

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

**VILLAGE OF VILLA PARK**  
**Village Hall, Board Room Chambers**  
**20 S. Ardmore Avenue**  
**Villa Park, IL 60181**

**Planning And Zoning Commission**

**August 14, 2025**

**7:30 PM**

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Chairman Jason Jarrett

Commissioners: Larry Calvert, Alan Hasler, Edward Hofstra, Kenneth Jackson, Louis LeMieux,  
Eric Luedtke, Dominick Romano, Justin Shlensky

- 1. Call to Order - Roll Call**
- 2. Approval of Minutes**
  - a. Minutes of July 10, 2025
- 3. Public Hearing- Old Business**
  - a. PZ-25-09 - 10 S. Charles Ave. - Zoning Map Amendment
- 4. Public Hearing - New Business**
  - a. PZ-25-11- 5 W. Madison Ave. - Variation
  - b. PZ-25-15 - 10 S. Charles Ave. - Variation
- 5. Public Comments on Non-Agenda Items**
- 6. Adjournment**

The Villa Park Village Hall is subject to the requirements of the Americans with Disabilities Act of 1990. An elevator is operational at the north side entrance to the Village Hall during normal work hours and also during evenings. Individuals with special needs are requested to contact the Village's Compliance Officer at (630) 834-8500 so that reasonable accommodations can be made for those persons.

**Village of Villa Park**  
**Planning and Zoning Commission**  
**July 10, 2025**

**I. CALL TO ORDER BY THE CHAIRMAN**

Chairman Jarrett called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

**II. ROLL CALL AND DECLARATION OF A QUORUM**

**Commissioners Present:** LeMieux, Hofstra, Luedtke, Hasler, Shlensky, Romano and Chairman Jarrett

**Commissioners Absent:** Jackson, Calvert

**Staff/Liaison Present:** Community & Economic Development Deputy Director Michelle House.

A Quorum was present.

**III. APPROVAL OF MINUTES**

Commissioner Shlensky moved to approve the minutes from June 12, 2025, as presented.

The Motion was seconded by Commissioner Hofstra.

On roll call:

AYES: Commissioners LeMieux, Hofstra, Luedtke, Hasler, Shlensky, Romano and Chairman Jarrett (7)

NAYS: None (0)

The motion carried.

**IV. New Business**

a. PZ-25-09-10 S. Charles – Zoning Map Amendment Petitioner: Jesus and Estela Unzueta.

Michelle House summarized that the Petitioner is requesting a Zoning Map Amendment to change the zoning district from Mixed Use Transitional (MX-T) District to Residential Single Dwelling (RS-7.5) District.

The lot is currently zoned Mixed Use Transitional (MX-T) and is used as a single dwelling home. The Petitioners would like to change the zoning to the Residential Single-Dwelling (RS-7.5) district to allow for the building of a garage on the property. If the zoning district

were to change to RS-7.5, the existing house with modifications completed in 2023 would still be compliant with all building regulations for RS-7.5.

Commissioner Hofstra asked if the garage was already there.

Estela replied that the garage would be demolished.

Commissioner LeMieux asked for clarification on the lots. There is 016 and 014 are there two lots?

Estela said yes, she also owns the lots next door, 100 and 101. 013 is not part of the property.

Commissioner LeMieux stated that 016 extends all the way back to 013.

Chairman Jarrett explains that the dotted lines are a previous subdivision.

Commissioner Romano asked why it was zoned this way. Was it originally zoned with the properties on Saint Charles?

Michelle House responded that at that time the Squair lot would provide a more buildable space with parking. Now it would make more sense to change it to a single-family property because that was what it is presently being used for.

Jason Jarrett said this was what they thought it would be used as when the zoning was done.

Commissioner Luedtke asked if Michelle could explain why a garage is not allowed in MX-T.

Michelle explained accessory structure has a max area in MX-T of 100 sq feet and setbacks would require a zoning variation.

Commissioner Luedtke said that does not make sense and wanted to know where that would be highlighted. He wanted to know if it would be within article four. He sees that a single-family home would be allowed within MX-T. He asks to see if this aligns within the TIFF.

Chairman Jarrett stated in the comprehensive plan the areas are not identified as any opportunity sites.

Commissioner Luedtke said it was highlighted as an opportunity site on the TIFF presentation. Highlighted as document N. Why can't we get a couple of variations on this site to leave it as MX-T. He doesn't see that you cannot have an accessory structure.

Michelle House informed that it has a minimum setback butting an RS or RD district.

Commissioner Hasler wanted to know if they were building on a slab of the old existing garage. On the same location.

Estela said it was moving to the back corner.

Commissioner Shlensky said that we could recommend changes if the petitioner would like to keep it within the MX-T zoning.

Chairman Jarrett said prior to MX-T it was C-2 that had been commercial zoning. The house predates the ordinance.

Commissioner Hasler asks if it makes more sense to ask for the variance or keep it zoned as it is.

Chairman Jarrett asks if there is a way we can repackage as variation due to the recentness of the comprehensive plan and have it in the next hearing.

Michelle House said yes, we could, and staff would be OK with that.

Estella asked if we were leaving it as a mixed use what are the benefits to the Village and what are the benefits as a petitioner.

Chairman Jarrett said the advantage to the petitioner would be as mixed use it might be worth more money. As a redeveloper you could, if you wanted to, redevelop the other properties and you would not have to rezone it.

Estel asked if she would get any TIFF benefits.

Chairman Jarrett said no for the house but if a redeveloper applied, they may be eligible.

Commissioner Shlensky stated that the board generally approves of the concept of the garage but if they can wait and come back to the August meeting, they are looking good to be approved. They can come back with staff to present the variation petition.

Chairman Jarrett said if we can continue this item as a variance and the applicant wishes to withdraw the rezoning item they can.

Estel agreed that she would like to investigate doing that.

Chairman Jarrett said he would entertain a motion to continue item PZ2509 to a date certain of August 14, 2025, is there a motion?

## **MOTION**

Commissioner Shlensky makes the motion to continue.

On roll call:

AYES: LeMieux, Hofstra, Luedtke, Hasler, Shlensky, Romano and Chairman Jarrett (7)

NAYS: None (0)

The motion is continued.

**V. PUBLIC COMMENTS ON NON-AGENDA ITEMS**

Chairman Jarrett wanted to mention about the proposal that was presented at the most recent Village Board Meeting including breaking up the planning and zoning commission into a new plan commission and a new zoning commission. On that proposal there would be new appointments. None of the current commissions were to be appointed. Chairman Jarrett sent an e-mail to Kevin Patrick and Michael Rivas and he read the e-mail. (See attached)

**VI. ADJOURNMENT**

**Motion**

Motion to Adjourn made by Commissioner Hofstra.

Seconded by Commissioner Luedtke.

Voice vote:

AYES have it.

Meeting Adjourned at 8:10 p.m.

Subject: Proposed Ordinance Restructuring Planning and Zoning Commission

President Patrick, Manager Rivas, and Village Trustees,

At the most recent Village Board meeting, I used the public comment period to ask that you reconsider the proposed ordinance dissolving the Planning and Zoning Commission. As the time allotted limited my ability to explain my concerns in detail, I would like to share my reasoning more fully with you.

As chairman of the commission since July of 2019, I believe the institutional knowledge and combined expertise that the nine member commission holds will be instrumental in helping our village move forward during this time of transition. I have long advocated for a more active short and medium term planning role for our commission. If the current administration has the political will to encourage staff in that direction, I have no doubt that the commission will rise to the challenge.

Beyond my personal belief that our commission is well-positioned to carry the vision of the recently adopted comprehensive plan into the future, thirty years of experience as a professional planner has shown me that there are a number of practical, procedural, and structural issues with the proposed commission restructuring.

The proposed separation of the planning and zoning functions of the commission will:

- Inject uncertainty, inconsistency, and inefficiency into the review process.
- Increase the workload of staff.
- Increase the cost and time burden on residents, developers, and property owners.

Attached below is a more detailed list I've drafted outlining general best practices, along with potential impacts on residents, staff, developers, and property owners.

If you would like to discuss this matter further, I welcome the opportunity to speak with you in person or by phone. My cell number is 312.547.9300.

Thank you for your consideration,

Jason Jarrett, AICP  
Chairman of the Planning and Zoning Commission

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## **General Impacts and Best Practices**

Enhanced coordination between planning and zoning functions leads to a more comprehensive review of proposals, ensuring that recommendations are made with a better understanding of long term goals and avoiding conflicts between separate commissions.

A combined commission allows members to develop a deeper understanding of both planning and zoning principles, through training and experience, leading to more informed and consistent recommendations over time.

A single point of contact and unified process for planning and zoning matters makes it easier for citizens to understand and participate in a process that is already complicated for many to understand.

A combined commission can better monitor trends in development, planning, and zoning, enabling them to make timely recommendations for policy and legislative changes. These trends often ebb and flow, which can lead to difficulty filling the agendas of separate commissions in smaller communities or during less active periods.

The requirements of planning and zoning bodies are complicated and constantly evolving, requiring regular training of both new and longstanding commission members. Separating commissions increases the time and resources required to ensure both bodies function properly.

Commissions making recommendations on land use proposals generally must hold public hearings on the matter, including due process requirements of notice, evidence, witness testimony, and cross examination. The separation of commissions and their responsibilities as defined under the proposed ordinance, particularly the informal review of development proposals by the plan commission, raises potential legal questions and, at a minimum, blurs the line between the proper role of both commissions.

### **Impacts on Staff**

Separation of planning and zoning functions leads to increased expenditure in both time and resources for staff, including requiring the Community Development team to attend multiple meetings and prepare multiple sets of minutes, agendas, and reports.

### **Impacts on Developers/Property Owners**

Since 2018, Villa Park has worked to make the development approval process clearer and more efficient. The separation of planning and zoning functions will lead to increased cost and approval time for developers and property owners by requiring multiple meetings.

It is not unusual for complex projects to require two or three meetings before a combined body. Separating the functions runs the risk of doubling the number of meetings, potentially costing a developer or property owner thousands of additional dollars in professional fees and carrying costs on the property.

Developers and property owners prefer to avoid uncertainty. Separate commissions and multiple recommendations, with the possibility of conflicting recommendations or conditions of approval, inject uncertainty into the process.

The separation of planning and zoning functions, as proposed, leads to additional lack of clarity when relief is required for separate applications from both commissions. Should a developer or property owner first apply for necessary zoning relief from the zoning board or a plat of subdivision from the plan commission? Which commission will hear which matter first and how may the initial recommendation impact the outcome of the other commission's recommendation?

A separate plan commission may attempt to weigh in on matters outside of its area of review, such as business models or specific design elements, which may be wholly inappropriate. A combined commission with experience limits the likelihood of such conversations.



# Village of Villa Park

Community & Economic Development  
11 W Home Avenue, Villa Park, IL 60181

**TO:** Planning & Zoning Commission  
**FROM:** Community & Economic Development Department  
**DATE:** August 14, 2025  
**RE:** **Petition PZ-25-09 | 10 S. Charles Avenue | Zoning Map Amendment**

PETITIONER	OWNER
Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106	Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106

### Request Summary

The Petitioner is requesting a Zoning Map Amendment to change the zoning district from the Mixed Use Transitional (MX-T) District to Residential Single-Dwelling (RS-7.5) District.

### Background

The lot is currently zoned Mixed Use Transitional (MX-T) and is used as a single dwelling home. The Petitioners would like to change the zoning to the Residential Single-Dwelling (RS-7.5) district to allow for the building of a garage on the property. If the zoning district were to change to RS-7.5, the existing house with modifications completed in 2023 would still be compliant with all building regulations for RS-7.5.

### Site Information

Present Zoning: Mixed Use Transitional MX-T  
 Present Land Use: Residential  
 Property Size: 9,004.2 sq. ft. / 0.21 acres  
 PIN: 06-10-101-016

### Surrounding Zoning

North: Mixed Use Transitional MX-T  
 West: Mixed Use Transitional MX-T  
 East: Mixed Use Transitional MX-T  
 South: Residential Single Dwelling- RS-7.5

### Surrounding Land Use

Commercial  
 Commercial  
 Commercial  
 Residential

### Comprehensive Plan Designation

**Mixed Use-** Mixed-use areas combine distinct functions, such as offices, shops, and homes, within the same building or development. These developments often have retail stores and restaurants on the ground floor to create an active and engaging pedestrian environment, with residential or other service-based activities above. Mixed-use developments should be targeted near the Uptown District, along the St. Charles Road Corridor, and the Old Town District to increase density. Mixed-use areas provide more amenities and higher residential density than single-use areas while creating a vibrant, safe, and attractive pedestrian environment.

**Single Dwelling-** Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

**Zoning Request**

The Petitioner is requesting a Zoning Map Amendment to change from Mixed Use Transitional (MX-T) to Residential Single-Dwelling (RS-7.5)

**Internal Staff Review**

Zoning Map Amendment

The Zoning Ordinance specifically allows for the Village Board, the Community Development Director, or the owner of the subject property to request a Zoning Map Amendment.

MX-T

The MX-T district is intended to accommodate low- to mid-scaled office and/or residential buildings transitioning between mixed-use shopping nodes and residential uses. The building form defines compact buildings with entrances, windows, and interior uses facing the primary corridor. Parking is intended to be internal to the building; located in the rear of the lot, screened from the primary street with the building; or located in the side yard, limited in width and orientation.

RS-7.5

The RS-7.5 district is primarily intended to accommodate detached houses on lots with an area of at least 7,500 square feet.

Site Plan Review

The existing home would still meet all the required building standards if the zoning district were to change to RS-7.5

- Lot Coverage
  - Required: 60%
  - Existing: 42.21%, including the proposed garage
- Front Setback
  - Required: 30.0 ft.
  - Existing: 30.5 ft.
- Interior Side Setback
  - Required: 6.0 ft.
  - Existing: 10.5 ft.
- Rear Setback
  - Required: 40.0 ft.
  - Existing: 58.0 ft.
- Building Height
  - Required: 28.0 ft.
  - Existing: 26.8 ft.

**Notification**

Legal Notice was published in the Daily Herald on June 23, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

**Staff Recommendation**

Village staff have reviewed the petition and are in support of the request.

**Sample Motion**

*To recommend approval of PZ-25-09 for a Zoning Map Amendment from the MX-T zoning district to the RS-7.5 zoning district.*

**Exhibit List**

Exhibit A - Plat of Survey

# ALTA/NSPS LAND TITLE SURVEY

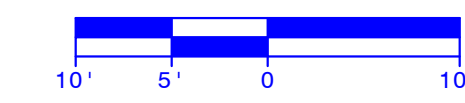
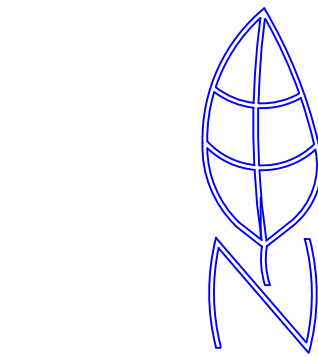
## LEGAL DESCRIPTION

PROPERTY 1: PARCEL 1: LOTS 100, 101 AND 102 (EXCEPT THE SOUTH 60 FEET OF EACH SAID LOT) IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY 2: PARCEL 2: THE SOUTH 60 FEET OF LOTS 100, 101 AND 102 IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

### LEGEND

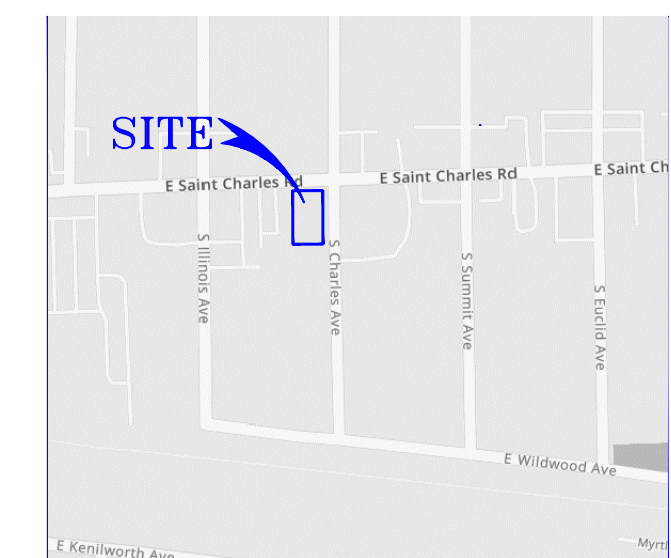
—	EXISTING BOUNDARY	○	MANHOLE	▨	ASPHALT SURFACE
—	EXISTING EASEMENT	○	EXIST. CURB INLET	▨	BUILDING/STRUCTURE
—	EXISTING SETBACK	—	STORM SEWER	▨	CONCRETE SURFACE
—	EXISTING CHAIN LINK FENCE	—	SANITARY SEWER	(C)	CALCULATED
—	EXISTING WOOD FENCE	○	WATER VALVE	(R/M)	RECORD/MEASURED
—	EXISTING METAL FENCE	○	BUFFALO BOX (B-BOX)	SF	SQUARE FEET
—	EXISTING VINYL FENCE	○	WATER VALVE & VAULT	□	PHONE PEDESTAL
—	EXISTING BUILDING	○	FIRE HYDRANT	□	CABLE TV PEDESTAL
—	CENTER LINE	○	GAS METER	□	LIGHT POST
		○	ELECTRIC METER	□	STREET SIGN
		○	ELECTRIC PEDESTAL	□	DOWNSPOUT
		○	OVERHEAD WIRES	□	BOLLARD
		○	UTILITY POLE	□	BOLLARD



BASIS OF BEARING:  
SOUTH LINE OF E. SAINT CHARLES ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.  
N 90°00'00" E (ASSUMED)

### GENERAL NOTES:

- UTILITIES ARE LOCATED USING VISIBLE SURFACE FEATURES PURSUANT TO SECTION 5.E.IV OF STANDARDS. FOR ACTUAL LOCATION OF UTILITIES SHOWN OR NOT SHOWN, PLEASE CONTACT J.U.L.I.E. AT 1-800-892-0123.
- PROPERTY INDEX NUMBER FOR THE LAND DESCRIBED HEREON IS: 06-10-101-014, 06-10-101-015 & 06-10-101-016.
- PROPERTY ADDRESS: 123 E. ST. CHARLES ROAD & VILLA PARK, ILLINOIS.
- PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA PER A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND KNOWN AS PANEL 17043C 0088J, WITH AN EFFECTIVE DATE OF 08/01/2019.
- NEITHER SURFACE NOR SUB-SURFACE (UNDERGROUND) UTILITY INFORMATION WAS TRACED OR LOCATED AS A PART OF THIS SURVEY.
- TOTAL AREA AS DESCRIBED IN THE BOUNDARY DESCRIPTION OF THIS SURVEY IS 22,505 SQUARE FEET OR 0.51 ACRES.
- UTILIZING FOUND BOUNDARY MONUMENTS IN, ON AND AROUND SITE RESULTED IN A RELATIVE POSITIONAL PRECISION THAT EXCEEDS THE MAXIMUM ALLOWED PURSUANT TO SECTION 3.E.IV.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, KNOWN AS ORDER NUMBER JT-22-2249 WITH AN EFFECTIVE DATE OF MARCH 3, 2022.
- NEITHER ROOF ACCESS NOR INTERIOR ACCESS WAS GRANTED TO SURVEY CREWS DURING THE PREPARATION OF THIS SURVEY.
- THERE ARE 21 MARKED PARKING SPACES VISIBLE ON SITE, AND 1 HANDICAP SPACE.



LOCATION MAP

STATE OF ILLINOIS  
COUNTY OF DUPAGE

PREPARED FOR: SVEN PER AHLSTROM, XIV  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ALLIED FIRST BANK  
OTTOSSEN, BRITZ, KELLY, ATAL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 21ST, 2022.

DATED, THIS DAY OF APRIL 25TH, A.D., 2022, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2022.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL  
ENGINEERING CORPORATION NO. 184-001245

CLIENT: OTTOSSEN BRITZ KELLY ATAL



FIELD CREW:	MD/PC
DRAWN BY:	RT
CHECKED BY:	JM
APPROVED BY:	JPM
DATE:	04/25/2022
SCALE:	HORIZ 1"=10' VERT NONE
SHEET	1
OF 1 SHEETS	
PROJ #	22-03-0550

Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.mechill.com



ALTA/NSPS LAND TITLE SURVEY  
123 E. ST. CHARLES ROAD &  
10 S. CHARLES AVENUE  
VILLA PARK, ILLINOIS

DATE	
1	
2	
3	
4	
5	
6	

# NEW FRAME GARAGE

10 SOUTH CHARLES AVENUE  
VILLA PARK, ILLINOIS 60181

## SCOPE OF WORK

PROPOSED FRAME 21' HEIGHT SET BACK 5' FROM BACK AND SIDE PROPERTY WITH A TOTAL AREA 576 S.F. PROVIDE A ZONING CHANGE FROM MX-T ZONING TO RS 7.5 AS PER PLANS

## INDEX

No.	DRAWING No.	TITLE
1	A1-0	COVER SHEET, MATRIX
2	C1-1	EXISTING & PROPOSED SITE PLAN
3	A1-1	PROPOSED FLOOR PLANS & DETAIL SECTION
4	A1-2	PROPOSED GARAGE ELEVATIONS AND SECTION

## LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON A ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER: AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT"(CH.48 SEC. 60-69 ILLINOIS REVISED STAT.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.)

## LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL PROMPTLY NOTIFY SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OR THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

## NOTE:

THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITIONS. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO BID SUBMISSIONS.

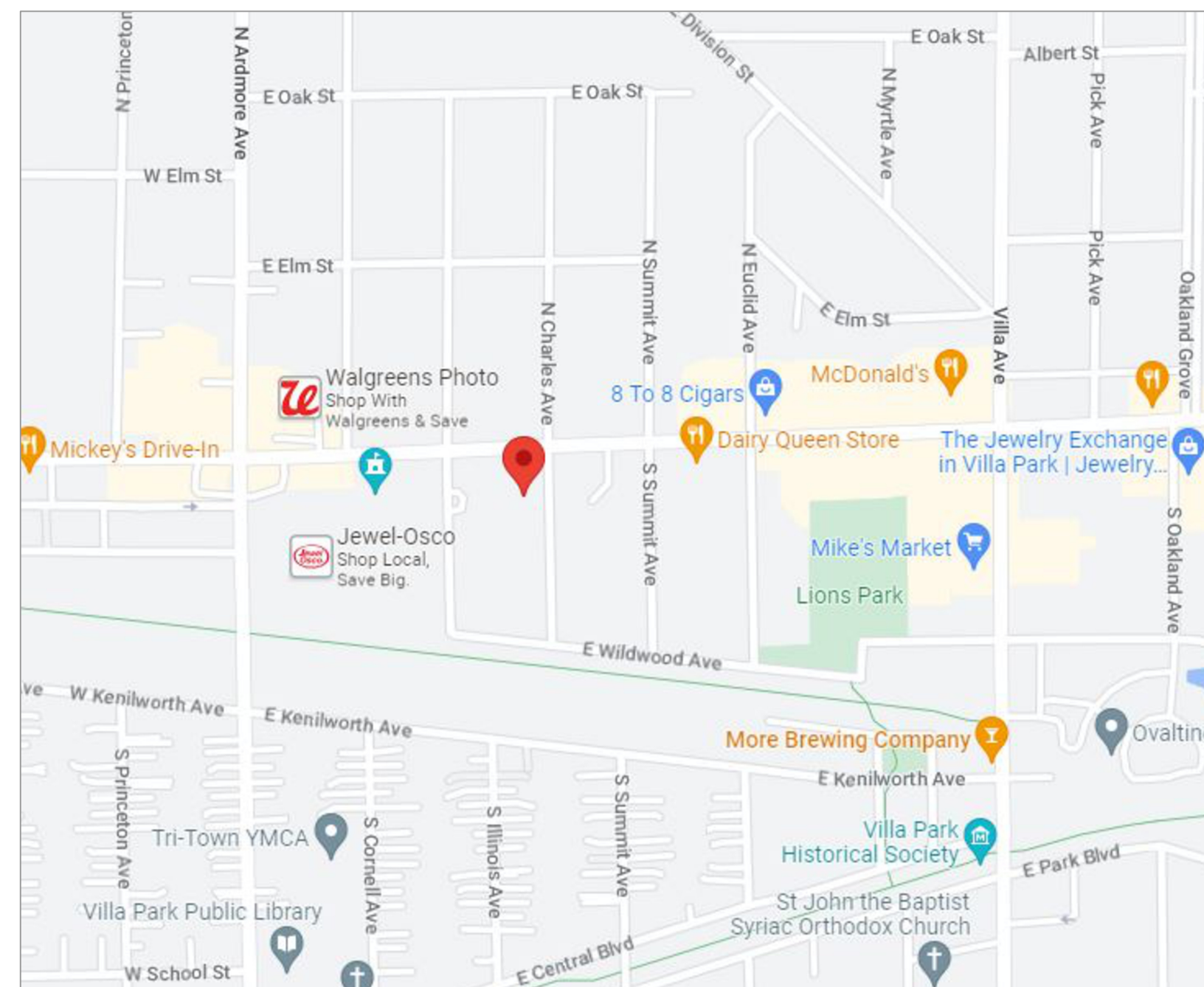
## ZONING INFORMATION

ZONING DISTRICT	=	RS-7.5 RESIDENTIAL SINGLE-DWELLING DISTRICT
CONSTRUCTION TYPE:	=	VA
LOT AREA	=	9001.50 S.F.
PROPOSED GARAGE AREA	=	576.00 S.F.
BUILDING FOOTPRINT	=	1517.46 S.F.
DRIVEWAY AREA	=	1370.40 S.F.
WALK MAIN ENTRANCE	=	134.26 S.F.
WALK BACK DECK AREA	=	13.95 S.F.
WALK GARAGE AREA	=	34.16 S.F.
TOTAL IMPERVIOUS AREA	=	3646.23 S.F. 40.50%
TOTAL PERVIOUS AREA	=	5355.27 S.F. 59.50%

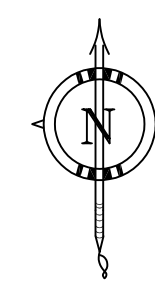
## CODES

### RESIDENTIAL APPLICABLE CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH VILLAGE AMENDMENTS.
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH VILLAGE AMENDMENTS.
- 2020 NATIONAL ELECTRIC CODE, WITH VILLAGE AMENDMENTS.
- 2021 INTERNATIONAL FIRE CODE, WITH VILLAGE AMENDMENTS.



