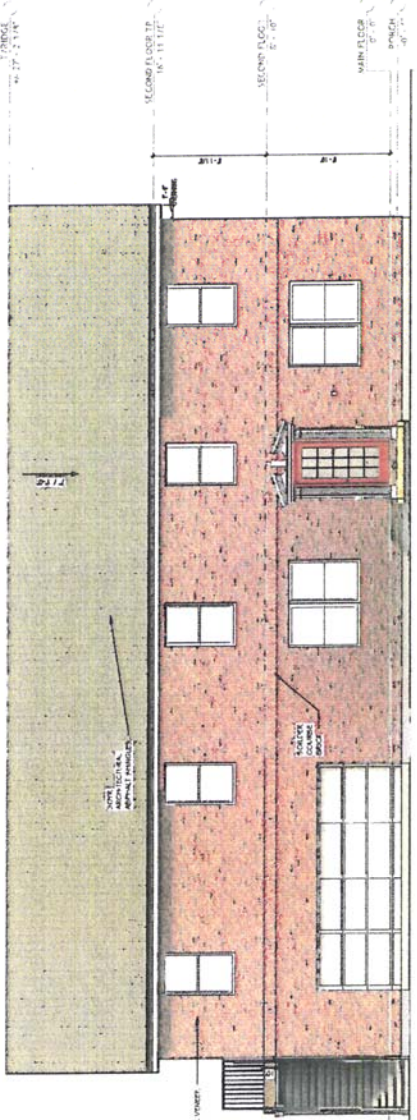
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ELEVATION NOTES

1. FINISH DIMENSIONS UNLESS OTHERWISE NOTED.
2. ELEVATION SHALL BE CORRECTED TO REFLECT THE ACTUAL ELEVATION.
3. ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
4. FINISH FLOOR FINISH SHALL BE AS SHOWN ON THE PLAN.
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② EXISTING - EAST ELEVATION
1/4" = 1'-0"



① PROPOSED - EAST ELEVATION
1/4" = 1'-0"

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL	DATE
1	BRICK	18,500	SQ YD	8.16	150,960	1/15
2	CEMENT	1,200	CU YD	4.5	5,400	1/15
3	SAND	1,200	CU YD	2.5	3,000	1/15
4	GRAVEL	1,200	CU YD	2.5	3,000	1/15
5	CONCRETE	1,200	CU YD	2.5	3,000	1/15
6	REBAR	1,200	LB	0.05	60	1/15
7	FORMWORK	1,200	SQ YD	0.5	600	1/15
8	PAINT	1,200	SQ YD	0.5	600	1/15
9	ROOFING	1,200	SQ YD	0.5	600	1/15
10	INSULATION	1,200	SQ YD	0.5	600	1/15
11	PLASTER	1,200	SQ YD	0.5	600	1/15
12	STUCCO	1,200	SQ YD	0.5	600	1/15
13	EIFS	1,200	SQ YD	0.5	600	1/15
14	GLASS	1,200	SQ YD	0.5	600	1/15
15	DOORS	1,200	SQ YD	0.5	600	1/15
16	WINDOWS	1,200	SQ YD	0.5	600	1/15
17	ROOFING	1,200	SQ YD	0.5	600	1/15
18	INSULATION	1,200	SQ YD	0.5	600	1/15
19	PLASTER	1,200	SQ YD	0.5	600	1/15
20	STUCCO	1,200	SQ YD	0.5	600	1/15
21	EIFS	1,200	SQ YD	0.5	600	1/15
22	GLASS	1,200	SQ YD	0.5	600	1/15
23	DOORS	1,200	SQ YD	0.5	600	1/15
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37	EIFS	1,200	SQ YD	0.5	600	1/15
38	GLASS	1,200	SQ YD	0.5	600	1/15
39	DOORS	1,200	SQ YD	0.5	600	1/15
40	WINDOWS	1,200	SQ YD	0.5	600	1/15

MATERIALS LEGEND

- ROOFING - OILING CORRUGATED METALLIC SHIMBLES
- INSULATION - FIBERGLASS BATT
- PLASTER - 1/2" THICK
- STUCCO - 1/2" THICK
- EIFS - 1/2" THICK
- GLASS - 1/2" THICK
- DOORS - 1/2" THICK
- WINDOWS - 1/2" THICK

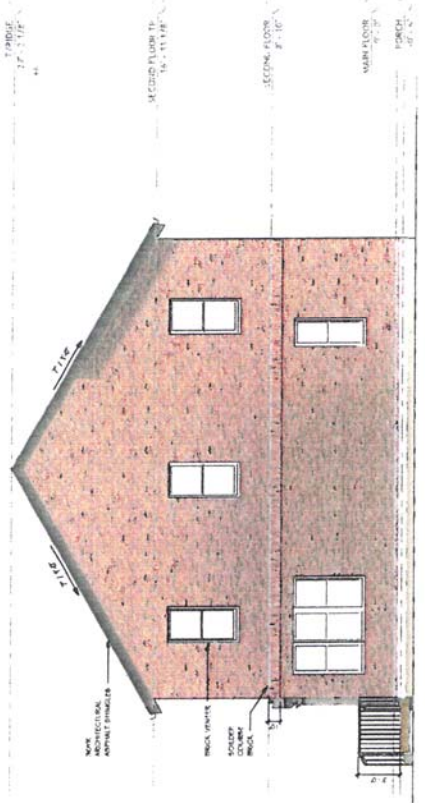
ELEVATION NOTES

1. FINISH BRICKS MATCH EXISTING EXTERIOR BRICK
2. EXTERIOR WALLS SHALL BE CONCRETE UNDER FINISH EXTERIOR BRICK
3. FINISH BRICKS TO BE COMMON BRICKS WITH A MINIMUM OF 10% WEAR SURFACE
4. FINISH BRICKS TO BE LAYED IN A COURSE
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18. FINISH BRICKS TO BE LAYED IN A COURSE
19. FINISH BRICKS TO BE LAYED IN A COURSE
20. FINISH BRICKS TO BE LAYED IN A COURSE

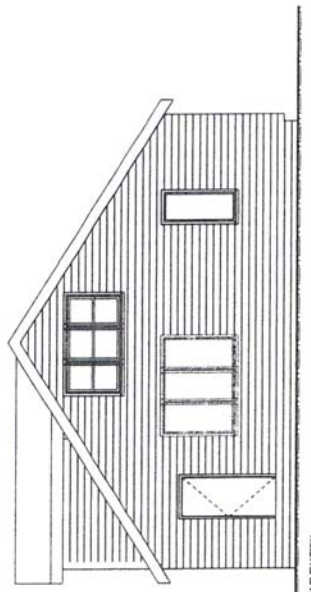
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MATERIALS LEGEND

- ROOFING = ONYX CORNING TRIM ARCHITECTURAL SHINGLES
- SIING = WHITE LAP SIDING
- BRICK = BRICK WED - DISCRETELY TINT BRICK



① PROPOSED - NORTH ELEVATION
1/4" = 1'-0"



② EXISTING - NORTH ELEVATION
1/4" = 1'-0"

KIXIN
18 DECATUR COURT
SOUTH BARRINGTON, IL 60010
PH (TOLL FREE) 866-4KIXIN-1



CLIENT: CATYUN FANTASY
ADDRESS: 699 E. CENTRAL AVE
ADDITIONAL: ILH005 C0101

INTERIOR ALTERATION
ADDITION SINGLE
FAMILY HOME

WORKING &
PROPOSED NORTH
ELEVATIONS

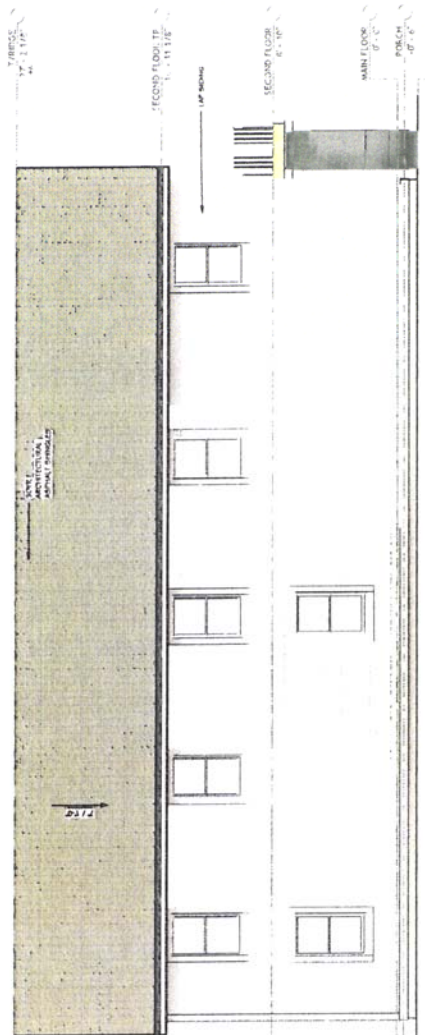
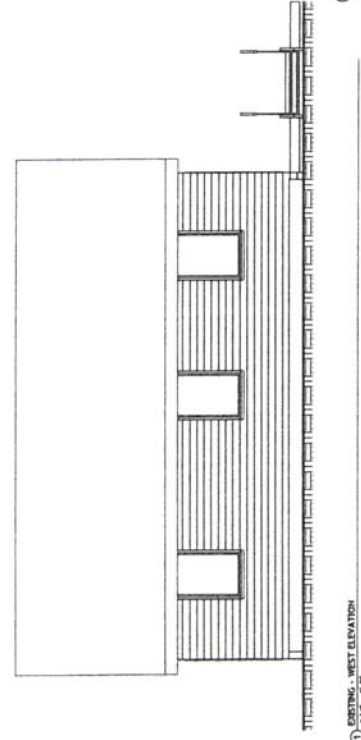
A 202

ELEVATION NOTES

1. FINISH AND MATERIALS TO BE SHOWN ON THIS ELEVATION SHALL BE AS NOTED.
2. ELEVATION SHALL BE CENTERED UNLESS OTHERWISE NOTED.
3. ELEVATION SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
4. FINISH AND MATERIALS TO BE SHOWN ON THIS ELEVATION SHALL BE AS NOTED.
5. FINISH AND MATERIALS TO BE SHOWN ON THIS ELEVATION SHALL BE AS NOTED.
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19. FINISH AND MATERIALS TO BE SHOWN ON THIS ELEVATION SHALL BE AS NOTED.
20. FINISH AND MATERIALS TO BE SHOWN ON THIS ELEVATION SHALL BE AS NOTED.



MATERIALS LEGEND
 ROOFING = GRAYS CORNING T&L ARCHITECTURAL SHINGLES
 SIDING = WHITE LAP SIDING
 BRICK = BRICK VEB - DISCRETE TRIM BRICK



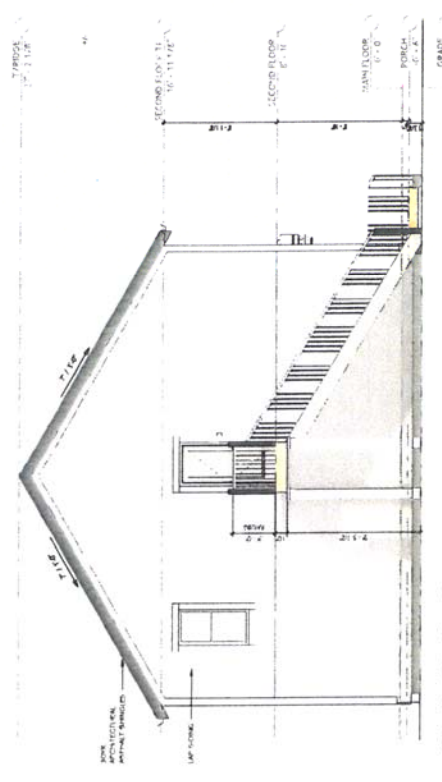
ELEVATION NOTES

1. REFER TO ALL OTHER ELEVATION SHEETS FOR FINISHES AND MATERIALS.
2. FINISHES TO BE SHOWN AS SHOWN ON ALL ELEVATION SHEETS.
3. FINISHES TO BE SHOWN AS SHOWN ON ALL ELEVATION SHEETS.
4. FINISHES TO BE SHOWN AS SHOWN ON ALL ELEVATION SHEETS.
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20. FINISHES TO BE SHOWN AS SHOWN ON ALL ELEVATION SHEETS.

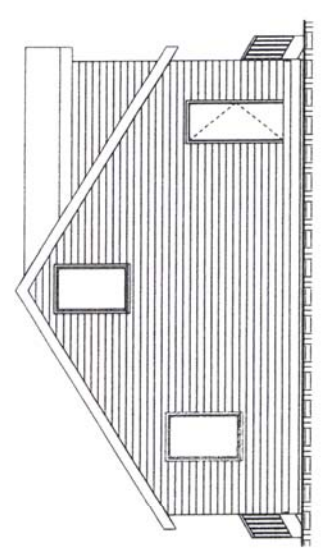
N
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MATERIALS LEGEND

- ROOFING = DARK GRAYING TILE ARCHITECTURAL SHINGLES
- TRIM = WHITE LAP SIDING
- DOOR = DOOR W/ 1" GLASS
- DOOR = DOOR W/ 1" GLASS



② PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"



① EXISTING - SOUTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES & SPECIFICATIONS

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES (IBC) AND THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING UP-TO-DATE CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT AND THE LOCAL BUILDING DEPARTMENT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO ANY EXCAVATION OR CONSTRUCTION WORK.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

11. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
12. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
13. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
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40. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
41. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
42. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

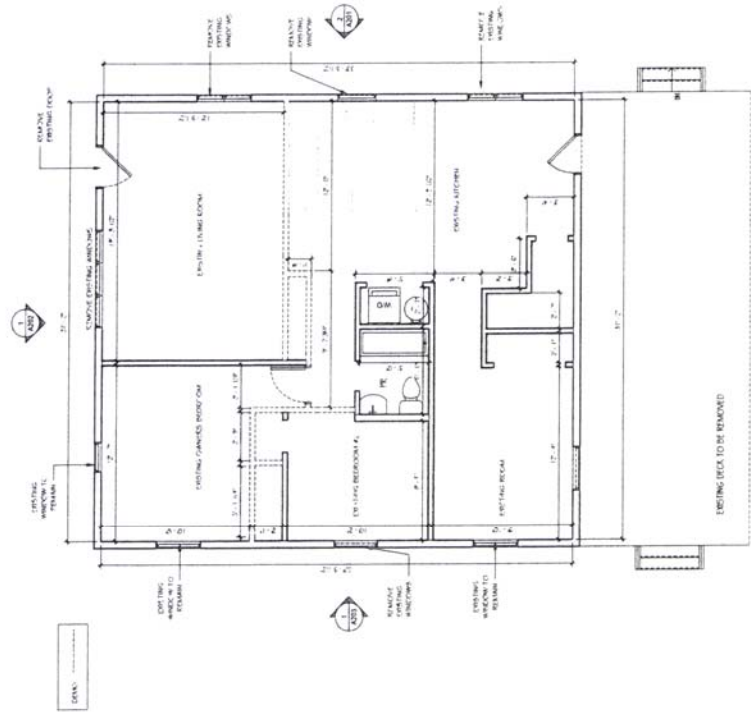
GENERAL NOTES
DATE:
DRAWN BY:
CHECKED BY:
PROJECT:
SHEET NO. 1001

INTERIOR ALTERATION
FAMILY HOME
ADDRESS: 699 E. CREST AVE
COURT: CATYUN PATRANTAS

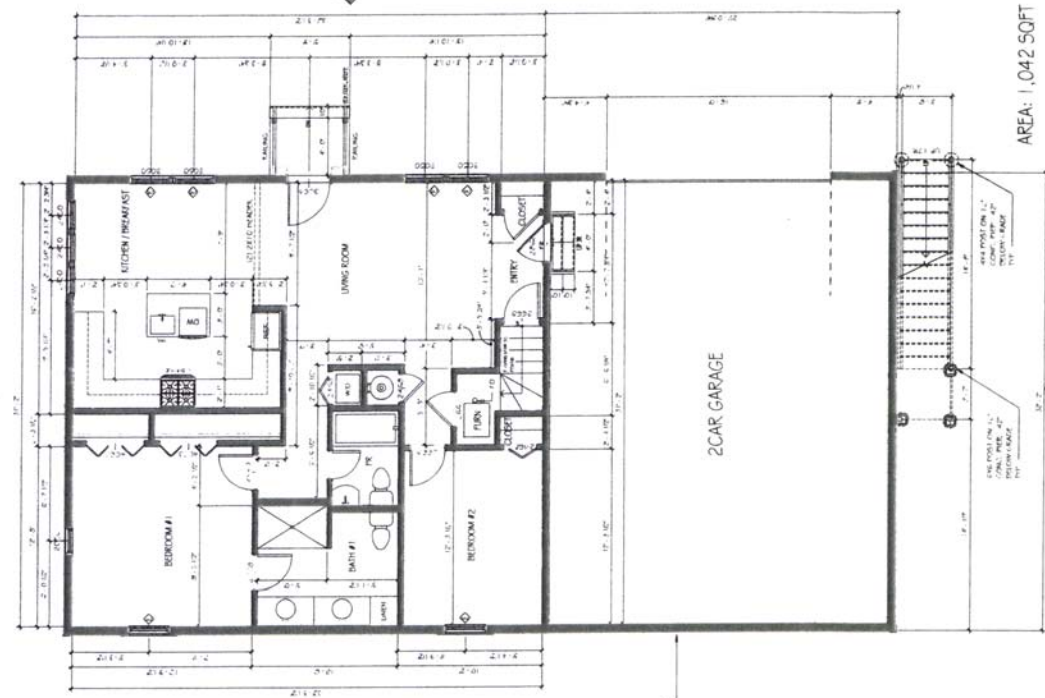
DESIGN FIRM: ARCHITECT NO. 0049-0001
SOUTH BARRINGTON, IL 60070
PH: 708.488.8888, KOXIN-I

1001
SHEET #
GENERAL NOTES
DATE:
DRAWN BY:
CHECKED BY:
PROJECT:
SHEET NO. 1001

- Notes:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL MECHANICAL CODE (IMC).
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL PLUMBING CODE (IPC).
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ELECTRICAL CODE (IEC).
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL FIRE AND SAFETY CODE (IFSC).
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL ENERGY EFFICIENCY CODE (IEEC).
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SCHEDULING CODE (ISC).
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL CONSTRUCTION CODE (ICC).
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL BUILDING CODE (IBC).
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL STRUCTURAL CODE (ISC).
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SOILS AND FOUNDATIONS CODE (ISFC).
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WINDSPEED MAPS (IWM).
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL SEISMIC CODE (ISC).
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL HAZARDOUS MATERIALS CODE (IHMC).
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 100. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2018 INTERNATIONAL WINDSPEED MAPS (IWM).



EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



AREA: 1,042 SQFT

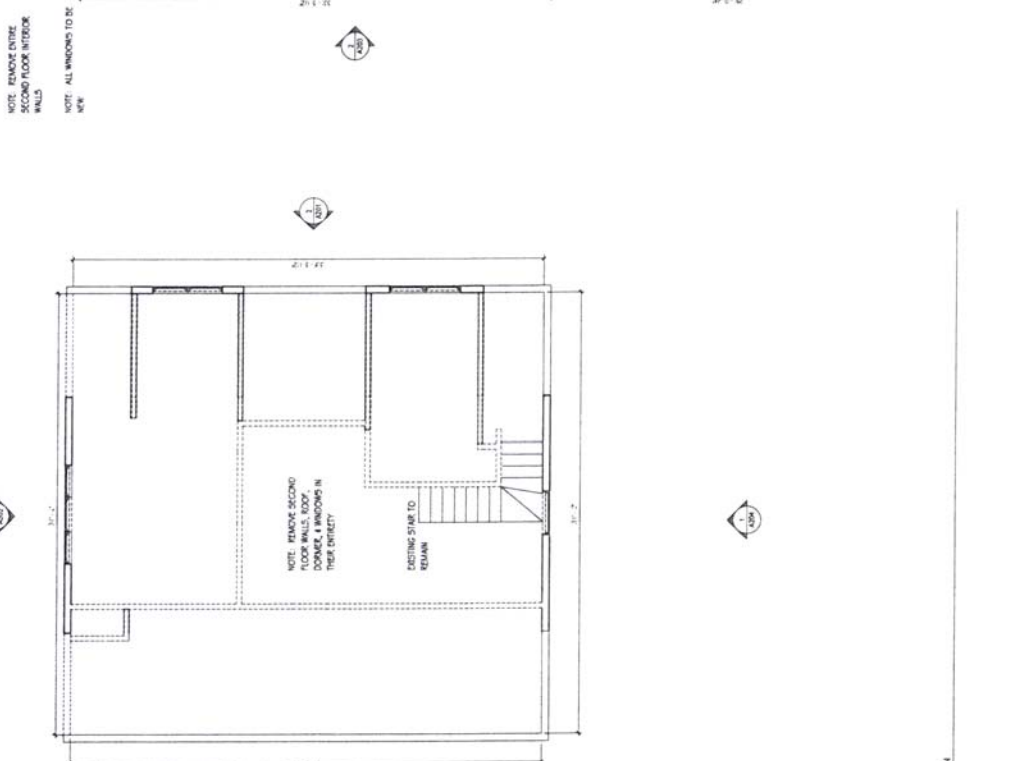
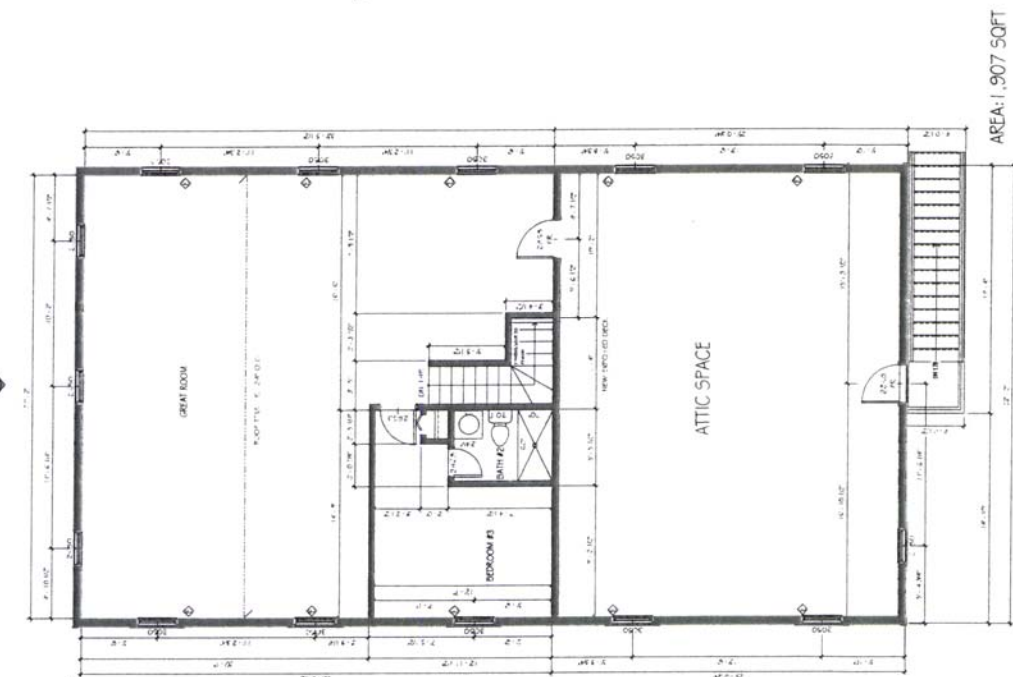
PROPOSED FIRST FLOOR PLAN
1/4" = 1'-0"

KRON, INC.
 DESIGN FIRM (ARCHITECT NO. 140081000)
 18 EXECUTIVE COURT
 SOUTH BARRINGTON, IL 60010
 PH TOLL FREE 888-810-0111



DATE	09/22/14
REVISED	09/22/14
PROJECT	INTERIOR ALTERATION
CLIENT	ADDITION SINGLE
ADDRESS	699 E. GREEN AVE
CITY	CHICAGO, IL 60611

INTERIOR ALTERATION
FAMILY HOME
ADDITION SINGLE
 ADDRESS: 699 E. GREEN AVE
 CHICAGO, ILLINOIS 60611
 CLIENT: CATHY PATRICKAS
 DATE: 09/22/14
 EXAMINER: R. J. KRON
 PROJECT: INTERIOR ALTERATION
 SHEET: PROPOSED SECOND FLOOR
 SHEET # A 102



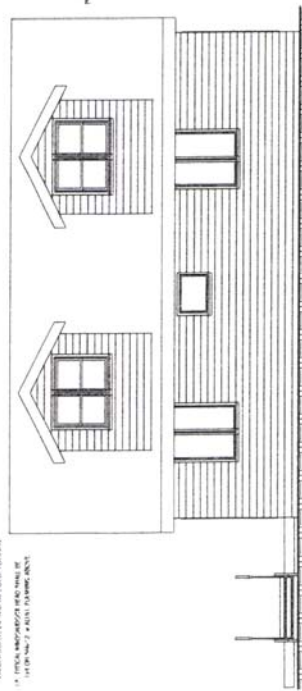
- Floor Plan Notes:**
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WALLS ARE TO BE CONCRETE BLOCK UNLESS NOTED OTHERWISE.
 3. ALL FLOORING IS TO BE 3/4" TYPICAL CARPET TILE OVER 1/2" GYP BOARD UNLESS NOTED OTHERWISE.
 4. ALL CEILING IS TO BE 5/8" TYPICAL GYP BOARD UNLESS NOTED OTHERWISE.
 5. ALL ROOFING IS TO BE 2" TYPICAL ASPHALT/FLY SHingles OVER 1/2" GYP BOARD UNLESS NOTED OTHERWISE.
 6. ALL EXTERIOR FINISHES ARE TO BE 1/2" TYPICAL GYP BOARD UNLESS NOTED OTHERWISE.
 7. ALL INTERIOR FINISHES ARE TO BE 1/2" TYPICAL GYP BOARD UNLESS NOTED OTHERWISE.
 8. ALL DOORS ARE TO BE 6'0" TYPICAL UNLESS NOTED OTHERWISE.
 9. ALL WINDOWS ARE TO BE 6'0" TYPICAL UNLESS NOTED OTHERWISE.
 10. ALL STAIRS ARE TO BE 8" TYPICAL UNLESS NOTED OTHERWISE.
 11. ALL BATHS ARE TO BE 6'0" TYPICAL UNLESS NOTED OTHERWISE.
 12. ALL BEDROOMS ARE TO BE 10'0" TYPICAL UNLESS NOTED OTHERWISE.
 13. ALL GREAT ROOMS ARE TO BE 12'0" TYPICAL UNLESS NOTED OTHERWISE.
 14. ALL ATTIC AREAS ARE TO BE 8'0" TYPICAL UNLESS NOTED OTHERWISE.
 15. ALL ATTIC WALLS ARE TO BE 8" TYPICAL UNLESS NOTED OTHERWISE.
 16. ALL ATTIC FLOORS ARE TO BE 2" TYPICAL UNLESS NOTED OTHERWISE.
 17. ALL ATTIC ROOFS ARE TO BE 2" TYPICAL UNLESS NOTED OTHERWISE.
 18. ALL ATTIC EXTERIOR FINISHES ARE TO BE 1/2" TYPICAL UNLESS NOTED OTHERWISE.
 19. ALL ATTIC INTERIOR FINISHES ARE TO BE 1/2" TYPICAL UNLESS NOTED OTHERWISE.
 20. ALL ATTIC DOORS ARE TO BE 6'0" TYPICAL UNLESS NOTED OTHERWISE.
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 22. ALL ATTIC STAIRS ARE TO BE 8" TYPICAL UNLESS NOTED OTHERWISE.
 23. ALL ATTIC BATHS ARE TO BE 6'0" TYPICAL UNLESS NOTED OTHERWISE.
 24. ALL ATTIC BEDROOMS ARE TO BE 10'0" TYPICAL UNLESS NOTED OTHERWISE.
 25. ALL ATTIC GREAT ROOMS ARE TO BE 12'0" TYPICAL UNLESS NOTED OTHERWISE.
 26. ALL ATTIC ATTIC AREAS ARE TO BE 8'0" TYPICAL UNLESS NOTED OTHERWISE.

② PROPOSED SECOND FLOOR PLAN
 1/4" = 1'-0"

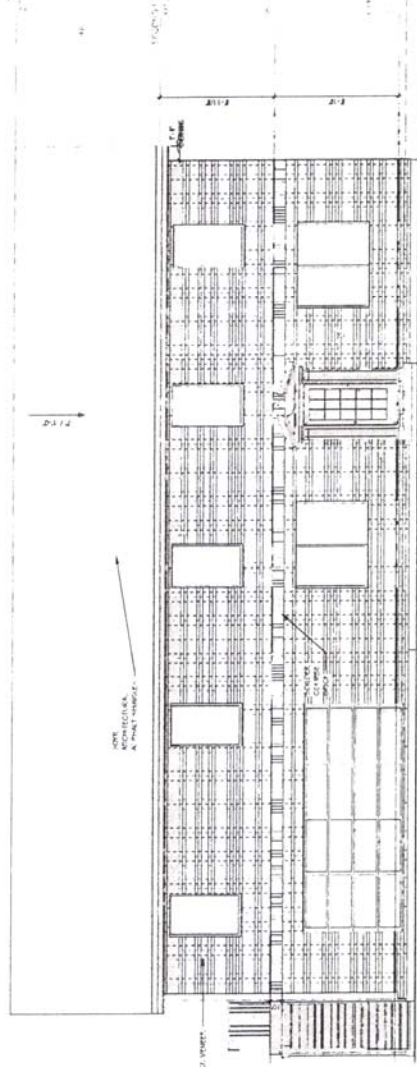
① EXISTING SECOND FLOOR PLAN
 1/4" = 1'-0"

ELEVATION NOTE

1. FINISH GRADE INDICATED BY DASHED LINE
2. EXISTING FINISH GRADE INDICATED BY SOLID LINE
3. FINISH GRADE TO BE MAINTAINED AS SHOWN
4. FINISH GRADE TO BE MAINTAINED AS SHOWN
5. FINISH GRADE TO BE MAINTAINED AS SHOWN
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19. FINISH GRADE TO BE MAINTAINED AS SHOWN
20. FINISH GRADE TO BE MAINTAINED AS SHOWN



① EXISTING - EAST ELEVATION
1/4" = 1'-0"

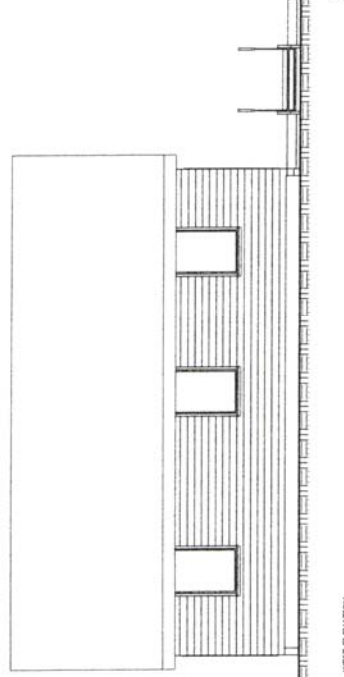


② PROPOSED - EAST ELEVATION
1/4" = 1'-0"

ITEM NO.	DESCRIPTION	AMOUNT	UNIT PRICE	TOTAL	PERCENT	DATE
1	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
2	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
3	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
4	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
5	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
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12	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
13	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
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16	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
17	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
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19	FOUNDATION	1.00	100.00	100.00	100.00	10/15/10
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ELEVATION NOTES

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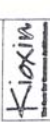
① - EXISTING - WEST ELEVATION
1/4" = 1'-0"



② - PROPOSED - WEST ELEVATION
1/4" = 1'-0"

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<p>CLIENT: CATHY PARANTAS ADDRESS: 899 E. CREST AVE ADDITION: 899 E. CREST AVE</p>		<p>DATE: 01.08.24 PROJECT: WEST ELEVATION SHEET: A-203</p>
<p>DESIGN FIRM: ARCHITECT NO. 1400810001 18 DECUYRE COURT SOUTH BARRINGTON, IL 60010 PH (TOLL FREE) 888-4KONN-1</p>		<p>PROPOSED WEST ELEVATION PROPOSED WEST ELEVATION PROPOSED WEST ELEVATION</p>
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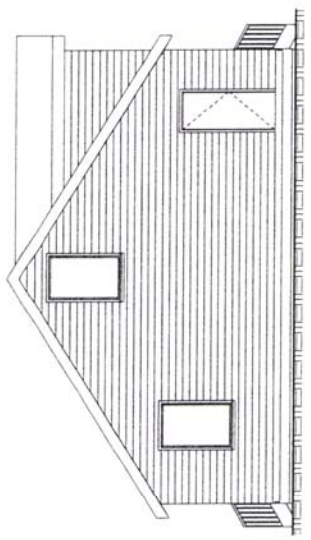
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DATE: 01.08.24
PROJECT: WEST ELEVATION
SHEET: A-203

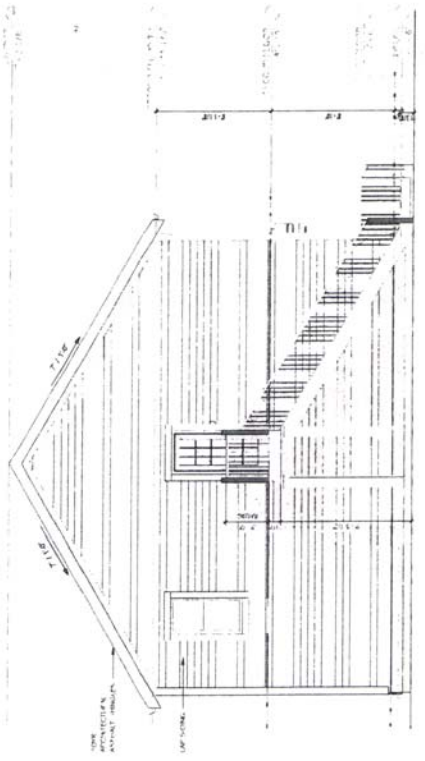
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ELEVATION NOTES

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1. EXISTING - SOUTH ELEVATION
1/4" = 1'-0"



2. PROPOSED - SOUTH ELEVATION
1/4" = 1'-0"

<p> KLIXIM ARCHITECTURE & INTERIOR DESIGN 18 EXECUTIVE COURT SOUTH BARRINGTON, IL 60010 PH (708) 488-4000 FAX (708) 488-4001 </p>	<p> CLIENT: CATHY PATRICKS ADDRESS: 699 E. CREST AVE ADDISON, ILLINOIS 60101 </p>	<p> PROJECT NAME: INTERIOR ALTERATION DATE: 08/24/10 DRAWN BY: [Signature] CHECKED BY: [Signature] SCALE: 1/4" = 1'-0" </p>	<p> SHEET TITLE: EXISTING & PROPOSED SOUTH ELEVATIONS </p>	<p> SHEET #: A 204 </p>
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Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

March 12, 2025

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MICHAEL CRANDALL, DIRECTOR OF COMMUNITY DEVELOPMENT *M.C.*
CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT *CA*

RE: FINAL VOTE AND ACTION – ZONING VARIATION REQUESTS
PZ-24-22, 240 N. HILLCREST AVENUE: CONSIDERATION OF HEARING
TESTIMONY REGARDING A FENCE VARIATION FOR THE PROPERTY AT
240 N. HILLCREST AVENUE.

SUMMARY OF REQUEST

The petitioner is requesting a variation to place a fence forward of the principal building at 240 N. Hillcrest Avenue when the Village Code does not permit fences to be placed forward of the principal building or in the front building setback. The fence would be setback 30-feet from the front lot line, measure six-feet tall, and would be a wrought iron style fence with gates that open inward on the driveway.

PROPERTY HISTORY

The subject property is improved with a two-story brick single-family residence that was constructed in 2017. The Comprehensive Plan recommends that the subject property be developed with neighborhood residential land uses.

The subject property and the properties to the east and south are zoned R2, Single-Family Residence and are developed as single-family homes. The property to the north is zoned residential and located in unincorporated DuPage County. Interstate I-290 is located to the west.

INTERDEPARTMENTAL REVIEW COMMENTS

Building: No comments.

Engineering: The applicant shall provide additional details to demonstrate how the gate will operate without encroaching onto adjacent property when open.

Police

No issues from the Police Department.

Public Works

The proposed fence and motorized gate will make certain utilities inaccessible. The Sewer Division recently received a request to clean the storm line at this location. Although maintenance will only occur occasionally, the Public Works Department must have some viable access to perform maintenance and service requests. If this variation is approved, the Village shall require language stating we are not responsible for the maintenance of the utilities within the fence line, and the property owner will have to take responsibility for any issues that occur since we will not have access to the utilities without the homeowner opening up the gate. Depending on where the fence is installed, the Village may not have access to the sanitary sewer manhole or water shutoff valve near the house's southeast corner.

Planning

When varying the Zoning Ordinance, there must be a determination that there are practical difficulties or particular hardships in complying with the code, as follows:

1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located;
2. That the plight of the owner is due to unique circumstances; or
3. That the variation, if granted will not alter the essential character of the locality.

In addition, the Planning & Zoning Commission, shall also take into consideration the extent to which the following facts have been established by the evidence:

1. That the particular physical surroundings, shape or topographical conditions of the specific property involved, would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out;
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification;
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
4. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and
5. That the proposed variation will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.

The lot and home on the lot are uncharacteristic. The property is a flag shaped lot and consists of a stormwater management easement for the majority of the rear property. The home and improvements back to the rear yards of three residential lots located to the east. To the west, there is unimproved right-of-way and the Eisenhower Expressway (I-290).

The proposed fence would be an open style wrought iron fence. The fence line would be aligned with the abutting front yard setback of the adjacent home to the north and would be behind the building line of the home located to the south.

RECOMMENDATION

Staff finds that the proposed actions would comply with the standards set forth in the Zoning Ordinance. The subject property's physical surrounding, shape and topographical condition would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulation were to be carried out. The reasons for the fence are not based exclusively upon a desire to make more money out of the property. The main reason is for security. The plight of the owner is due to unique lot circumstances and the variation, if granted will not alter the essential character of the area. Fences in similar locations are common in the area. Therefore, staff recommends approval of a variation to allow a six-feet tall wrought iron fence as per the following condition of approval:

1. Providing all Village Departments have access to perform maintenance to all Village utilities (water, stormwater, and sanitary) and to respond to service requests.

SUPPORTING DOCUMENTS

Attached for your review are the following:

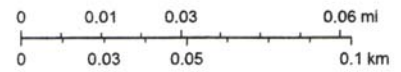
- Location Map
- Notice of Public Hearing
- Petitioner Statement and Plans
- GIS View of Village Utilities

Location Map 240 N. Hillcrest Ave.



2/18/2025, 8:55:24 AM

1:1,965



Village of Addison

- Street Centerlines
- Village Boundary
- Addresses
- Parcel

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, January 8, 2025 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-22: The petitioner requests consideration of hearing testimony regarding fence variations for the property at 240 N. Hillcrest Avenue.

The property is located at 240 N. Hillcrest Avenue in Addison, Illinois, and is legally described as follows:

LOT 3 IN RUGGERO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 2006 AS DOCUMENT NO. R2006-002352 IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Victor Beecham

PIN #: 03-27-100-008

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of December 23, 2024

GIS View of Village Utilities



- Blue Box - water shutoff valve
- Green Box - storm sewer structure
- Green Line - storm sewer line
- Yellow Circle - sanitary manhole
- Purple Line - sanitary sewer line

Victor Beecham
240 N Hillcrest
Addison IL 60101

February 14, 2025

Ms Consuelo Arguilles
Village of Addison
1 Friendship Plaza
Addison, IL 60101

RE: Revised Narrative for Request for Fence Variance

Dear the Village of Addison

I am writing to seek a fence variance for my single-family home at 240 N Hillcrest Ave Addison IL 60101. Current zoning rules say that fences must be of approved material, being no more than 6 feet high, but can't be in front of the principal building except for a decorative fence not exceeding 10 feet in length and 4 feet in height.

I'm respectfully requesting a variance to install a 6 ft wrought iron fence, see the attached plan/sketch. Being that I have an unusually long driveway, I'm requesting to start the gate entrance toward the middle of my driveway and to continue the perimeter of my home. My home is uniquely situated being that the main entrance is to the left at the end of a long driveway. The decorative opening of the gate would be motorized opening in on my property and would also include an opening/door in which you can walk through as well. I have included a revised plan with the specs that include the detailed gate operation.

This urgent variance request is due to recent concerns about my family's safety and not for not for monetary gain or aesthetic reasons. On November 16, 2024, at 1:30 A.M., several men armed with machine style guns, walked both alongside privacy trees and directly up my driveway to steal my vehicle within a couple feet of my front door. The layout of my home is in an L shape, in which the long part is my driveway and my house is to the left of the driveway, in an attempt for privacy and safety I have lined my driveway with medium size trees/shrubs, however the recent incident has proved that that can allow an intruder/criminal the opportunity to use that as a hiding spot to either attack or commit a crime.

I called the Addison police immediately and provided security footage of the event, and didn't hear any follow up until reaching out to the village about this variance, which was over a week later. I have continued to investigate this incident but have yet to locate the vehicle. Since the incident occurred at my home a similar incident happened 2 minutes away, in this case the armed criminals knew they were on camera and taunted/invited the homeowner to attempt to stop them, again in this scenario no gate was present.

Another reason for this request is due to people using my driveway as a turnaround point, almost as if they think it is a street. This happens very frequently and can pose a safety risk in the event my children are playing or if someone is in the vicinity at the time the vehicle enters my driveway. I have shared one of the most recent incidents via email that supports my claim.

If I'm granted permission for my fence, it will not be detrimental to the public or injurious to other property, in fact it would deter a potential criminal from attempting any illegal access to anything of interest that might be on my property. The night this happened everyone in the neighborhood was in danger, everyone in my household and even my neighbors if they had been coming or going from their home. Surveillance video

showed that the criminals had cased the neighborhood days before and deemed that it was an easier target and easily accessible, the highway being so close it was easy to get away as well. Surveillance showed that after they took my car, they got off at the next highway exit to get gas and check from GPS trackers. I have discussed with my neighbors in my cul-de-sac that I would be working with the village to try to get permission to install a gate and they were all understanding and in full support.

The iron fence would be see-through, having wrought iron every couple feet and therefore will not impair an adequate supply of light and air to adjacent properties, or substantially increase the danger of fire, or otherwise endanger the public safety. The design of the gate/fence will go with the aesthetic of my home and therefore will not diminish or impair property values within the neighborhood.

I have shared the video surveillance of the recent incident with the Village and have provided all the requested documents with this letter. I would like to thank you in advance for your time and consideration for this variance and look forward to your decision soon.

Thanks,



Victor Beecham

- Enclosures/Attachments:
 - ab ○ ~~Photos~~ ^{Photos} of November 16th incident
 - Ring camera ~~image~~ ^{Photos} from 2/5/2025
 - Revised plan with gate operation specs

Victor Beecham
240 N Hillcrest
Addison IL 60101

February 19, 2025

Ms Consuelo Arguilles
Village of Addison
1 Friendship Plaza
Addison, IL 60101

RE: Access to property

Dear Ms Arguilles,

My name is Victor Beecham, I reside at 240 N Hillcrest Addison IL 60101. I have a request in the village to get a variance to install a gate on my property. Per our recent discussions, The Village of Addison had some concerns about accessing my property in the event of an emergency. I have explained that the unit that controls the opening and closing of the gate can be operated remotely by my phone if I'm not home and having an option for a key/firebox in the event the automatic feature isn't available.

