



Agenda  
Village of Glen Ellyn  
Plan Commission Meeting  
Thursday, April 23, 2026  
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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*Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at [www.glenellyn.org](http://www.glenellyn.org) prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.*

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
  - 1) Review and Approval of the March 26, 2026 Plan Commission Meeting Minutes
- D. New Business**
  - 1) Public Hearing - 470 N. Kenilworth Avenue
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

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Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



**Glen Ellyn Plan  
Commission**  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting 4/23/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Minutes  
Prepared By: Daniel Harper

**AGENDA ITEM (ID  
# 2026-306)**

**DOC ID: 2026-306**

## **Review and Approval of the March 26, 2026 Plan Commission Meeting Minutes**

### **Statement of the Issue:**

Review and Approval of the March 26, 2026 Plan Commission Meeting Minutes

### **Analysis:**

Review and Approval of the March 26, 2026 Plan Commission Meeting Minutes

### **Budget Impact:**

### **Contribution to Strategic Plan**

### **Action Requested:**

Review and Approval of the March 26, 2026 Plan Commission Meeting Minutes

### **Attachments:**

1. Draft\_Plan\_Commission\_3\_26\_26 Minutes

**DRAFT MINUTES**  
**Glen Ellyn Plan Commission Meeting**  
**Thursday, March 26, 2026, at 7:00 PM**  
Glen Ellyn Civic Center  
Galligan Board Room

**A. Call to Order and Roll Call**

*Chairman Loftus called the meeting to order at 7:01 p.m. and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded.*

*Roll was called.*

*Chairperson Loftus, Plan Commissioners, Brown, Cooper, Dougherty, Kreuzer, and Morrison were present.*

*Commissioners Arango and Wyant were absent.*

*Also in attendance: Daniel Harper, Planning Manager, Village of Glen Ellyn, Kelli Christiansen, Village Trustee and Adriana Ohl Zamora, Recording Secretary.*

**B. Public Comment (non-agenda items)**

*There was no off-agenda audience comment.*

**C. Approval of Minutes**

*1. Review and Approval of the February 26, 2026, Plan Commission Meeting Minutes*

**Commissioner Kreuzer moved to approve the minutes, Commissioner Morrison seconded the motion, and the motion passed by voice vote.**

**Commissioner Cooper made a motion to open the public hearing, Commissioner Kreuzer seconded the motion, the motion passed by voice vote.**

**D. New Business**

1. Public Hearing-503 Duane Street, Special Use Permit- Glowe Salon

Sworn In, Daniel Harper, Planning Manager, Village of Glen Ellyn

Daniel Harper presented on the new business below:

The petitioner, House of Koukla DBA Glowe, is requesting a Special Use Permit to allow the operation of a beauty shop in the C5A Central Retail Core Subdistrict. Petitioner is currently doing business in Glen Ellyn and wants to relocate her business which is currently located at 577 Pennsylvania Ave., Suite 101. The petitioners would like to convert the space into appointment-based beauty in addition to retain which is approximately 15% based. Proposed use will not generate any additional noise, odors, glare, fumes, or vibration and that the request aligns well with the neighboring uses. The beauty shop is situated between complementary medical and wellness businesses, including an ophthalmologist, health spa, a beauty shop, and a dental office.

The suite space was most recently occupied by The Pilates Experience. Zoning in the surrounding area is C5A Central Retail Core Subdistrict and C5B Central Service Subdistrict. Specifically, the surrounding land uses are as follows:

- North: Bank C5A Central Retail Core Subdistrict
- South: Multi-Family Mixed Use C5A Central Retail Core Subdistrict
- East: Mixed Use C5A Central Retail Core Subdistrict
- West: Medical Office C5B Central Service Subdistrict

The Plan Commission should consider the petitioner's request for approval of a Special Use Permit and make a recommendation to the Village Board for approval, approval with conditions, or denial. In deliberating this recommendation, the Plan Commission should consider the criteria in Section 10-10-14(E) of the Zoning Code.

Commissioner Questions:

The Commissioners expressed concerns to Daniel that include the following

- What was percentage of retail in the previous space, increased in retail now
- Was there a special use permit granted for previous tenant, the Pilates?

Daniel Harper, Planning Manager, Village of Glen Ellyn- Tenant Space previously was Pilates, no modifications for outside of building. There was no special use permit required for the Pilates experience.