2 LOCATION MAP  
A1-0 N.T.S.



SIGNED: \_\_\_\_\_

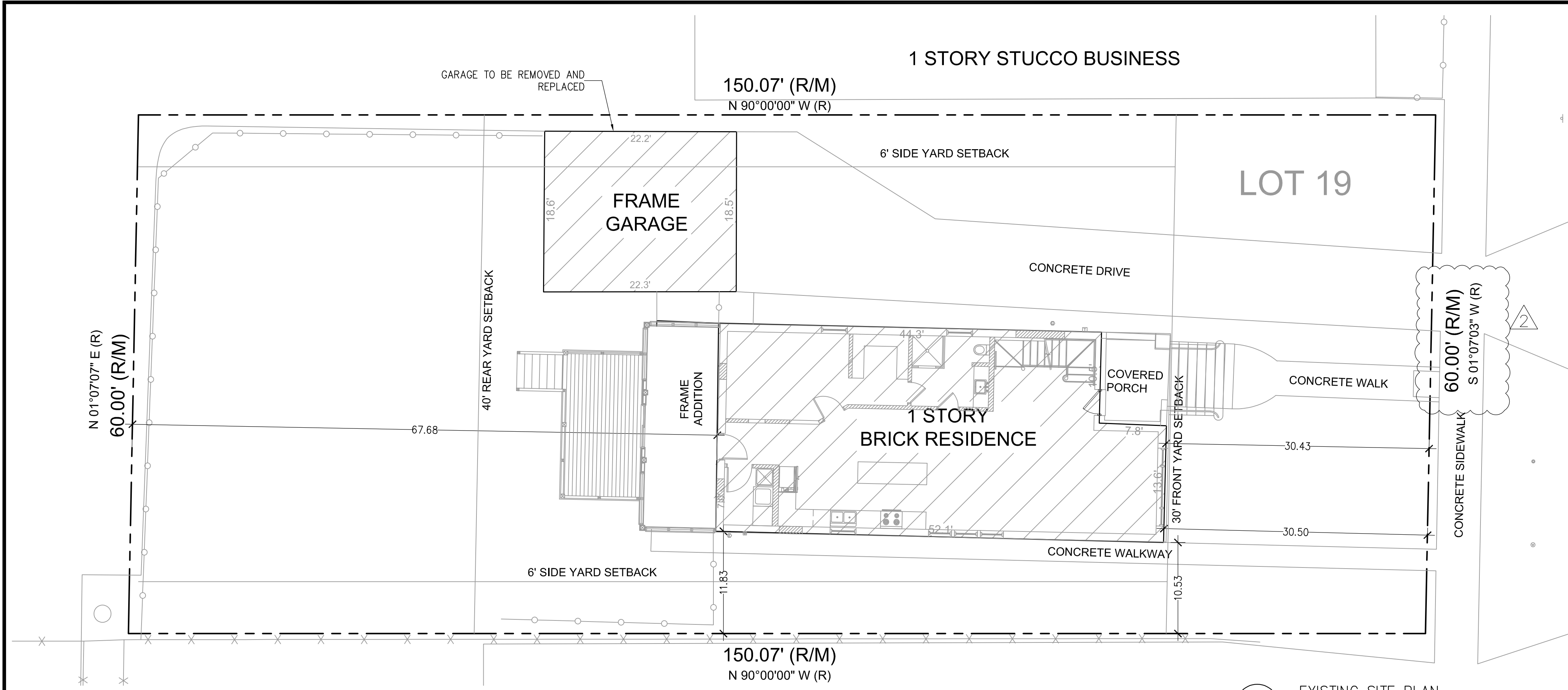
ILLINOIS REGISTRATION NO. 001-015361

DATE: 05-27-2025

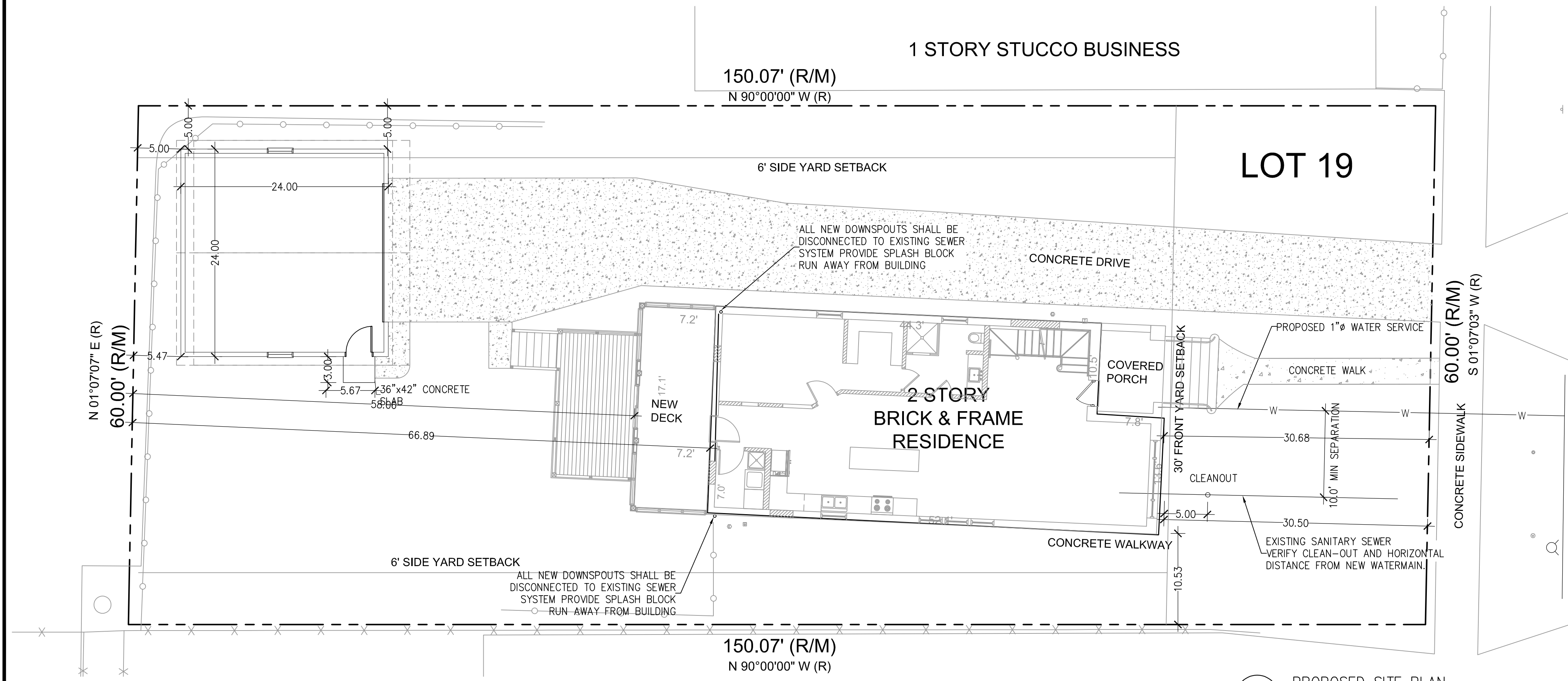
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



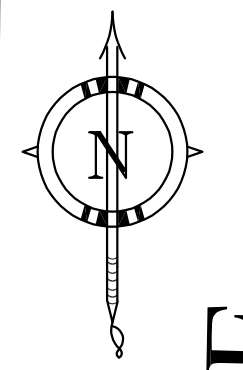
150 WEST WASHINGTON ST.  
WEST CHICAGO IL 60185  
TEL. (630) 473-0581  
FAX. (630) 708-0581  
HAROLD@BERONDESIGNGROUP.COM



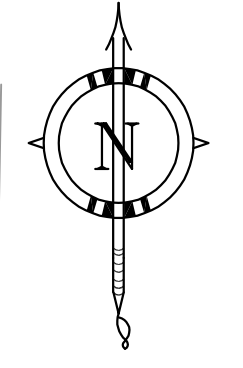
1 EXISTING SITE PLAN  
C1-1 SCALE 1/8"=1'-0"



2 PROPOSED SITE PLAN  
C1-1 SCALE 1/8"=1'-0"

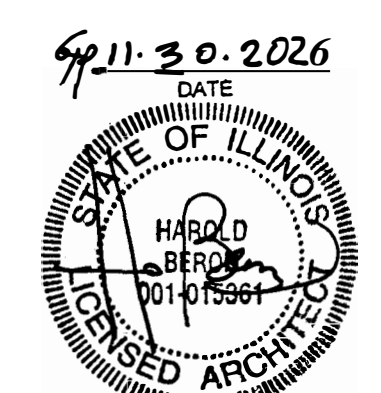


CHARLES AVENUE



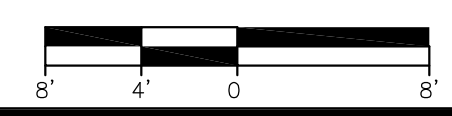
CHARLES AVENUE

ZONING DISTRICT	=	RS-7.5 RESIDENTIAL SINGLE-DWELLING DISTRICT
CONSTRUCTION TYPE:	=	IIIB
LOT AREA	=	9001.50 S.F.
BUILDING FOOT PRINT	=	1517.46 S.F.
NEW FRAME GARAGE AREA	=	576.0 S.F.
DRIVEWAY AREA	=	1370.40 S.F.
WALK MAIN ENTRANCE AREA	=	134.26
WALK BACK DECK AREA	=	13.95 S.F.
WALK GARAGE AREA	=	34.16 S.F.
TOTAL IMPERVIOUS AREA	=	3646.23 S.F. 40.50 %
TOTAL PERVIOUS AREA	=	5355.27S.F.



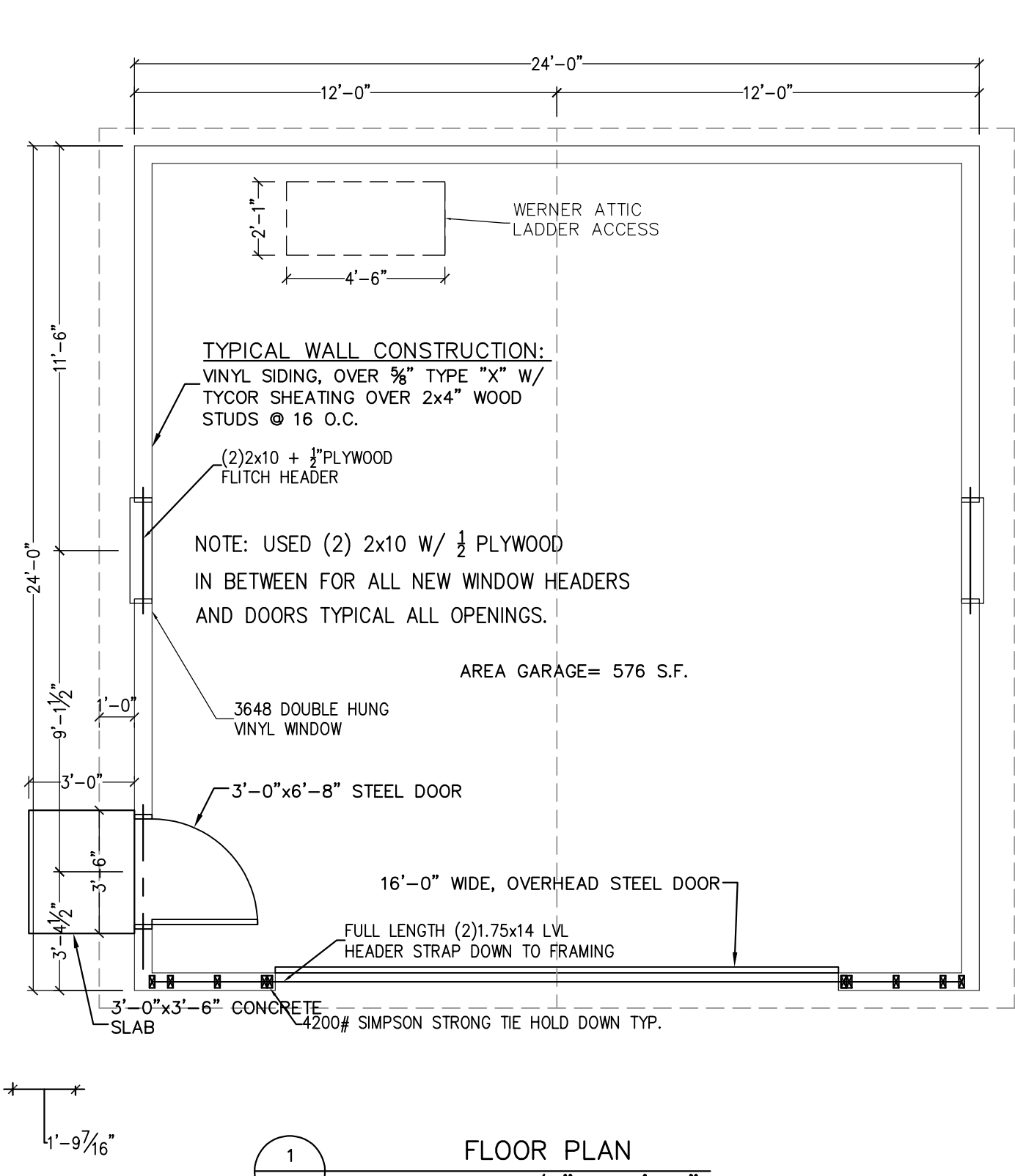
DESIGN FIRM LICENSE  
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



SECOND FLOOR ADDITION  
10 S. CHARLES AVE.  
VILLA PARK, ILLINOIS 60181

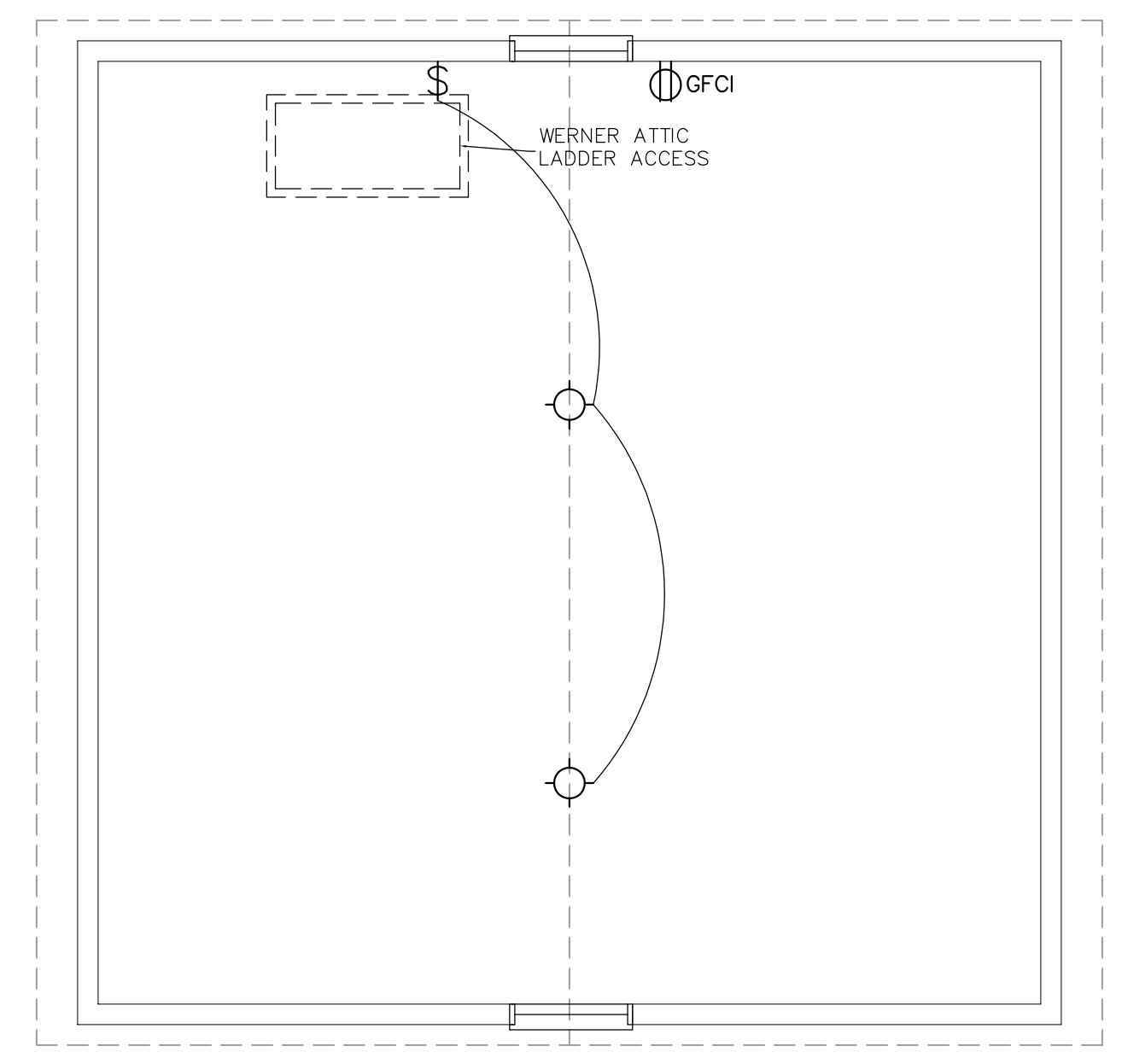
5		
4		
3		
2		
1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE
DWN.	HB/LM	
SCALE: AS SHOWN		
SHEET TITLE :		
EXISTING & PROPOSED SITE PLAN		
PROJECT NO.	SHEET NO.	
9037	C1-1	
DATE	05/25/2025	



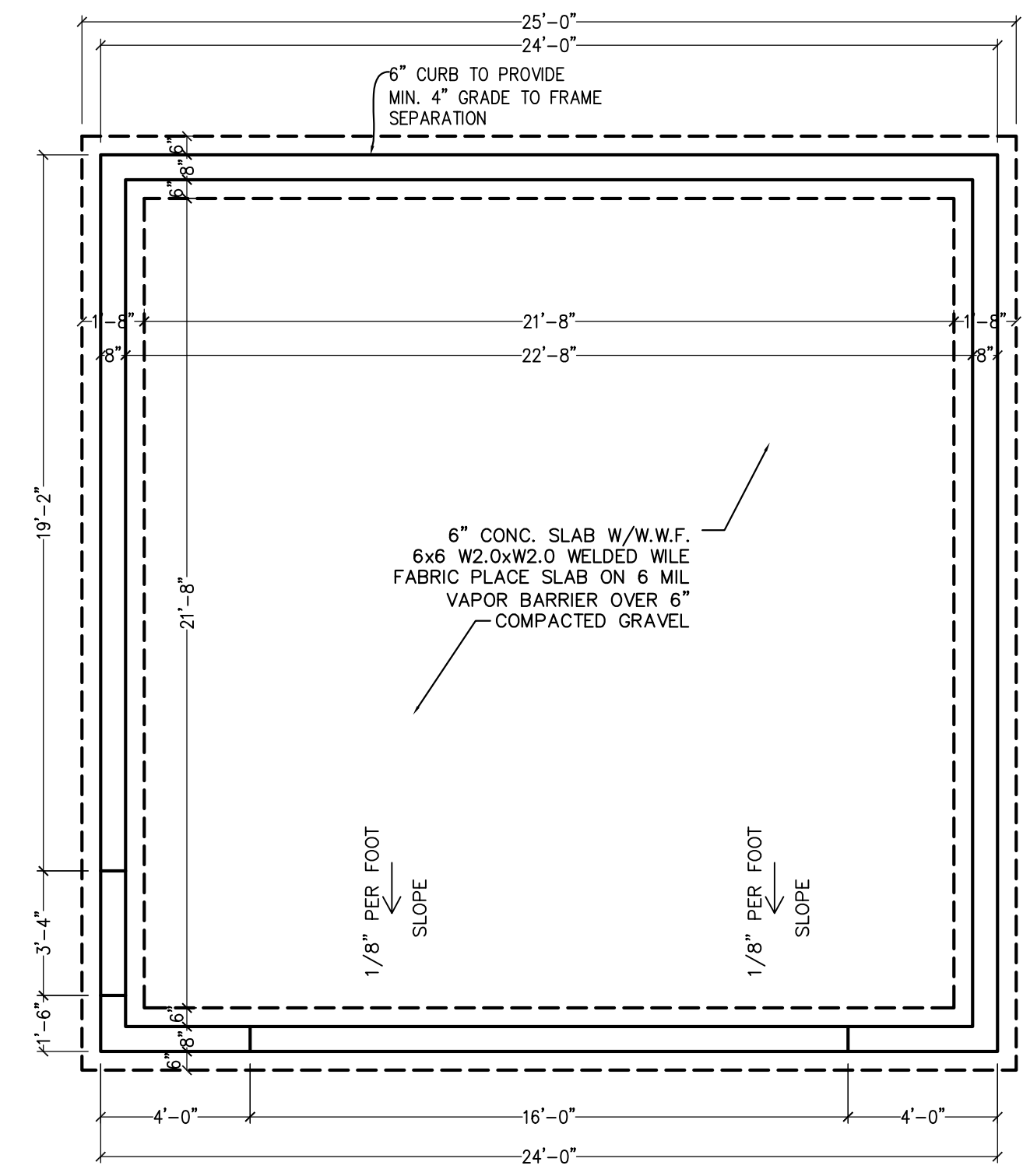
1 FLOOR PLAN  
SCALE 1/4" = 1'-0"

- ADDITIONAL ARCHITECTURAL NOTES:**
1. ENDS OF EACH JOIST BEAM OR GIRDER SHALL HAVE A MINIMUM OF 1-1/2" OF BEARING.
  2. ALL FOUNDATION BEAM POCKETS SHALL BE GROUTED IN ONLY AFTER THE ROUGH INSPECTION IF NOT ALREADY COMPLETED SINCE THE CURRENT BEAM IS EXISTING.
  3. ALL WALL TOP PLATES ARE TO BE LAPPED AT ALL CORNERS.

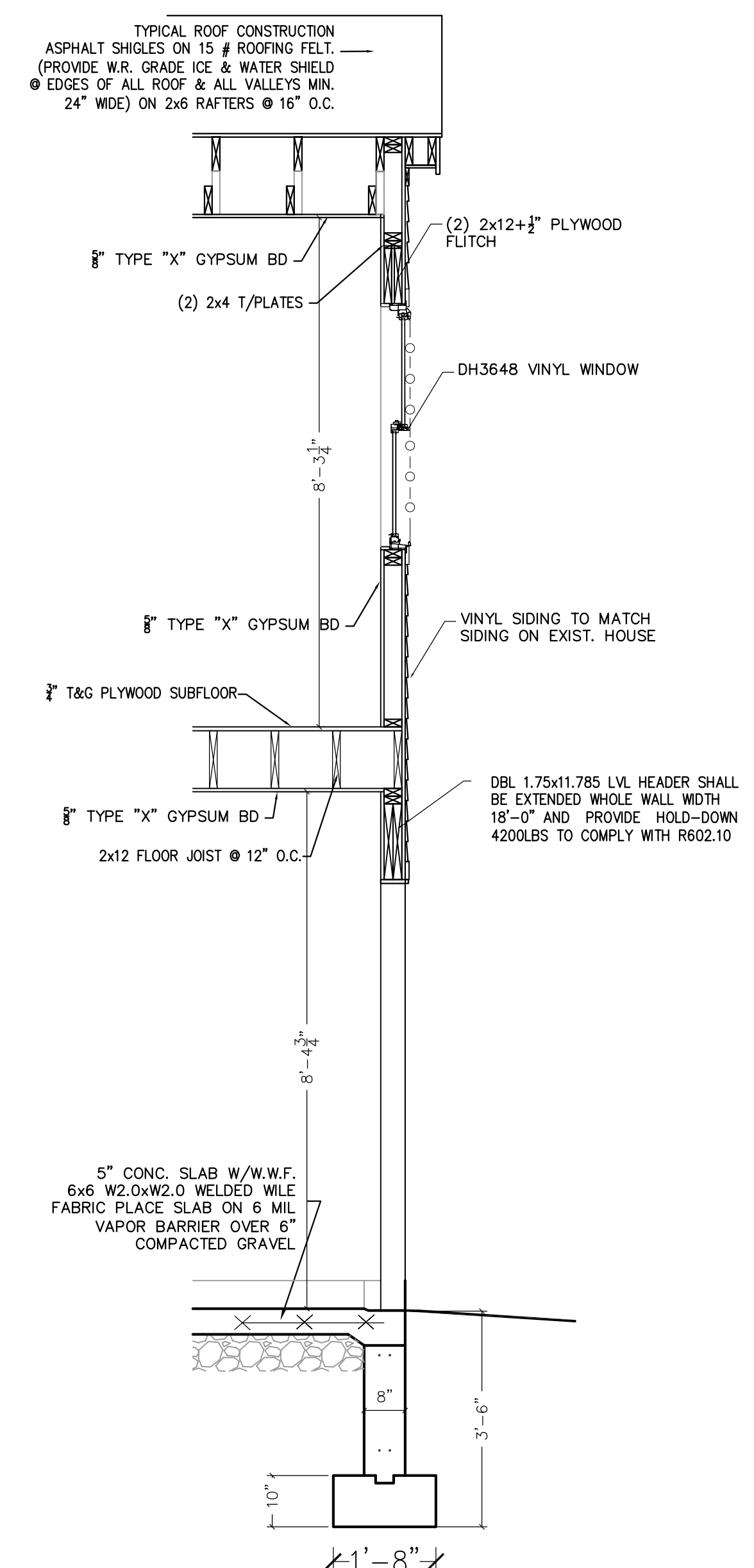
**BUILDING NOTE:**  
ALL WORK TO BE SHALL BE COMPLAINT WITH THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE INCLUDING ALL VILLAGE AMENDMENTS.