This letter is to advise that I will take full responsibility for any events that occur on my property if my gate hinders the village from addressing any emergencies.

If you have any questions or comments, you can reach me by phone or email at 708-420-9686 or victormbeecham@yahoo.com.

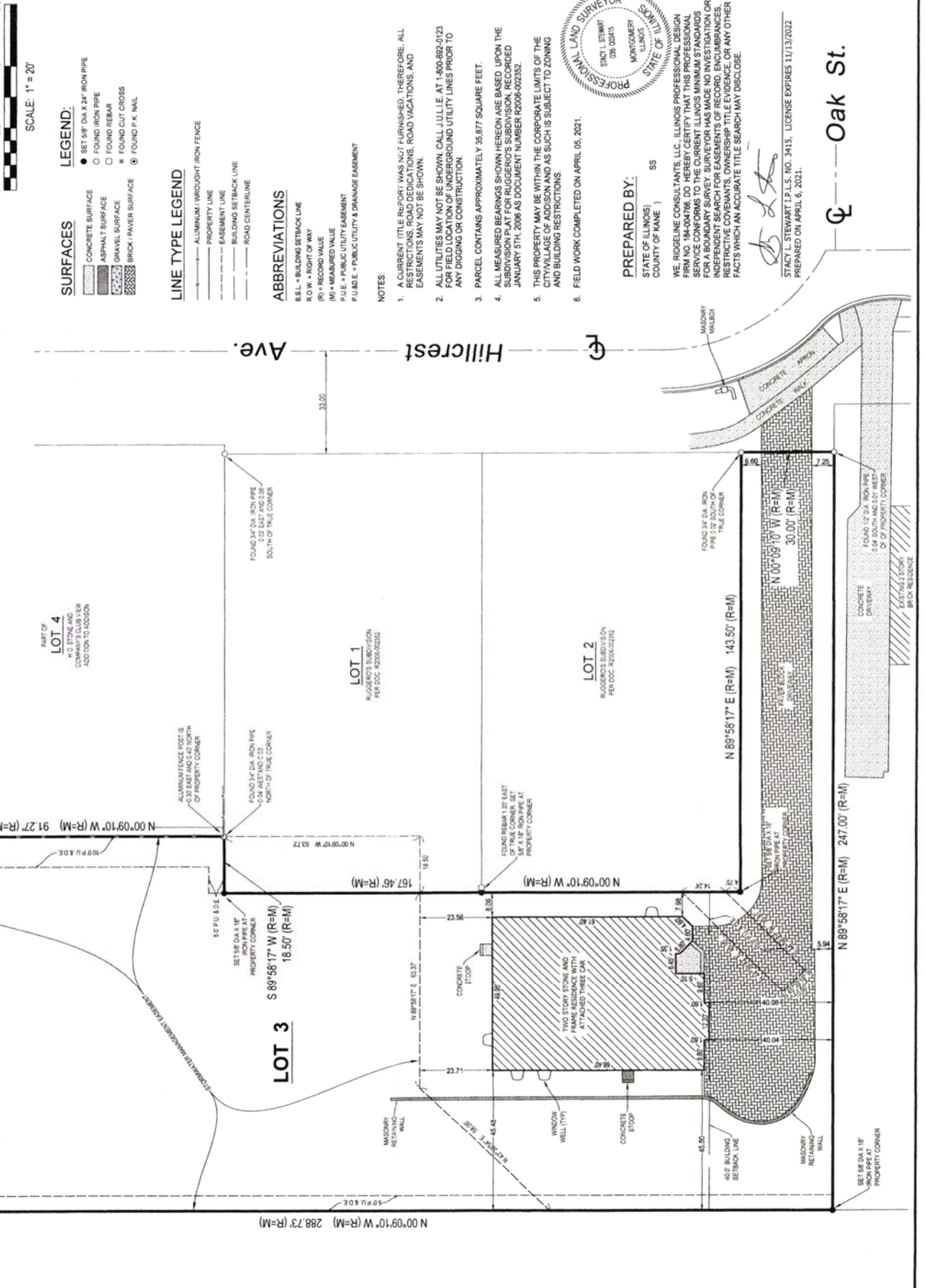
Thank you,



Plat of Survey

LOT 3 IN RUGGERO'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 2008 AS DOCUMENT NO. R2008-002352 IN DUPAGE COUNTY, ILLINOIS.

PART OF LOT 4
H.D. STONE AND
CONCRETE DRIVEWAY
ADDITION TO ADDISON



SCALE: 1" = 20'

LEGEND:

- SURFACES**
- Concrete Surface
 - Asphalt Surface
 - Gravel Surface
 - Brick/Paver Surface
- LINE TYPE LEGEND**
- Aluminum/Wrought Iron Fence
 - Property Line
 - Easement Line
 - Building Setback Line
 - Road Centerline
- ABBREVIATIONS**
- B.S.L. - Building Setback Line
 - R.O.W. - Right of Way
 - (R) - Record Value
 - (M) - Measured Value
 - P.U.E. - Public Utility Easement
 - P.D.E. - Public Utility & Drainage Easement

- NOTES**
- A CURRENT TITLE REPORT WAS NOT FURNISHED. THEREFORE, ALL RESTRICTIONS AND EASEMENTS, ROAD VACATIONS, AND EASEMENTS MAY NOT BE SHOWN.
 - ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-882-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
 - PARCEL CONTAINS APPROXIMATELY 35,877 SQUARE FEET.
 - ALL MEASURED BEARINGS SHOWN HEREON ARE BASED UPON THE SUBDIVISION PLAT FOR RUGGERO'S SUBDIVISION, RECORDED JANUARY 5TH, 2008 AS DOCUMENT NUMBER R2008-002352.
 - THIS PROPERTY MAY BE WITHIN THE CORPORATE LIMITS OF THE CITY/VILLAGE OF ADDISON AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
 - FIELD WORK COMPLETED ON APRIL 05, 2021.

PREPARED BY:
STATE OF ILLINOIS
COUNTY OF KANE

WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN ENGINEER NO. 184-00786, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

STACY L. STEWART P.L.S. NO. 3415, LICENSE EXPIRES 11/13/2022
PREPARED ON APRIL 6, 2021.

Victor Beecham

240 HILLCREST DRIVE, ADDISON, IL

PROJECT NO. 2020-0225

BOOK, DRAWING, SHEET, CHECKED, DATE, REVISION, DATE, DESIGNED

George H. Stewart P.L.S. 2580 Expiration Date 11/03/2022
Ridgeline Consultants LLC
1661 Auncut Road, Montgomery, IL 60538
PH: 630.901.7927 FAX: 630.701.1365



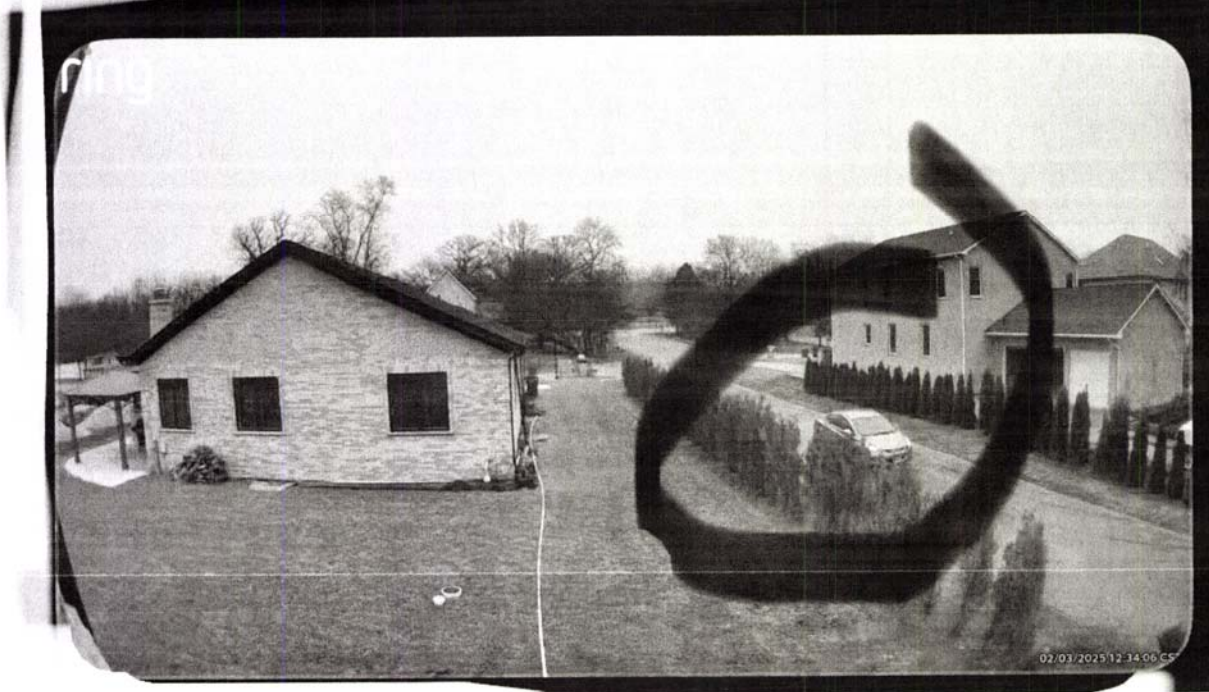
PROFESSIONAL LAND SURVEYOR
STACY L. STEWART
036-03415
MONTGOMERY
STATE OF ILLINOIS

PREPARED FOR: Victor Beecham

1:42:44



GUN IN
HAND



Date: 1-17-25

Dear Village of Addison,

My name is Salvador Jasso, my address is 250 N. Hillcrest, and I'm neighbors with

Victor Beecham, who resides at 240 N Hillcrest Addison IL 60101. I'm signing this letter to confirm that Victor Beecham has discussed his plan to install a gate at his home with me and I have no objections. He has my full support to move forward with his proposed plan.

If you have any questions or comments, you can reach me by phone or email at

As long as it doesn't encroach on our property line. S.J
Chava Jasso 86@gmail.com
331 712 6483
Jan 17/25

Thank you,

X Salvador Jasso
Printed Name

X [Signature]
Signed Name

Date: 1-14-25

Dear Village of Addison,

My name is Christine Beecham, my address is 270 N Hillcrest RD (formerly 2N720 Wood rd), and I'm neighbors with Victor Beecham, who resides at 240 N Hillcrest Addison IL 60101. I'm signing this letter to confirm that Victor Beecham has discussed his plan to install a gate at his home with me and I have no objections. He has my full support to move forward with his proposed plan.

If you have any questions or comments, you can reach me by phone or email at

773 370-8711 Christine.beecham@gol.com

Thank you,

X Christine Beecham

Printed Name

X Christine Beecham

Signed Name

Date: Jan 20, 2025

Dear Village of Addison,

My name is Alan Gunnerson, my address is 235 N Hillcrest Ave, and I'm neighbors with Victor Beecham, who resides at 240 N Hillcrest Addison IL 60101. I'm signing this letter to confirm that Victor Beecham has discussed his plan to install a gate at his home with me and I have no objections. He has my full support to move forward with his proposed plan.

If you have any questions or comments, you can reach me by phone or email at

agunnerson235@gmail.com 630-909-8280

Thank you,

Alan Gunnerson
Printed Name

[Signature]
Signed Name

Date: 1-24-2025

Dear Village of Addison,

My name is Josa Carrera, my address is
238 N Hillcrest Ave., and I'm neighbors with
Victor Beecham, who resides at 240 N Hillcrest Addison IL 60101. I'm signing this letter to
confirm that Victor Beecham has discussed his plan to install a gate at his home with me and I
have no objections. He has my full support to move forward with his proposed plan.

If you have any questions or comments, you can reach me by phone or email at

carrerarepairs@yahoo.com

Thank you,

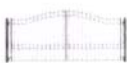
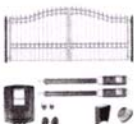
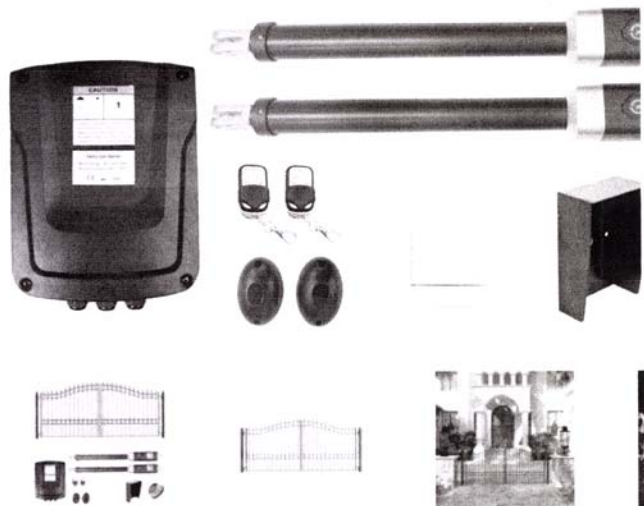
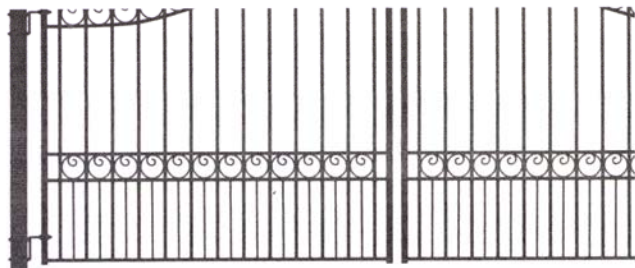
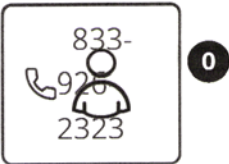
X Josa Carrera

Printed Name

X Josa Carrera

Signed Name

ALEKO



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London Style Gate and Gate Kit - 16 x 6 Feet

Technical Specs

- **Length:** 16 ft.
- **Height:** 6 ft.
- **Gate Style:** Dual Swing
- **Material:** Hot-Dipped Galvanized Steel with Powder-Paint Coating
- **Color:** Black
- **Gate Warranty:** 10 Years
- **Gate Opener Warranty:** 1 Year
- **Gate Assembly Kit Included:** (2) Driveway Gate Panels; (2) Gate Posts: 8L ft. x 3.5W x 3.5H in.; (4) LM114 5/8-in. Hinge J-Bolts
- **Gate Opener Kit Includes:** Fully Metal Dual Swing Gate Opener Gate Operator GG1700; Photocell Sensor; Wired Push Button; Metal Box for Keypad; Wireless Keypad with Backlight

Customers Also Viewed



**Automated Steel Dual
Swing Driveway Gate and
Gate Opener Complete Kit
- PARIS Style - 16 x 6 Feet**

\$3,099.00

PRE-ORDER NOW

 In Stock



**Automated Steel Dual
Swing Driveway Gate and
Gate Opener Complete Kit
- Venice Style - 16 x 6 Feet**

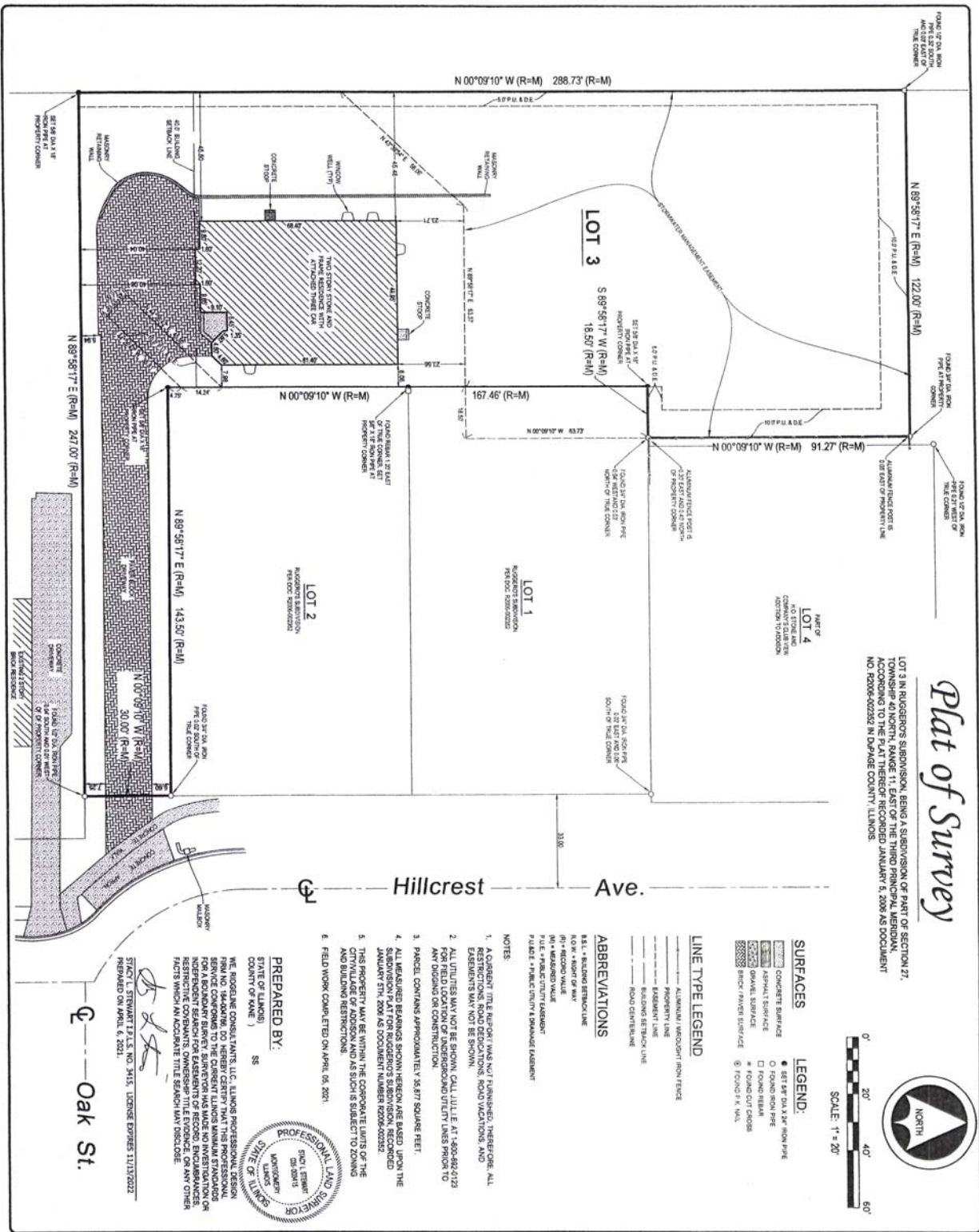
\$2,799.00

ADD TO CART

 In Stock

Plat of Survey

LOT 3 IN RIDGELINE'S SUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 5, 2008 AS DOCUMENT NO. R2008-00255 IN DUPAGE COUNTY, ILLINOIS.



- SURFACES**
- CONCRETE SURFACE
 - ASPHALT SURFACE
 - GRAVEL SURFACE
 - BRICK / PAVEMENT SURFACE
 - FOUND P & WALL
- LEGEND:**
- SET 1/8\"/>

- LINE TYPE LEGEND**
- ALUMINUM W/ALUMINUM IRON FENCE
 - PROPERTY LINE
 - BOUNDARY LINE
 - BOUNDARY RESTRICTION LINE
 - ROAD CENTERLINE

ABBREVIATIONS

- B.S.L. - BUILDING SETBACK LINE
- R.O.W. - RIGHT OF WAY
- R.I. - RECORD VALUE
- R.V. - RECORD VALUE
- R.V. - RECORD VALUE
- R.V. - RECORD VALUE
- R.V. - RECORD VALUE
- R.V. - RECORD VALUE

NOTES

1. A CORRECT TITLE REPORT HAS NOT BEEN OBTAINED. THEREFORE, ALL EASEMENTS MAY NOT BE SHOWN. ROAD INDICATIONS AND EASEMENTS MAY NOT BE SHOWN.
2. ALL UTILITIES MAY NOT BE SHOWN. CALL UTILITY AT 1-800-485-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
3. PARCEL CONTAINS APPROXIMATELY 35,877 SQUARE FEET.
4. ALL MEASUREMENTS SHOWN HEREON ARE BASED UPON THE JANUARY 5TH, 2008 AS DOCUMENT NUMBER R2008-00255.
5. THIS PROPERTY MAY BE WITHIN THE CORRELATE LINES OF THE CHANDLER OF ADDISON ZONING AND SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
6. FIELD WORK COMPLETED ON APRIL 06, 2021.

PREPARED BY:
 STATE OF ILLINOIS
 COUNTY OF WAKE)
 SS



WE, RIDGELINE CONSULTANTS, LLC, ILLINOIS PROFESSIONAL DESIGN ENGINEERS, HEREBY CERTIFY THAT WE HAVE CONDUCTED A PROFESSIONAL SURVEY AND SERVICE CONFORMING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. SURVEYOR HAS MADE NO INVESTIGATION OR RESEARCH SEARCH FOR EASEMENTS TO RECORD, ENCUMBRANCES OR OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

STACY L. STEWART P.L.S. NO. 3415, LICENSE EXPIRES 11/13/2022
 PREPARED ON APRIL 6, 2021.

Oak St.