Petitioner Presentation:

Kristy Rantis- owner for 16 years, 8 in Glen Ellyn, started in Chicago out of her home. Glen Ellyn's moms provide a lot of support, see a lot of people from out of country, state or city. Client base is mixed with regular clients and wedding-based clients, bring in the bridal aspect. Services are all appointment based, retail is what I would like to grow, and expand on it. Have an area where people can visit on site and on line. Plans to add a blow dry bar

Provided a mockup of what the salon would look like from the outside and inside. Soft colors with a facelift and luxury. Space would meet the cliental need in the Glen Ellyn area. Currently in a location that has lack of parking and is a bit noisy due to High School and mechanic.

Employees are all contractors, they work as they schedule appointments, have great reviews and client base really supports the salon as shown in reviews.

Partner with charitys to maintain relationships with people, longtime clients and neighboring business all support us, hoping to stay in Glen Ellyn and hope to stay within Glen Ellyn.

Commissioners additionally asked the following questions:

1. What is a blow dry bar?
2. Hard to find space in Glen Ellyn, what do you mean?
3. Comprehensive plan, is there a specific area that you would draw our attention to?

Petitioners stated the it's a salon that offers a blow dry service. There is dry bar in Wheaton, but it's very hit or miss and we want our service to be perfect. Glen Ellyn does not have one currently, cost wise, space, everything goes quick in Glen Ellyn. Its difficult to find a way to grow with rent not being super high.

Daniel Harper replied regarding the comprehensive plan, referring commissioners to page 22 of comp plan, location identified as transition area, promote growth, development regulations- generally all guidance it provides on downtown area and page 18 speaks of mixed use of downtown area to activate downtown shopping environment.

Petitioner- with building management and ownership, Pilates experience opened in 2006, since 2014 no retail in building, space has shared common door with apartments.

*Public Comment-*

Correspondence submitted was emailed Letters of Support.

*Commissioner Pesce motioned to close the public meeting, seconded by Commissioner Brown.*

Deliberation

Commissioner Brown, one of the best applications I have seen, great presentation. I have no problem with this. Commissioner Morrison agreed with Commissioner Brown.

Chairman Loftus along with Commissioner Kreuzer stated that they could support the application, and Commissioner Dougherty added that the diversity of services is exciting.

Motion to approval of Special Use Permit of the space located on 503 Duane Street by Commissioner Dougherty, seconded by Commissioner Brown. Motion passed with a (7) yes (0) no vote.

Motion to approve findings of facts by Commissioner Morrison, seconded by Commissioner Cooper.

## **E. Trustee Liaison's Report**

- Approved modification for Glen Wood station for 7 units
- Rejected for annexation on Alstrand
- Community relations commission has been holding joint conversation events, until April 15 for Zoning Code
- Environmental Commission hosting annual recycle extravaganza

#### **F. Chairman's Report**

- Historic Society hosting Olympic Speed Skater from Glen Ellyn

#### **G. Staff Report**

- Upcoming application for deck of multifamily property at 470 N. Kenilworth; original deck unpermitted.
- May- finishing up first round of staff reviews for Dutch Coffee, will discuss and provide comments to Dutch Bros.
- Zoning Code update Project- constituents, resident and professional meetings held, invited to talk about their challenges with zoning code, experience; moving into finalization of Phase one, then will move into suggestive changes, start happening in summer
- Scheduled a preconstruction meeting for Full Circle Project, started tree protection fences
- East of Full Circle- having a hard time finding commercial users who would want to use that site; property owner would like to lease property and develop it

Commissioner Morrison are their national standards for Zoning? Is the criteria used by consultants Lakota Group available online to be reviewed?

Daniel Harper- No national adopting standards, no nationally recognized Zoning Codes. Every zoning code is different; every community determines it itself. State generally determines general standards and if the community is within those parameter, than it has the right to enforce other regulations. No written document of standards that are being provided to consultants to utilize as criteria.

Written report will be given to Village Board of consultant findings.

Motion to close the Plan Commission Meeting by Commissioner Kruezer, seconded by Commissioner Cooper.

#### **H. Other Business**

#### **I. Adjourn 7:58PM**



Glen Ellyn Plan  
Commission  
535 Duane Street  
Glen Ellyn, IL 60137

Meeting 4/23/2026 7:00 PM  
Department: Community Development  
Department Head: Jennifer Henaghan  
Category: Public Hearing  
Prepared By: Daniel Harper

AGENDA ITEM (ID  
# 2026-307)

DOC ID: 2026-307

## Public Hearing - 470 N. Kenilworth Avenue

### Statement of the Issue:

The petitioner, Jeffery Pelot, is requesting two zoning variations to allow the construction of a deck in the side yard with a side yard setback of six feet (6'-0") in the R4 Multi-family District.