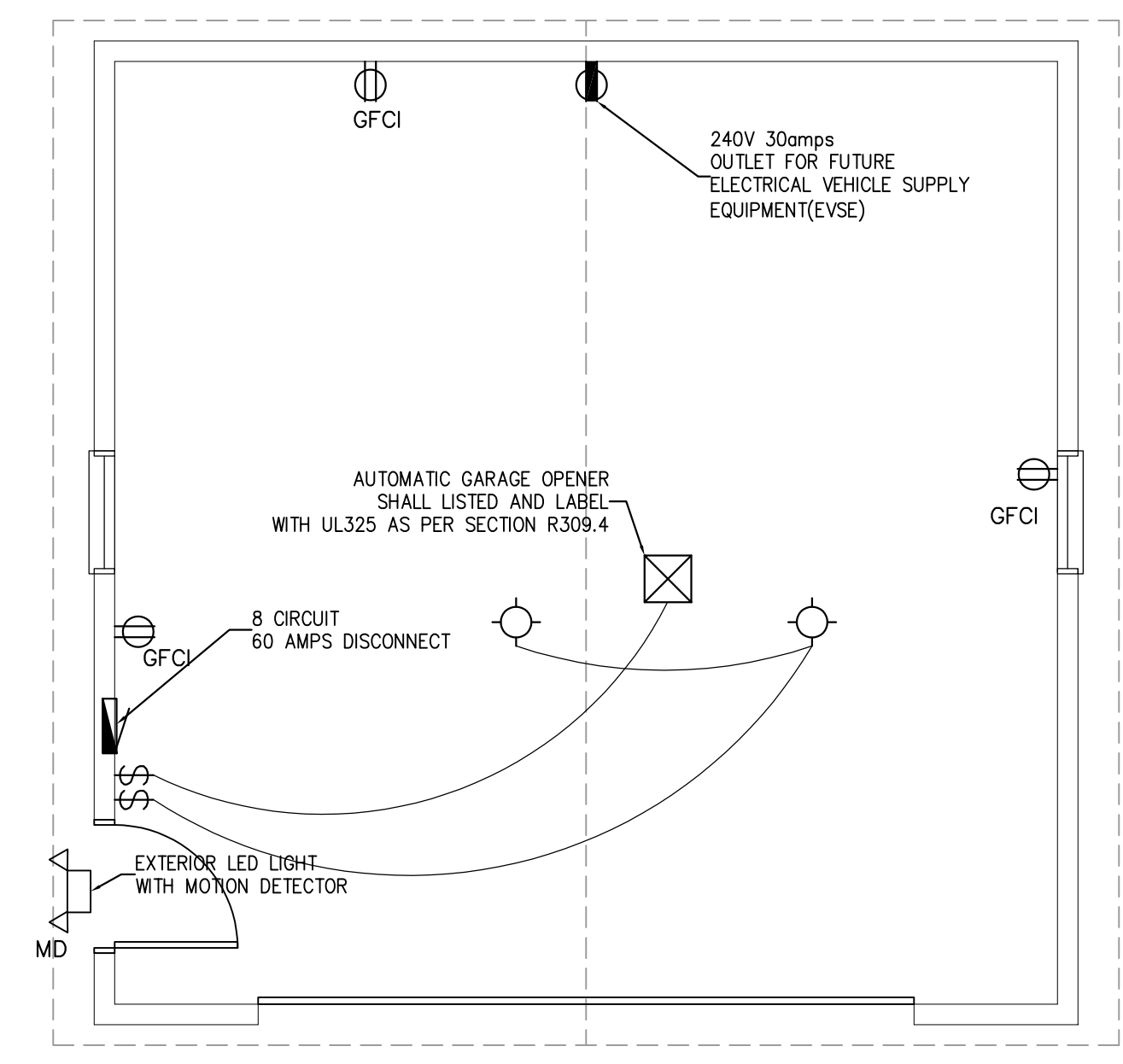
4 ATTIC FLOOR PLAN  
SCALE 1/4" = 1'-0"



2 FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



5 TYPICAL WALL SECTION DETAIL  
SCALE 1/2" = 1'-0"

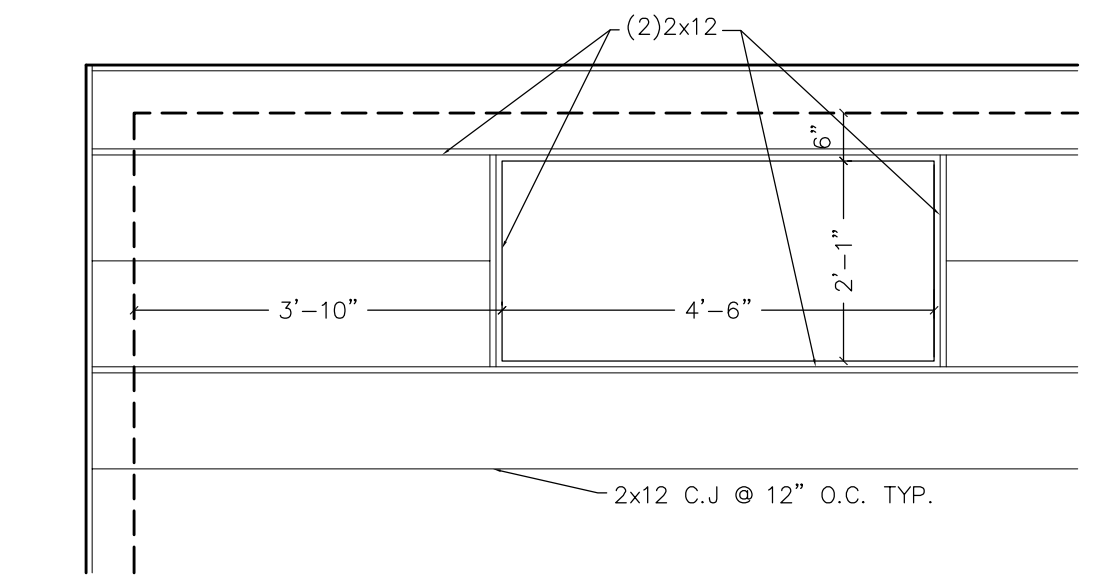


3 ELECTRICAL PLAN  
SCALE 1/4" = 1'-0"

	Q	VA	Total
SUB PANEL 60AMPS LOAD			
EV Charger 9600VA (32Ax240Vx125%)	1	9600	9600
Lights LED	6	96	96
Outlets	4	180	180
Overhead door 300W (2.5Ax120V)	2	300	300
			10176

TOTAL AMPERAGE=(TOTAL LOAD\*1.1/240) = **47**

Sub Panel Garage													
Amperage 600 AMPS													
Voltage 120/240V 1 Phase 3 Wire													
0	WATTS		Pole	wire size	A	#	#	A	wire size	Pole	WATTS		DESCRIPTION
	A	B									A	B	
Panel Outlet	180		1	12	20	1	2	20	12	1	1250		Overhead doors
garage outlets		360	1	12	20	3	4	20	12	1		96	Lights
EV Charger	3840		2	6	40	5	6	20	12	1	0	0	Spare
EV Charger		3840	2	6	40	7	8	20	12	1	0	0	Spare
<b>SUBTOTALS:</b>	<b>4020</b>	<b>4200</b>									<b>1250</b>	<b>96</b>	
<b>TOTAL A:</b>	<b>5270</b>												
<b>TOTAL B:</b>		<b>4296</b>											
<b>TOTAL LOAD:</b>	<b>9566</b>										<b>44</b>	<b>AMPS</b>	



6 ATTIC LADDER PLAN  
SCALE 1/2" = 1'-0"

**DESIGN CRITERIA**

WALL 60# PLR OR ACTUAL LOAD

CEILING 20# LL 10# DL SLOPES OVER 3/12

ROOF 30# LL 10# DL

**LUMBER SPECIFICATIONS**

DOUGLAS FIR-SOUTH GRADE #1 SPF DOMESTIC

W/ BASE Fb900 p.s.i E 1.3x10, BEAMS

MICROLAM 22,000p.s.i E 29x10 Fb 26,000p.s.i

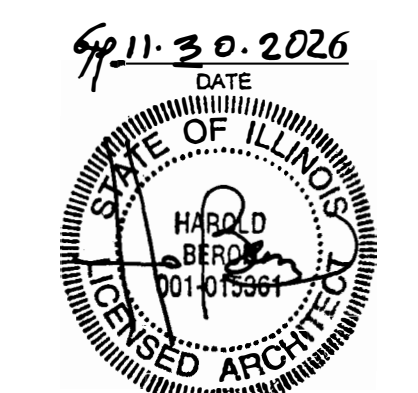
SIZE 1.75"x9.25"

- ELECTRICAL LEGEND**
- \$ SINGLE-POLE SWITCH
  - ⊕ GROUND FAULT RECEPTACLE
  - ⊙ INCANDESCENT LIGHT
  - ⊙ INCANDESCENT LIGHT MOUNTED ON WALL
  - ▭ PANELBOARD
  - ⊠ GARAGE DOOR OPENER

- ELECTRICAL NOTES**
1. ALL WORK SHALL MEET THE CITY OF AURORA CODES.
  2. EXTEND EXISTING ELECTRICAL SYSTEM TO THE PANEL-BOARD USING RIGID GALVANIZED STEEL CONDUCT.
  3. ALL WIRING TO BE COOPER, MINIMUM #14 GAUGE.
  4. WALL SWITCHES AND OUTLETS SHALL BE RATED 25 VOLT, 15 AMP OR 20 AMP AS REQUIRED.
  5. ALL OUTLETS INDICATED SHALL BE GFI TYPE.
  6. ALL SWITCHES TO BE MOUNTED AT 48" A.F.F. UNLESS OTHERWISE NOTED.
  7. ALL ELECTRICAL COMPONENTS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF NEMA STANDARDS, SHALL BE U.L. LISTED AND SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.
  8. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT OR REVIEW THE FOLLOWING: DRAWINGS, PRODUCT SPECIFICATIONS AND WIRING CONNECTION DIAGRAMS TOGETHER WITH INSTALLATION INSTRUCTIONS, OPERATING AND MAINTENANCE MANUALS, FIELD CHECKOUT, START-UP AND TESTING PROCEDURES FOR ALL EQUIPMENT.

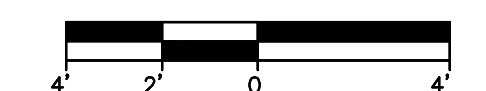
**ELECTRICAL NOTE:**  
ALL ELECTRICAL WORK SHALL BE COMPLAINT WITH THE 2020 NATIONAL ELECTRICAL CODE INCLUDING VILLAGE AMENDMENTS.

**SECOND FLOOR ADDITION**  
**10 S. CHARLES AVE.**  
**VILLA PARK, ILLINOIS 60181**

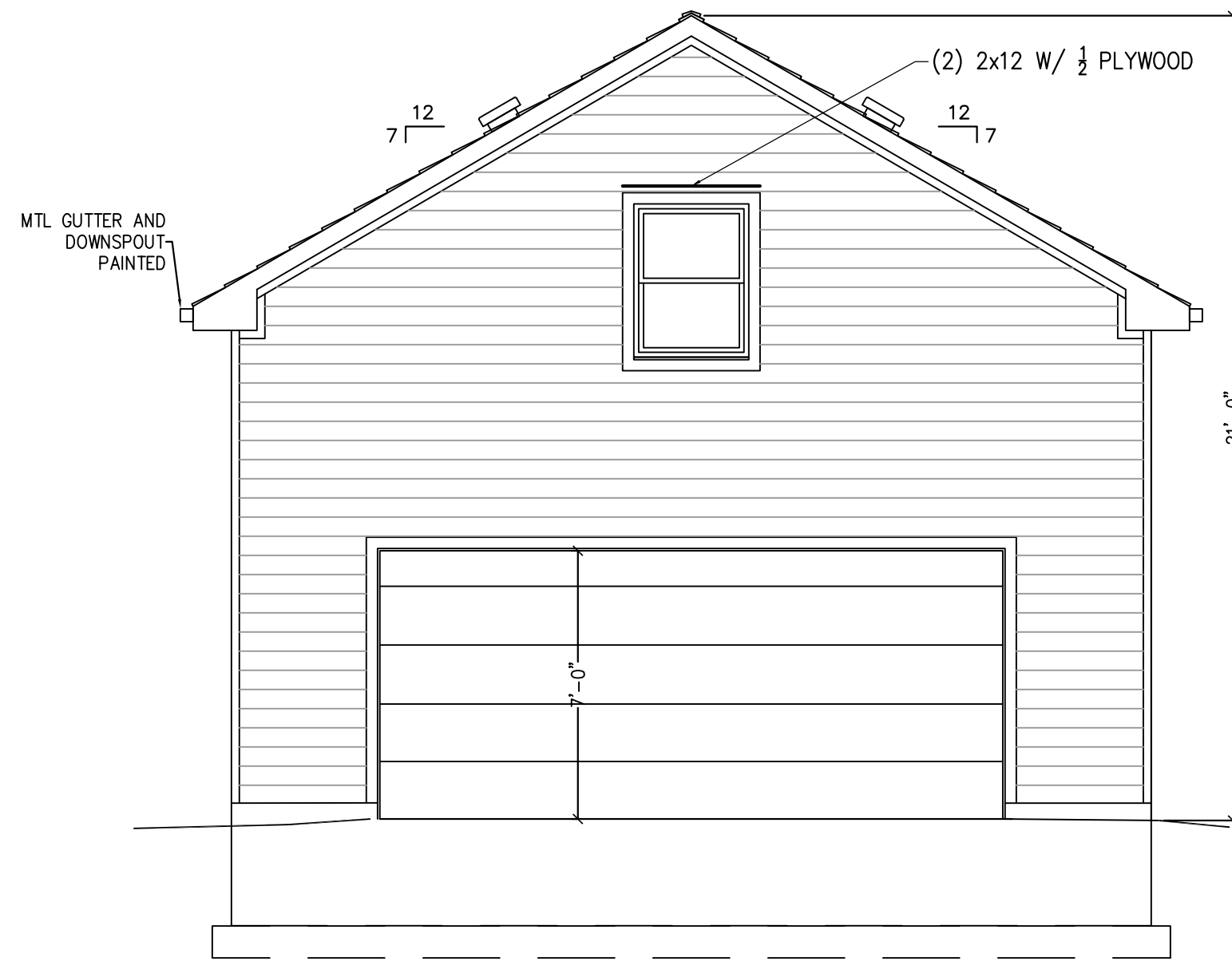


DESIGN FIRM LICENSE  
No.184.007748-0001

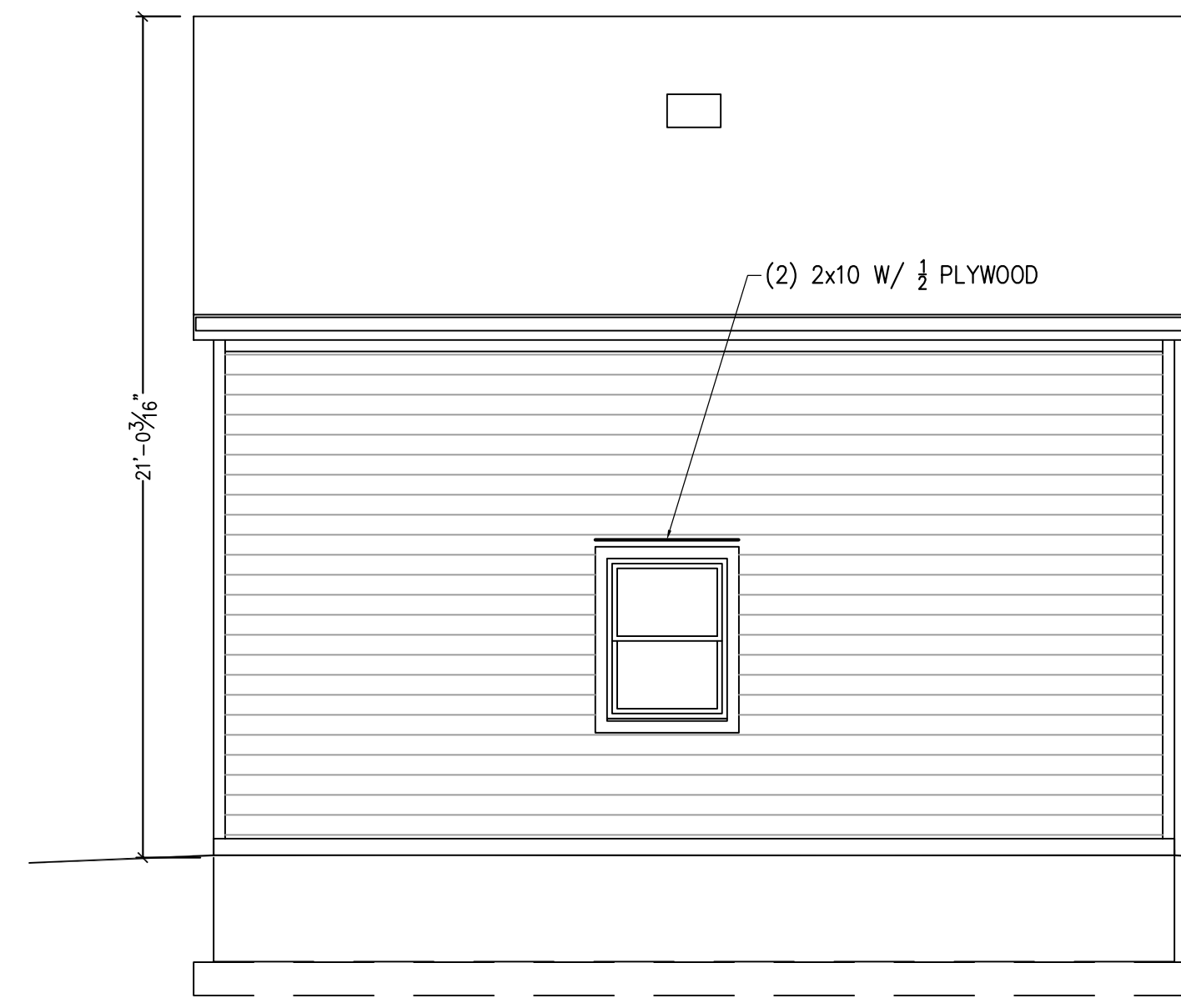
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



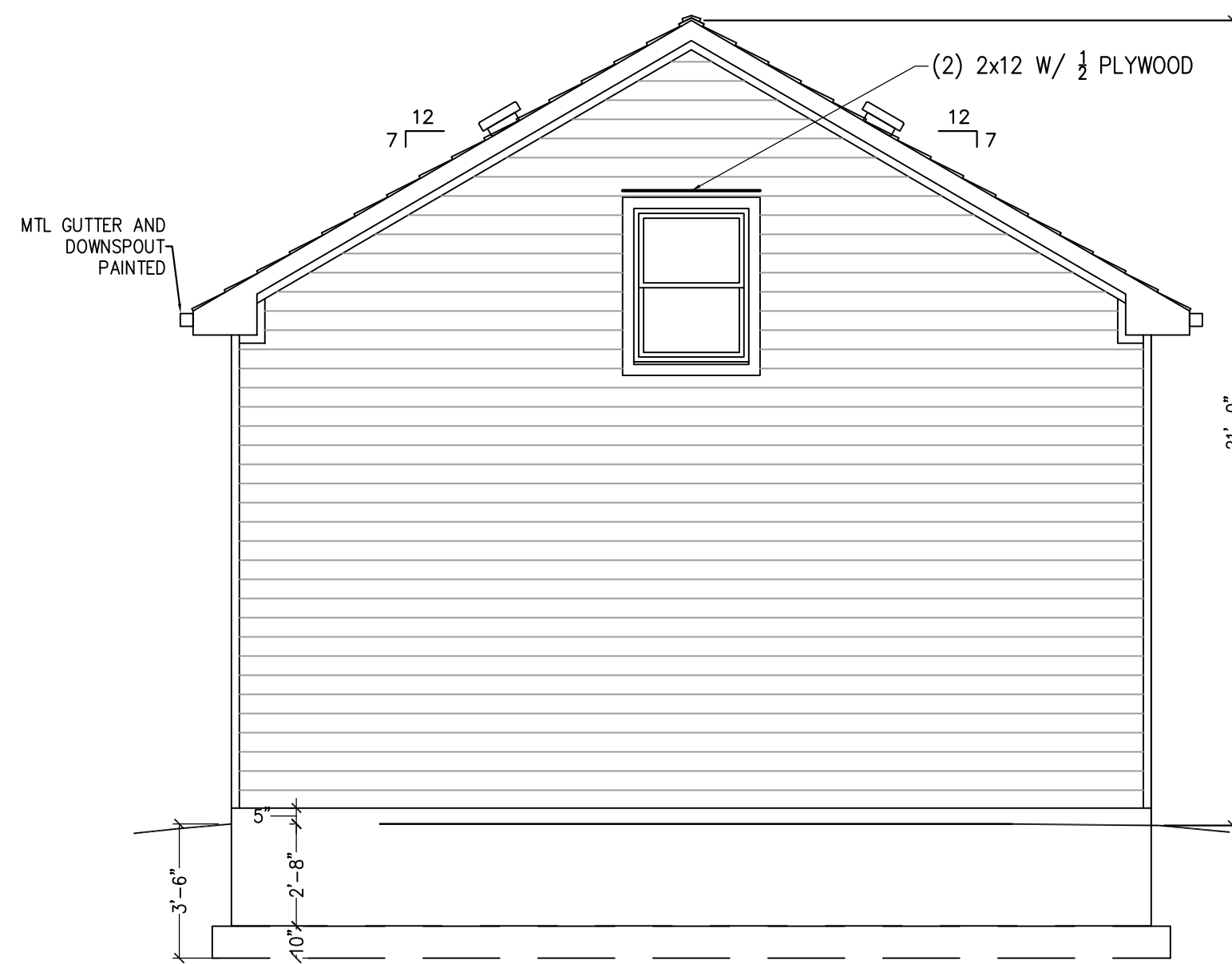
5		
4		
3		
2		
1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB/LM	
SCALE: AS SHOWN		
SHEET TITLE :		
GARAGE FLOOR PLANS & DETAIL SECTION		
PROJECT NO.	SHEET NO.	
9037	A1-1	
DATE	05/25/9037	



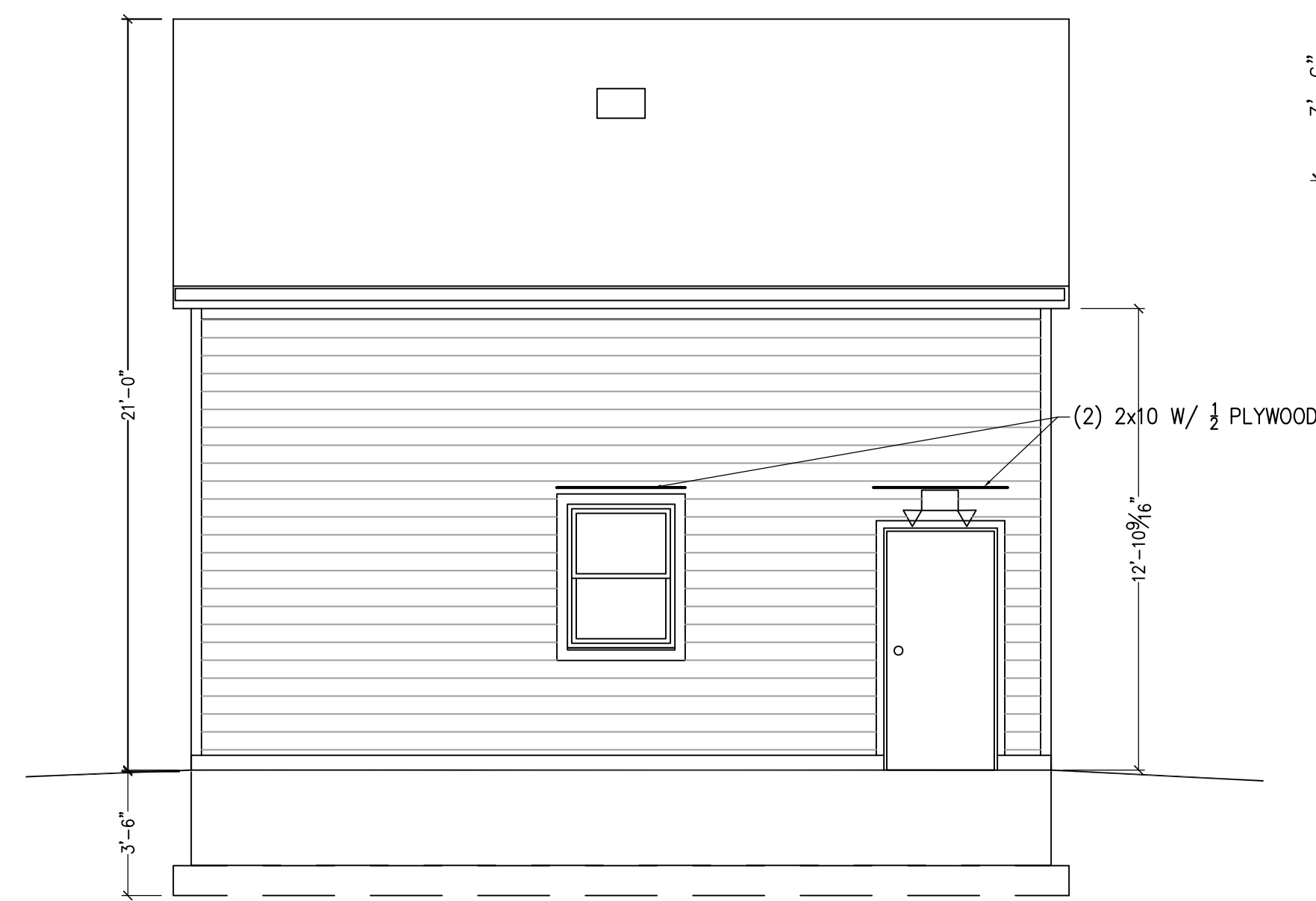
1 FRONT ELEVATION—EAST  
SCALE 1/4" = 1'-0"