PREPARED FOR:
Victor Beecham
 PROPERTY ADDRESS:
 240 HILLCREST DRIVE, ADDISON, IL

Ridgeline Consultants LLC
 Illinois Professional Design Firm No. 184-004768
 1681 August Road, Montgomery, IL 60038
 PH: 630.701.7927 FAX: 630.701.1385
 George H. Skulwick P.L.S. 2580 Expiration Date 11/02/2022
 Stacy L. Stewart P.L.S. 3415 Expiration Date 11/02/2022

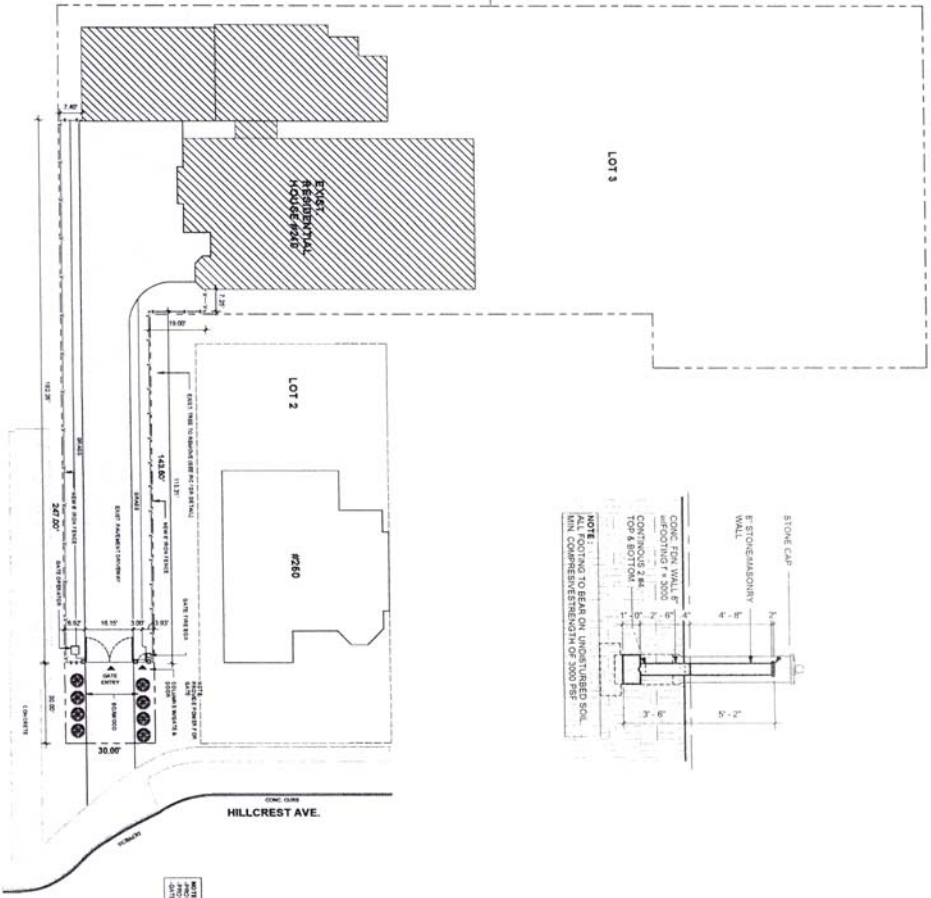
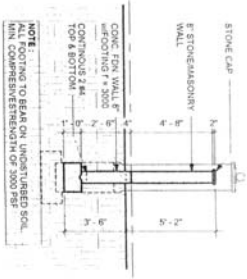


REVISION	DATE	DESC.

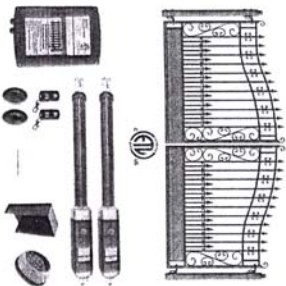
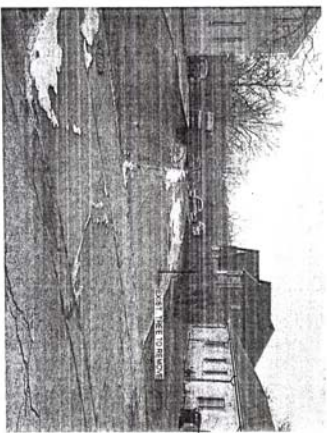
BOOK	DWG. SIZE:
DRAWY: ERP	CHECKED: SLS
REFERENCE:	
FIELD WORK COMPLETED: 4-6-2021	
PROJECT NO. 2020-0225	

SHEET
 1
 OF
 1

INSTALL NEW 6' IRON SWING GATE AND FENCE TO EXISTING RESIDENTIAL BUILDING



NOTE: ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



SHEET No. A100

INSTALL NEW 6' IRON SWING GATE AND FENCE TO EXISTING RESIDENTIAL BUILDING

240 N Hillcrest Ave
 Addison, IL 60101

DATE	REVISION

GIS View of Village Utilities



- Blue Box - water shutoff valve
- Green Box - storm sewer structure
- Green Line - storm sewer line
- Yellow Circle - sanitary manhole
- Purple Line - sanitary sewer line

Addison Village of Addison

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • CODE ENFORCEMENT • ENGINEERING • ZONING

March 12, 2025

MEMORANDUM

TO: MARIANNE FOTOPOULOS, CHAIR
AND MEMBERS OF THE PLANNING AND ZONING COMMISSION

FROM: MIKE CRANDALL, COMMUNITY DEVELOPMENT DIRECTOR *M.C.*
CONSUELO ARGUILLES, ASSISTANT DIRECTOR OF COMMUNITY DEVELOPMENT *OK*

RE: RECOMMENDATION
PZ-24-19, 5N235 ITASCA ROAD: CONSIDERATION OF HEARING TESTIMONY REGARDING ANNEXATION, REZONING, A PLAT OF RESUBDIVISION, AND AN ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF ADDISON AND THE OWNER OF THE PROPERTY LOCATED AT 5N235 ITASCA ROAD.

SUMMARY OF REQUEST

The subject property consists of two lots totaling 7.215 acres (314,302 sq.ft.) in unincorporated DuPage County. The applicant wishes to annex the subject property to the Village of Addison, rezone, and resubdivide the subject property into twenty lots to construct detached single-family homes. This would require approval of an annexation agreement, annexation, rezoning to the R2 Single-Family Residence District, and a Plat of Resubdivision.

BACKGROUND

The DuPage zoning designation is R-3 Single-Family Residence District. Permitted uses include single-Family detached dwelling with septic and well or water.



The majority of the property has been undeveloped, with the exception of a home and related structures that were situated on the north side of the property, but appear to have been removed after 2019. The property has been undeveloped since then.

The Future Land Use Plan of the Village of Addison Comprehensive Plan recommends that the subject property be developed with neighborhood residential and open space. Neighborhood residential is intended to accommodate primarily detached and attached single-family homes with limited opportunities for multi-family residential redevelopment. Certain parcels within this district can accommodate neighborhood parks and recreational amenities, religious institutions, and neighborhood retail uses that serve the neighborhood.

INTERDEPARTMENTAL REVIEW COMMENTS

Planning and Zoning



The subject property abuts incorporated property located in the Village of Addison on all four sides. The property to the west, north, and east is zoned R2 Single-Family Residence. The property to the south is zoned R3A Single-Family Residence.

The proposed subdivision would be comply with the R2 lot requirements. The twenty lots vary in areas but all exceed the minimum area not less than 8,400 square feet and lot widths exceed the minimum 60' at the building area. The subdivision indicates lot areas from 8,403-9216 square feet and lot widths from 60.04-82.38 feet.

The Petitioner submitted building elevations and floor plans for four prototypes, indicating front façade masonry ranging from 57%-71% for the two-story homes (options 1-3 prototypes). The

one-story ranch homes (option 4 prototype) would provide up to 75% masonry. This would exceed the standard annexation requirement of providing a minimum of 50% for all street facing elevations.

The proposed subdivision will include an anti-monotony clause to ensure that there is façade and footprint variation throughout the project. The clause will ensure no adjacent units have the same layout and no matching facades in any 4-unit block. The anti-monotony and concept of exterior finishes will be included and enforced by a homeowner's association.

The floor plans indicate two-car garages, an office, closets, family room, kitchen, breakfast, pantry, laundry room, power rooms and up to three bedrooms and a master bed and bathroom suite.

The proposal indicates that a home owners association (HOA) will be created to maintain common areas and allow for funds to maintain natural areas and stormwater detention improvements.

Building

The percent of masonry shall be increased. The front facade shall also be composed of architectural grade composite or cementitious siding of contrasting color for accent areas. Basements shall not include bedrooms and shall have proper emergency escape and rescue openings. All buildings shall be fully sprinklered.

Engineering

Compliance with all applicable regulations, including the Village Code and DuPage County, will be required. The property contains a large depression. Any material brought in to fill the depression will need compensatory storage at a 1:1 ratio. Requirements include a soils and agricultural investigation, a copy of the Corps of Engineers jurisdictional determination, documentation supporting DuPage County review and approval of the wetland boundaries or a new site visit and boundary confirmation will be required.

Since this development will affect a regulatory wetland, an Alternative Analysis that the proposed development represents the least damaging alternative while still achieving the basic development purpose must be completed.

The proposed development design will impact the wetland, therefore documentation in accordance with section 15-87 of the ordinance will need completion. If wetland impacts are authorized, wetland mitigation will be required.

Police

No issues from the Police Department.

Public Works

This development will require the establishment of a dormant special service area (SSA) for all stormwater management and wetland areas as a part of the annexation agreement.

RECOMMENDATION

Staff finds that the proposed actions comply with the standards set forth in the Subdivision Control Ordinance and Zoning Ordinance and, therefore, staff recommends approval of an annexation agreement between the Village of Addison and the petitioner, annexation, and a plat of resubdivision, subject to the following conditions:

1. Any new home built on the subject property shall be at least 2,500 square feet in area.
2. General compliance with the architectural plans prepared by Be-vizual Architecture & Design dated 11/14/2024.
3. Execution of an annexation agreement, including an anti-monotonous clause for building elevations and colors, shall be executed as part of the annexation agreement.
4. Establishment of an HOA with by-laws and declaration of covenants as a part of the annexation agreement.
5. Establishment of a dormant special service area (SSA) for all stormwater management and wetland areas as a part of the annexation agreement.

SUPPORTING DOCUMENTS

Attached for your review are the following:

- Notice of Public Hearing
- Location Map
- Plat of Survey

PETITION TO THE PLANNING AND ZONING COMMISSION OF ADDISON

RE: Subdivision Development

Date: 11/8/2024

1. Petitioner Information:

- **Name:** P&S Acquisitions and Development LLC
 - **Address:** 933 W Liberty Dr, Wheaton, IL 60187
 - **Phone Number:** (630) 890-3783 / (630) 303-2504
 - **Email Address:** spolena@polena.com / kseseri@gmail.com
-

2. Property Information:

- **Property Address:** 5N235 Itasca Rd, Addison, IL 60101
 - **Parcel Number(s):** 03-17-301-003 & 03-17-301-004
 - **Proposed Zoning:** R2 – Single Family Residential
 - **Size of Property:** 7.195 Acres
-

3. Description of Request:

The undersigned petitioner hereby requests that the Planning and Zoning Commission of Addison review the following:

- **Request Type:** Consideration for approval of request for pre-annexation, annexation, and rezoning to R2 Single Family Residential without any variations
 - **Proposed Zoning Change:** Both vacant lots described under section two "Property Information" to be approved for R2 zoning
 - **Purpose of the Request:** Conversion of the vacant lots described in section two into subdivided buildable parcels subject to the requirements outlined in Chapter 22 – Zoning Requirements.
-

4. Justification for Request:

There are no variations requested for pre-annexation and approval of R2 zoning. This petition and enclosed supporting documentation propose the conversion of vacant land into subdivided lots for development of single-family homes. This would allow for improvements to the land and the addition of new housing consistent with similar properties in the adjacent area. This development

would provide new revenue to the local community through employment of specialized labor during the construction phase and increase of local taxable income as new residents would occupy the newly built homes.

Like much of the United States today, DuPage County is faced with a shortage of affordable single family homes, as many first-time buyers are unable to find available housing. Housing demand in DuPage County currently exceeds available supply. This project would provide additional space for new housing to be constructed in order to meet the needs of DuPage County residents and attract additional homebuyers to the Village of Addison. The parcels for which rezoning is requested are located within proximity to major highways and a good school district, which make it ideal for attracting growing families which will contribute to the local Addison community not only financially but also through community contributions.

5. Conformance with Zoning Laws and Regulations:

The requested zoning change complies with the Village of Addison zoning code, and specifically the following sections:

- Chapter 22- Zoning Ordinance, Section IX

6. Conclusion:

In conclusion, we respectfully request that the Planning and Zoning Commission approve this petition without any variations for annexation and rezoning, as it aligns with community planning objectives and will provide new housing, new jobs, and new income to the community.

The petitioner is available for any questions or further information needed and looks forward to presenting this petition to the Commission.

Sincerely,

P&S Acquisitions and Development LLC

PETITION FOR ANNEXATION

TO: THE MAYOR AND BOARD OF TRUSTEES
VILLAGE OF ADDISON
DU PAGE COUNTY, ILLINOIS

The petitioner(s), Klajdi Seseri and Sotiel Sam Polena
respectfully state(s) under oath:

1. Petitioner(s) is/are the sole owner(s) of record of the territory legally having Property Index Number (s) (P.I.N.#s) 03-17-301-003 & 03-17-301-004 which comprise a tract of land located at 5N235 Itasca Rd, Addison, IL 60101, in DuPage County, Illinois (the "Tract").
2. The Tract is not situated within the limits of any municipality.
3. There are no electors residing in the Tract, or the undersigned are at least 51% of the electors residing in the Tract:

PETITIONER(S) RESPECTFULLY REQUEST(S):

1. That the above-described Tract be annexed to the Village by ordinance of the Mayor and Board of Trustees of the Village pursuant to the Illinois Municipal Code (65 ILCS 5/7-1-8).
2. That such other action be taken as is appropriate in the premises.

Dated this 20th day of February, 2025.

ELECTORS:

OWNERS:

Klajdi Seseri
Sotiel S. Polena

STATE OF ILLINOIS)

) SS

COUNTY OF DU PAGE)

I, the undersigned, a notary public in and for said County, do hereby certify that _____ and _____, personally known to me, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20____.

Notary Public

Date

(SEAL)

My commission expires: _____

Grove Enclave Subdivision – Development Narrative

Project Overview:

The proposed development, named “Grove Enclave” is a thoughtfully designed and planned community aimed at providing high-quality single family homes and bringing new families to an already established neighborhood. The proposed development will fit the character of the area which consists of similar single-family homes built in the early nineties. These new homes will feature modern amenities and current energy efficient features which will provide added value to families looking to move into the neighborhood. Grove Enclave homes will offer modern amenities, quality craftsmanship, a price point in line with other similar developments, and natural green spaces with native plants and wetlands. The development seeks to blend contemporary construction with environmental responsibility integrated within the existing community.

Location:

The development is located on a seven-acre parcel of land, strategically positioned with easy access to major highways, public transportation, and essential services. The site benefits from proximity to schools, parks, shopping centers, and recreational facilities, making it a desirable location for families, young professionals, and retirees alike.

Design Vision:

We prioritize energy efficient development, innovative design, and a strong sense of community. The housing units will be designed with modern, energy-efficient features that reduce the environmental footprint while providing a comfortable and stylish living experience. The development will include four different single-family options, with a multitude of exterior façade modifications, intended to cater to a range of budgets and preferences while providing the appearance, quality, and feel of a full custom home. The subdivision will include an anti-monotony clause to ensure that there is façade and footprint variation throughout the project. The clause will ensure no adjacent units have the same layout and no matching facades in any 4 unit block. The anti-monotony and concept of exterior finishes will be included and enforced by the home owners association.

These new homes will incorporate eco-friendly building materials, energy-efficient appliances, and energy efficient windows. Prospective homeowners will have the option to install solar panels based on their family needs and preferences. Additionally, each residence will be equipped with smart home technology including energy management systems, smart thermostats, and secure home automation features that provide convenience, energy savings, and peace of mind.

Based on marked research and broker recommendations we have found that the current market demand incorporates flat siding material in farmhouse style construction with brick and stone used as an accenting material. In keeping with demand and exceeding Addison requirements we have provided designs that incorporate up to 75% front façade masonry while including flat finish components. Our design will be consistent with the currently constructed Highlands of Addison Subdivision by Pulte homes. We will emphasize aesthetic inclusion and incorporation of

components and finishes that are consistent with the neighborhood. We will also offer upgrade options to all masonry exterior, or increased masonry on the front and street facing facades per request from home owners.

Home Owners Association:

Grove Enclave subdivision will create a Home Owners Association (HOA) to allow for funds to maintain natural areas and stormwater detention improvements. The HOA will be responsible for maintenance of the property during and post development. Maintenance will include trimming, pruning, and removal of invasive species as indicated by landscape contractor and in accordance with best practices for buffer and wetland maintenance. The HOA will require the landscape contractor to maintain an annual report of critical area plant conditions. The HOA will also maintain drainage structures and basins to ensure proper operation of the stormwater systems. The HOA fee will be based on a fixed per lot amount regardless of lot area and location. The amount of the HOA fee will be equivalent to expected maintenance costs plus 25% for emergency funds. The HOA will be turned over to the property owners from developer upon completion of more than 67% of the construction.

Prior Development Experience:

P&S Acquisitions and Development LLC is a newly formed entity organized to become one of the premier quality home builders in DuPage County and the surrounding area. The ownership group has extensive experience in design and construction with an established team of consultants and subcontractors. Design and construction experience ranges from mid-size renovations all the way to ground up constructions. Most recent projects include civil design and project management of a 24-unit duplex subdivision in Lake Zurich. Civil design and project management of a 20-unit townhome subdivision in Lombard. Two lot subdivision and 10,000 sqft custom home construction in Glen Ellyn. Design and construction of 800 sqft second story addition and site modification in Glen Ellyn. Interior renovations of single family homes in Naperville and Lombard.

Key team members and areas of expertise include:

- Civil Engineering Design and Land Development
- Land surveying and subdivision
- Licensed architectural design and project management
- Licensed roofing contractor
- Civil design support staff
- Architectural support staff
- Project management support staff
- Pre-vetted list of skilled and reputable sub-contractors for all key phases of construction

We will partner with experienced realtors, mortgage and insurance brokers to ensure that the customer experience is as smooth as possible across the entire spectrum of the home buying experience.

In terms of the expected price range for each property, that will depend on the grade of finishes and fixtures included in the final product. We anticipate that each house will be in the range of \$194 - \$212 per square foot of finished area in terms of market value. So based on the square footage

included in each rendering, we expect total market value for each property to be in the range of \$485,000 to \$690,000.

Community Engagement and Collaboration:

The development of Grove Enclave will be designed in close collaboration with local stakeholders, including village officials, residents, and environmental organizations. Community feedback will be central to the planning process, ensuring that the final design meets the needs and desires of those who will call this new neighborhood home.

Conclusion:

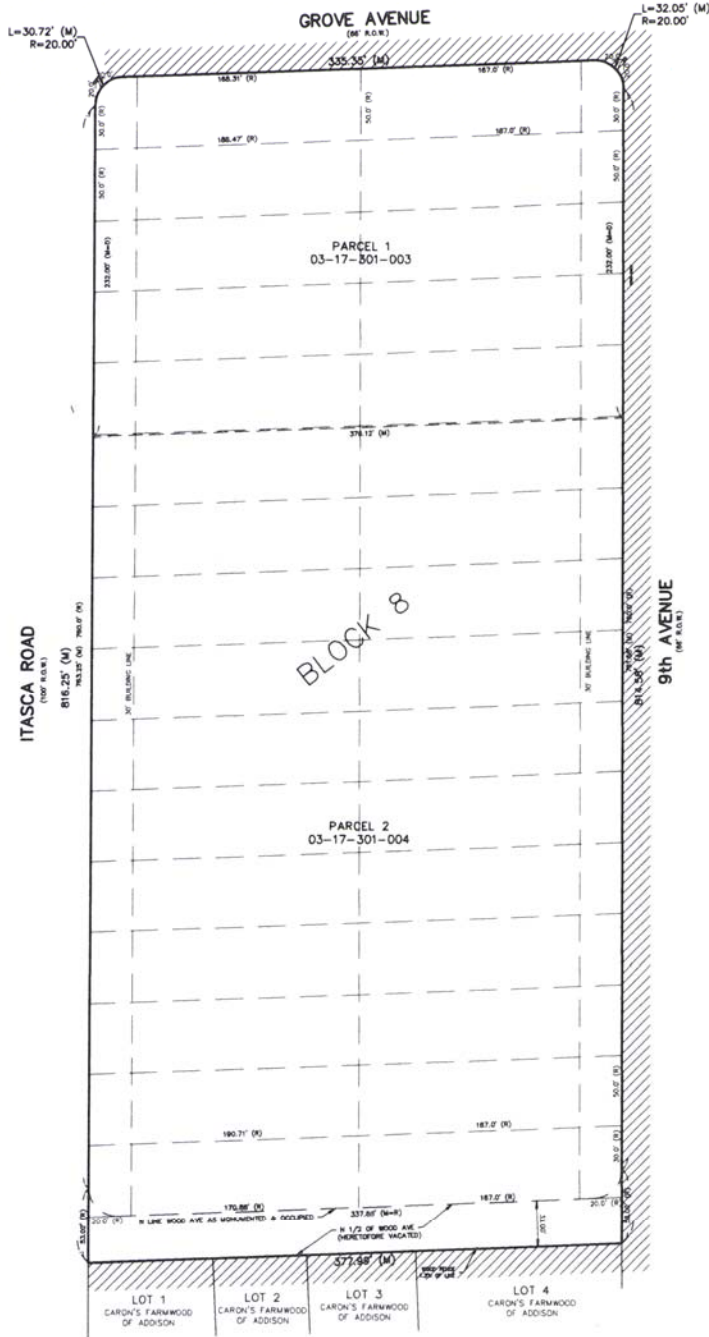
Grove Enclave will be more than just a place to live—it will be a vibrant, family friendly subdivision where people of all backgrounds can thrive. By combining modern amenities, energy efficient design, and a commitment to environmental stewardship, this development aims to create a lasting, positive impact on both its residents and the surrounding area.