### Analysis:

**BACKGROUND:** The subject property is approximately 1.74 acres and is the Kenilworth Arms five-story multifamily condominium building with surface parking lot. The building was constructed in 1974.

**SURROUNDING CONDITIONS:** Zoning in the surrounding area is R4 Multifamily District and CR Conservation / Recreation District. Specifically, the surrounding land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Parks District Maintenance Facility	CR Conservation / Recreation District
South: Union Pacific Rail Road	CR Conservation / Recreation District
East: Townhomes	R4 Multi-Family District
West: ComEd Facility	R4 Multi-Family District

**PUBLIC HEARING:** A notice of public hearing for the requested approvals was published in the April 2, 2025, edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

### **PROJECT SUMMARY:**

The Petitioner is requesting two zoning variations to allow the construction of a 240 square foot deck located in the north side yard of the property. The current non-conforming deck was constructed 8 years ago without a permit and then an additional 8 feet was added to the structure in summer 2025, also without a permit. This construction was discovered by the Village in 2025 and the applicant has submitted a variation request to allow for the existing structure to remain.

Village staff reviewed the existing deck construction plans submitted by the applicant and discovered that the deck was not constructed in accordance with the Building Code. The applicant has reported

that he will remove the non-conforming deck and is requesting to construct a new deck in the same location that will conform to the Building Code.

The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. Section 10-5-5(B)(4)(8) to allow a deck in the side yard setback.
2. Section 10-5-5(B)(4)(8) to allow a deck to be located six feet (6'-0") from the side property line in lieu of the required setback of twenty-four feet and one inch (24'-1").

The Petitioner maintains that the proposed use will not generate any additional noise, odors, glare, fumes, or vibration and that the request aligns well with the neighboring uses. The applicant has reported that the request is to make the property more enjoyable for tenants as there is limited outdoor space on the property for the residents.

**Budget Impact:**

**Contribution to Strategic Plan**

**Action Requested:**

The Plan Commission should consider the petitioner's request for approval of the zoning variations and make a recommendation to the Village Board for approval, approval with conditions, or denial. In deliberating this recommendation, the Plan Commission should consider the criteria in Section 10-10-12(E) of the Zoning Code.

**Attachments:**

1. Application - Zoning Variation
2. Aerial Map
3. Zoning Map
4. Plat of Survey with Deck Location



## VILLAGE OF GLEN ELLYN

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### **Zoning Variation Application Packet**

*Community Development Department  
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

**APPLICATION FOR ZONING VARIATION**

Date Filed: 11/14/2025

Application No: 2025-0049

**Name of Applicant: Jeffery Pelot**

Address of Applicant: 470 Kenilworth Avenue Apt 9 Glen Ellyn, IL 60137

Phone: (708) 654-9893

Email: jeffrpe59@gmail.com

Property Interest of Applicant: Owner Representative

**Name of Owner: Cassidy Series LLC**

Address of Owner: 4N241 Glen Ellyn Rd Bloomingdale, IL 60108

**Contacts:**

Type	Name	Address	Phone	Email
Petitioner	Jeffery Pelot	470 Kenilworth Avenue Apt 9 Glen Ellyn, IL 60137		
Web Administrator	Jeffery Pelot	470 Kenilworth Avenue Apt 9 Glen Ellyn, IL 60137		
Parcel Owner	Cassidy Series LLC	4N241 Glen Ellyn Rd Bloomingdale, IL 60108		

**Property Address: 470 N Kenilworth Ave**

Project Name: Web Project

Project Description: Built a deck 8 years ago without permit, added another 8 feet to structure in summer 2025. Current non-conforming deck to be removed and replace with deck that conforms to zoning and building code.

Legal Description of Property:

470 Kenilworth Ave, Glen Ellyn, IL 60137 and as expressed on the plat of survey attached in this application.

Zoning: R4, Multi-Family Residential District  
Lot Dimensions: 424.31X170.40X202.36X220.6X190X231.5  
Lot Area: 77000  
: 05104200010000

Present Use:

Apartment Building

Estimated Date to Begin New Use/Construction: Summer 2026

**Narrative Statement:**

Request to build deck closer to the property line than currently allowed in the code.

**EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:**

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

Space for a recreational deck is limited due to parking lot configuration. We would like to acquire permission to construct a deck for tenant use and enjoyment.

2. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations) OR Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The plight of the applicant/owner is due to unique circumstances relating to the property in question. Available space is restricted to uses other than the intended deck proposed.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

This variation should improve the essential character of the locality by enhancing the usability of the property by tenants.

4. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The physical surroundings would be minimally altered with a minimal deck height to merely allow for the construction of a level deck. No higher.

5. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

The petition for variation is based on which it would not be applicable generally to other property within the same zoning district. The dimensions of existing structures and driveways cause challenges to conform to code specific to this property.

6. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

This alteration would not increase tenant rents. The effort is to make the property more enjoyable for tenants. There are no patios associated with each apartment, so outdoor recreational space is limited without leaving the property.

7. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

No hardship has been created by any person presently having an interest in the property in question or by the applicant.

8. Provide evidence 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 in question is located.

There is no intended negative impact to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

9. Provide evidence that the proposed variation will not: Impair an adequate supply of light and air to adjacent property.

The deck is low so no impact is expected that might impair an adequate supply of light and air to adjacent property.

10. Provide evidence that the proposed variation will not: Substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

The deck is away from any structure and should not substantially increase the hazard from fire or other dangers to the property in question or adjacent property.

11. Provide evidence that the proposed variation will not: Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

This improvement to the property will not likely impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

12. Provide evidence that the proposed variation will not: Diminish or impair property values within the neighborhood.

This deck will not likely diminish property values within the neighborhood. Visibility is minimal and the project will be completed professionally and to the standard set for the area.

13. Provide evidence that the proposed variation will not: Unduly increase traffic congestion in the public streets and highway.

No effect on traffic is expected.

14. Provide evidence that the proposed variation will not: Create a nuisance.

No nuisance is expected by approving the variation.

15. Provide evidence that the proposed variation will not: Results in an increase in public expenditures.

No effect on public expenditure.

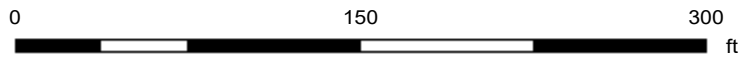
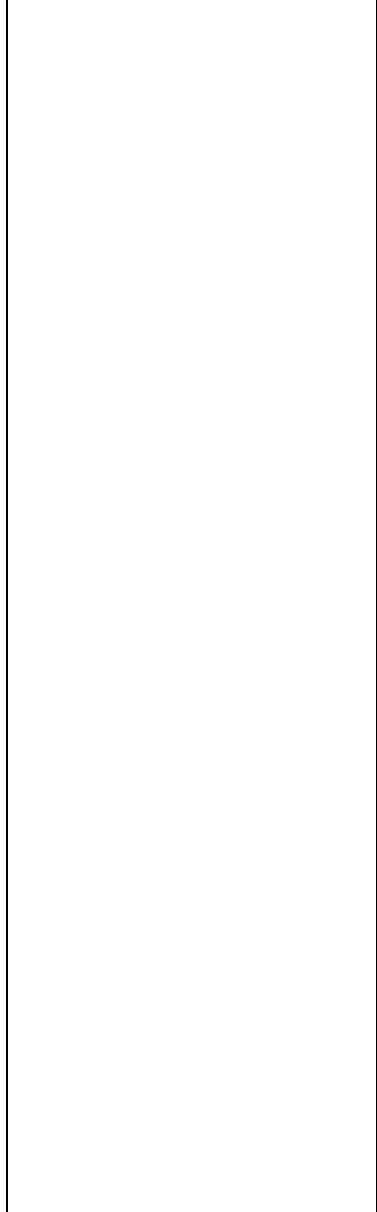
16. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

We believe this to be a reasonable request with no negative impact inside or outside of the property lines.