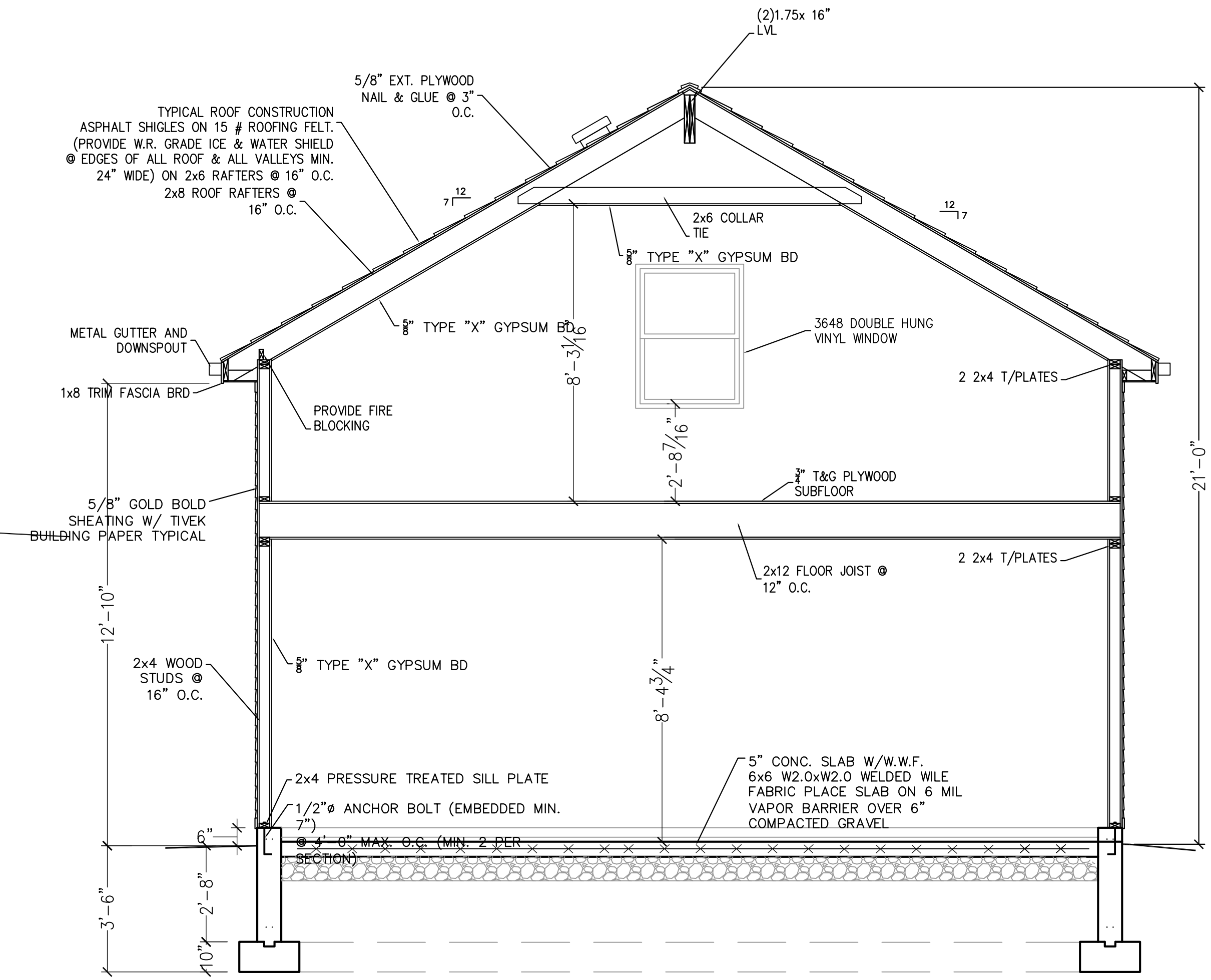
2 SIDE ELEVATION—NORTH  
SCALE 1/4" = 1'-0"



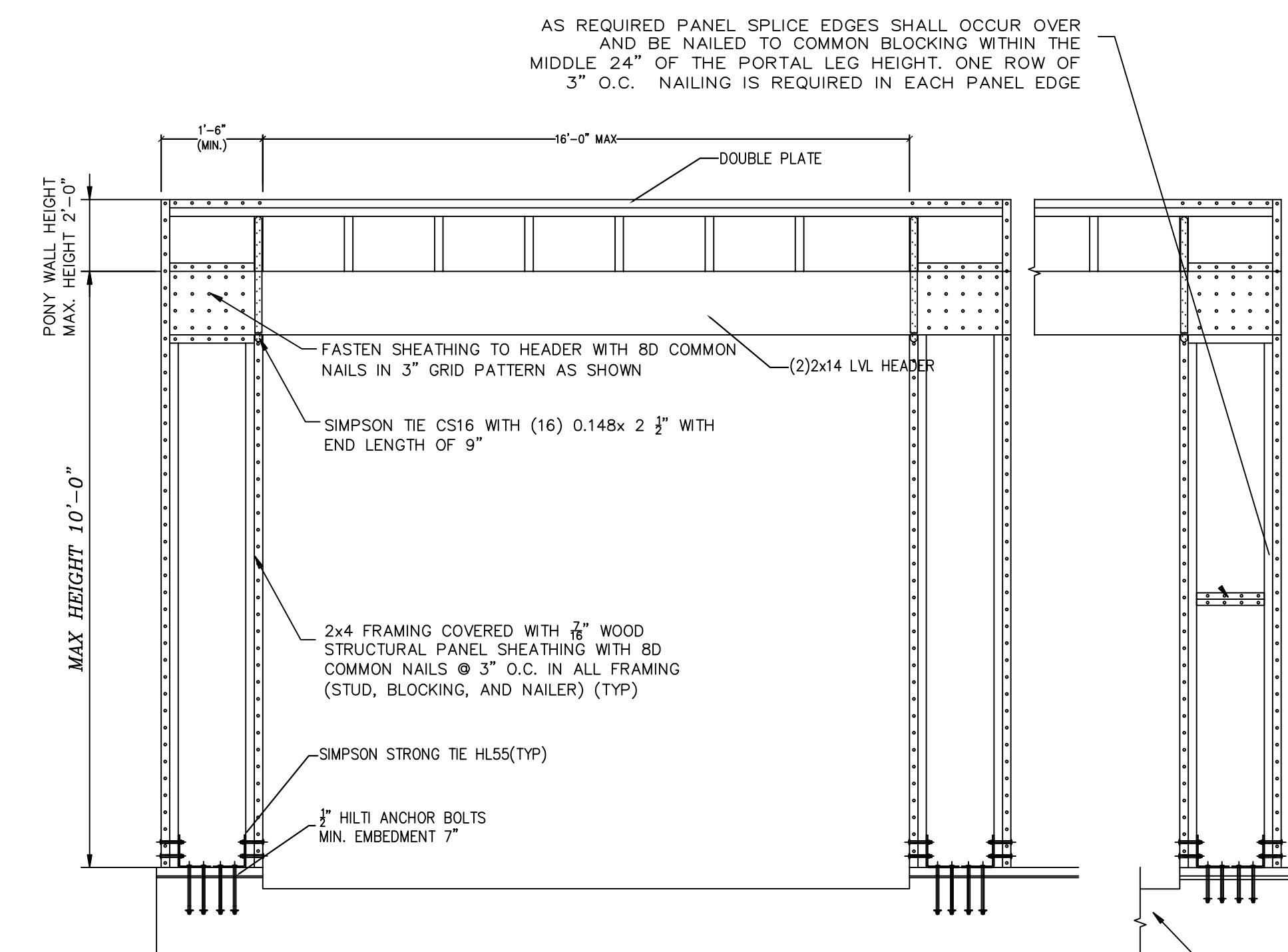
3 BACK ELEVATION—WEST  
SCALE 1/4" = 1'-0"



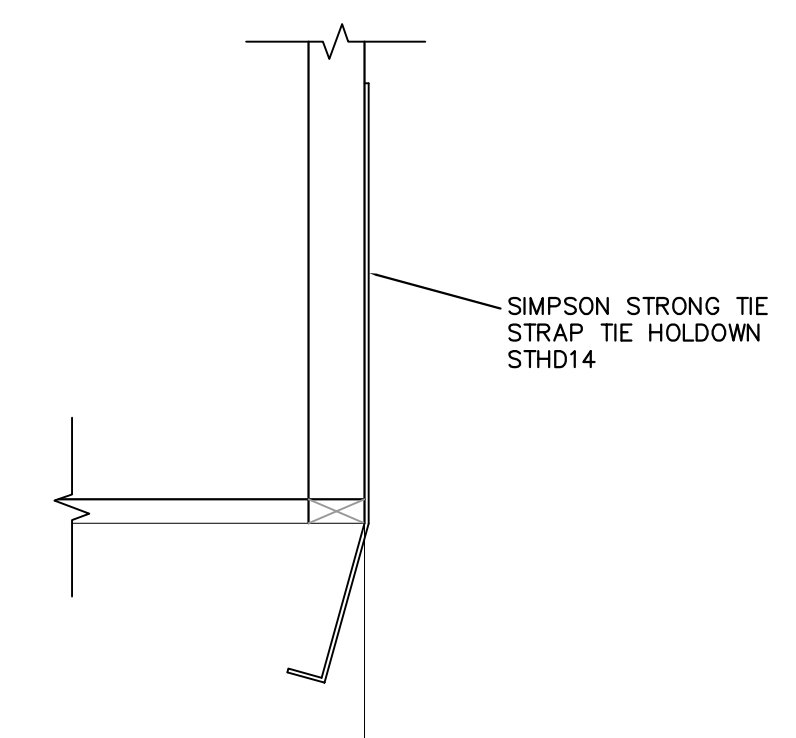
4 SIDE ELEVATION—WEST  
SCALE 1/4" = 1'-0"



5 GARAGE SECTION  
SCALE 3/8" = 1'-0"

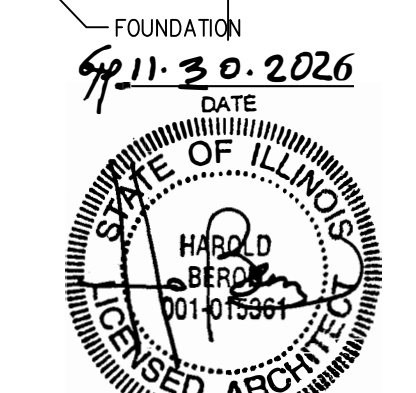


6 PORTAL FRAME DETAIL TYP  
SCALE 1/4" = 1'-0"



7 HOLDOWN DETAIL  
SCALE 1/2" = 1'-0"

AS REQUIRED PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN THE MIDDLE 24" OF THE PORTAL LEG HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE



DESIGN FIRM LICENSE  
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



**SECOND FLOOR ADDITION**  
**10 S. CHARLES AVE.**  
**VILLA PARK, ILLINOIS 60181**

5		
4		
3		
2		
1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB/LM	
SCALE: AS SHOWN		

**GARAGE ELEVATIONS & SECTION**

PROJECT NO.	SHEET NO.
9037	A1-2
DATE	05/25/9037



# Village of Villa Park

Community & Economic Development

11 W Home Avenue, Villa Park, IL 60181

**TO:** Planning & Zoning Commission  
**FROM:** Community & Economic Development Department  
**DATE:** August 14, 2025  
**RE:** **Petition PZ-25-11 | 5 W. Madison Avenue | Variation**

PETITIONER	OWNER
Richard J. Barnes Jr. 331 S. Ardmore Avenue Villa Park, IL 60181	Tegan and Ryan Nudd 5 W. Madison Avenue Villa Park, IL 60181

### Request Summary

The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-foot tall open style fence in the front yard, instead of a 4.0-foot tall fence. This would continue an existing fence line in the side and rear yard of the property. The Petitioner is seeking a Variation to permit a fence with a maximum height of 5.0 feet in the front yard of a corner lot.

### Background

The property is located on a corner lot and fence will be located in the front yard of the property. With the orientation of the house facing W. Madison St, the technical front yard on Ardmore Ave is the largest useable space. The property has an existing fence in the rear and side yard with a permitted height of 5.0 feet. This new fence would continue the existing fence line into the front yard, creating a larger usable yard space for the residents. This fence would not impact any required visibility triangles.

### Site Information

Present Zoning: Residential Single Dwelling- RS-7.5  
 Present Land Use: Residential  
 Property Size: 8,125 sq. ft. / 0.19 acres  
 PINs: 06-16-204-034

### Surrounding Zoning

North: Residential Single Dwelling- RS-7.5  
 West: Residential Single Dwelling- RS-7.5  
 East: Residential Single Dwelling- RS-7.5  
 South: Residential Single Dwelling- RS-7.5

### Surrounding Land Use

Residential  
 Residential  
 Residential  
 Residential

### Comprehensive Plan Designation – Residential

Single-dwelling residential areas are neighborhoods where each lot contains one dwelling unit, which can be a standalone house or attached units like townhomes and duplexes. These areas should encompass carefully planned subdivisions and older, established neighborhoods exhibiting classic neighborhood layouts. Single-dwelling homes are the most common form of residential property in the Village and most likely will remain so.

### Zoning Request

The Petitioner is seeking a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-foot tall, open style fence in the front yard, instead of 4.0-foot tall fence.

## Internal Staff Review

### Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

Due to the orientation of the house, the largest yard area is the technical front yard. The house currently has 15.0 feet for a rear yard and around 8.0 feet for a side yard. Without the approval of this variation request, the petitioners would not have space for their dogs and children to play because the other yard areas are too small.

### Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
  - a. The proposed fence height is 5.0-foot tall. The fence will be an open, iron style fence.
  - b. The proposed fence is in compliance with the required style featuring an open style fence for a front yard and is not obstructing any visibility triangles.
2. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
  - a. The fence would not add any additional impervious surface to the lot.
3. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant's development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

## Findings

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 6, Section 6.10.2, Table 6-2 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**  
*The current zoning described "front yard" is not the actual front yard of the property as it was constructed prior to current zoning code adoption. House location and lot zoning are not compatible. Yard space for activities, other than accessing the house and garage, is located in the zoning front yard.*
- B. A reasonable return or use of your property is not possible under the existing regulations because:**  
*It is not reasonable to fence the portion of the property allowed by zoning to contain large breed dogs and children. This would only be allowed in separated smaller areas in the actual front yard of the property. A 5-ft high, more than 85% open fence is proposed. This will allow visual access to be maintained. Something 4-ft high solid fence or higher planting (hedgerow) would not.*
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**  
*Existing zoning and current house placement on a corner lot is nonconforming usable yard space for family enjoyment is located east of the house. Other homes do not fence their front yards to allow dogs*

and children to play. This house/property has 15' behind as a "rear yard".

- D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:**

*The proposed 5-ft high ornamental open fence allows for sightlines, light, and air flow to be maintained. Fence material is aluminum-noncombustible. The east line of the fence is planned to be held out of the "traffic corner sight line" and 4-ft off of the public sidewalk for planting buffer. The fence is aesthetically pleasing and will match the current fence on the property.*

**Notification**

Legal Notice was published in the Daily Herald on July 24, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

**Staff Recommendation**

Village staff have reviewed the petition and are in support of the request.

**Sample Motion**

*To recommend approval of PZ-25-11 for a Variation from Section 9.2.2, Allowed Fence Heights and Locations to permit a 5.0-ft tall open style fence in the front yard, at 5 W Madison Ave, as depicted in exhibit A and B.*

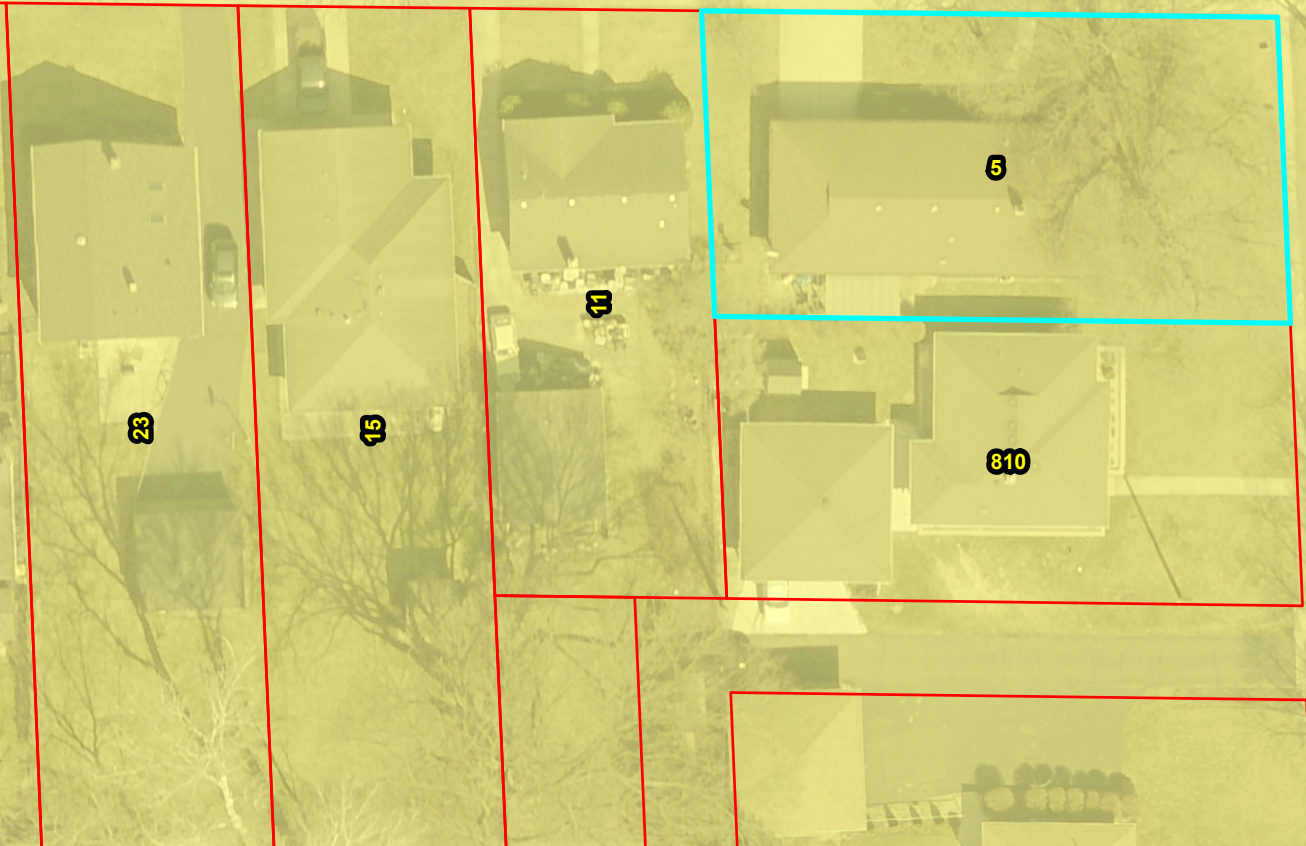
**Exhibit List**

- A. Site Plan
- B. Plat of Survey

W MADISON ST

E MADISON

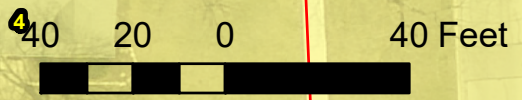
SARDMORE AV

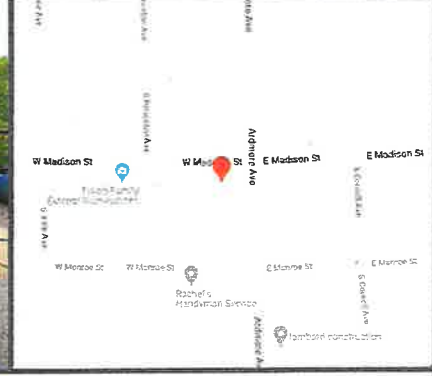


**Zoning Districts**

**Zoning Districts**

- RS-10 - Residential Single-Dwelling District - 10,000 Sq. Ft.
- RS-7.5 - Residential Single-Dwelling District - 7,500 Sq. Ft.
- RD-7.5 - Residential Duplex District - 7,500 Sq. Ft..
- RM-9 - Residential Multi-Unit District - 9,000 Sq. Ft.
- O-R - Office Research District
- C-1 - Convenience Business District
- C-2 - Neighborhood Business District
- C-3 - Service Business District
- MX-1 - Mixed-Use TOD District
- MX-2 - Mixed-Use Main Street District
- MX-3 - Mixed-Use Corridor District
- MX-T - Mixed Transitional (Office-Residential) District
- MX-R1 - Mixed Residential District 1
- MX-R2 - Mixed Residential District 2
- M-1 - Light Industrial District
- M-2 - General Industrial District
- PI-1 - Neighborhood-scale Institutional and Public District
- PI-2 - Campus-scale Institutional and Public District
- P.U.D.-R - Planned Unit Development Residential
- P.U.D.-C - Planned Unit Development Commercial
- P.U.D.-I - Planned Unit Development Industrial

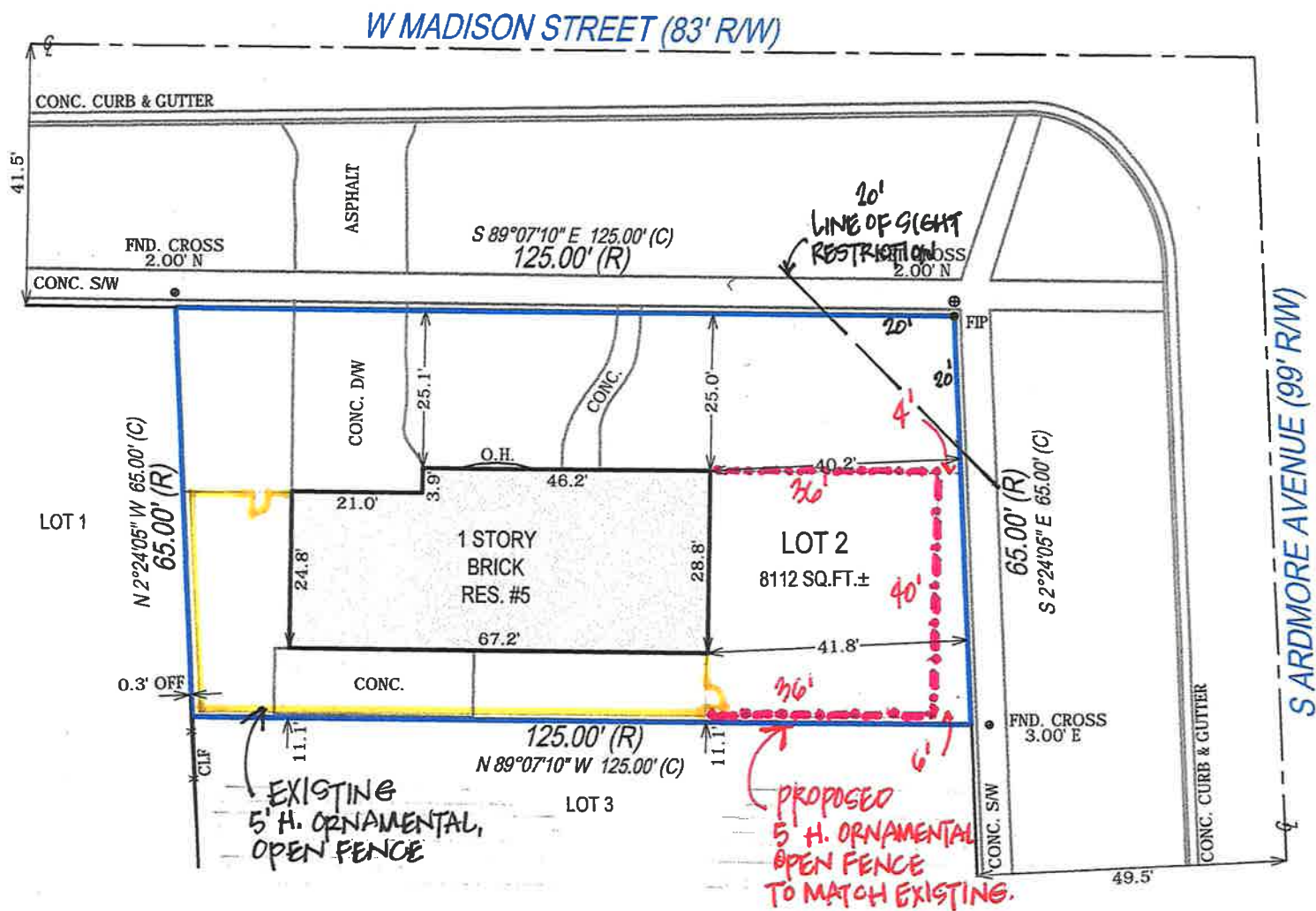




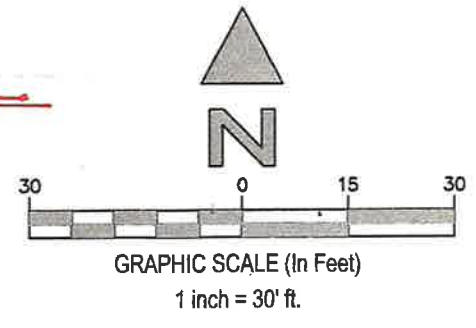
PROPERTY ADDRESS: 5 W MADISON STREET, VILLA PARK, ILLINOIS 60181

SURVEY NUMBER: IL2305.2704

23052704  
BOUNDARY SURVEY  
DUPAGE COUNTY



**PROPOSED FENCE LOCATION**  
**5 W MADISON STREET**



STATE OF ILLINOIS }  
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Handwritten signature of Warren D. Johnson*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2024  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:  
NONE VISIBLE