PLAT OF ANNEXATION

TO THE
VILLAGE OF ADDISON
DUPAGE COUNTY, ILLINOIS.

OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40
NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS

ADDRESS: 5N235 ITASCA ROAD, ADDISON
PIN: 03-17-301-003 & 03-17-301-004



AREA HEREBY ANNEXED
314302 Sq.Ft. or 7.215 Acres ±

LEGEND



STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

OWNER'S CERTIFICATE

I, _____ AND
DO HEREBY CERTIFY THAT HE/SHE/THEY ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN
AND HAVE CAUSED THE SAME TO BE PREPARED FROM EXISTING PLATS AND RECORDS FOR THE
PURPOSE OF ANNEXATION TO THE VILLAGE OF ADDISON AS SHOWN BY THE PLAT HEREBY DRAWN.

DATED THIS ____ DAY OF _____ A.D. 20__

BY: _____
BY: _____

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE,
DO HEREBY CERTIFY THAT THE PERSON OR PERSONS WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE
FORGOING INSTRUMENT DO APPEAR BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT
HE/SHE/THEY ARE THE OWNER(S) OF THE PROPERTY DESCRIBED HEREIN AND THAT HE/SHE/THEY
SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HEREAFTER SET FORTH.

DATED THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THE ANNEXED PLAT OF ANNEXATION IS IDENTIFIED AS THAT INCORPORATED INTO AND MADE A PART OF
THE VILLAGE OF ADDISON, ILLINOIS, ORDINANCE _____ ADOPTED BY THE MAYOR AND
BOARD OF TRUSTEES OF SAID VILLAGE ON THE ____ DAY OF _____ A.D. 20__.

VILLAGE BOARD OF TRUSTEES OF
THE VILLAGE OF ADDISON, ILLINOIS
BY: _____ MAYOR ATTEST: _____ VILLAGE CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS INSTRUMENT, H.S. _____ WAS FILED FOR RECORD IN
THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THIS ____ DAY OF
_____, A.D. ____ AT ____ O'CLOCK ____ M.
COUNTY RECORDER

LAND SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, SCOTT S. POLINA, ILLINOIS REGISTERED LAND SURVEYOR,
HAVE PLATTED FROM THE RECORDS THE PROPERTY DESCRIBED AS FOLLOWS:
PARCEL 1, THE NORTH 232 FEET OF BLOCK 8 (SAID BLOCK HAVING BEEN VACATED
BY PLAT OF VACATION RECORDED AS DOCUMENT NUMBER 853-25007) IN MEDIAN
HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 17, AND PART
OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED
OCTOBER 8, 1925 AS DOCUMENT 27078, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2, BLOCK 8 (EXCEPT THE NORTH 232.0 FEET THEREOF) AND THE NORTH 1/2
OF VACATED WOOD AVENUE, LINES SOUTH OF AND ADJOINING SAID BLOCK 8,
MEDIAN HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, AND
PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH RANGE 11, EAST
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED
OCTOBER 8, 1925 AS DOCUMENT 27078, IN DUPAGE COUNTY, ILLINOIS.
AS SHOWN BY THE ANNEXED PLAT FOR THE PURPOSES OF ANNEXATION TO THE VILLAGE
OF ADDISON, ILLINOIS, AND THE ANNEXED PLAT ADEQUATELY SHOWS SUCH TERRITORY TO
BE ANNEXED. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. SCALE OF
MAP IS 40 FEET TO ONE INCH.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS
THIS 11TH DAY OF FEBRUARY, A.D. 2025

Scott S. Polina
ILLINOIS LAND SURVEYOR NO. 4062, LICENSE EXPIRES 11/30/28
ILLINOIS DESIGN FIRM NO. 184-027780



PREPARED BY:
POLENA ENGINEERING LLC
BY: I. LIBERTY OR
WHEATON, IL 60187
PH: 630-653-6331

SUBMITTED BY AND RETURN TO:
VILLAGE OF ADDISON
1 FRIENDSHIP PLAZA
ADDISON, IL., 60101

PRINTED BY: SAH POLINA FILE NO. 2308-21 2" = 40'00" HORIZ. SCALE 1" = 80'00" STATE

PE **POLENA ENGINEERING LLC**
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-027780

POLENA COMPANY INCLUDES LAND SURVEYORS, LIBERTY & ASSOCIATES, ALIANT CONSULTING,
BERRY ASSOCIATES AND CONSULTANTS, PAUL MATTHEW DESIGN, AND MEDIAN HIGHLANDS

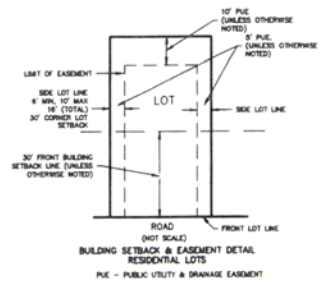
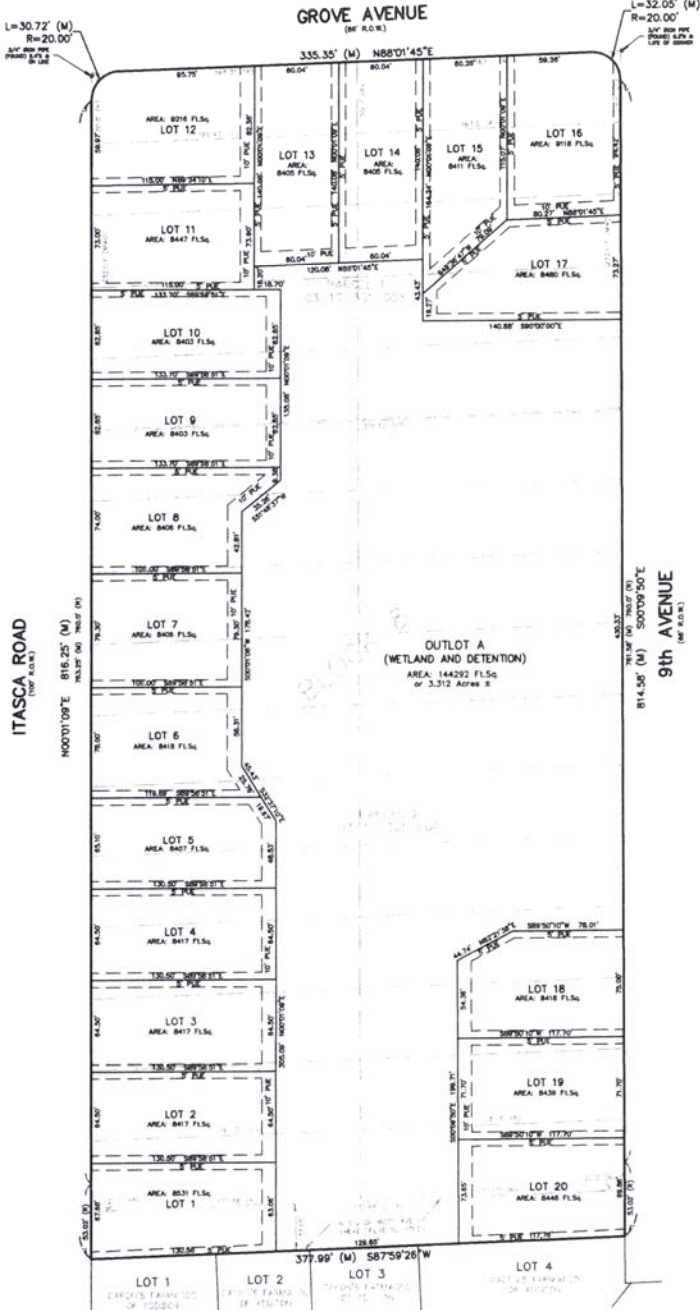
1:\2025-02\F0228\JOBSET0 3-8-25 (ENCL)0.dwg

PRELIMINARY PLAT OF GROVE ENCLAVE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 5H235 ITASCA ROAD, ADDISON, ILLINOIS
P.I.N.: 03-17-301-003; 03-17-301-004

BASES FOR BEARINGS:
THE BASES FOR BEARINGS SHOWN HEREON IS ILLINOIS STATE PLANE COORDINATE EAST ZONE MADS3 AS ACQUIRED BY GPS



OWNER CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ DO HEREBY CERTIFY THAT THE UNDERSIGNED (S) IS (ARE) THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT SAID LAND IS THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES (DO) HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE SEAL AND TITLE THEREON INDICATED.

NOTARY PUBLIC CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

DRAINAGE CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATION AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

VILLAGE BOARD OF TRUSTEES CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED BY THE MAYOR AND THE BOARD OF TRUSTEES OF THE VILLAGE OF ADDISON, DUPAGE COUNTY, ILLINOIS.
THIS _____ DAY OF _____, A.D. 20____.

VILLAGE PLAN COMMISSION CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF ADDISON, DUPAGE COUNTY, ILLINOIS THIS _____ DAY OF _____, A.D. 20____.

CERTIFICATE AS TO SPECIAL ASSESSMENTS
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OF ANY SORTED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

VILLAGE ENGINEER'S CERTIFICATE AS TO DOMESTIC WATER AND SANITARY SEWER SYSTEMS
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ DO HEREBY CERTIFY THAT THE REQUIRED BOND IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWER, WATER AND/OR SEWER LINES AND DOMESTIC WATER SUPPLY SYSTEM, AND/OR DISTRIBUTION LINES UNDER MY JURISDICTION, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A REGISTERED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREON.

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
I, _____ DO HEREBY CERTIFY THAT ALL MATTERS PERTAINING TO THE PRIMARY STREET IMPROVEMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS, ADOPTED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF ADDISON, ILLINOIS, AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLETED WITHIN THE FOLLOWING EXISTENCES:
I FURTHER CERTIFY THAT THE REQUIRED BOND IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING ALL STREETS INCLUDING STORM SEWERS AND OTHER PUBLIC UTILITIES NOT UNDER FEDERAL, STATE, OR COUNTY COMPLETION OBLIGATIONS.

EASEMENT PROVISIONS
PERMANENT NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRONIC AND COMMUNICATIONS SERVICES, SOUNDING AND SIGNALS, CABLE TELEVISION, SANITARY SEWERS, GAS MAINS, WATER SUPPLY, AND DISTRIBUTION, STREET LIGHTING, STORM SEWERS AND DRAINAGE SERVICE IS HEREBY RECEIVED FOR AND GRANTED TO:
THE VILLAGE OF ADDISON, ILLINOIS TELEPHONE COMPANY, INCORPORATED COMPANY, CABLE TELEVISION COMPANIES OPERATING UNDER FRANCHISE FROM VILLAGE OF ADDISON.

DUPAGE COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID, ON _____ DAY OF _____, A.D. 20____, AT _____ O'CLOCK _____ M.



SURVEYOR CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
THIS IS TO CERTIFY THAT I, STEPHEN S. POLENA, AN ILLINOIS LAND SURVEYOR HAVE SURVEYED AND BOUNDARIED THE PROPERTY DESCRIBED AS:
PARCEL 1: THE NORTH 250 FEET OF BLOCK 8 (SAID BLOCK HAVING BEEN VACATED BY PLAT OF VACATION RECORDED AS DOCUMENT NUMBER 863-25009) IN MEDIAN HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 17, AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 8, 1925 AS DOCUMENT 201016, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2: BLOCK 8 (EXCEPT THE NORTH 250 FEET THEREOF) AND THE NORTH 1/2 OF VACATED WOOD AVENUE, LYING SOUTH OF AND ADJOINING SAID BLOCK 8, MEDIAN HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 17, AND PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED OCTOBER 8, 1925 AS DOCUMENT 201016, IN DUPAGE COUNTY, ILLINOIS.
AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
I FURTHER CERTIFY THAT BASED ON REVIEW OF FEDERAL EMBLEMMENT MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NO. 170430002G WITH AN EFFECTIVE DATE 8/1/2019 (IT IS OUR OPINION THAT THE PARCEL INCLUDED IN THIS PLAT ARE WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), AS DESIGNATED AND DEFINED BY FEMA.
ALSO THIS IS TO CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS BOUNDARIED WITHIN THE CORNER LIMITS OF THE VILLAGE OF ADDISON WHICH HAS ADOPTED A VILLAGE PLAN AND WHICH IS CHANGING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE 11 OF ILLINOIS MUNICIPAL CODES AS HEREIN BEFORE AND HEREBY REITERATED.
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF FEBRUARY, A.D. 2025.

ILLINOIS REGISTERED LAND SURVEYOR NO. 0402, LICENSE EXPIRES 11/30/28
ILLINOIS DESIGN PROFESSIONAL NO. 184-007280

COUNTY CLERK CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.
COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT TAXES AND NO UNPAID CURRENT TAXES AND NO UNPAID FORFEITED TAXES AND NO RECEIVABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT BETHLEHEM, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____.

SUBMITTED BY AND RETURN TO:
VILLAGE OF ADDISON
1 FRIENDSHIP PLACE
ADDISON, IL, 60101

ORDERED BY: SAH POLENA FILE NO. 184-007280-1
PE POLINA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLINA.COM
WWW.POLINA.COM
ILLINOIS PROFESSIONAL DESIGN PLAN NO. 184-007280
POLINA ENGINEERING LLC (LAWYER) 14886771, A MEMBER OF THE POLINA GROUP
REGISTERED LAND SURVEYOR NO. 0402, LICENSE EXPIRES 11/30/28, AND REGISTERED ENGINEER NO. 120023-0001, LICENSE EXPIRES 03-18-2025



FRONT FACADE MASONRY = 57%

OPTION 1
LEVEL 1 - 1,426 SF
LEVEL 2 - 1,461 SF
TOTAL: 2,887 SF

OPTION 1 PROTOTYPE - RENDERING

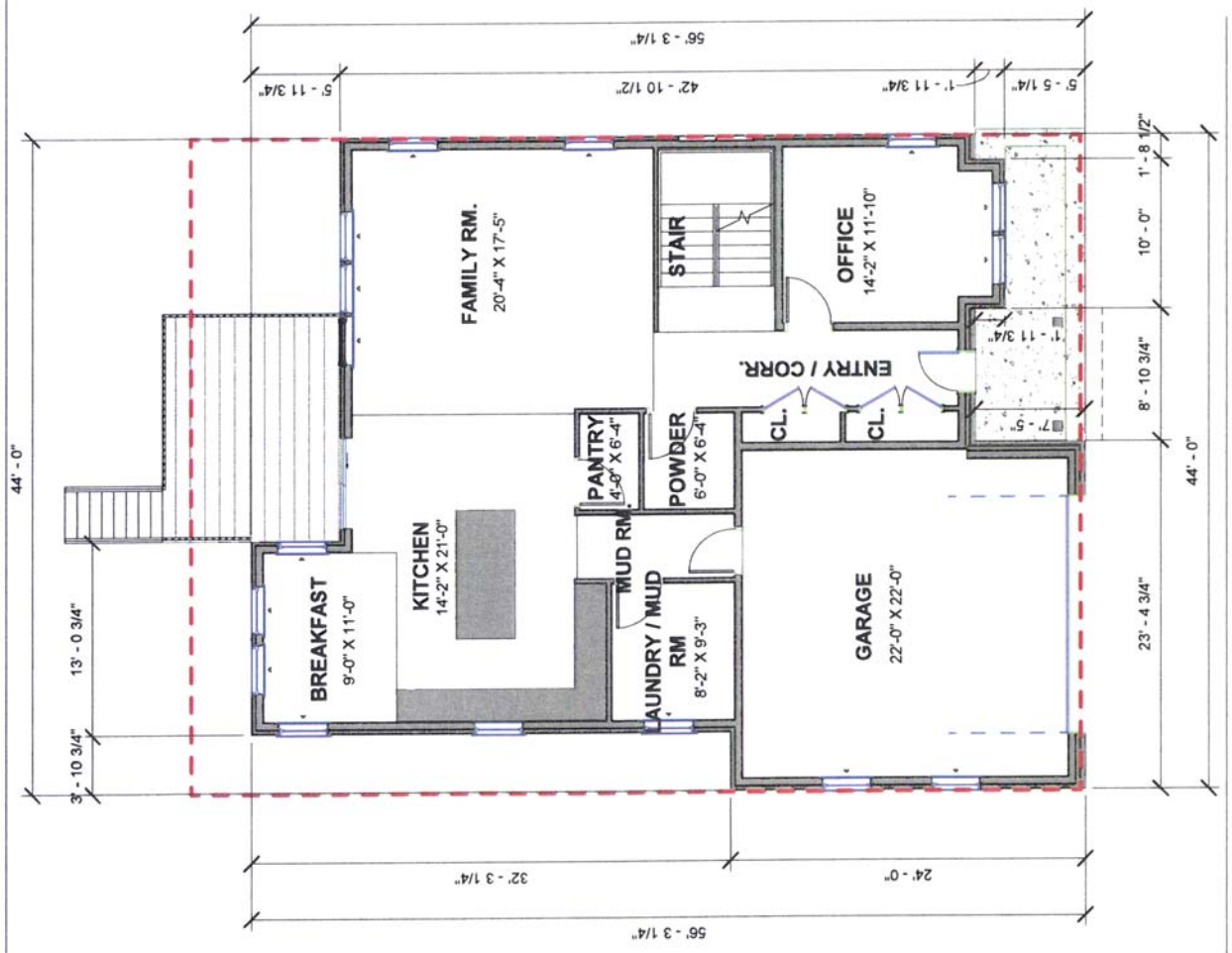
CONCEPT ONLY - NOT FOR CONSTRUCTION

1/17/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60126

be visual

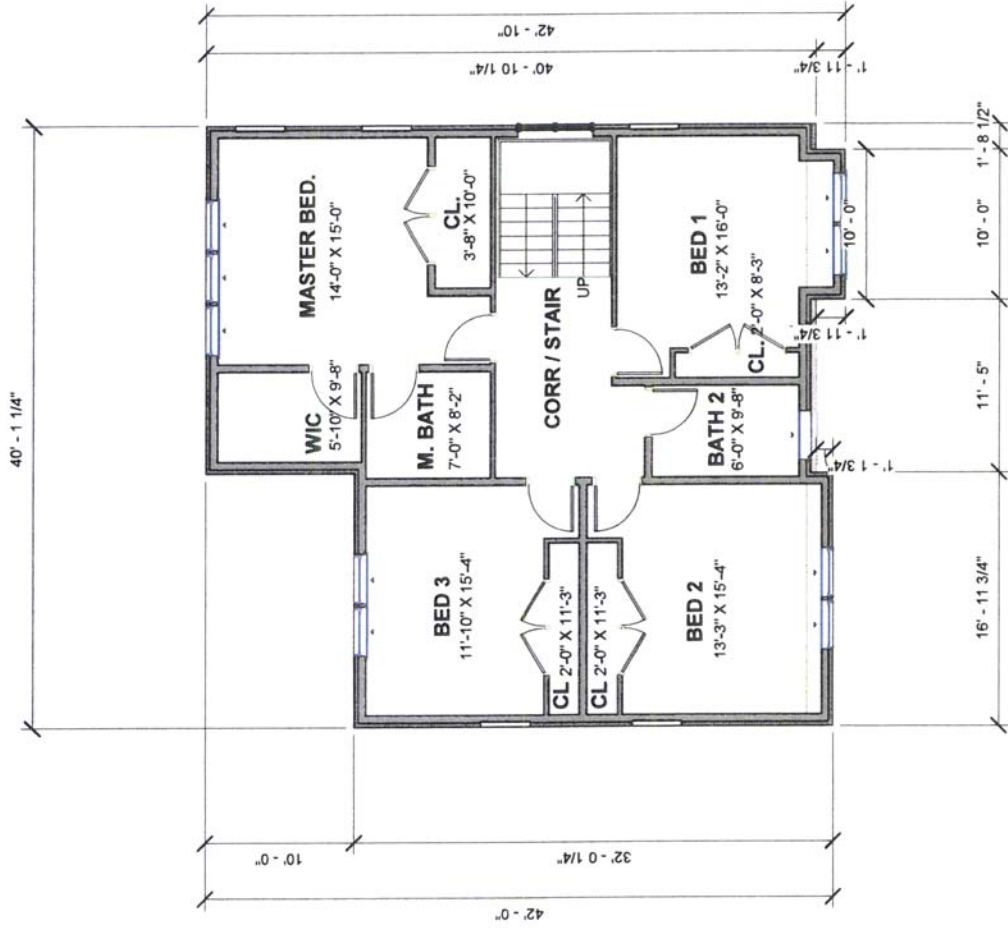
OPTION 1 PROTOTYPE - LEVEL 1



OPTION 1
L1 - 1,483.24 sf

① Option 1 - Level 1
1/8" = 1'-0"