17. Please add any comments which may assist the commission in reviewing this application.



**Legend**

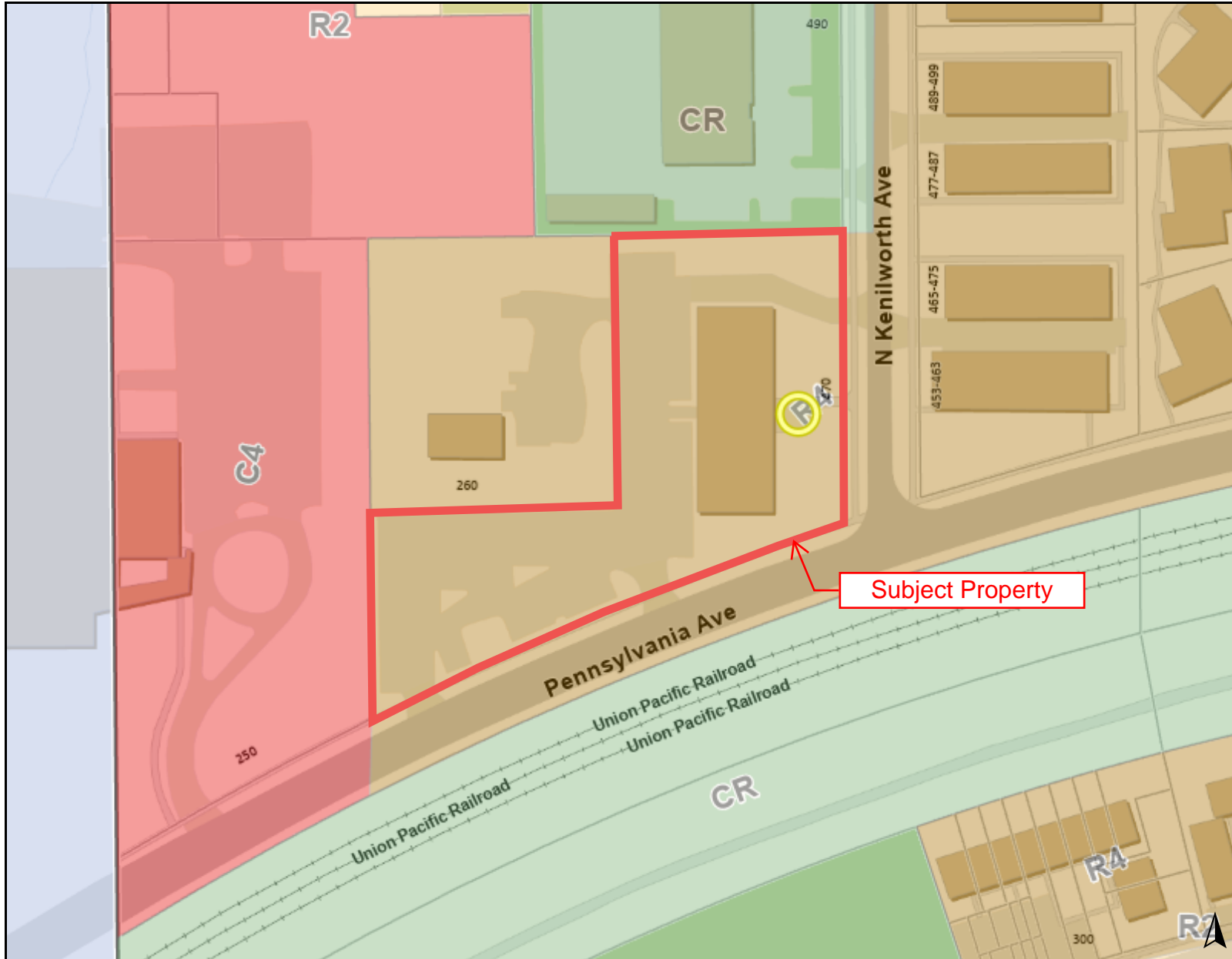


Print Date: 4/14/2026

**Notes**



Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

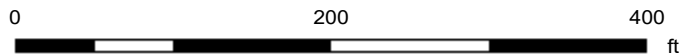


**Legend**

Zoning and Development

Zoning

- C4: Office District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District



Print Date: 4/14/2026

Notes

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# KENNILWORTH ARMS APARTMENT