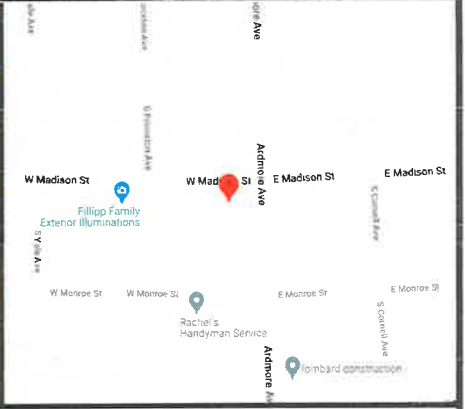


Exacta Land Surveyors, LLC  
PLS# 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



DATE OF SURVEY: 05/16/23  
FIELD WORK DATE: 5/15/2023  
REVISION DATE(S): (REV.1 5/16/2023)

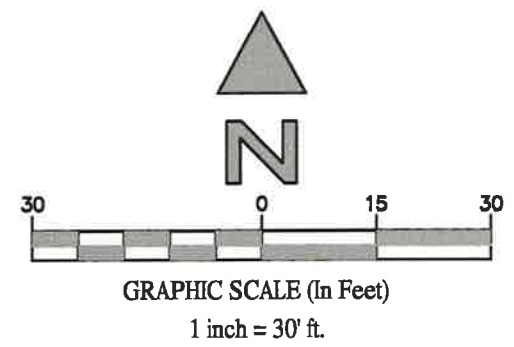
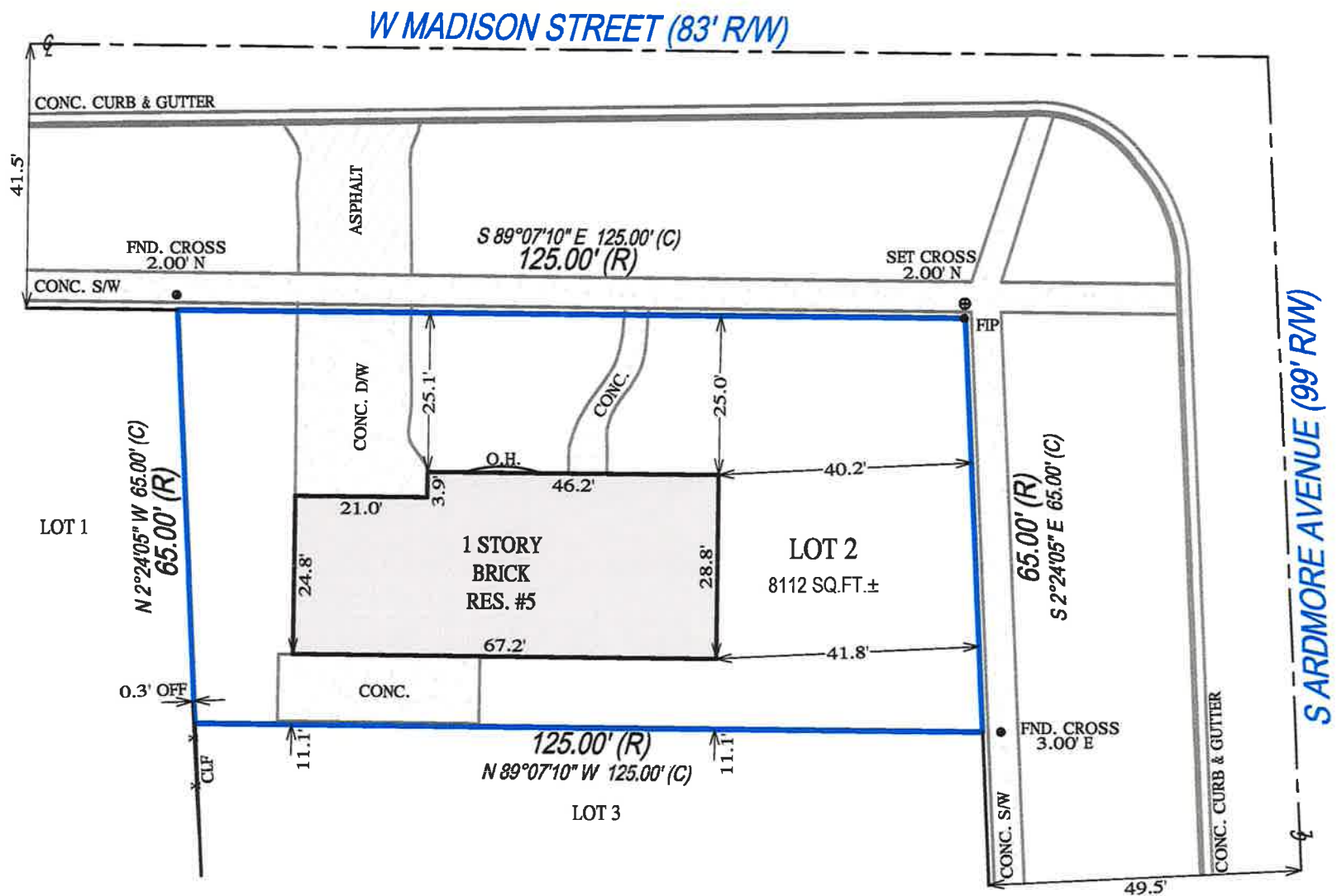
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



**PROPERTY ADDRESS:** 5 W MADISON STREET , VILLA PARK , ILLINOIS 60181

**SURVEY NUMBER:** IL2305.2704

23052704  
 BOUNDARY SURVEY  
 DUPAGE COUNTY



STATE OF ILLINOIS } SS  
 COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

*Handwritten signature in red ink.*



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
 LICENSE EXPIRES 11/30/2024  
 EXACTA LAND SURVEYORS, LLC  
 PROFESSIONAL DESIGN FIRM 184008059-0008

**POINTS OF INTEREST:**



Exacta Land Surveyors, LLC  
 PLS# 184008059  
 o: 773.305.4011  
 316 East Jackson Street | Morris, IL 60450



**DATE OF SURVEY:** 05/16/23  
**FIELD WORK DATE:** 5/15/2023  
**REVISION DATE(S):** (REV.1 5/16/2023)

**SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION**  
**PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES**

**JOB SPECIFIC SURVEYOR NOTES:**

**LEGAL DESCRIPTION:**

LOT 2 IN PROVENZANO'S RESUBDIVISION OF LOTS 1,10,11 AND 12 IN BLOCK. 1 IN N.Q. SHIVELEY AND COMPANY'S MADISON STREET GARDENS, A SUBDIVISION OF LOT 1 IN THE SUBDIVISION OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID PROVENZANO'S RESUBDIVISION RECORDED FEBRUARY 15, 1954 AS DOCUMENT 707971, IN DUPAGE COUNTY, ILLINOIS.

**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

**SURVEYOR'S LEGEND**

<b>LINETYPES</b>		<b>ABBREVIATIONS</b>		<b>ORB - Official Records Book</b>		<b>S/W - Sidewalk</b>	
	Boundary Line		Elevation	<b>ORV - Official Record Volume</b>	<b>SBL - Setback Line</b>	<b>STY - Story</b>	<b>SV - Sewer Valve</b>
	Center Line		Fire Hydrant	<b>O/A - Overall</b>	<b>SCL - Survey Closure Line</b>	<b>SV - Sewer Valve</b>	<b>SWE - Sidewalk Easement</b>
	Chain Link or Wire Fence		Find or Set Monument	<b>O/S - Offset</b>	<b>SCR - Screen</b>	<b>TBM - Temporary Bench Mark</b>	<b>TEL - Telephone Facilities</b>
	Easement		Guywire or Anchor	<b>OFF - Outside Subject Property</b>	<b>SEC - Section</b>	<b>TEL - Telephone Facilities</b>	<b>TEL - Telephone Facilities</b>
	Edge of Water		Manhole	<b>OH - Overhang</b>	<b>SEP - Septic Tank</b>	<b>TOB - Top of Bank</b>	<b>TUE - Technological Utility Easement</b>
	Iron Fence		Tree	<b>OHL - Overhead Utility Lines</b>	<b>SEW - Sewer</b>	<b>TWP - Township</b>	<b>TYP - Typical</b>
	Overhead Lines		Utility or Light Pole	<b>OHWL - Ordinary High Water Line</b>	<b>SIRC - Set Iron Rod &amp; Cap</b>	<b>TX - Transformer</b>	<b>UE - Utility Easement</b>
	Structure		Well	<b>ON - Inside Subject Property</b>	<b>SMWE - Storm Water Management Easement</b>	<b>TYP - Typical</b>	<b>UG - Underground</b>
	Survey Tie Line			<b>ON - Inside Subject Property</b>	<b>SN&amp;D - Set Nail and Disc</b>	<b>UP - Utility Pole</b>	<b>UR - Utility Riser</b>
	Vinyl Fence			<b>ORB - Official Records Book</b>	<b>SQFT - Square Feet</b>	<b>UR - Utility Riser</b>	<b>VF - Vinyl Fence</b>
	Wall or Party Wall			<b>ORV - Official Record Volume</b>	<b>STL - Survey Tie Line</b>	<b>VF - Vinyl Fence</b>	<b>W/C - Witness Corner</b>
	Wood Fence			<b>O/A - Overall</b>	<b>STY - Story</b>	<b>W/C - Witness Corner</b>	<b>WF - Wood Fence</b>
<b>SURFACE TYPES</b>				<b>O/S - Offset</b>	<b>SV - Sewer Valve</b>	<b>WF - Wood Fence</b>	<b>WM - Water Meter/Valve Box</b>
	Asphalt			<b>OFF - Outside Subject Property</b>	<b>SWE - Sidewalk Easement</b>	<b>WM - Water Meter/Valve Box</b>	<b>WV - Water valve</b>
	Brick or Tile			<b>OH - Overhang</b>	<b>TBM - Temporary Bench Mark</b>		
	Concrete			<b>OHL - Overhead Utility Lines</b>	<b>TEL - Telephone Facilities</b>		
	Covered Area			<b>OHWL - Ordinary High Water Line</b>	<b>TUE - Technological Utility Easement</b>		
	Water			<b>ON - Inside Subject Property</b>	<b>TWP - Township</b>		
	Wood			<b>ON - Inside Subject Property</b>	<b>TX - Transformer</b>		
<b>SYMBOLS</b>				<b>ORB - Official Records Book</b>	<b>TYP - Typical</b>		
	Benchmark			<b>ORV - Official Record Volume</b>	<b>UE - Utility Easement</b>		
	Center Line			<b>O/A - Overall</b>	<b>UG - Underground</b>		
	Central Angle or Delta			<b>O/S - Offset</b>	<b>UR - Utility Riser</b>		
	Common Ownership			<b>OFF - Outside Subject Property</b>	<b>VF - Vinyl Fence</b>		
	Control Point			<b>OH - Overhang</b>	<b>W/C - Witness Corner</b>		
	Catch Basin			<b>OHL - Overhead Utility Lines</b>	<b>WF - Wood Fence</b>		
				<b>OHWL - Ordinary High Water Line</b>	<b>WM - Water Meter/Valve Box</b>		
				<b>ON - Inside Subject Property</b>	<b>WV - Water valve</b>		
				<b>ORB - Official Records Book</b>			
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				<b>O/A - Overall</b>			
				<b>O/S - Offset</b>			
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				<b>O/A -</b>			



# Village of Villa Park

Community & Economic Development  
11 W Home Avenue, Villa Park, IL 60181

**TO:** Planning & Zoning Commission  
**FROM:** Community & Economic Development Department  
**DATE:** August 14, 2025  
**RE:** **Petition PZ-25-15 | 10 S. Charles Avenue | Variation**

PETITIONER	OWNER
Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106	Jesus and Estela Unzueta 115 W. Main St. Bensenville, IL 60106

### Request Summary

The Petitioner is requesting a Variation to allow for a garage to be built in the Mixed Use Transitional (MX-T) District to accompany the single dwelling unit. The Petitioner is requesting variations from section 4.4.3-General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., from section 4.4.3-General Building to permit a garage entrance not on the rear façade, and section 6.10.3-Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft.

### Background

The lot is currently zoned Mixed Use Transitional (MX-T) and is used as a single dwelling home. The Petitioners would like to build a new garage on the property. If the house were located in RS-7.5, the existing house with modifications completed in 2023 would be compliant with all building regulations for RS-7.5. The proposed garage complies with regulations typical for a single dwelling unit, but requires Variations due to the location in the MX-T district.

### Site Information

Present Zoning: Mixed Use Transitional MX-T  
 Present Land Use: Residential  
 Property Size: 9,004.2 sq. ft. / 0.21 acres  
 PIN: 06-10-101-016

### Surrounding Zoning

North: Mixed Use Transitional MX-T  
 West: Mixed Use Transitional MX-T  
 East: Mixed Use Transitional MX-T  
 South: Residential Single Dwelling- RS-7.5

### Surrounding Land Use

Commercial  
 Commercial  
 Commercial  
 Residential

### Comprehensive Plan Designation

**Mixed Use**- Mixed-use areas combine distinct functions, such as offices, shops, and homes, within the same building or development. These developments often have retail stores and restaurants on the ground floor to create an active and engaging pedestrian environment, with residential or other service-based activities above. Mixed-use developments should be targeted near the Uptown District, along the St. Charles Road Corridor, and the Old Town District to increase density. Mixed-use areas provide more amenities and higher residential density than single-use areas while creating a vibrant, safe, and attractive pedestrian environment.

**Zoning Request**

The Petitioner is requesting a variation from section 4.4.3- General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., a variation from section 4.4.3- General Building to permit a garage entrance not on the rear façade, and a variation from section 6.10.3- Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft.

**Internal Staff Review**

Variation

The Zoning Ordinance specifically allows for Variation petitions in order to grant relief to a property owner from strict compliance with the regulations of the Zoning Ordinance. Variations are intended to help alleviate a practical difficulty or particular hardship that would be caused by the literal enforcement of the subject ordinance requirements and are site specific.

The setback regulations for the MX-T district are geared towards larger scale mixed use buildings. Based on the zoning codes, it seems that single-family construction was not the intended building type in this district.

Site Plan Review

1. Building and Structure Location - The following comments relate to the issue of building and structure location in regard to the proposed development plans:
  - a. The proposed garage would have an area of 576.0 sq ft. The size of the garage may not exceed 75% of the area of the primary structure, which for this lot, would be 882.75 sq ft.
  - b. The proposed garage would have a height of 26.8 ft. The maximum height permitted is 28.0 ft.
  - c. The proposed garage would have rear and interior side setbacks of 5.0 ft.
2. Building scale - The following comments relate to the issue of building scale in regard to the proposed development plans:
  - a. No comments in regards to scale.
3. Lot Coverage - The following comments relate to the issue of lot coverage in regard to the proposed development plans:
  - a. With the new garage, the lot coverage would be 42.2%. Maximum lot coverage for MX-T is 70%.
4. Completeness - If the Planning and Zoning Commission requires additional information to determine whether the applicant’s development requests comply with the applicable standards of the Code, they may direct the Petitioner to furnish additional information and evidence that may provide clarity regarding their concerns.

**Findings**

Per Sec. 11.5.6.8. The Planning and Zoning Commission's recommendation must be accompanied by specific findings of fact regarding whether practical difficulties or particular hardships would result if a Variation is not granted. *The Petitioner has submitted the following justification for a Variation from Article 6, Section 6.10.2, Table 6-2 of the Zoning Ordinance:*

- A. State the particular hardship and/or practical difficulty created for you in carrying out the strict letter of the zoning regulations to wit:**  
This is a single family home and it has always been a single family, without the variance we would not be able to have a garage. The current garage is not structurally sound and needs to be demolished.
- B. A reasonable return or use of your property is not possible under the existing regulations because:**  
We would not be able to have a garage.
- C. Your situation is unique (not applicable in other properties in the area or zoning classification) in the following respect:**

If the property were not abutting a residential district, we wouldn't need a 40' feet rear yard setback, a rear façade entrance is not feasible.

- D. The variation will not alter the essential character of the locality, impair an adequate supply of light and air to adjacent property; not increase hazard from fire; not impair property values in the neighborhood; not unduly increase congestion in the streets, or otherwise impair public safety; health and convenience because:**

It is already a single family and the use will not change.

### **Notification**

Legal Notice was published in the Daily Herald on July 24, 2025, a sign placed on the subject property, and notifications sent to property owners within a 250.0 foot radius of the subject property in advance of the Public Hearing.

### **Staff Recommendation**

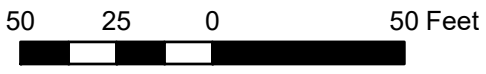
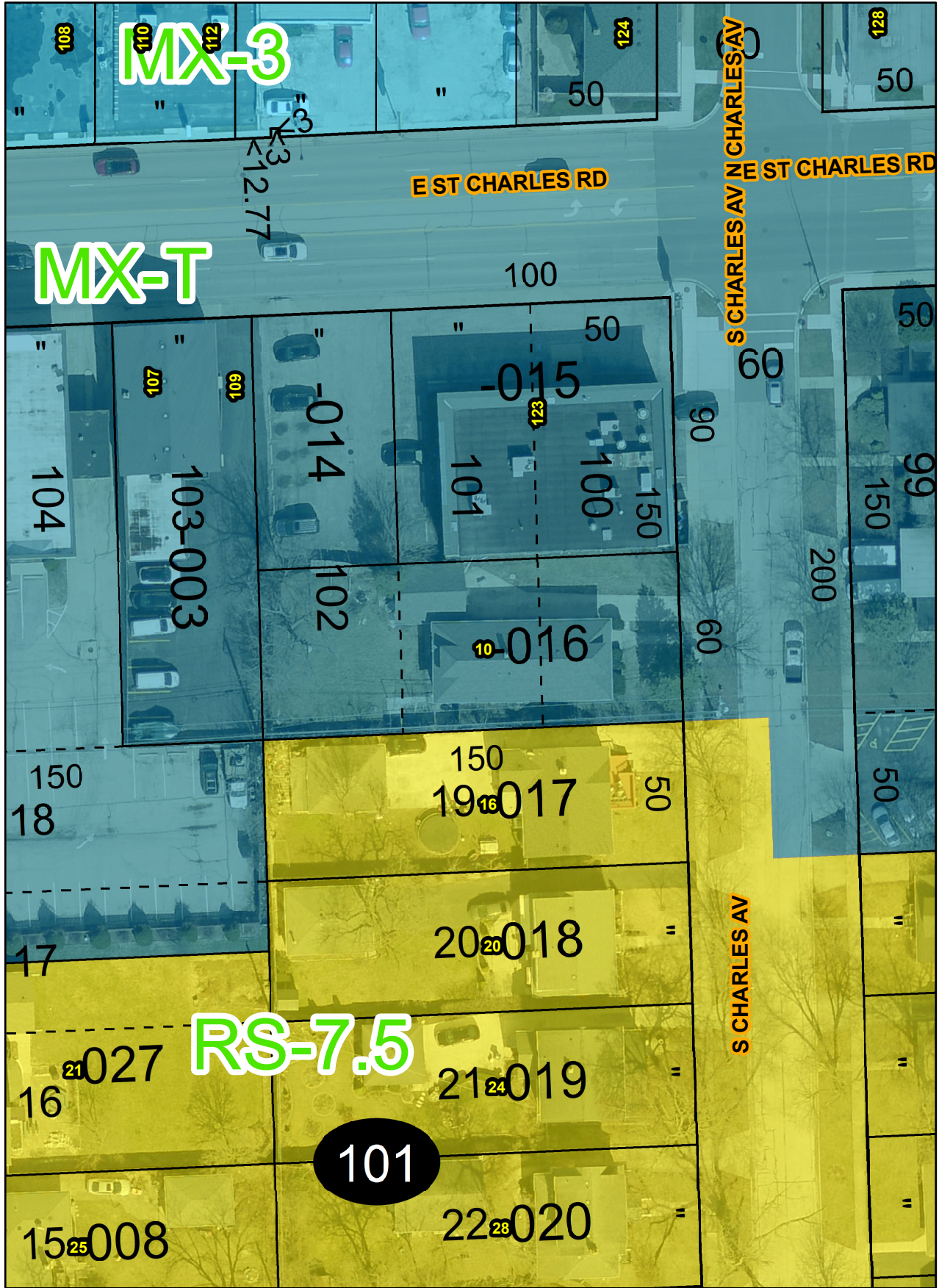
Village staff have reviewed the petition and are in support of the request.

### **Sample Motion**

*To recommend approval of PZ-25-09 for a variation from section 4.4.3-General Building to permit a rear yard setback of 5.0-ft instead of 40.0-ft., a variation from section 4.4.3-General Building to permit a garage entrance not on the rear façade, and a variation from section 6.10.3-Nonresidential Accessory Structures to permit a rear and interior side yard setback of 5.0-ft instead of 10.0-ft.*

### **Exhibit List**

- Exhibit A - Plat of Survey
- Exhibit B - Proposed Garage Plans



# ALTA/NSPS LAND TITLE SURVEY

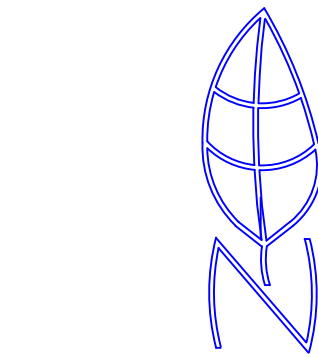
## LEGAL DESCRIPTION

PROPERTY 1: PARCEL 1: LOTS 100, 101 AND 102 (EXCEPT THE SOUTH 60 FEET OF EACH SAID LOT) IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

PROPERTY 2: PARCEL 2: THE SOUTH 60 FEET OF LOTS 100, 101 AND 102 IN CHARLES R. LANDON'S ADDITION TO VILLA PARK, BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 1922 AS DOCUMENT NO. 155002, IN DUPAGE COUNTY, ILLINOIS.