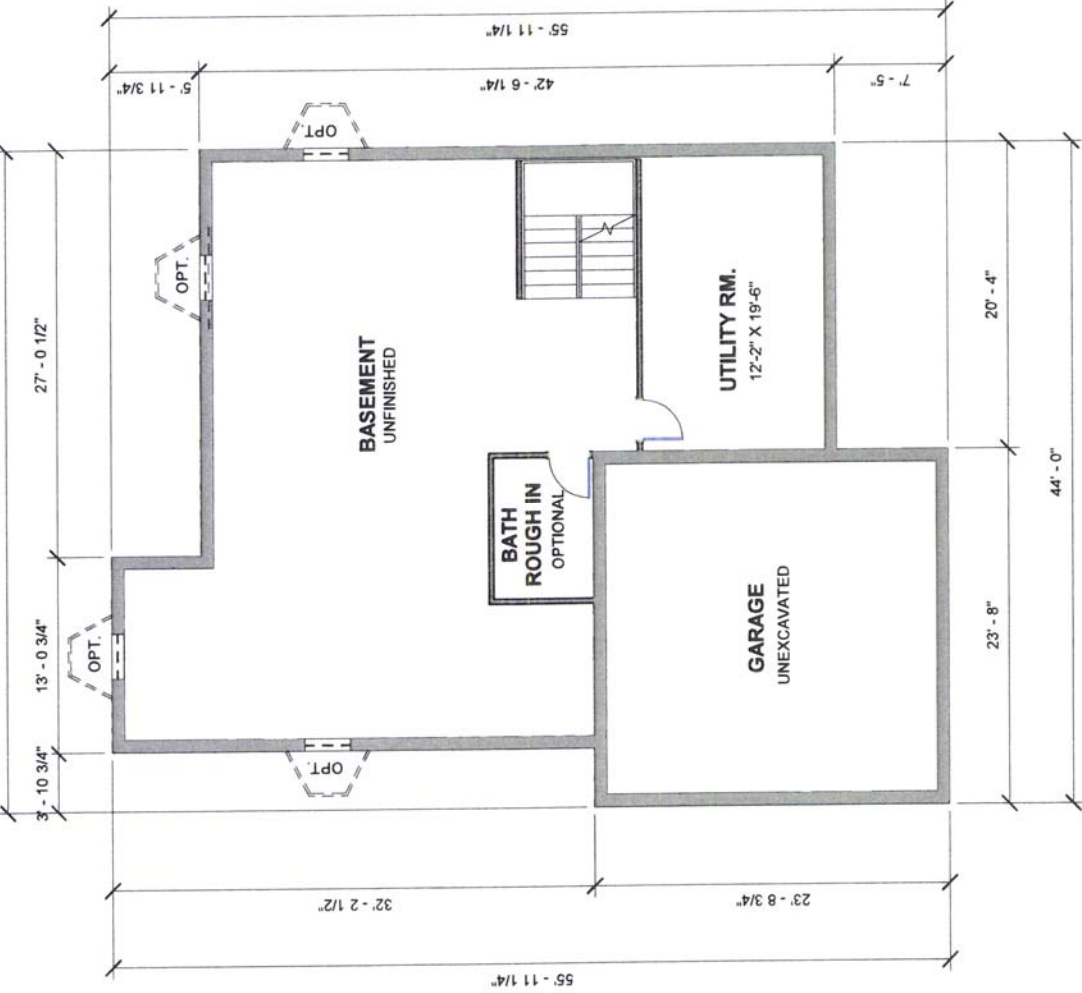
OPTION 1 PROTOTYPE - LEVEL 2



OPTION 1
L2 - 1,426.41 sf

① Option 1 - Level 2
1/8" = 1'-0"

OPTION 1 PROTOTYPE - BASEMENT



OPTION 1
Basement - 1,461.6 sf

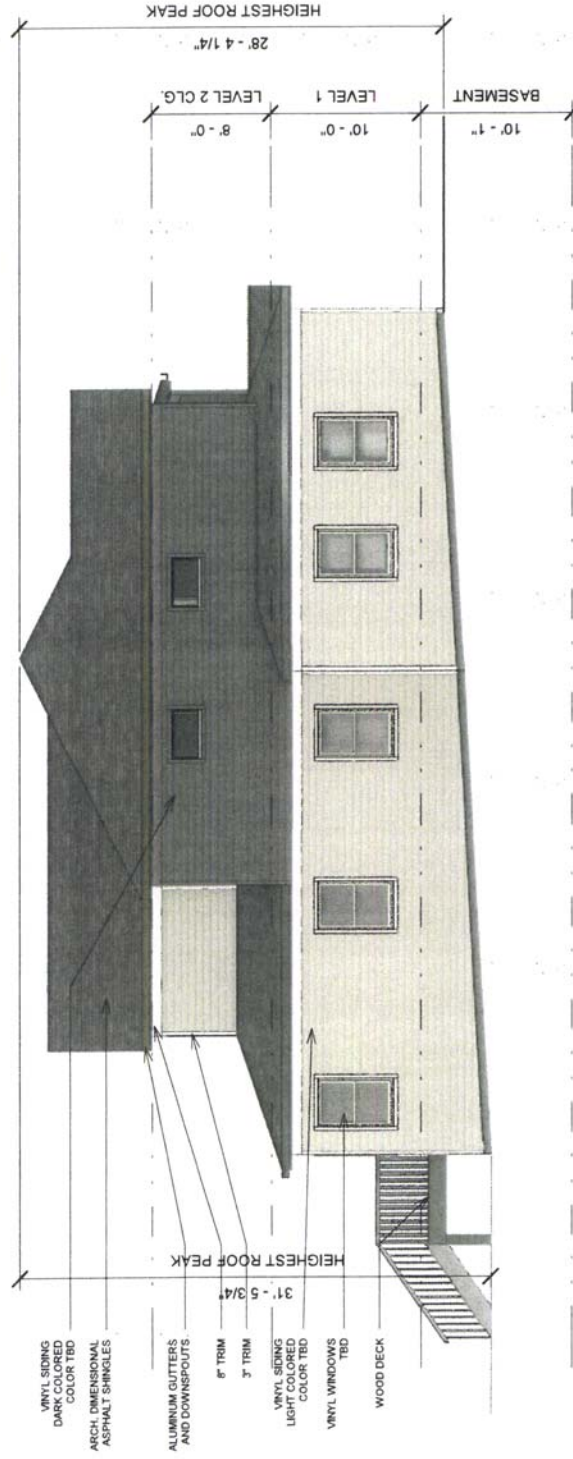
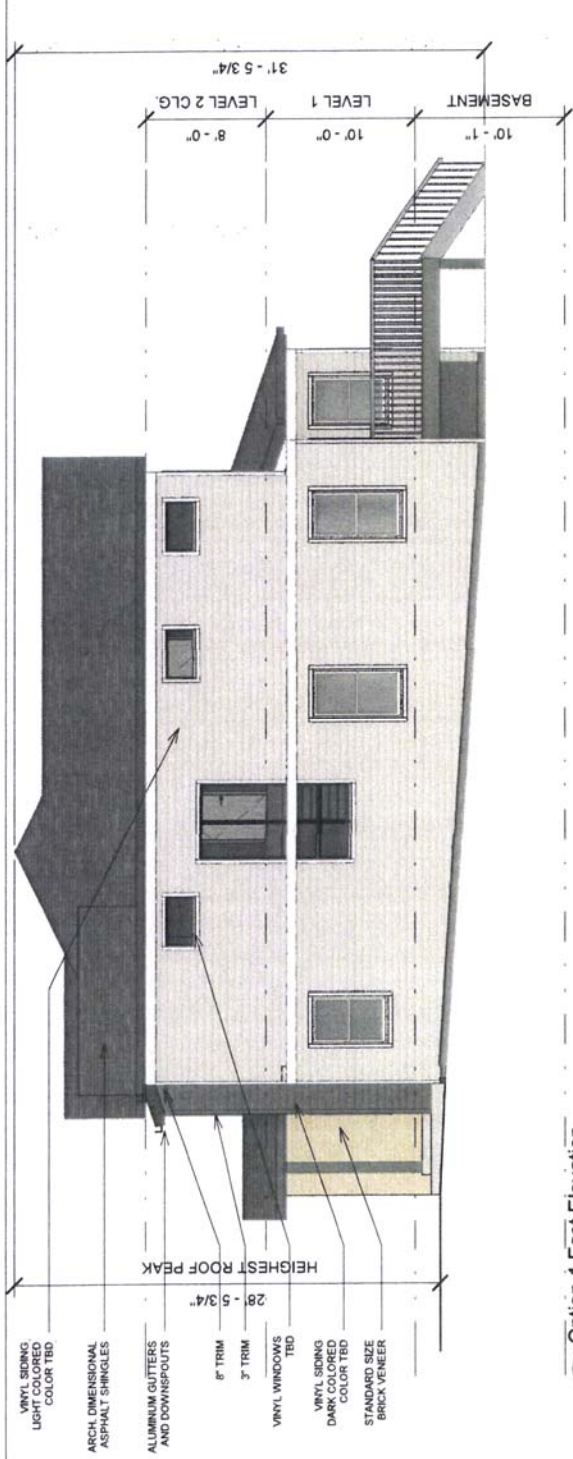
① Option 1 - Basement Level
 1/8" = 1'-0"

OPTION 1 PROTOTYPE - ELEVATIONS

11/14/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60120

be *visual*



OPTION 1 PROTOTYPE - ELEVATIONS

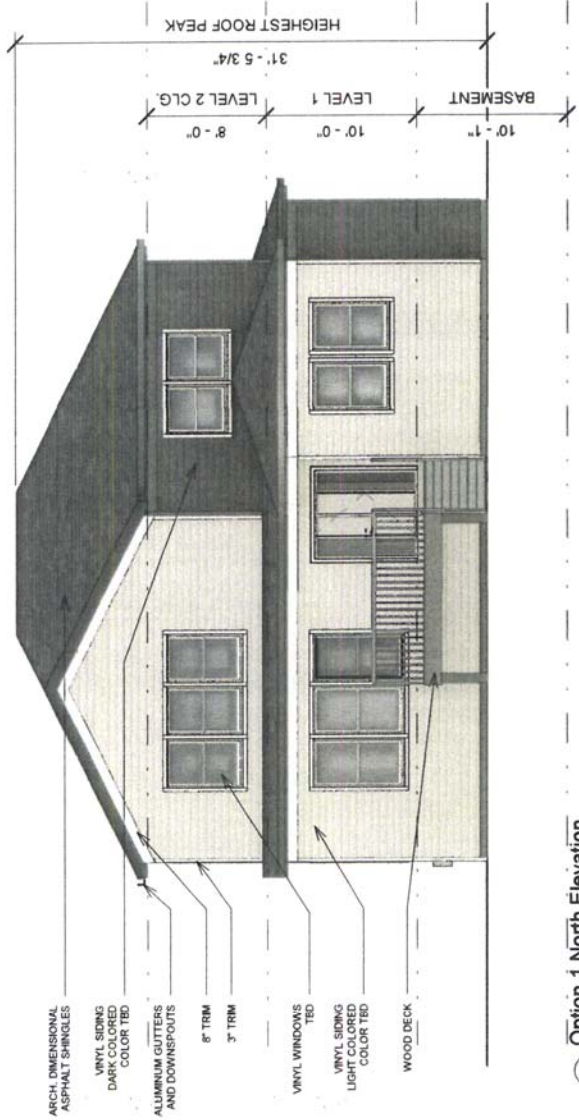
be_vizual

315 N. KENILWORTH AVE
ELMHURST, IL 60120

1/17/2024



① Option 1 South Elevation
1/8" = 1'-0"



② Option 1 North Elevation
1/8" = 1'-0"

OPTION 2 PROTOTYPE - RENDERING

1/17/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60126

be_vizual

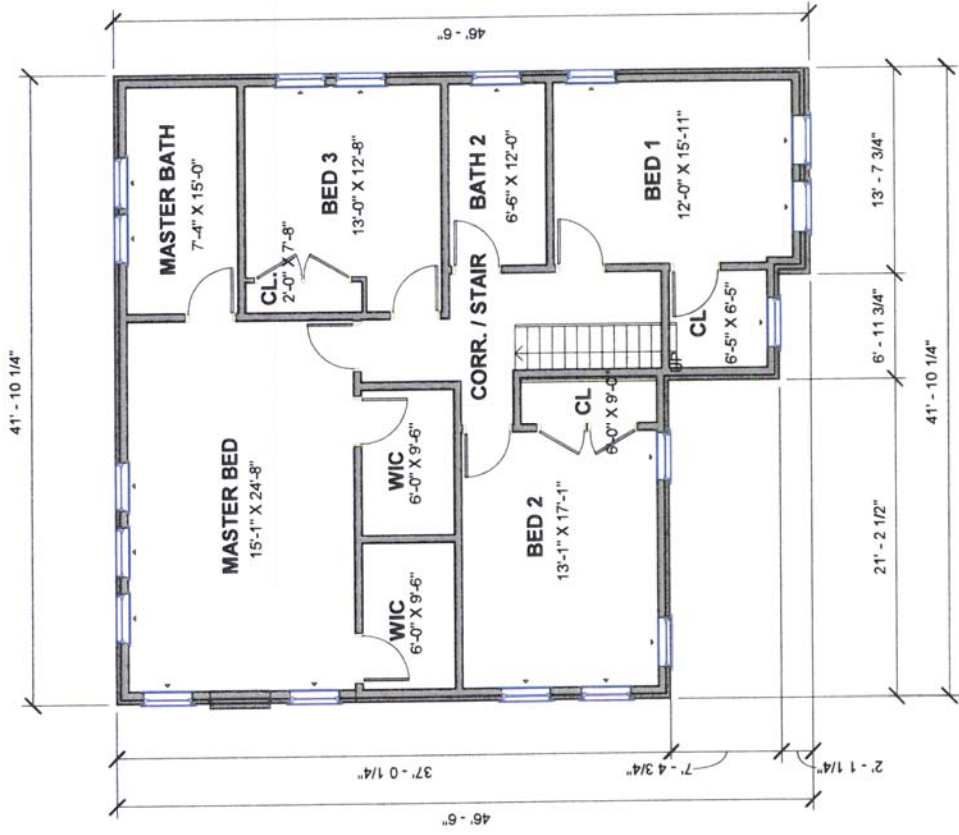


FRONT FACADE MASONRY = 71%

OPTION 2
LEVEL 1 - 1,753 SF
LEVEL 2 - 1,704 SF
TOTAL: 3,457 SF

OPTION 2 PROTOTYPE - LEVEL 2

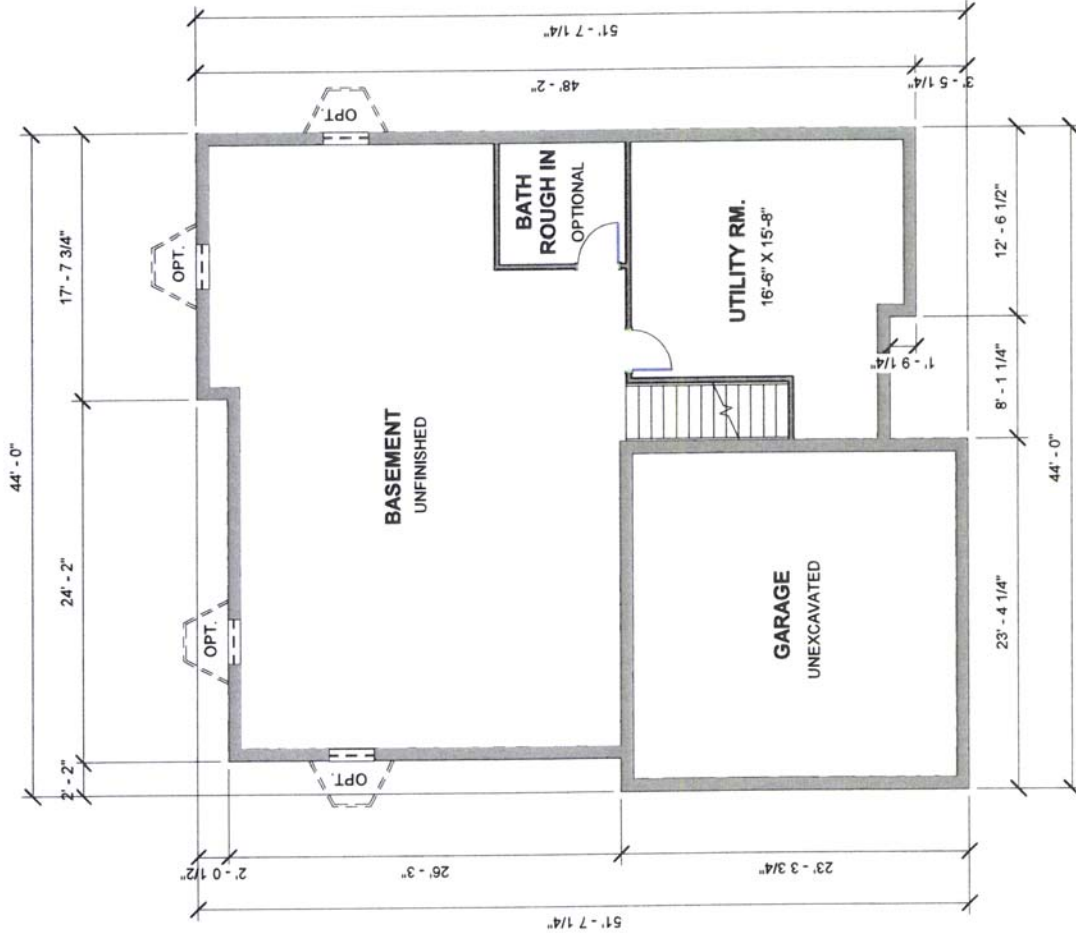
CONCEPT ONLY - NOT FOR CONSTRUCTION



OPTION 2 L2 - 1,704 sf

1 Option 2 - Level 2
1/8" = 1'-0"

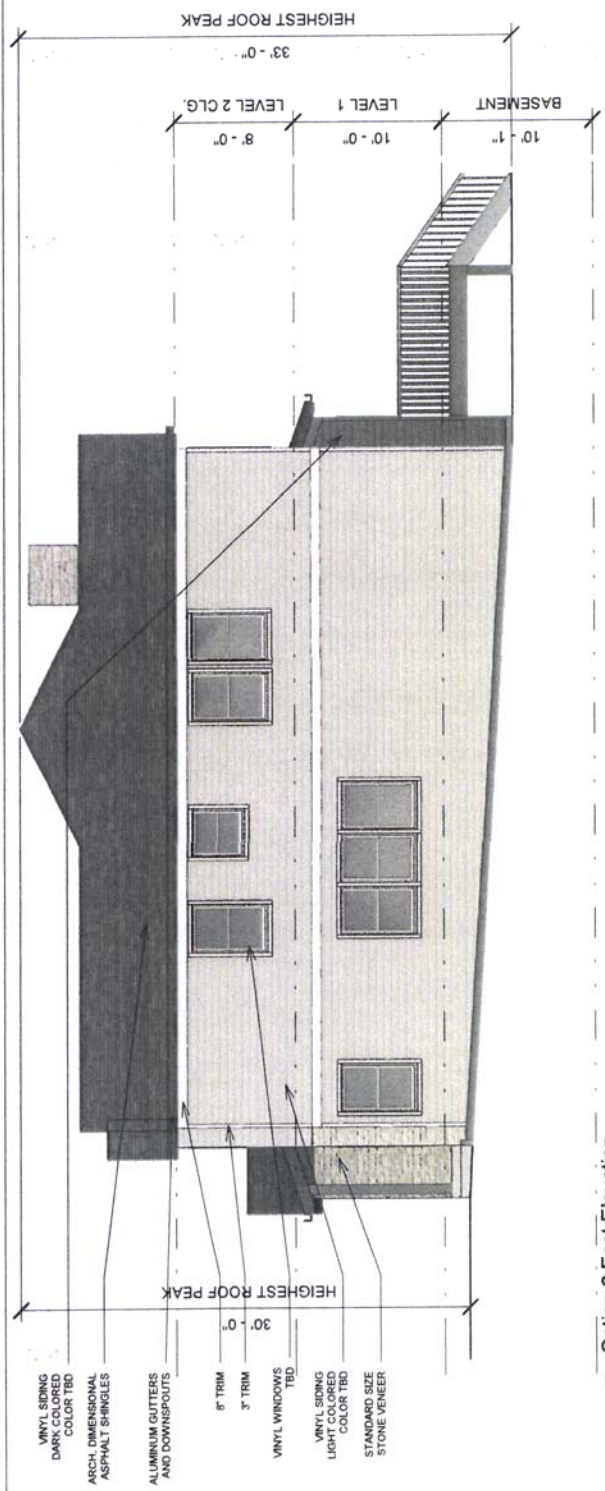
OPTION 2 PROTOTYPE - BASEMENT



OPTION 2
Basement - 1,530 sf

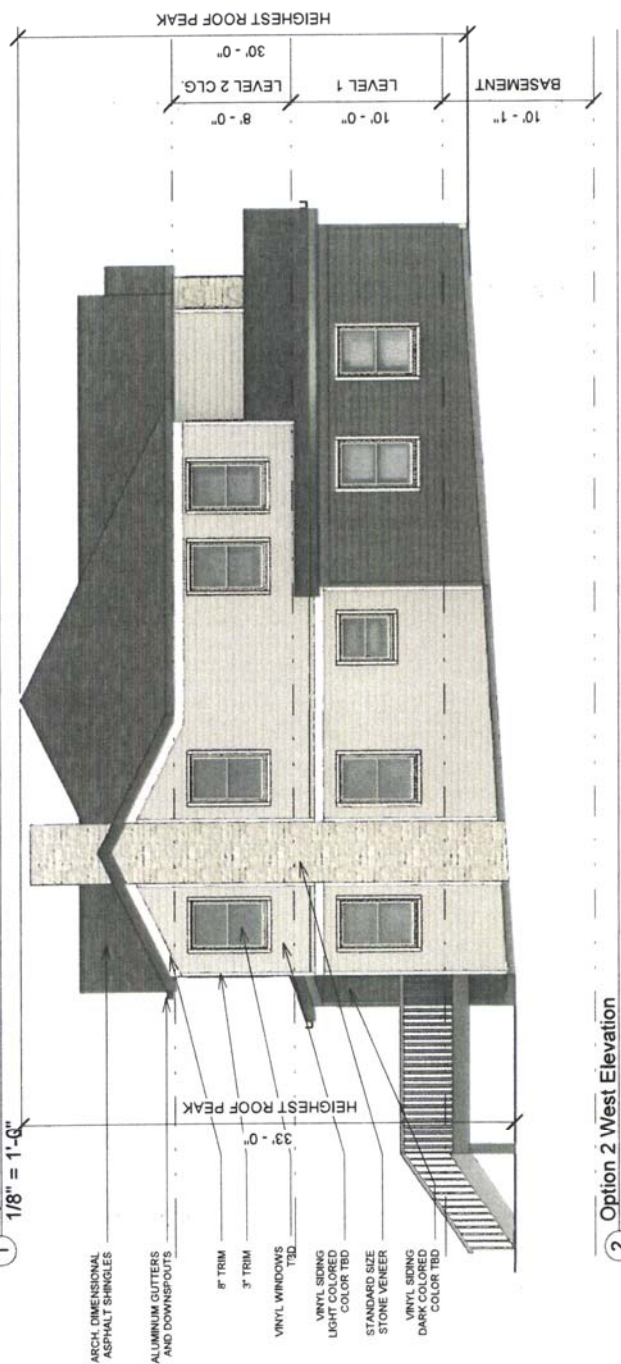
① Option 2 - Basement Level
1/8" = 1'-0"