## CONDOMINIUMS

### GLEN ELLYN

### ILLINOIS

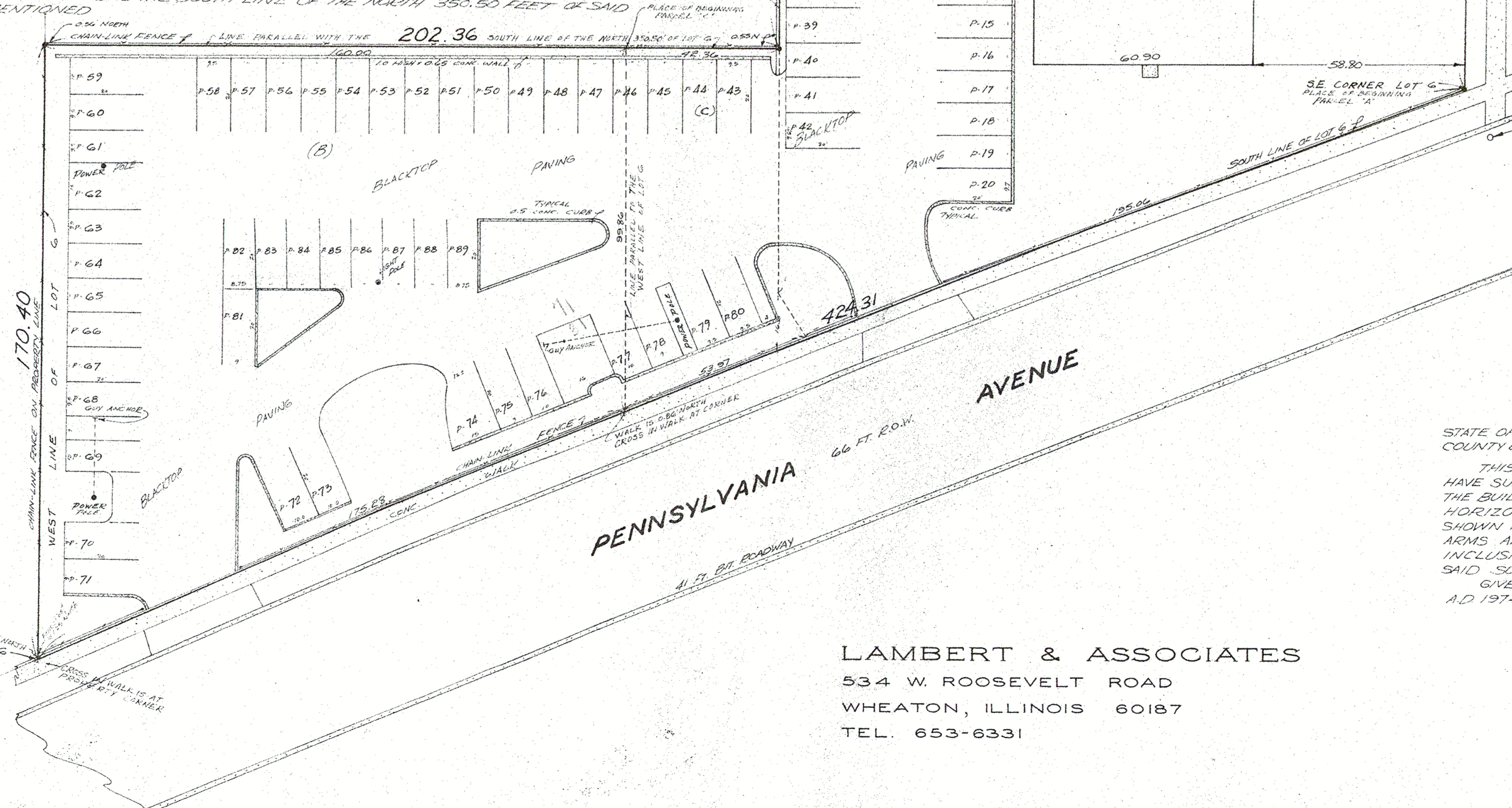
**LEGAL DESCRIPTION:**

THOSE PARTS OF LOT 6 IN BLOCK 3 OF ROBERTSON'S SEVENTH ADDITION TO GLEN ELLYN, IN THE EAST HALF OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