## LEGEND

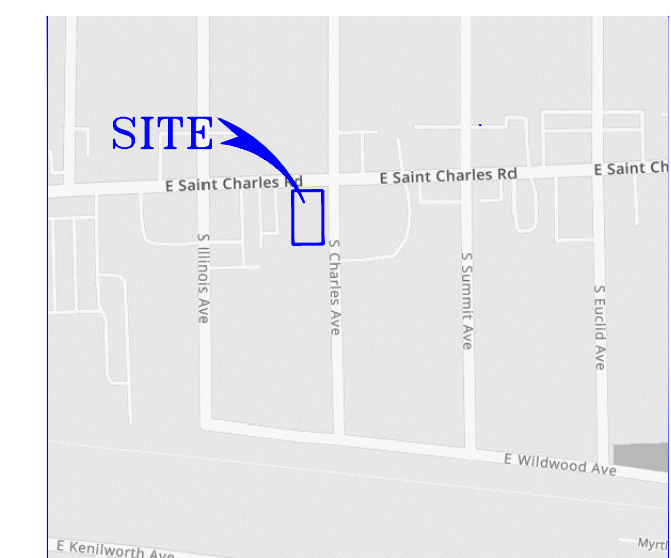
—	EXISTING BOUNDARY	○	MANHOLE	▨	ASPHALT SURFACE
—	EXISTING EASEMENT	□	EXIST. CURB INLET	▩	BUILDING/STRUCTURE
—	EXISTING SETBACK	—	STORM SEWER	▩	CONCRETE SURFACE
—	EXISTING CHAIN LINK FENCE	—	SANITARY SEWER	(C)	CALCULATED
—	EXISTING WOOD FENCE	○	WATER VALVE	(R/M)	RECORD/MEASURED
—	EXISTING METAL FENCE	○	BUFFALO BOX (B-BOX)	SF	SQUARE FEET
—	EXISTING VINYL FENCE	○	WATER VALVE & VAULT	□	PHONE PEDESTAL
—	EXISTING BUILDING	○	FIRE HYDRANT	□	CABLE TV PEDESTAL
—	CENTER LINE	○	GAS METER	○	LIGHT POST
		○	GAS LINE	○	STREET SIGN
		○	ELECTRIC METER	○	DOWNSPOUT
		○	ELECTRIC PEDESTAL	○	BOLLARD
		○	OVERHEAD WIRES	○	BOLLARD
		○	UTILITY POLE		



BASIS OF BEARING:  
SOUTH LINE OF E. SAINT CHARLES ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT.  
N 90°00'00" E (ASSUMED)

## GENERAL NOTES:

- UTILITIES ARE LOCATED USING VISIBLE SURFACE FEATURES PURSUANT TO SECTION 5.E.IV OF STANDARDS. FOR ACTUAL LOCATION OF UTILITIES SHOWN OR NOT SHOWN, PLEASE CONTACT J.U.L.I.E. AT 1-800-892-0123.
- PROPERTY INDEX NUMBER FOR THE LAND DESCRIBED HEREON IS: 06-10-101-014, 06-10-101-015 & 06-10-101-016.
- PROPERTY ADDRESS: 123 E. ST. CHARLES ROAD & VILLA PARK, ILLINOIS.
- PROPERTY IS NOT SHOWN IN A FLOOD HAZARD AREA PER A MAP PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND KNOWN AS PANEL 17043C 0088J, WITH AN EFFECTIVE DATE OF 08/01/2019.
- NEITHER SURFACE NOR SUB-SURFACE (UNDERGROUND) UTILITY INFORMATION WAS TRACED OR LOCATED AS A PART OF THIS SURVEY.
- TOTAL AREA AS DESCRIBED IN THE BOUNDARY DESCRIPTION OF THIS SURVEY IS 22,505 SQUARE FEET OR 0.51 ACRES.
- UTILIZING FOUND BOUNDARY MONUMENTS IN, ON AND AROUND SITE RESULTED IN A RELATIVE POSITIONAL PRECISION THAT EXCEEDS THE MAXIMUM ALLOWED PURSUANT TO SECTION 3.E.IV.
- THIS SURVEY WAS PREPARED IN PART WITH INFORMATION FROM A TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, KNOWN AS ORDER NUMBER JT-22-2249 WITH AN EFFECTIVE DATE OF MARCH 3, 2022.
- NEITHER ROOF ACCESS NOR INTERIOR ACCESS WAS GRANTED TO SURVEY CREWS DURING THE PREPARATION OF THIS SURVEY.
- THERE ARE 21 MARKED PARKING SPACES VISIBLE ON SITE, AND 1 HANDICAP SPACE.



LOCATION MAP

STATE OF ILLINOIS  
COUNTY OF DUPAGE

PREPARED FOR: SVEN PER AHLSTROM, XIV  
FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ALLIED FIRST BANK  
OTTOSSEN, BRITZ, KELLY, ATAL.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON APRIL 21ST, 2022.

DATED, THIS DAY OF APRIL 25TH, A.D., 2022, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205  
MY LICENSE EXPIRES NOVEMBER 30, 2022.  
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL  
ENGINEERING CORPORATION NO. 184-001245

CLIENT: OTTOSSEN BRITZ KELLY ATAL



FIELD CREW:	MD/PC
DRAWN BY:	RT
CHECKED BY:	JM
APPROVED BY:	JPM
DATE:	04/25/2022
SCALE:	HORIZ 1"=10' VERT NONE
SHEET	1
OF 1 SHEETS	
PROJ #	22-03-0550

Morris Engineering, Inc.  
Civil Engineering • Consulting  
Land Surveying  
515 Warrenville Road, Lisle, IL 60532  
Phone: (630) 271-0770  
Survey: (630) 271-0599  
FAX: (630) 271-0774  
Website: www.mechill.com



ALTA/NSPS LAND TITLE SURVEY  
123 E. ST. CHARLES ROAD &  
10 S. CHARLES AVENUE  
VILLA PARK, ILLINOIS

DATE	
1	
2	
3	
4	
5	
6	

# NEW FRAME GARAGE

10 SOUTH CHARLES AVENUE  
VILLA PARK, ILLINOIS 60181

## SCOPE OF WORK

PROPOSED FRAME 21' HEIGHT SET BACK 5' FROM BACK AND SIDE PROPERTY WITH A TOTAL AREA 576 S.F. PROVIDE A ZONING CHANGE FROM MX-T ZONING TO RS 7.5 AS PER PLANS

## INDEX

No.	DRAWING No.	TITLE
1	A1-0	COVER SHEET, MATRIX
2	C1-1	EXISTING & PROPOSED SITE PLAN
3	A1-1	PROPOSED FLOOR PLANS & DETAIL SECTION
4	A1-2	PROPOSED GARAGE ELEVATIONS AND SECTION

## LIABILITY INSURANCE:

PROVIDE LIABILITY INSURANCE (HOLD HARMLESS AGREEMENT): THE CONTRACTOR SHALL MAINTAIN CONTRACTUAL LIABILITY INSURANCE TO COVER LIABILITY ASSUMED UNDER THE FOLLOWING AGREEMENT: THE CONTRACTOR AND ANY SUBCONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS OWNER AND ARCHITECT, AND THEIR PARTNERS, AGENTS, AND EMPLOYEES AGAINST ANY LOSS, DAMAGE OR EXPENSE FOR WHICH THE OWNER AND ARCHITECT MAY BECOME LIABLE ON A ACCOUNT OF BODILY INJURY INCLUDING DEATH, OR PROPERTY DAMAGE SUSTAINED BY ANYONE WHICH MAY ARISE OUT OF OR RESULT FROM THE OPERATIONS OF THE CONTRACTOR OR OF THOSE EMPLOYED BY HIS AGENTS OR SERVANTS INCLUDING HIS SUBCONTRACTORS, IN THE EXECUTION OF ANY WORK INCLUDED UNDER THIS CONTRACT, WHETHER OR NOT IT SHALL BE CLAIMED THAT THE INJURY OR DAMAGE WAS CAUSED THROUGH A NEGLIGENT ACT OR OMISSION OF THE OWNER AND ARCHITECT, THEIR AGENTS, SERVANTS OR EMPLOYEES, OR BY ANY OTHER PERSONS WHOMSOEVER: AND THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, APPEAR, DEFEND PAY ALL COSTS AND EXPENSE, INCLUDING ATTORNEY'S FEES AND PAY ALL JUDGMENTS IN CONNECTION WITH LIABILITY ASSUMED HERE UNDER. THE FOLLOWING INDEMNIFICATION SHALL ALSO INCLUDE ALL LIABILITY OF THE OWNER, ARCHITECT AND OTHER MENTIONED PERSONS ARISING UNDER THE SO CALLED "STRUCTURAL WORK ACT"(CH.48 SEC. 60-69 ILLINOIS REVISED STAT.) EACH AND EVERY CONTRACTOR AND SUBCONTRACTOR WHEN ACCEPTING CONTRACTUAL OBLIGATIONS FOR THIS PROJECT SHALL UNDERSTAND THAT A PREREQUISITE TO ANY OPERATION AT PROJECT WHETHER FILED WITH OWNER OR NOT, THAT THEY HAVE IMPLIED AGREEMENT TO THE ABOVE ITEM, (HOLD HARMLESS AGREEMENT AND ITS SPECIFIC WORDING.)

## LIMIT OF WARRANTY OF ARCHITECT'S WORK PRODUCT

THE ARCHITECT AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK BEYOND A REASONABLE DILIGENCE. IF ANY ERRORS, DISCREPANCIES OR OMISSIONS ARE FOUND TO EXIST IN THE WORK PRODUCT, THE ARCHITECT SHALL PROMPTLY NOTIFY SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THE ARCHITECT FROM ANY RESPONSIBILITY OF SUCH FAILURE. ACTION TAKEN WITHOUT KNOWLEDGE AND CONSENT OR THE ARCHITECT OR IN CONTRADICTION TO THE WORK PRODUCT OR THE RECOMMENDATIONS OF THE ARCHITECT SHALL BECOME THE RESPONSIBILITY OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

## NOTE:

THE INFORMATION SHOWN ON THESE DRAWINGS IS BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME TO THE ARCHITECT. THIS INFORMATION CANNOT BE GUARANTEED TO SHOW EVERY EXISTING CONDITIONS. THE CONTRACTORS SHALL READ AND STUDY THE TOTAL SET OF PLANS FOR ALL WORK. CONTRACTOR MUST VISIT THE SITE AND DETERMINE ALL FIELD CONDITIONS. ALL DIMENSIONS SHALL BE FIELD VERIFIED AND ALL DISCREPANCIES SHALL BE REPORTED TO ARCHITECT PRIOR TO BID SUBMISSIONS.

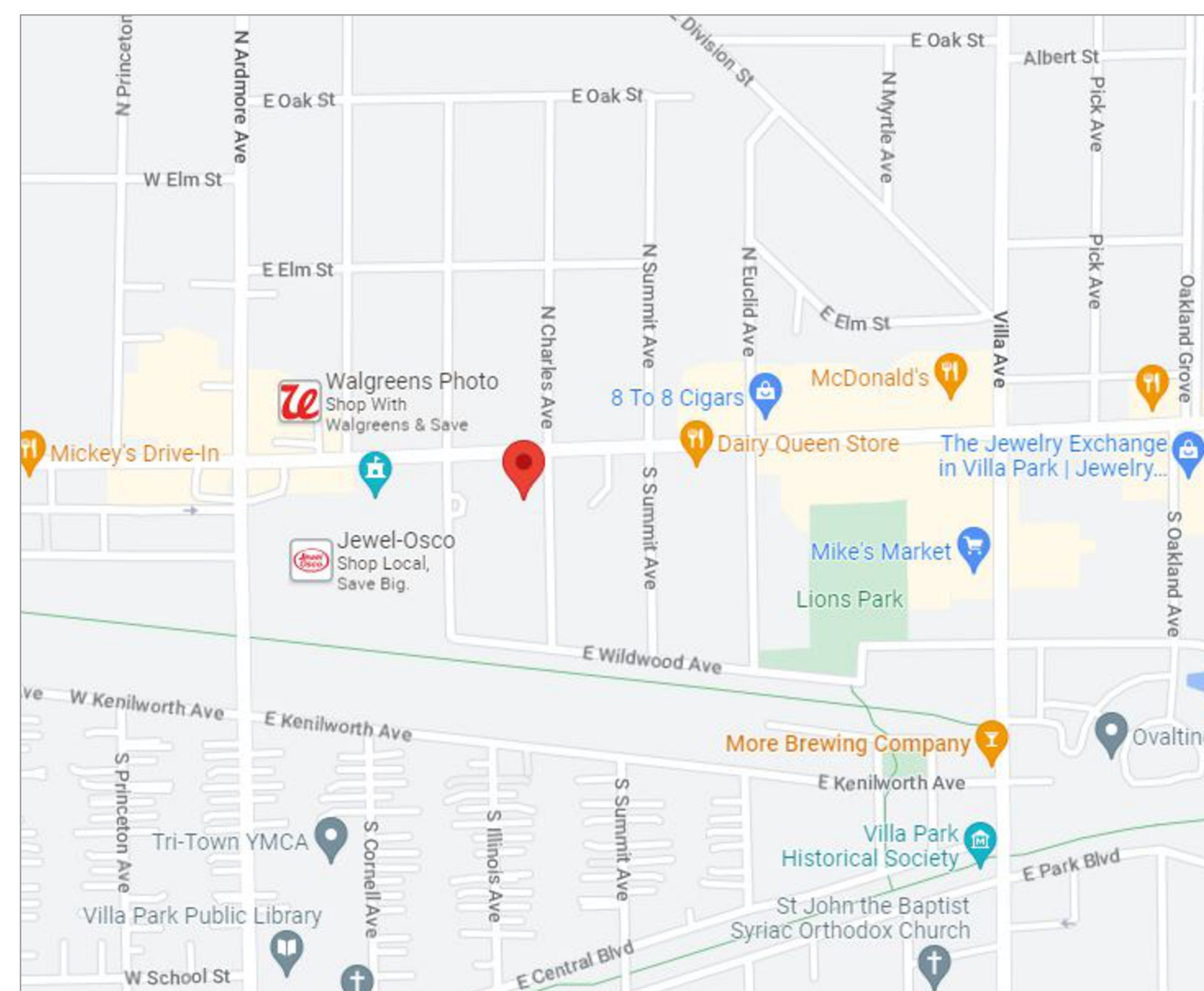
## ZONING INFORMATION

ZONING DISTRICT	=	RS-7.5 RESIDENTIAL SINGLE-DWELLING DISTRICT
CONSTRUCTION TYPE:	=	VA
LOT AREA	=	9001.50 S.F.
PROPOSED GARAGE AREA	=	576.00 S.F.
BUILDING FOOTPRINT	=	1517.46 S.F.
DRIVEWAY AREA	=	1370.40 S.F.
WALK MAIN ENTRANCE	=	134.26 S.F.
WALK BACK DECK AREA	=	13.95 S.F.
WALK GARAGE AREA	=	34.16 S.F.
TOTAL IMPERVIOUS AREA	=	3646.23 S.F. 40.50%
TOTAL PERVIOUS AREA	=	5355.27 S.F. 59.50%

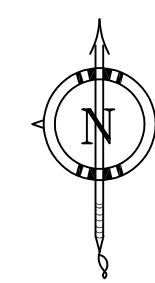
## CODES

### RESIDENTIAL APPLICABLE CODES

- 2021 INTERNATIONAL RESIDENTIAL CODE WITH VILLAGE AMENDMENTS.
- 2021 INTERNATIONAL PROPERTY MAINTENANCE CODE, WITH VILLAGE AMENDMENTS.
- 2020 NATIONAL ELECTRIC CODE, WITH VILLAGE AMENDMENTS.
- 2021 INTERNATIONAL FIRE CODE, WITH VILLAGE AMENDMENTS.



2 LOCATION MAP  
A1-0 N.T.S.



SIGNED: \_\_\_\_\_

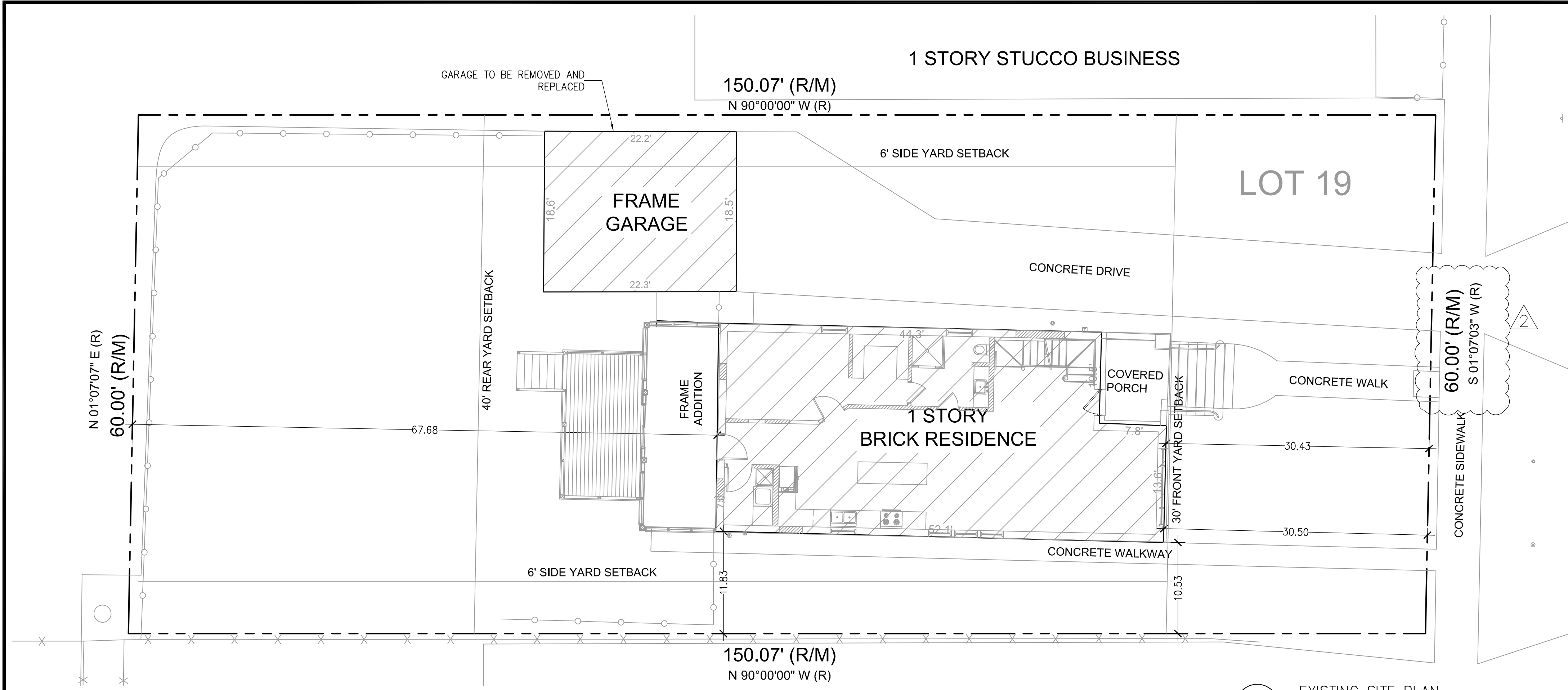
ILLINOIS REGISTRATION NO. 001-015361

DATE: 05-27-2025

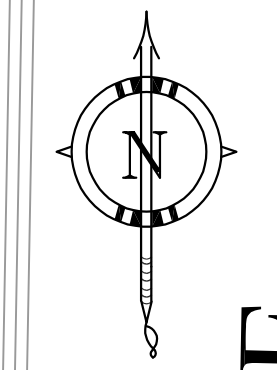
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



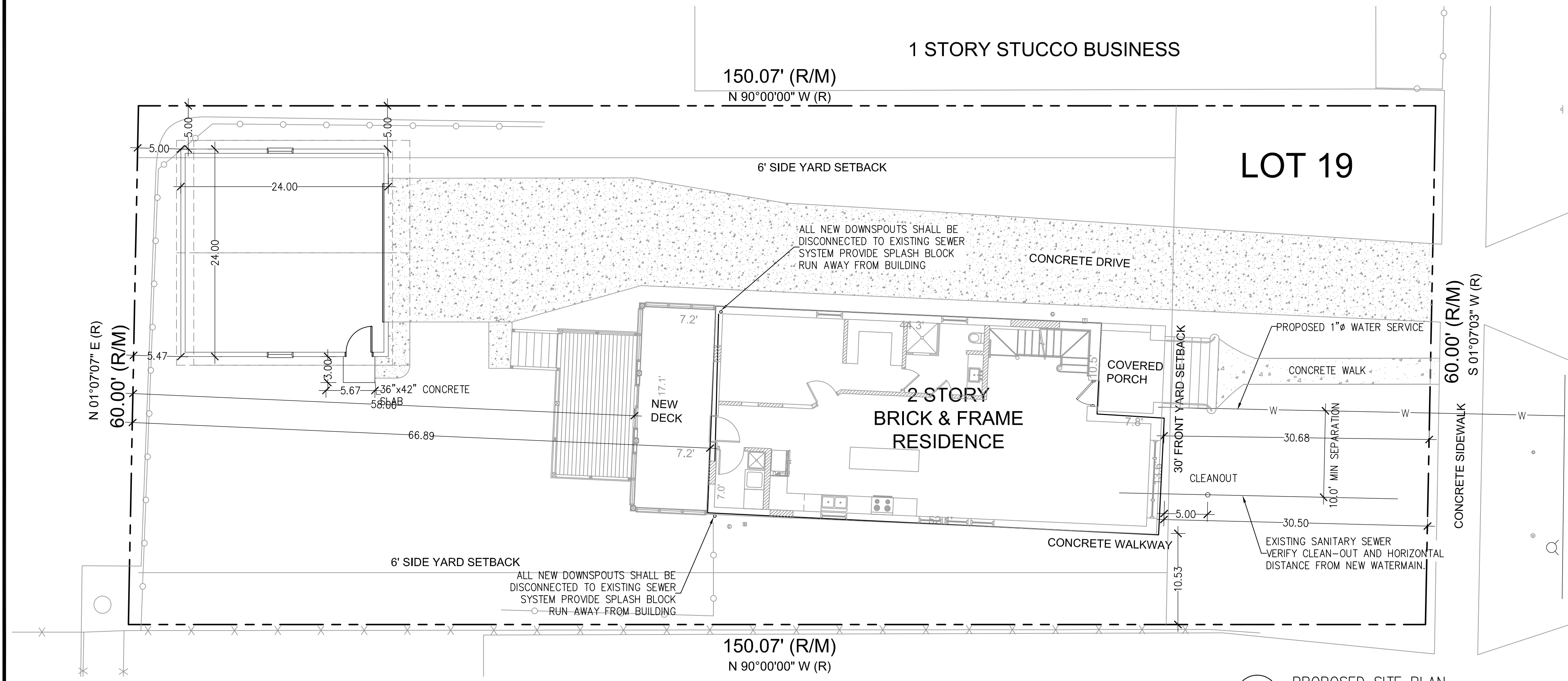
150 WEST WASHINGTON ST.  
WEST CHICAGO IL 60185  
TEL. (630) 473-0581  
FAX. (630) 708-0581  
HAROLD@BERONDESIGNGROUP.COM



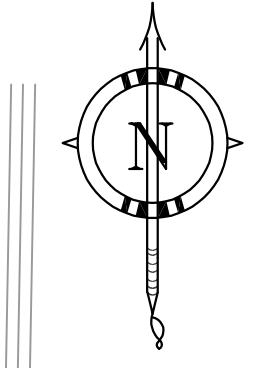
1 EXISTING SITE PLAN  
C1-1 SCALE 1/8"=1'-0"



CHARLES AVENUE

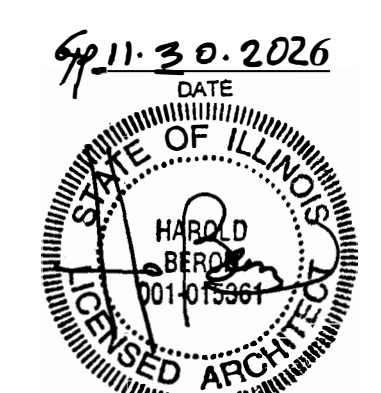


2 PROPOSED SITE PLAN  
C1-1 SCALE 1/8"=1'-0"



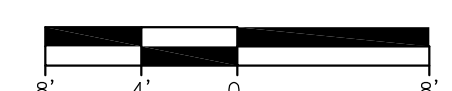
CHARLES AVENUE

ZONING DISTRICT	=	RS-7.5 RESIDENTIAL SINGLE-DWELLING DISTRICT
CONSTRUCTION TYPE:	=	IIIB
LOT AREA	=	9001.50 S.F.
BUILDING FOOT PRINT	=	1517.46 S.F.
NEW FRAME GARAGE AREA	=	576.0 S.F.
DRIVEWAY AREA	=	1370.40 S.F.
WALK MAIN ENTRANCE AREA	=	134.26
WALK BACK DECK AREA	=	13.95 S.F.
WALK GARAGE AREA	=	34.16 S.F.
TOTAL IMPERVIOUS AREA	=	3646.23 S.F. 40.50 %
TOTAL PERVIOUS AREA	=	5355.27S.F.