OPTION 2 PROTOTYPE - ELEVATIONS



- VINYL SIDING
DARK COLORED
COLOR TBD
- ARCH. DIMENSIONAL
ASPHALT SHINGLES
- ALUMINUM GUTTERS
AND DOWNSPOUTS
- 8" TRIM
- 3" TRIM
- VINYL WINDOWS
TBD
- VINYL SIDING
LIGHT COLORED
COLOR TBD
- STANDARD SIZE
STONE VENEER

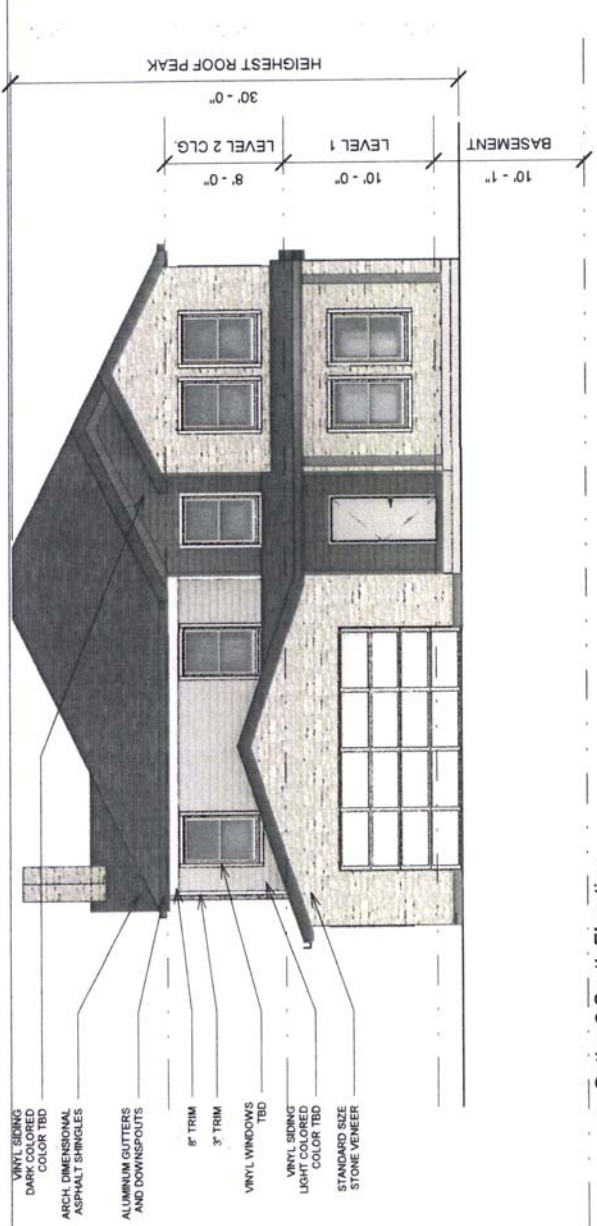
① Option 2 East Elevation
1/8" = 1'-0"



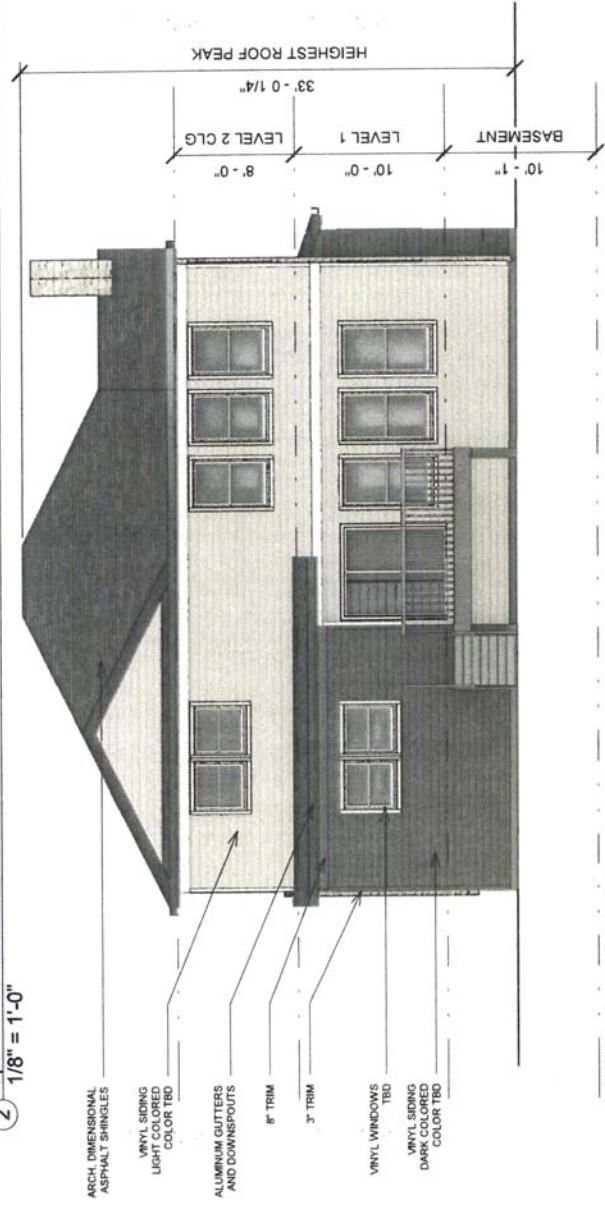
- ARCH. DIMENSIONAL
ASPHALT SHINGLES
- ALUMINUM GUTTERS
AND DOWNSPOUTS
- 8" TRIM
- 3" TRIM
- VINYL WINDOWS
TBD
- VINYL SIDING
LIGHT COLORED
COLOR TBD
- STANDARD SIZE
STONE VENEER
- VINYL SIDING
DARK COLORED
COLOR TBD

② Option 2 West Elevation
1/8" = 1'-0"

OPTION 2 PROTOTYPE - ELEVATIONS



② Option 2 South Elevation
1/8" = 1'-0"



① Option 2 North Elevation
1/8" = 1'-0"



FRONT FACADE MASONRY = 52.4%
CORNER LOT SIDE FACADE MASONRY = 61.9%

OPTION 3
LEVEL 1 - 1,214 SF
LEVEL 2 - 1,318 SF
TOTAL: 2,532 SF

OPTION 3 PROTOTYPE - RENDERING

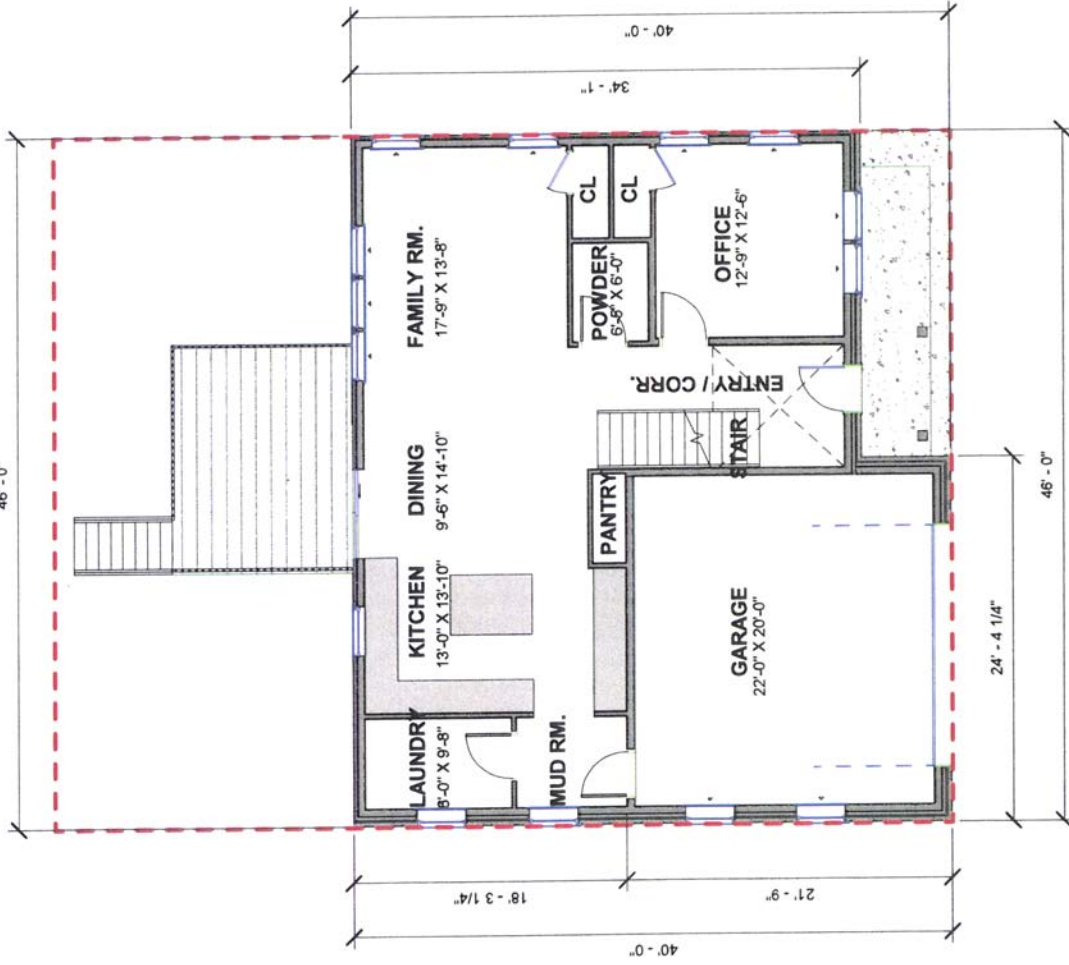
CONCEPT ONLY - NOT FOR CONSTRUCTION

11/14/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60126

be by architectural

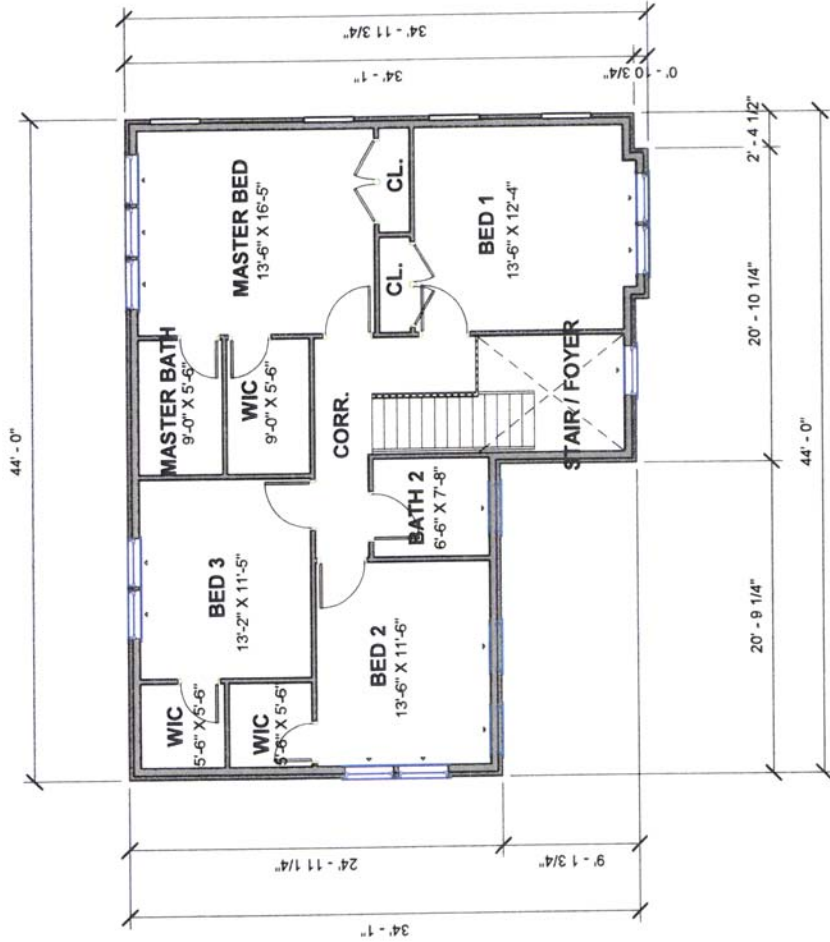
OPTION 3 PROTOTYPE - LEVEL 1



OPTION 3 L1 - 1,214 sf

① Option 3 - Level 1
1/8" = 1'-0"

OPTION 3 PROTOTYPE - LEVEL 2



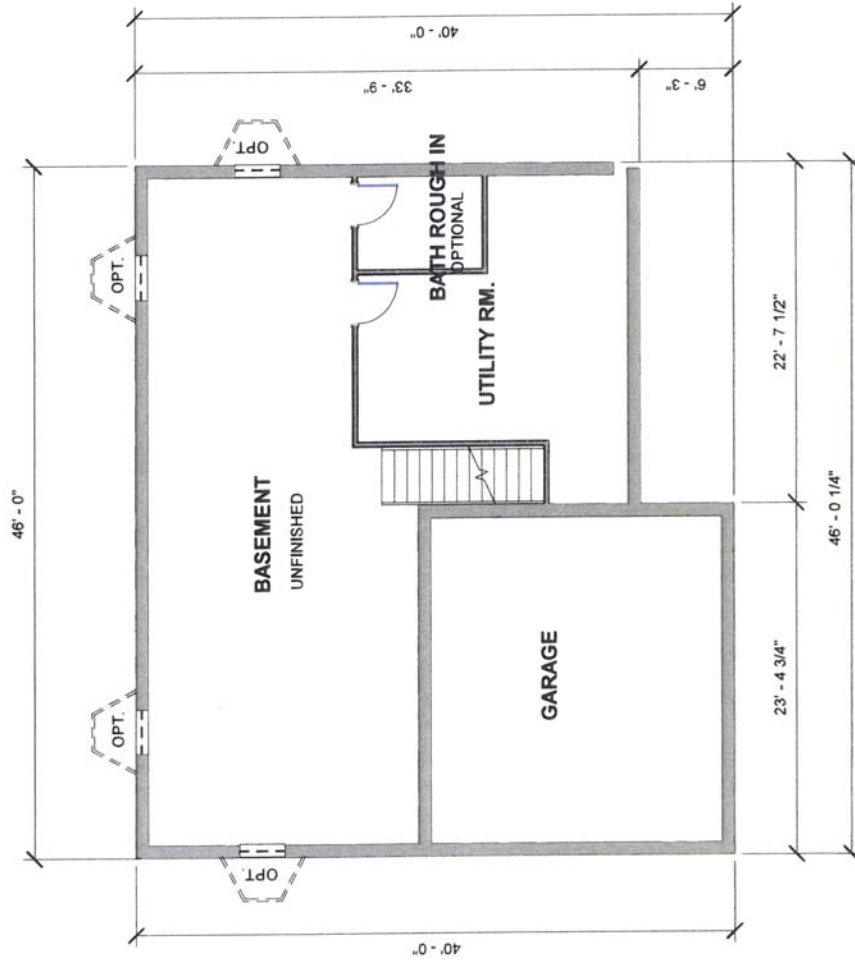
OPTION 3
L2 - 1,318 sf

① Option 3 - Level 2
1/8" = 1'-0"

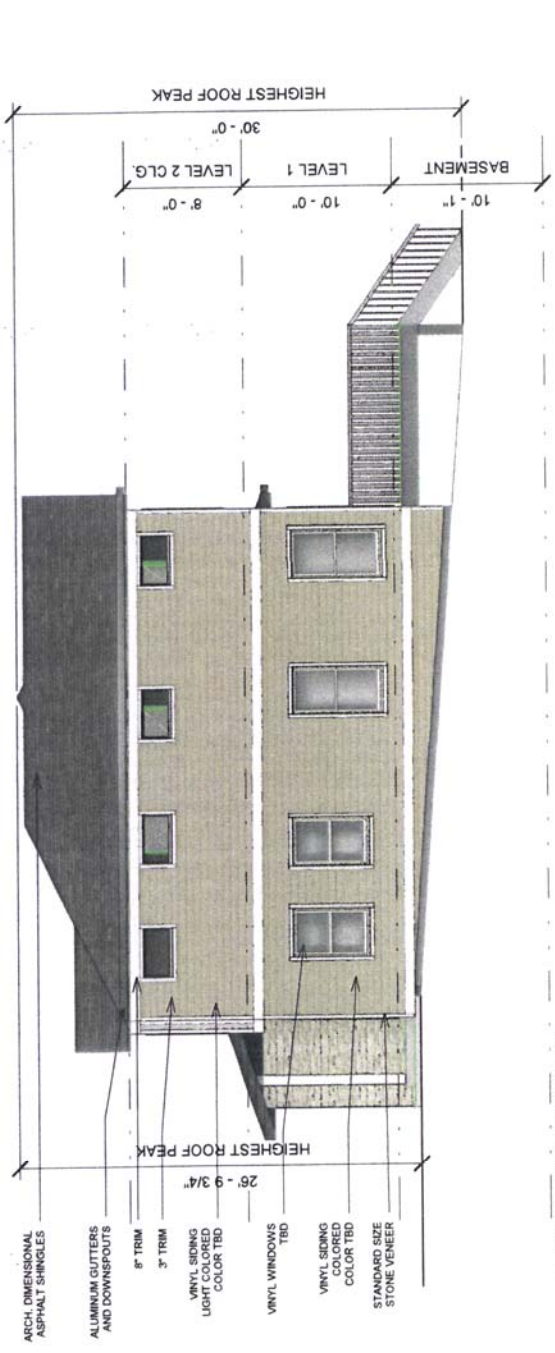
OPTION 3 PROTOTYPE - BASEMENT

OPTION 3 Basement - 1,170 sf

① Option 3 - Basement Level
1/8" = 1'-0"



OPTION 3 PROTOTYPE - ELEVATIONS



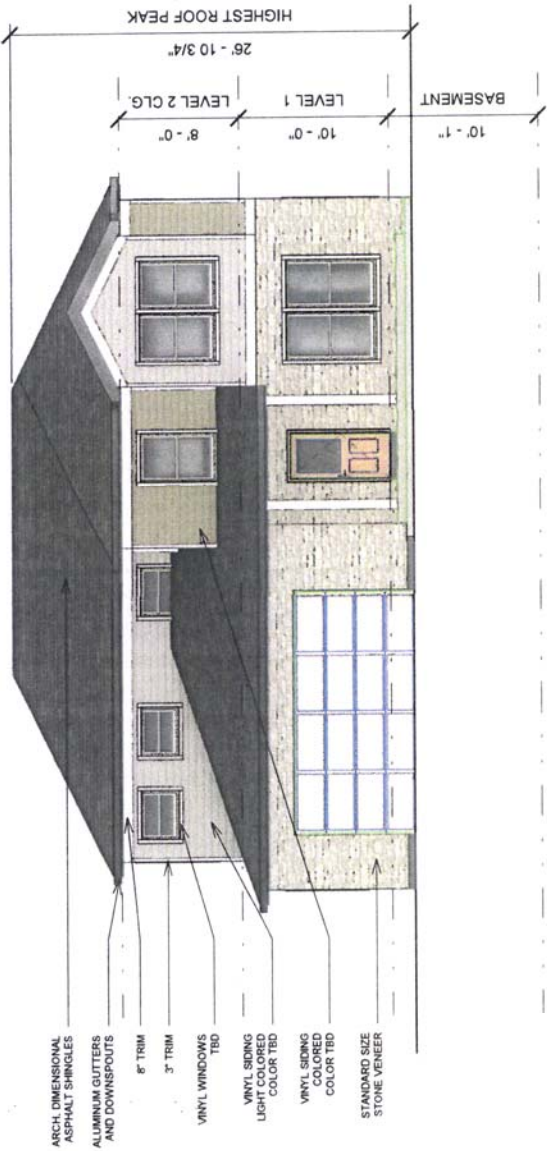
① Option 3 West Elevation
1/8" = 1'-0"



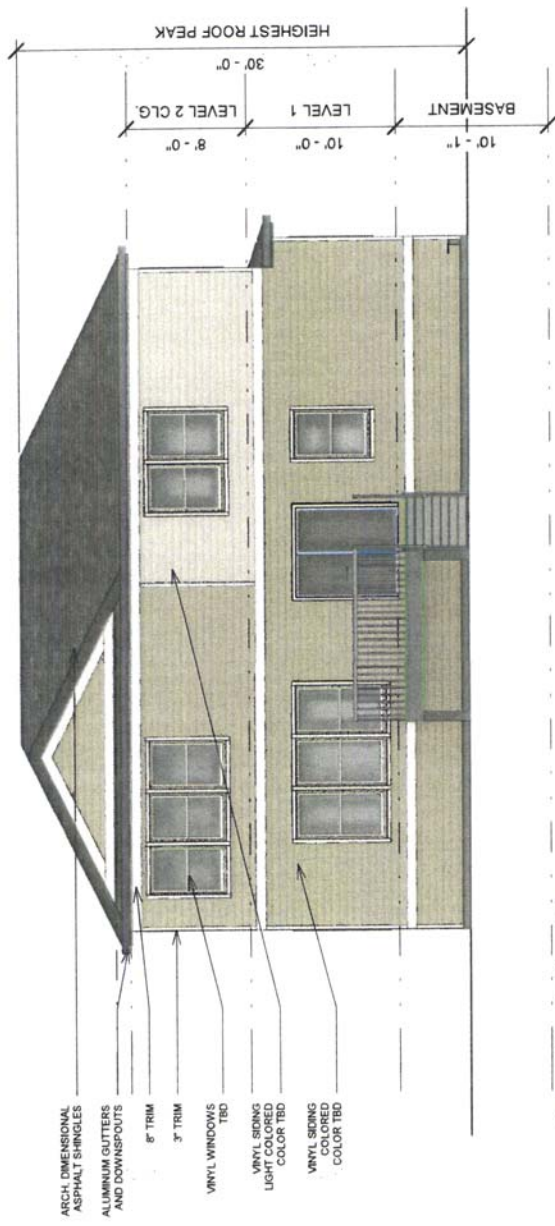
② Option 3 East Elevation
1/8" = 1'-0"

OPTION 3 PROTOTYPE - ELEVATIONS

CONCEPT ONLY - NOT FOR CONSTRUCTION



1 Option 3 North Elevation
1/8" = 1'-0"



2 Option 3 South Elevation
1/8" = 1'-0"



FRONT FACADE MASONRY = 75%

OPTION 4
LEVEL 1 - 2,502 SF

TOTAL: 2,502 SF

OPTION 4 PROTOTYPE - RENDERING

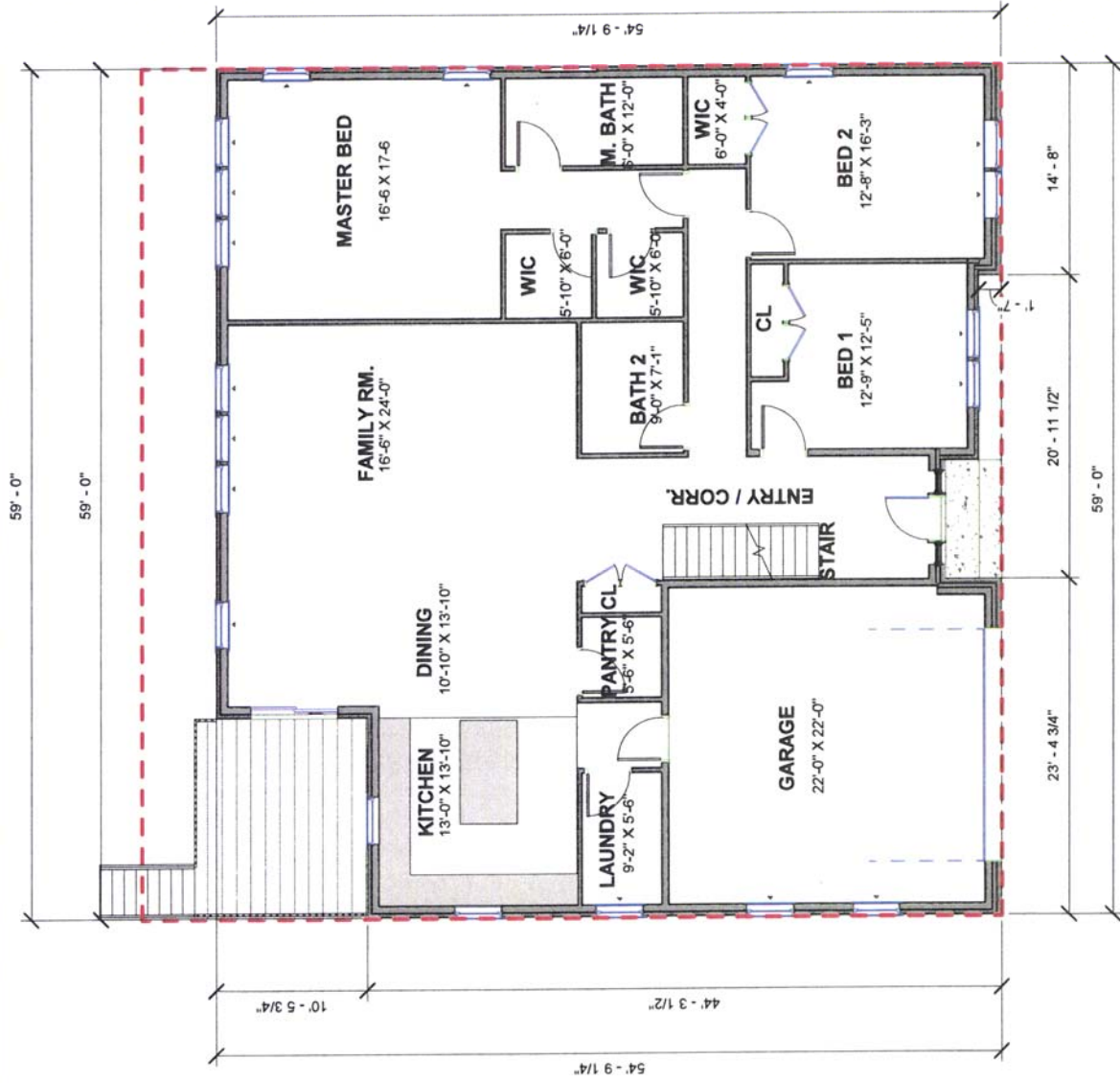
CONCEPT ONLY - NOT FOR CONSTRUCTION

11/14/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60126

be visual

OPTION 4 RANCH L1 - 2,502 sf



① Option 4 - Level 1
1/8" = 1'-0"

OPTION 4 PROTOTYPE - LEVEL 1

CONCEPT ONLY - NOT FOR CONSTRUCTION

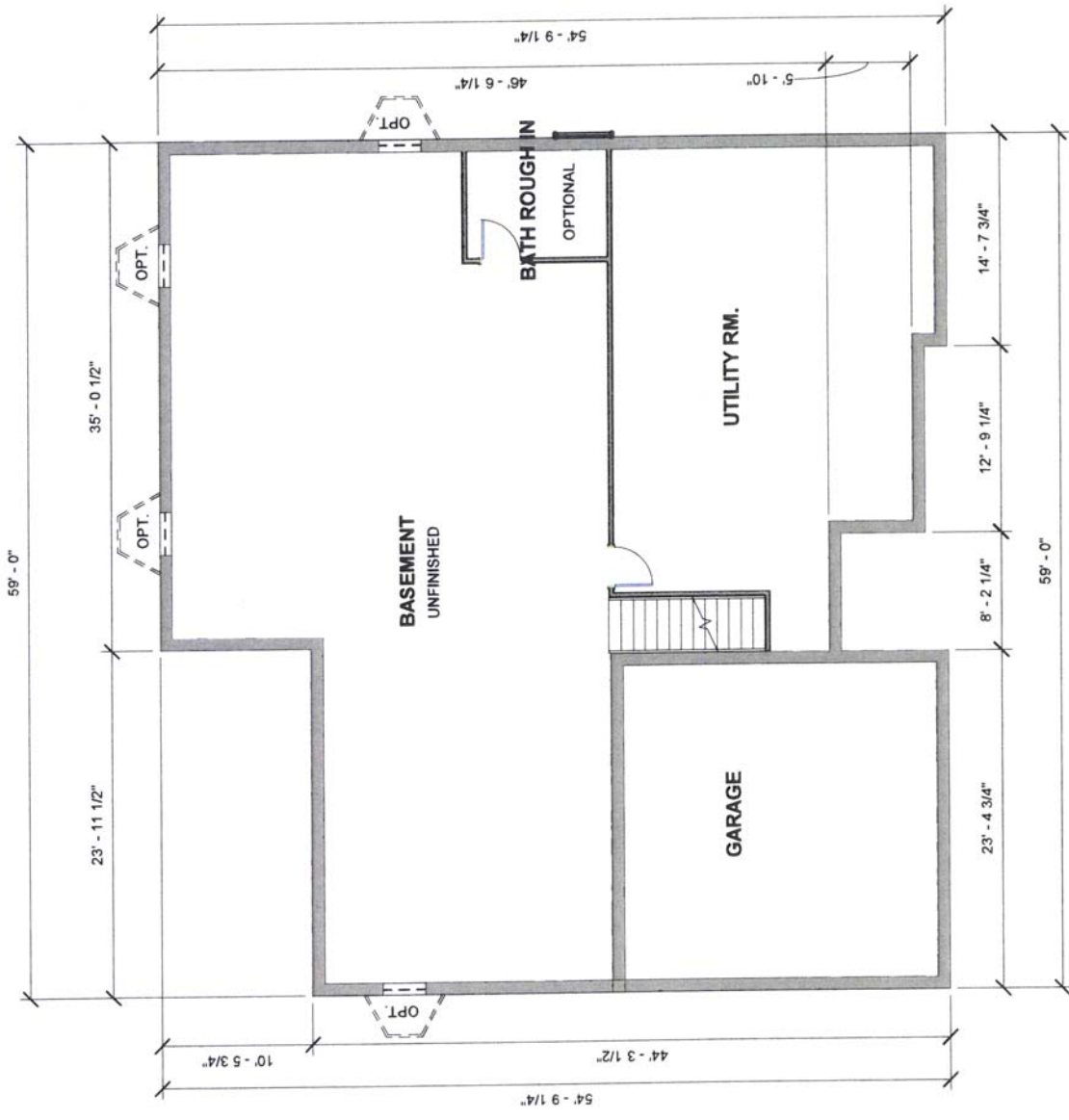
11/14/2024

315 N. KENILWORTH AVE
ELMHURST, IL 60126



OPTION 4 PROTOTYPE - BASEMENT

OPTION 4 Basement - 2,246 sf



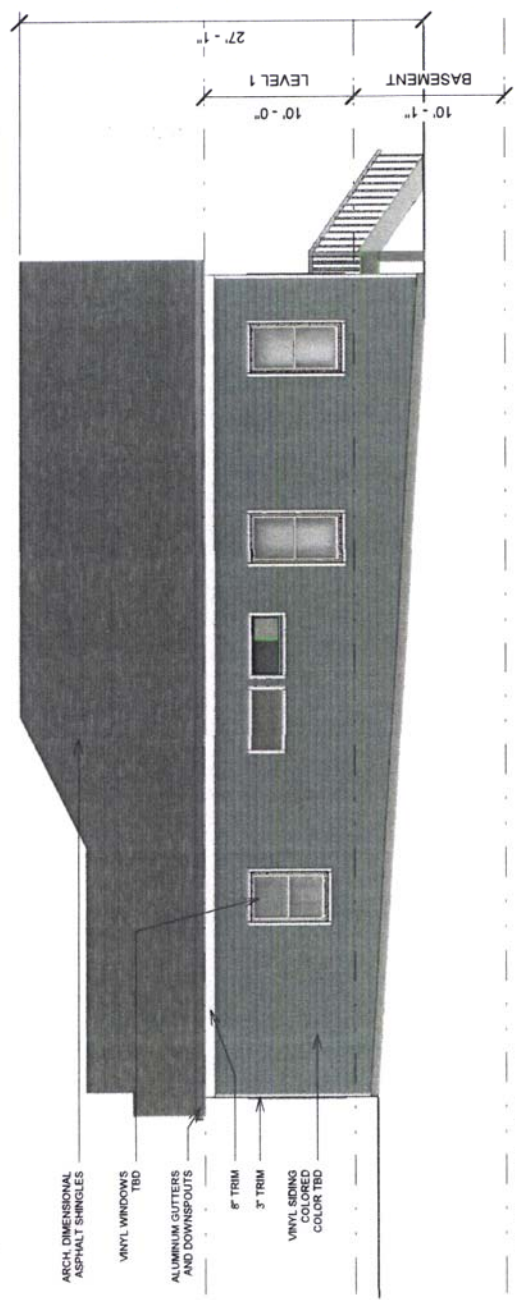
① Option 4 - Basement Level
 1/8" = 1'-0"

OPTION 4 PROTOTYPE - ELEVATIONS

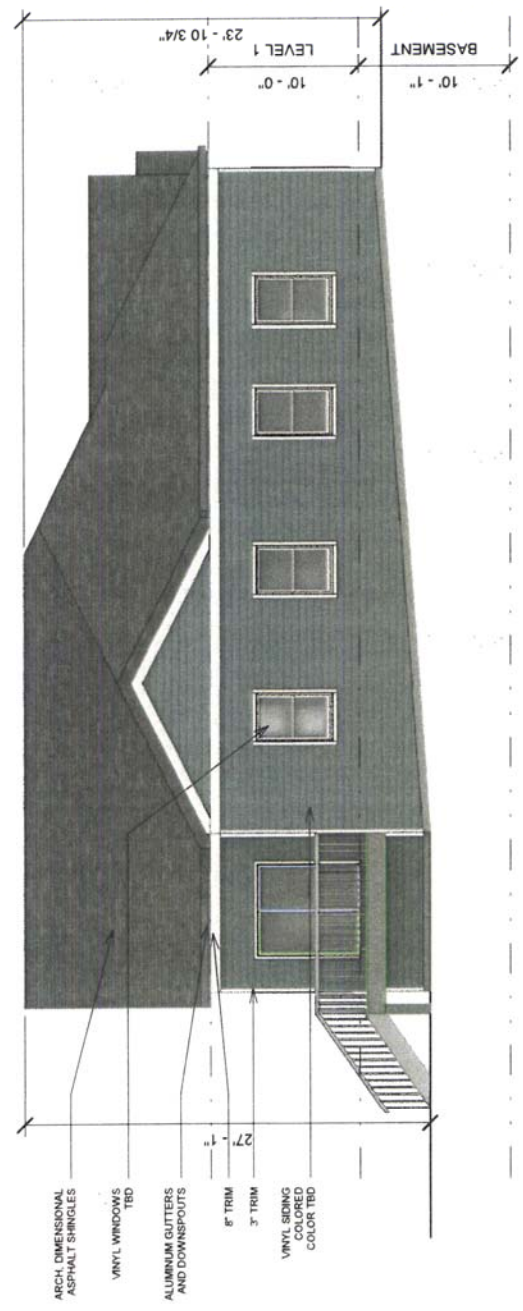
be_vizual

315 N. KENILWORTH AVE
ELMHURST, IL 60126

11/14/2024



① Option 4 East Elevation
1/8" = 1'-0"



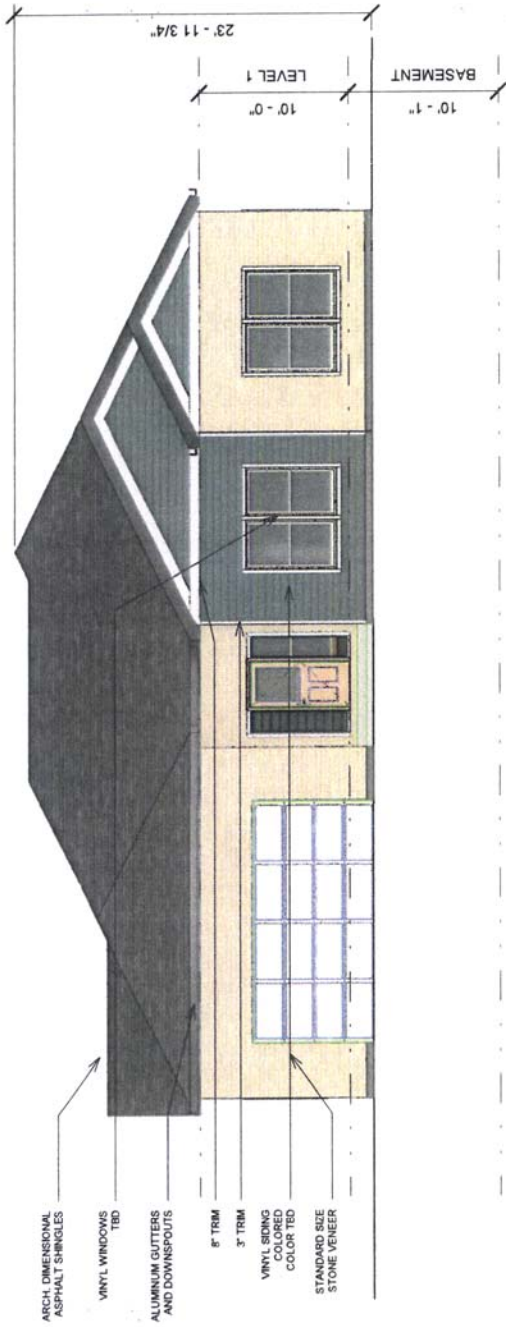
② Option 4 West Elevation
1/8" = 1'-0"

OPTION 4 PROTOTYPE - ELEVATIONS

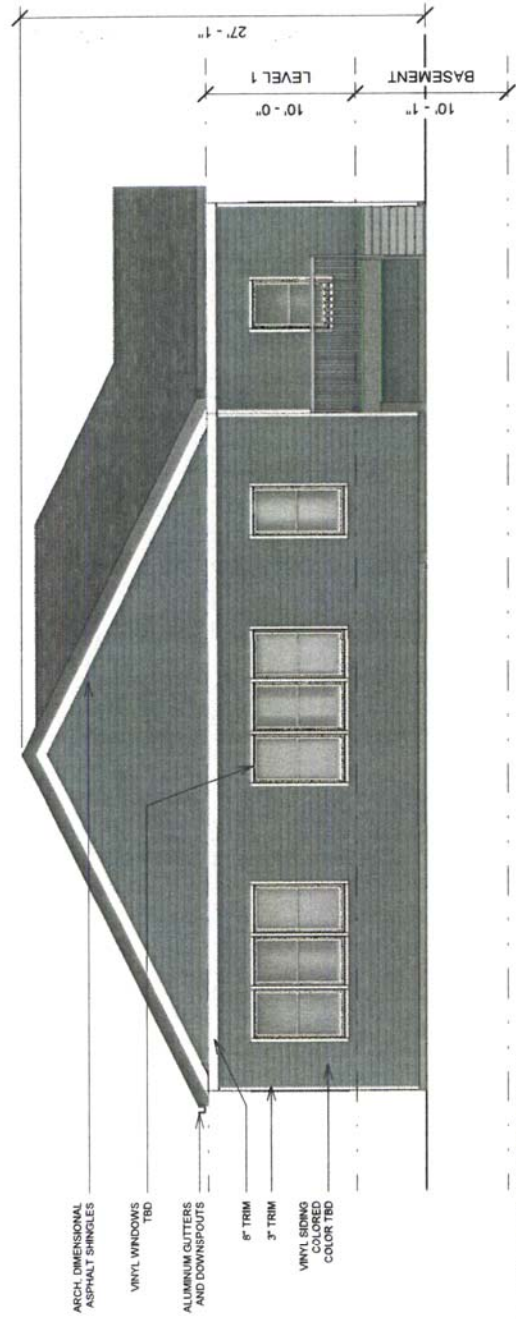
be_vizual

315 N. KENILWORTH AVE
ELMHURST, IL 60126

11/14/2024



1 Option 4 South Elevation
1/8" = 1'-0"



2 Option 4 North Elevation
1/8" = 1'-0"

NOTICE OF PUBLIC HEARING

The Planning and Zoning Commission of the Village of Addison will hold a public hearing on Wednesday, December 11, 2024 at 5:30 p.m. in the Village Board Room of the Addison Municipal Building, located at 1 Friendship Plaza, Addison, Illinois, to hear the following proposal:

File #PZ-24-19: The petitioner requests consideration of hearing testimony regarding a pre-annexation agreement between the Village of Addison and the petitioner, annexation, and a plat of resubdivision.

The property is located at 5N235 Itasca Road in Addison, Illinois, and is legally described as follows:

PARCEL 1:

THE NORTH 252.0 FEET OF BLOCK 8 (SAID BLOCK HAVING BEEN VACATED BY PLAT OF VACATION RECORDED AS DOCUMENT R63-25909) IN MEDINAH HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 17, AND PART OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1925 AS DOCUMENT 201016, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

BLOCK 8 (EXCEPT THE NORTH 252.0 FEET THEREOF) AND THE NORTH ½ OF VACATED WOOD AVENUE, LYING SOUTH OF AND ADJOINING SAID BLOCK 8, IN MEDINAH HIGHLANDS, A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 17, AND PART OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 8, 1925 AS DOCUMENT 201016, IN DUPAGE COUNTY, ILLINOIS.

Petitioner: Sam Polena on behalf of P&S Acquisitions and Development LLC

PIN(S) #: 03-17-301-003 & 03-17-301-004

All interested parties are invited to attend the Public Hearing and will be given an opportunity to be heard. Plans are on file for public review at the offices of the Community Development Department, Village Hall, 1 Friendship Plaza.

Marianne Fotopoulos, Chair
Planning and Zoning Commission
Addison, Illinois

Daily Herald Newspaper
Issue of November 25, 2024

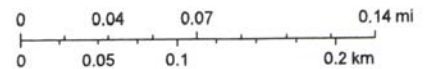
S:\EngShare\PLANNING & ZONING COMMISSION\2024\PZ-24-19 5N235 Itasca Rd _Pre-Annex, Annex, Rezoning_Sam Polena\Public
Notice PZ-24-19.docx

PZ-24-19 5N235 ITASCA ROAD, LOCATION MAP



3/5/2025, 3:29:19 PM

1:4,124



Village of Addison

- Street Centerlines
- Village Boundary
- Parcel