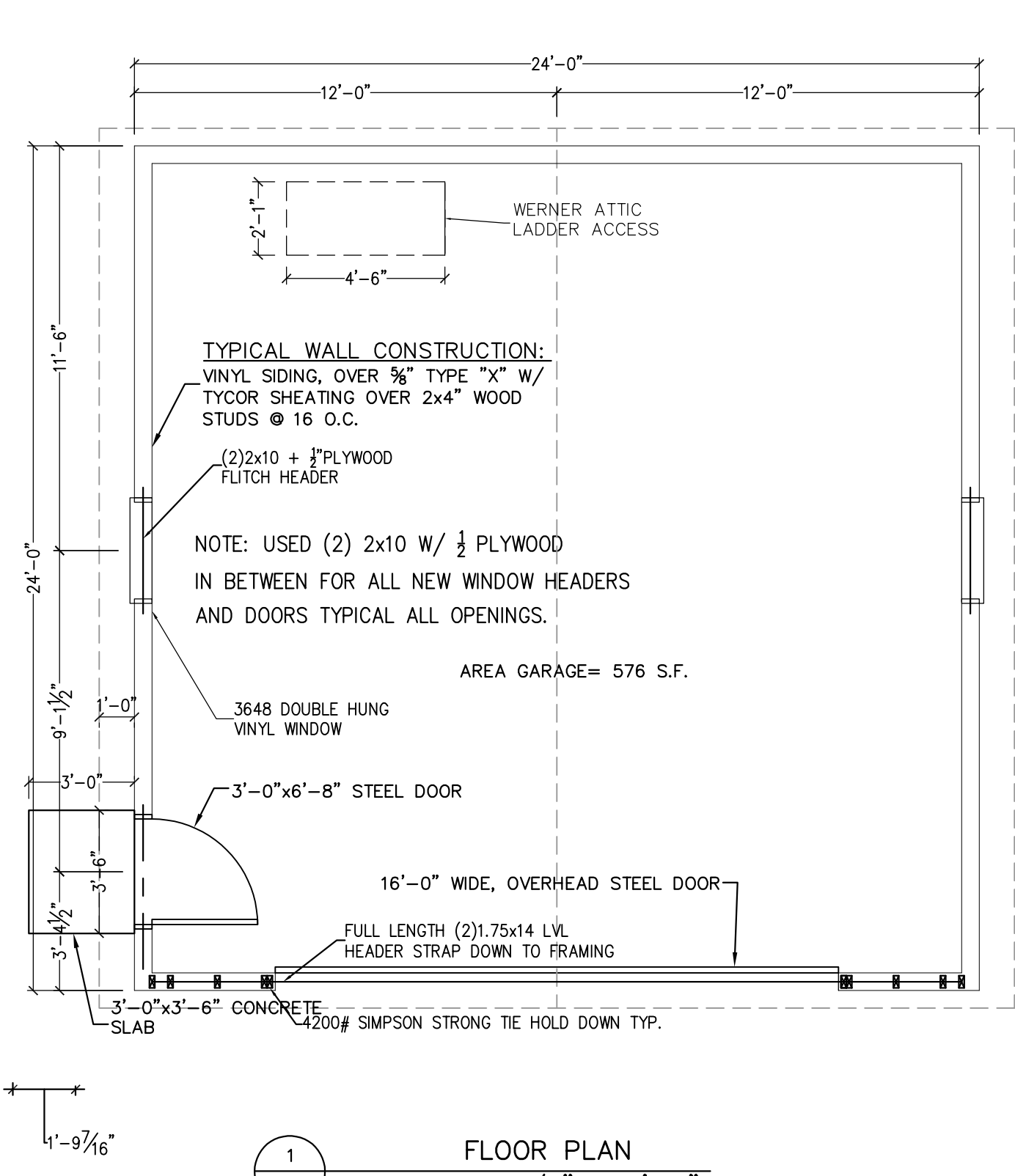
DESIGN FIRM LICENSE  
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



SECOND FLOOR ADDITION  
10 S. CHARLES AVE.  
VILLA PARK, ILLINOIS 60181

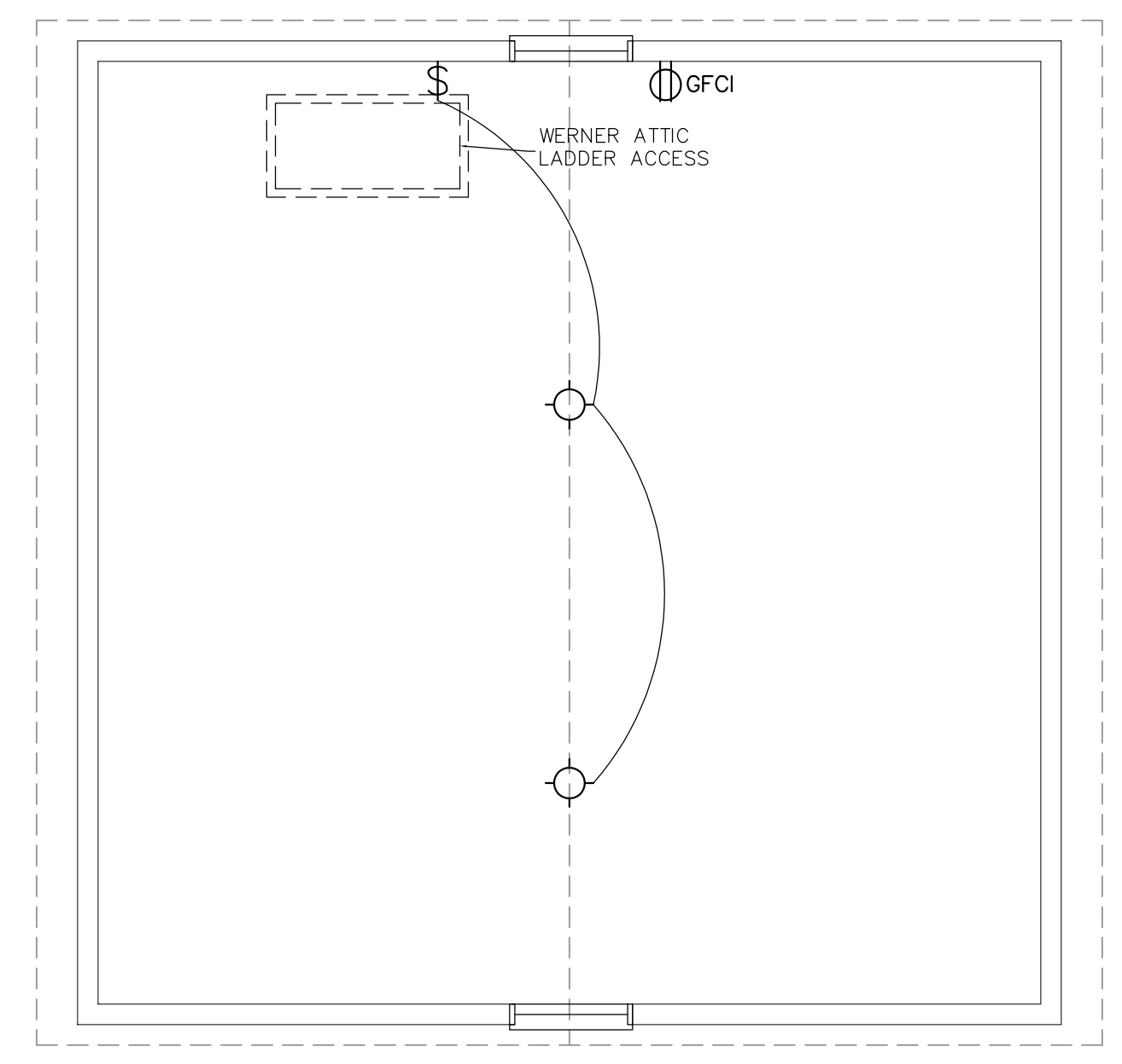
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1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE
DWN.	HB/LM	CHKD. HB
SCALE: AS SHOWN		
SHEET TITLE :		
EXISTING & PROPOSED SITE PLAN		
PROJECT NO.	SHEET NO.	
9037	C1-1	
DATE	05/25/2025	



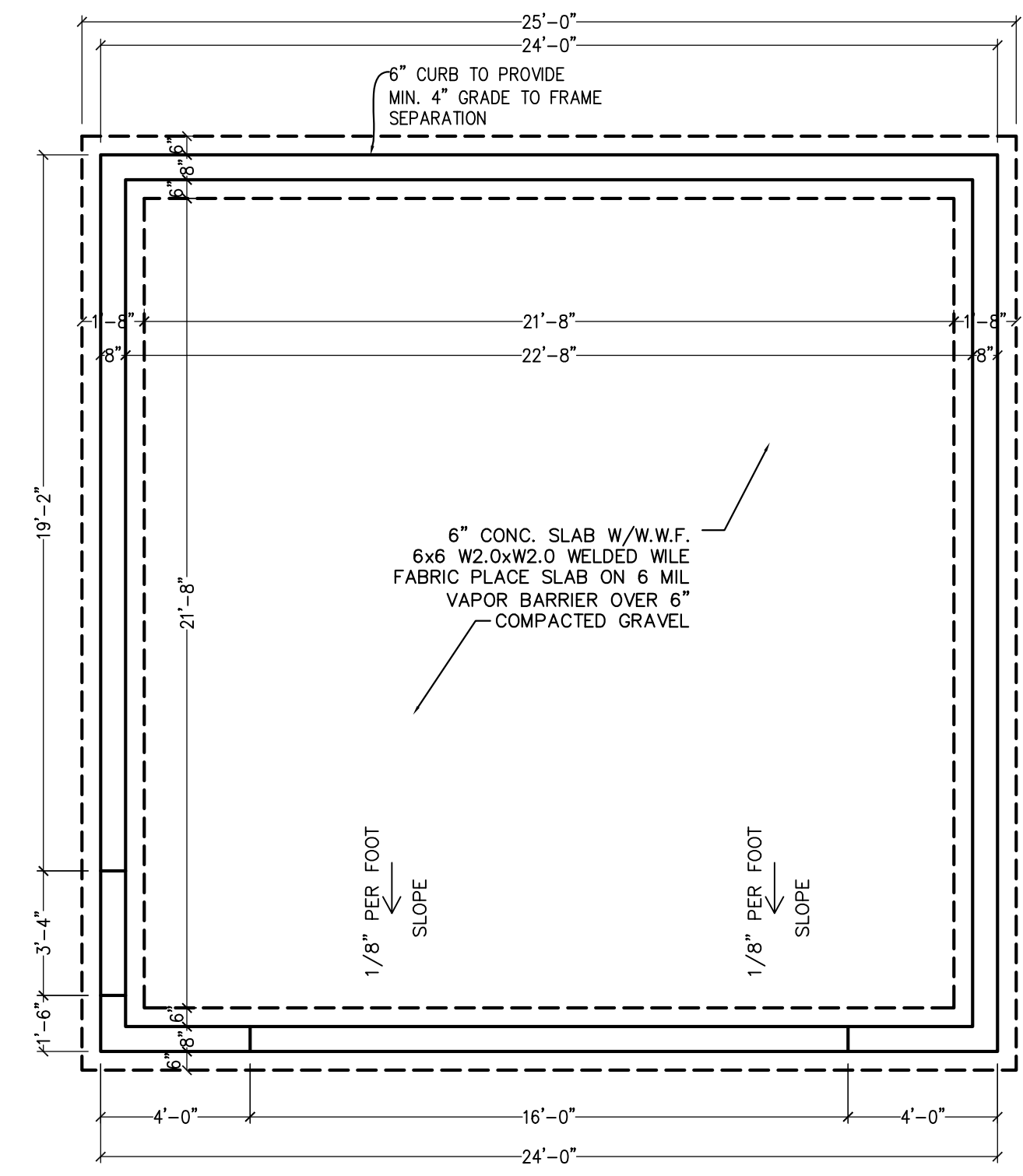
1 FLOOR PLAN  
SCALE 1/4" = 1'-0"

- ADDITIONAL ARCHITECTURAL NOTES:**
1. ENDS OF EACH JOIST BEAM OR GIRDER SHALL HAVE A MINIMUM OF 1-1/2" OF BEARING.
  2. ALL FOUNDATION BEAM POCKETS SHALL BE GROUTED IN ONLY AFTER THE ROUGH INSPECTION IF NOT ALREADY COMPLETED SINCE THE CURRENT BEAM IS EXISTING.
  3. ALL WALL TOP PLATES ARE TO BE LAPPED AT ALL CORNERS.

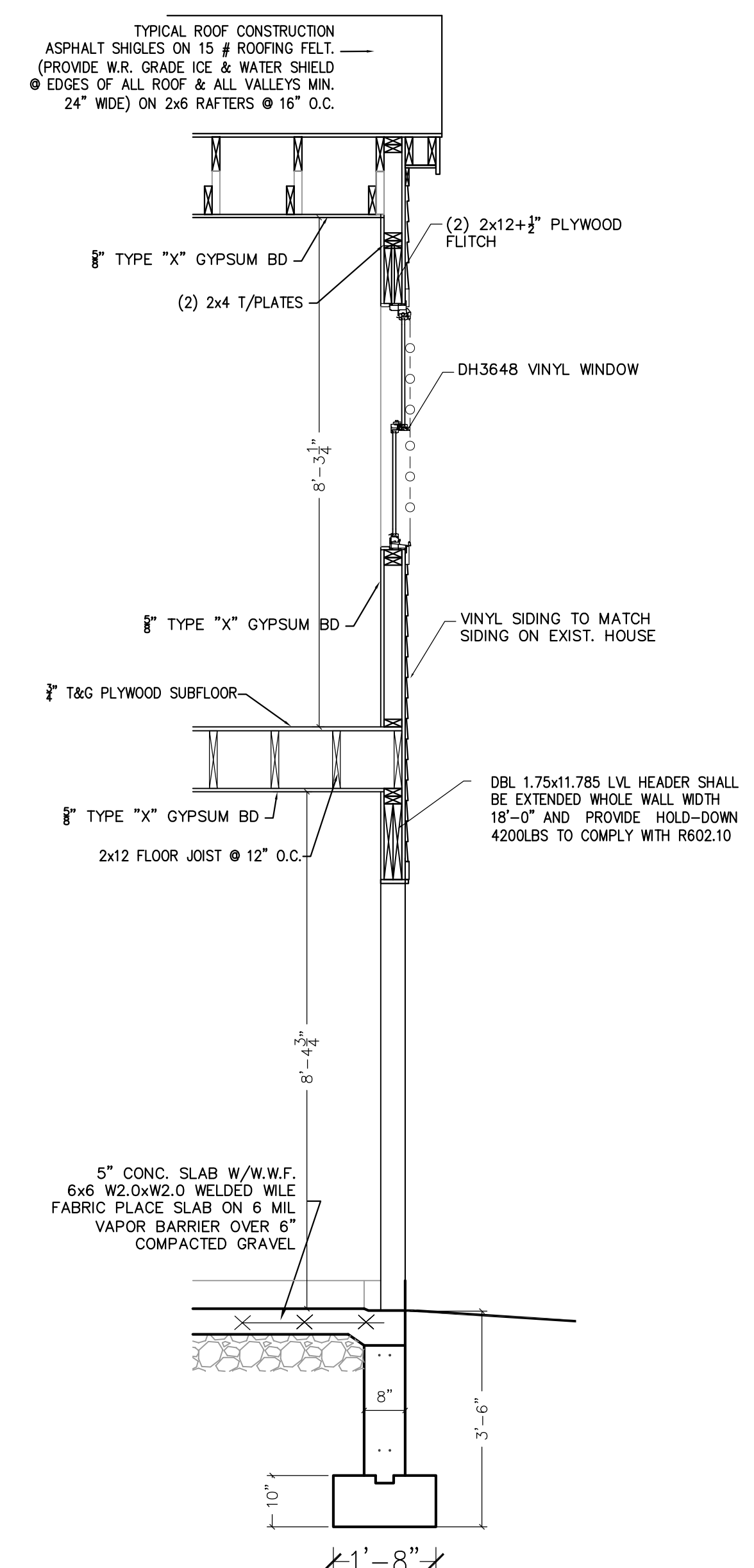
**BUILDING NOTE:**  
ALL WORK TO BE SHALL BE COMPLAINT WITH THE 2021 INTERNATIONAL RESIDENTIAL BUILDING CODE INCLUDING ALL VILLAGE AMENDMENTS.



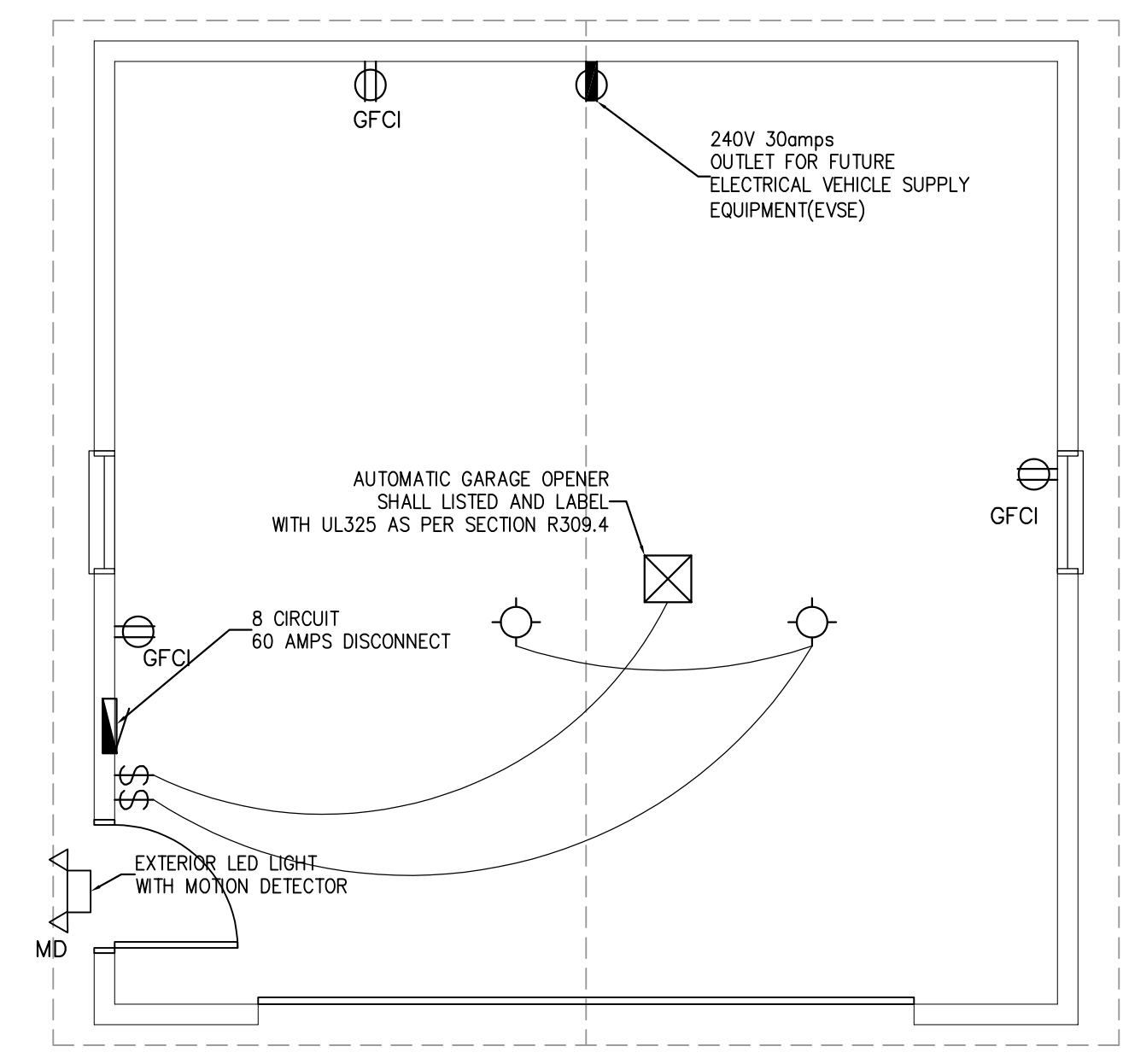
4 ATTIC FLOOR PLAN  
SCALE 1/4" = 1'-0"



2 FOUNDATION PLAN  
SCALE 1/4" = 1'-0"



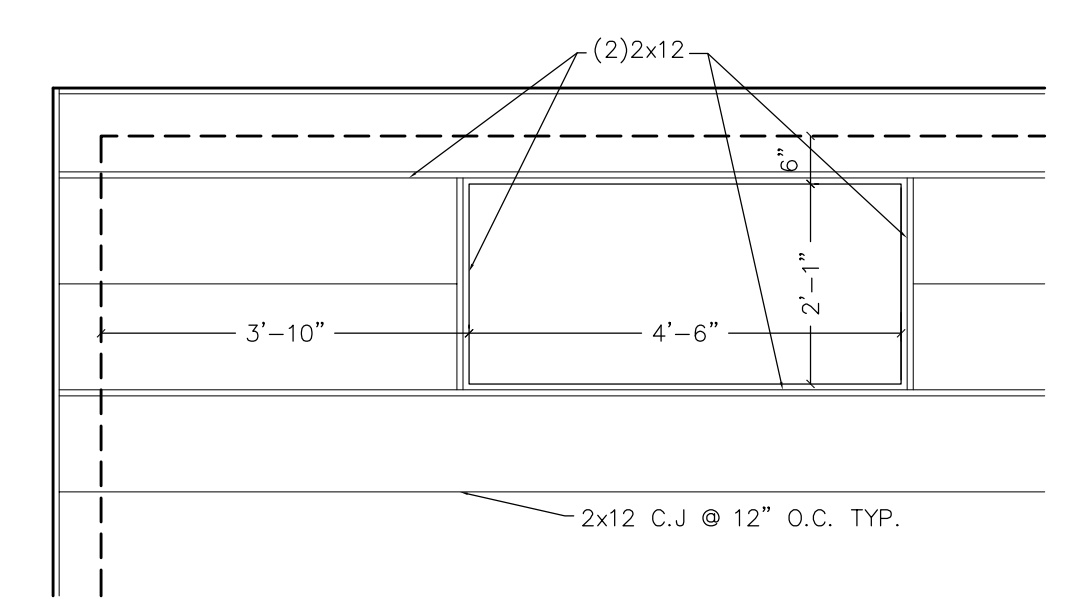
5 TYPICAL WALL SECTION DETAIL  
SCALE 1/2" = 1'-0"



3 ELECTRICAL PLAN  
SCALE 1/4" = 1'-0"

	Q	VA	Total
SUB PANEL 60AMPS LOAD			
EV Charger 9600VA (32Ax240Vx125%)	1	9600	9600
Lights LED	6	96	96
Outlets	4	180	180
Overhead door 300W (2.5Ax120V)	2	300	300
			10176
<b>TOTAL AMPERAGE=(TOTAL LOAD*1.1/240)</b>		<b>47</b>	

Sub Panel Garage													
Amperage 600 AMPS													
Voltage 120/240V 1 Phase 3 Wire													
0	WATTS		Pole	wire size	A	#	#	A	wire size	Pole	WATTS		DESCRIPTION
	A	B									A	B	
Panel Outlet	180		1	12	20	1	2	20	12	1	1250		Overhead doors
garage outlets		360	1	12	20	3	4	20	12	1		96	Lights
EV Charger	3840		2	6	40	5	6	20	12	1	0	0	Spare
EV Charger		3840	2	6	40	7	8	20	12	1	0	0	Spare
<b>SUBTOTALS:</b>	<b>4020</b>	<b>4200</b>									<b>1250</b>	<b>96</b>	
<b>TOTAL A:</b>	<b>5270</b>												
<b>TOTAL B:</b>		<b>4296</b>											
<b>TOTAL LOAD:</b>	<b>9566</b>										<b>44</b>	<b>AMPS</b>	



6 ATTIC LADDER PLAN  
SCALE 1/2" = 1'-0"

**DESIGN CRITERIA**

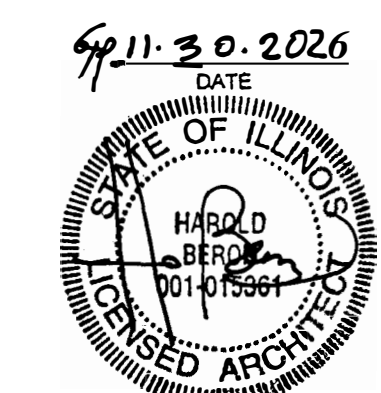
WALL 60# PLR OR ACTUAL LOAD  
CEILING 20# LL 10# DL SLOPES OVER 3/12  
ROOF 30# LL 10# DL  
LUMBER SPECIFICATIONS  
DOUGLAS FIR-SOUTH GRADE #1 SPF DOMESTIC  
W/ BASE Fb900 p.s.i E 1.3x10, BEAMS  
MICROLAM 22,000p.s.i E 29x10 Fb 26,000p.s.i  
SIZE 1.75"x9.25"

- ELECTRICAL LEGEND**
- \$ SINGLE-POLE SWITCH
  - ⊕ GROUND FAULT RECEPTACLE
  - ⊙ INCANDESCENT LIGHT
  - ⊙ INCANDESCENT LIGHT MOUNTED ON WALL
  - ▭ PANELBOARD
  - ⊠ GARAGE DOOR OPENER

- ELECTRICAL NOTES**
1. ALL WORK SHALL MEET THE CITY OF AURORA CODES.
  2. EXTEND EXISTING ELECTRICAL SYSTEM TO THE PANEL-BOARD USING RIGID GALVANIZED STEEL CONDUCT.
  3. ALL WIRING TO BE COOPER, MINIMUM #14 GAUGE.
  4. WALL SWITCHES AND OUTLETS SHALL BE RATED 25 VOLT, 15 AMP OR 20 AMP AS REQUIRED.
  5. ALL OUTLETS INDICATED SHALL BE GFI TYPE.
  6. ALL SWITCHES TO BE MOUNTED AT 48" A.F.F. UNLESS OTHERWISE NOTED.
  7. ALL ELECTRICAL COMPONENTS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF NEMA STANDARDS, SHALL BE U.L. LISTED AND SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE.
  8. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT OR REVIEW THE FOLLOWING: DRAWINGS, PRODUCT SPECIFICATIONS AND WIRING CONNECTION DIAGRAMS TOGETHER WITH INSTALLATION INSTRUCTIONS, OPERATING AND MAINTENANCE MANUALS, FIELD CHECKOUT, START-UP AND TESTING PROCEDURES FOR ALL EQUIPMENT.

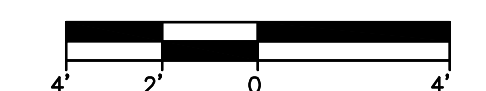
**ELECTRICAL NOTE:**  
ALL ELECTRICAL WORK SHALL BE COMPLAINT WITH THE 2020 NATIONAL ELECTRICAL CODE INCLUDING VILLAGE AMENDMENTS.

**SECOND FLOOR ADDITION**  
**10 S. CHARLES AVE.**  
**VILLA PARK, ILLINOIS 60181**



DESIGN FIRM LICENSE  
No.184.007748-0001

I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.



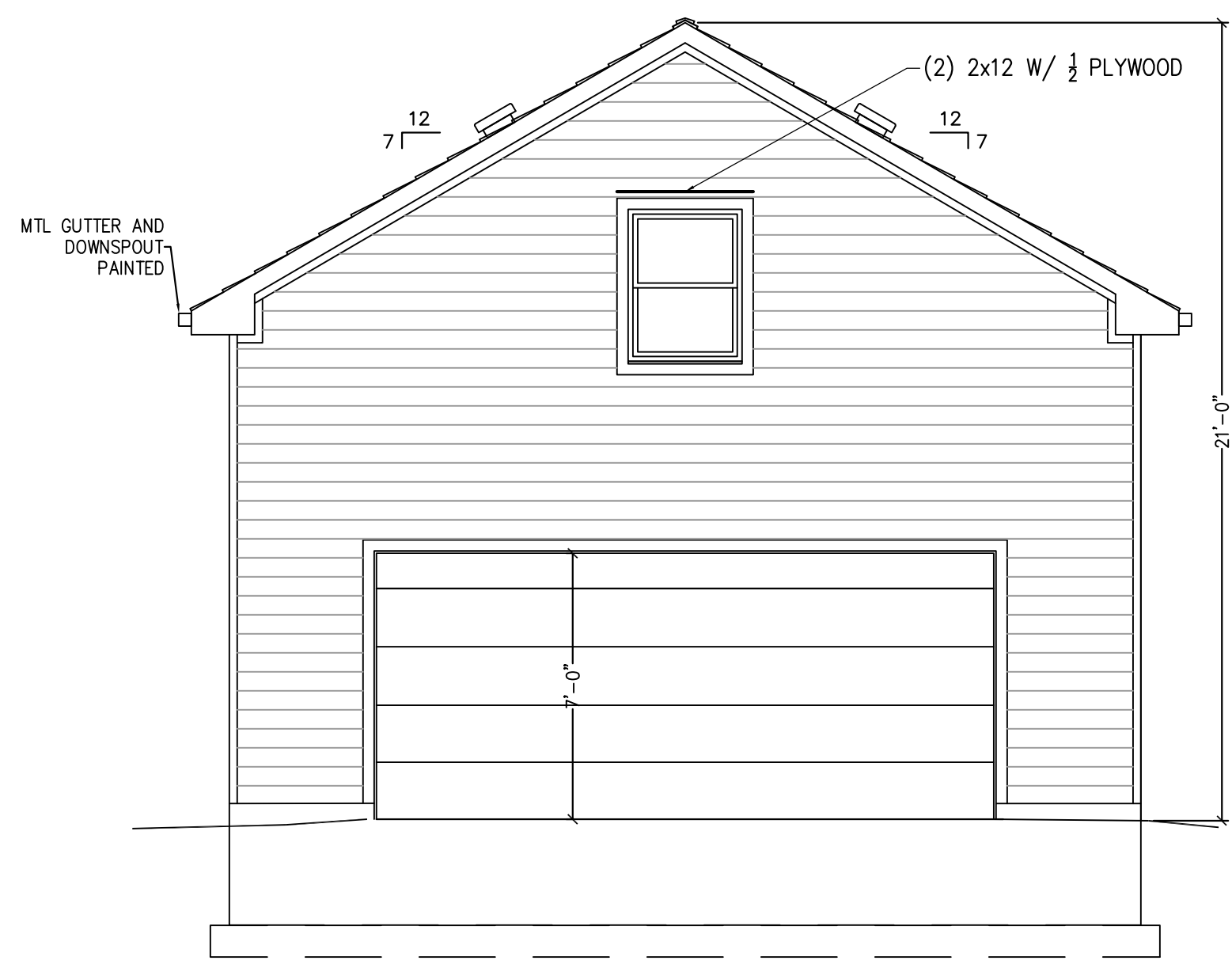
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1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE

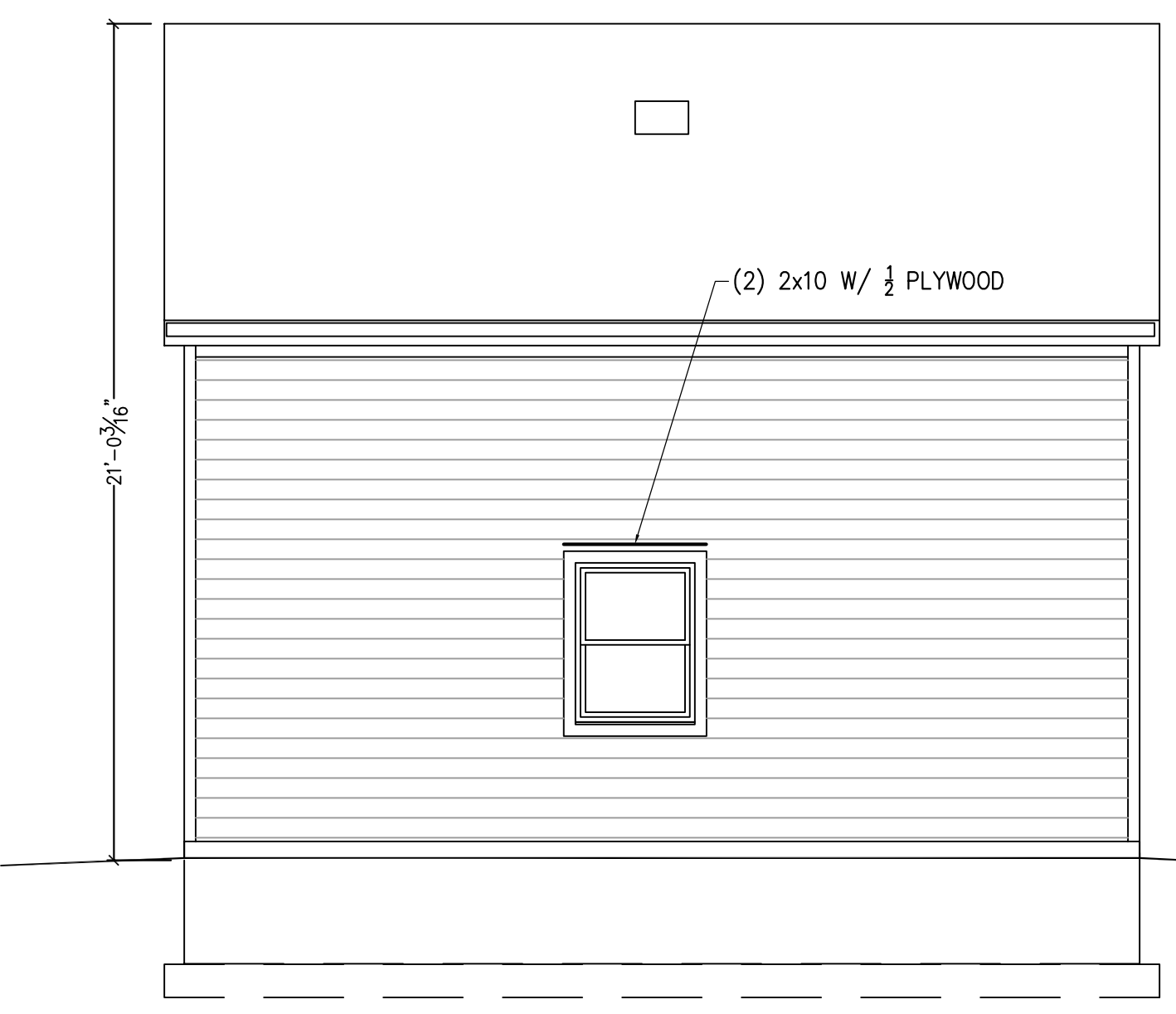
DSGN. HB CHKD. HB  
DWN. HB/LM  
SCALE: AS SHOWN  
SHEET TITLE :

**GARAGE FLOOR PLANS & DETAIL SECTION**

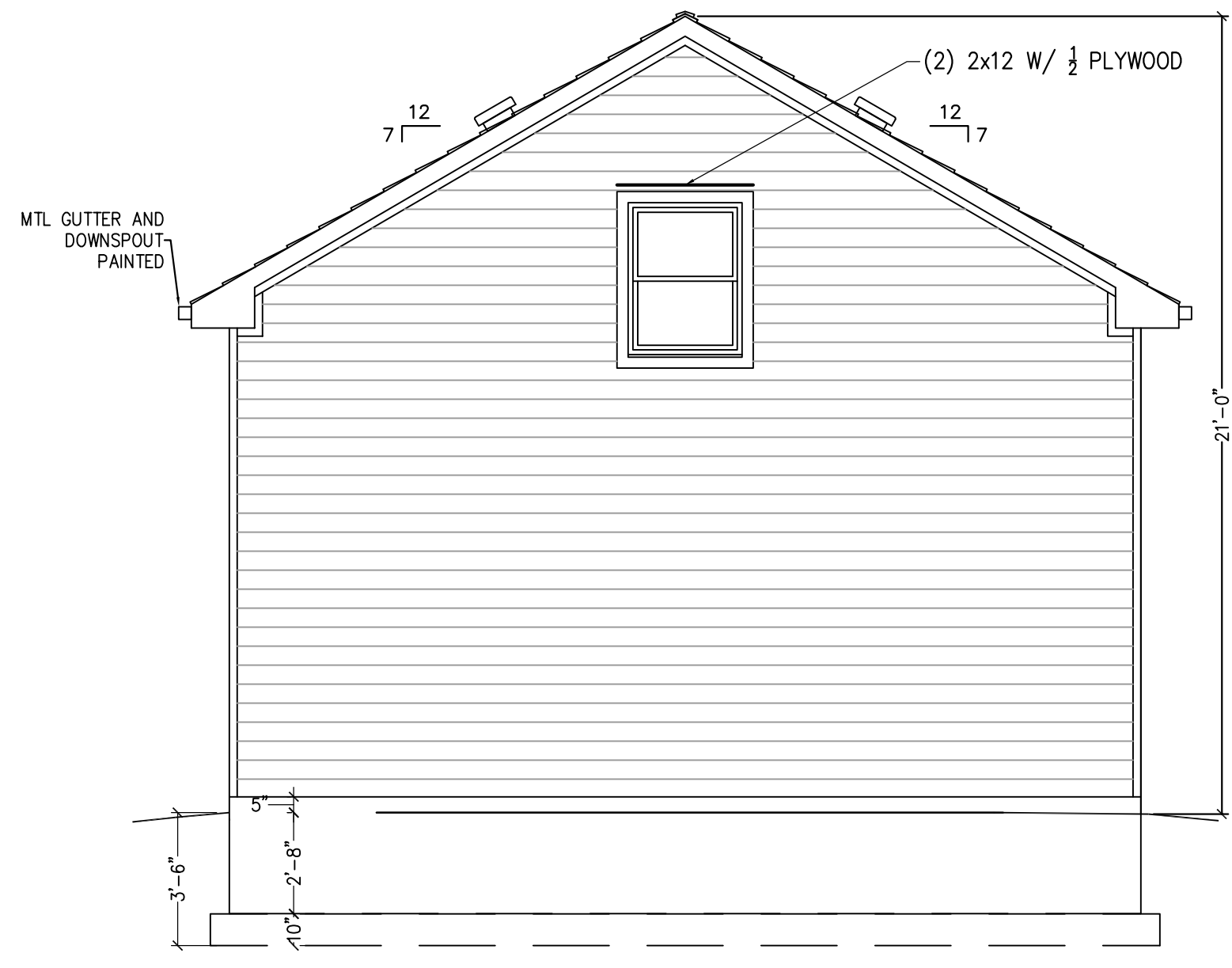
PROJECT NO.	SHEET NO.
9037	A1-1
DATE	05/25/2025



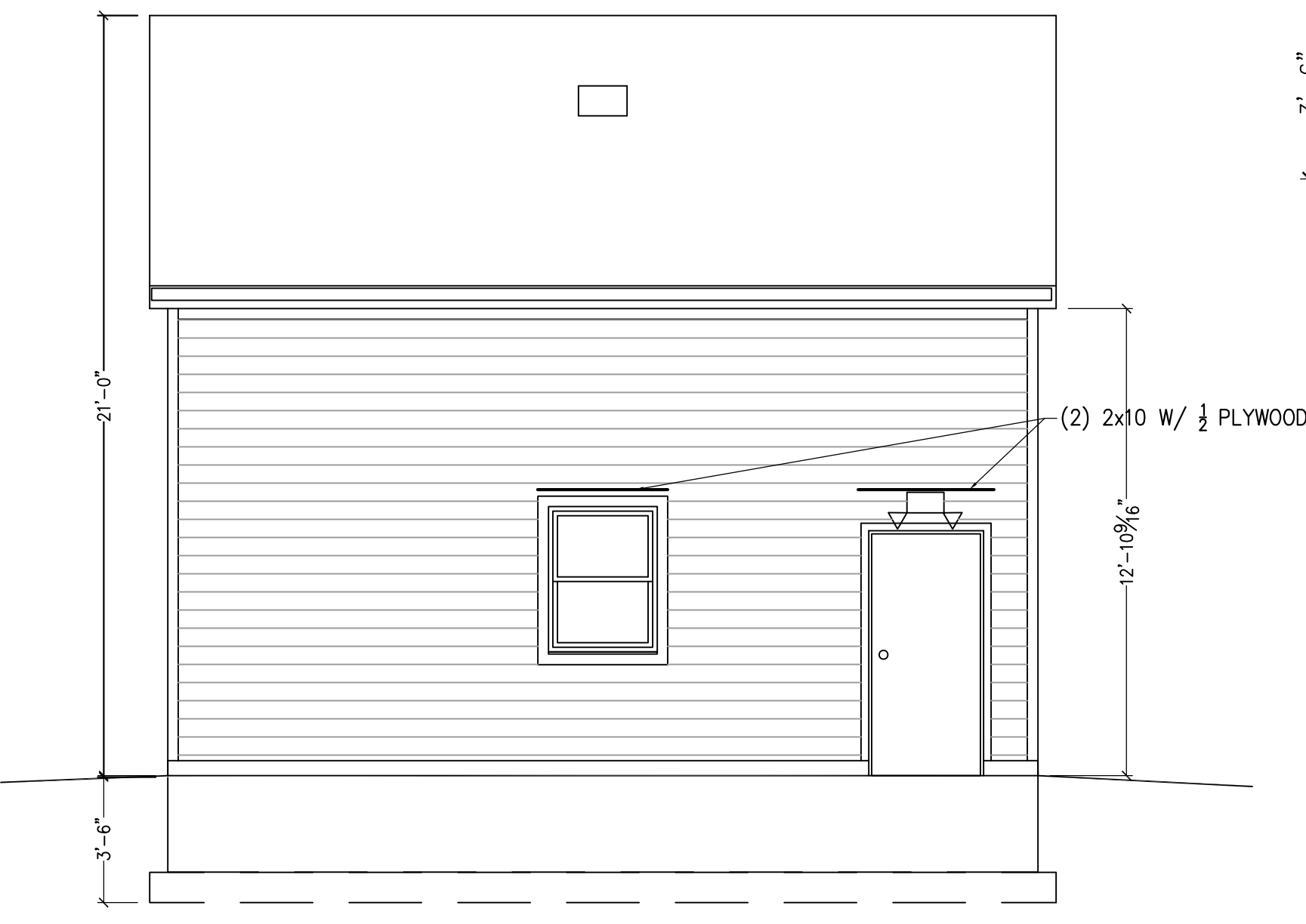
1 FRONT ELEVATION—EAST  
SCALE 1/4" = 1'-0"



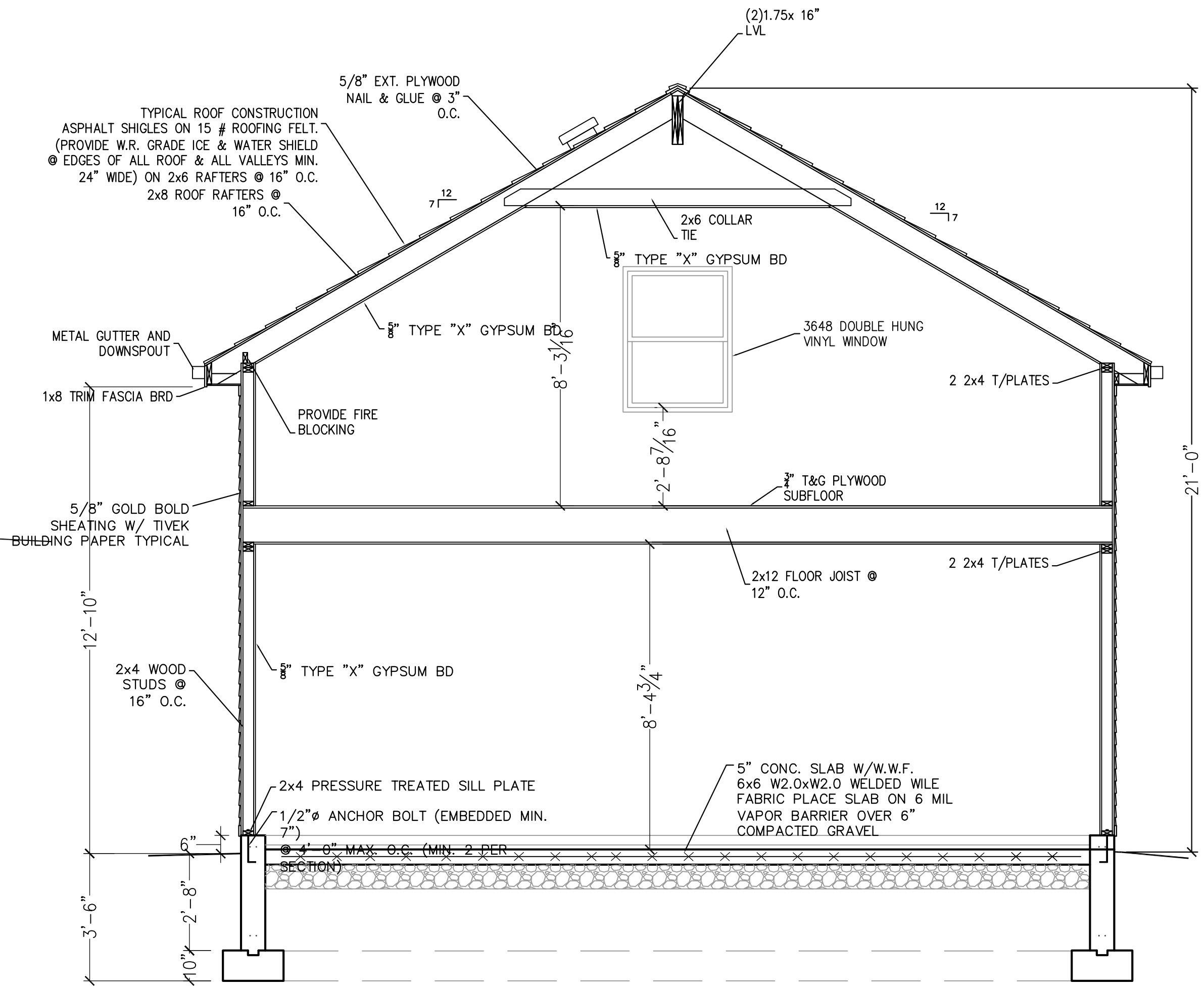
2 SIDE ELEVATION—NORTH  
SCALE 1/4" = 1'-0"



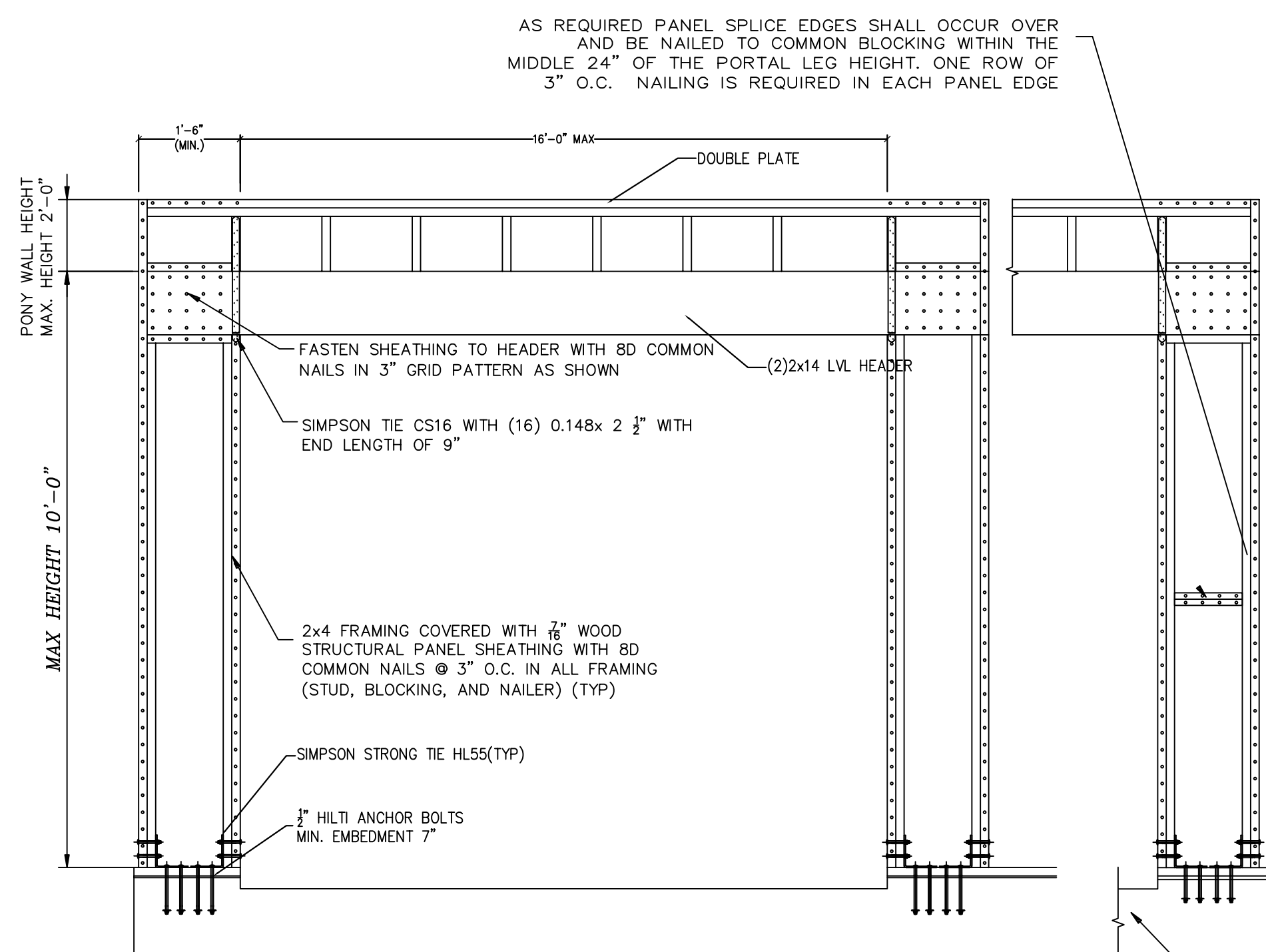
3 BACK ELEVATION—WEST  
SCALE 1/4" = 1'-0"



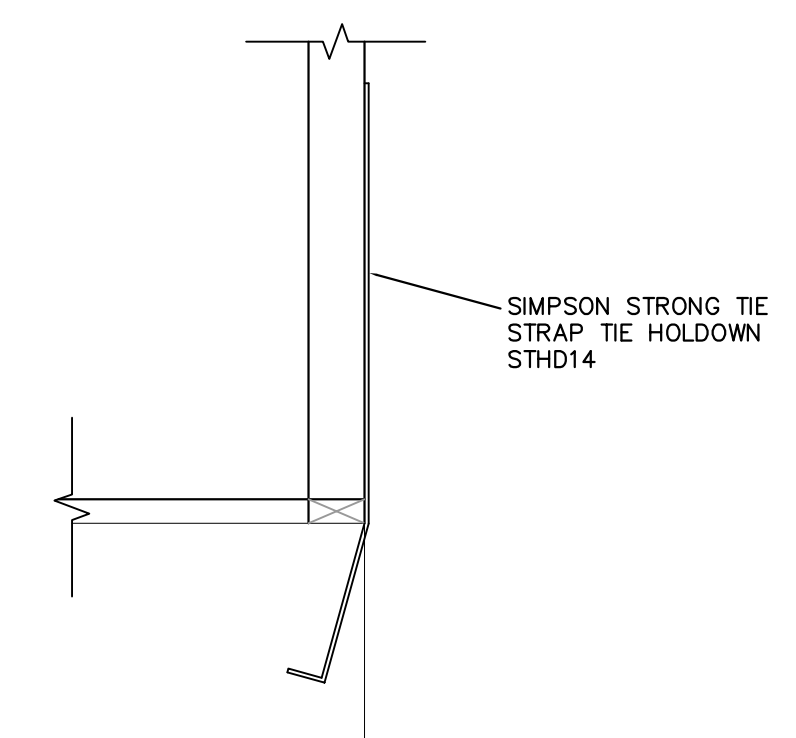
4 SIDE ELEVATION—WEST  
SCALE 1/4" = 1'-0"



5 GARAGE SECTION  
SCALE 3/8" = 1'-0"



6 PORTAL FRAME DETAIL TYP  
SCALE 1/4" = 1'-0"



7 HOLDOWN DETAIL  
SCALE 1/2" = 1'-0"

**SECOND FLOOR ADDITION**  
**10 S. CHARLES AVE.**  
**VILLA PARK, ILLINOIS 60181**

5		
4		
3		
2		
1	PER OWNER REVIEW	5/25/2025
NO.	REVISIONS	DATE
DSGN.	HB	CHKD. HB
DWN.	HB/LM	
SCALE: AS SHOWN		

SHEET TITLE :  
**GARAGE ELEVATIONS & SECTION**

PROJECT NO.	SHEET NO.
9037	A1-2
DATE	05/25/9037



DESIGN FIRM LICENSE  
No.184.007748-0001  
I HEREBY CERTIFY THAT THIS PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF VILLA PARK BUILDING CODE AND ORDINANCES.