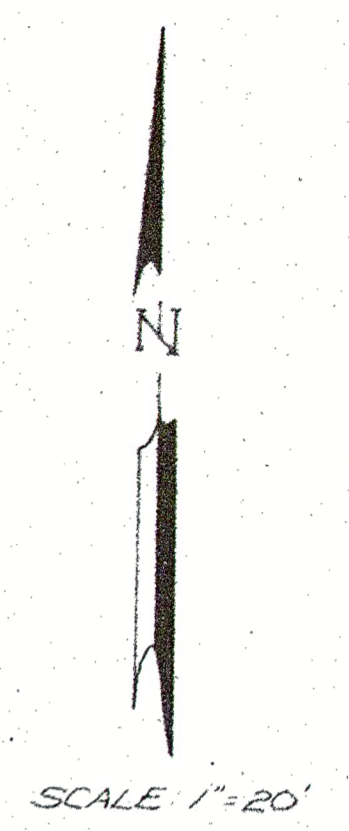
(A) BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 6 TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTH 350.50 FEET OF SAID LOT 6; THENCE WEST ALONG THE LAST DESCRIBED LINE 120.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID LOT 6 TO A POINT THAT IS 16.50 FEET NORTH OF THE INTERSECTION OF SAID PARALLEL LINE AND THE SOUTH LINE OF SAID LOT 6; THENCE SOUTHEASTERLY TO A POINT IN THE SOUTH LINE OF SAID LOT 6, SAID POINT BEING 3.00 FEET NORTH-EASTERLY (AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 6) OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTH LINE OF SAID LOT 6; THENCE NORTHEASTERLY ALONG THE SOUTH LINE OF SAID LOT 6 TO THE PLACE OF BEGINNING.

(B) BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 170.40 FEET TO A POINT; THENCE EAST ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF THE NORTH 350.50 FEET OF SAID LOT 6; A DISTANCE OF 160.00 FEET TO A POINT; THENCE SOUTH ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID LOT 6 TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID LOT 6; THENCE IN A SOUTHWESTERLY DIRECTION ALONG THE SOUTH LINE OF LOT 6 TO THE PLACE OF BEGINNING.

(C) COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 A DISTANCE OF 170.40 FEET TO A POINT; THENCE EAST ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTH 350.50 FEET OF SAID LOT 6 A DISTANCE OF 160.00 FEET FOR THE PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID PARALLEL LINE A DISTANCE OF 42.36 FEET TO THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH THE EAST LINE OF SAID LOT 6 AND 120.00 FEET WEST OF SAID EAST LINE AS MEASURED ALONG THE SOUTH LINE OF THE NORTH 350.50 FEET OF SAID LOT 6; THENCE SOUTH ALONG SAID LAST-MENTIONED PARALLEL LINE TO A POINT THAT IS 16.50 FEET NORTH OF THE INTERSECTION OF SAID PARALLEL LINE AND THE SOUTH LINE OF SAID LOT 6; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF LOT 6, SAID POINT BEING 3.00 FEET NORTH-EASTERLY (AS MEASURED ALONG THE SOUTH LINE OF LOT 6) OF THE INTERSECTION OF SAID PARALLEL LINE WITH THE SOUTH LINE OF LOT 6; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF LOT 6, A DISTANCE OF 53.97 FEET TO THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH THE WEST LINE OF SAID LOT 6, AND 120.00 FEET EAST OF SAID WEST LINE AS MEASURED ALONG THE SOUTH LINE OF SAID LOT 6, AND LOT 6; THENCE NORTH ALONG SAID LAST-MENTIONED PARALLEL LINE A DISTANCE OF 39.86 FEET TO THE POINT OF BEGINNING, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20 1908 AS DOCUMENT NO 34950, IN DU PAGE COUNTY, ILLINOIS.



For Details of this  
Declaration of Ownership  
See Doc. R74-49817



BENCHMARK:  
RIM OF STORM SEWER MANHOLE  
ELEV. = 92.00 VILLAGE OF GLEN ELLYN DATUM  
• DENOTES IRON PIPE



STATE OF ILLINOIS }  
COUNTY OF DU PAGE }  
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED HEREON, LOCATED THE BUILDING THEREON AND DIVIDED BOTH VERTICALLY AND HORIZONTALLY SAID BUILDING AS A "CONDOMINIUM", AS SHOWN IN THE ATTACHED PLAT, TITLED "KENNILWORTH ARMS APARTMENT CONDOMINIUMS", SHEETS 1 & 2 INCLUSIVE, WHICH ARE A CORRECT REPRESENTATION OF SAID SURVEY.  
GIVEN UNDER MY HAND AND SEAL THIS 11th DAY OF AUGUST A.D. 1974.

*Robert H. Lambert*  
ILLINOIS LAND SURVEYOR SINCE 1863

LAMBERT & ASSOCIATES  
534 W. ROOSEVELT ROAD  
WHEATON, ILLINOIS 60187  
TEL. 653-6331

Exhibit "A"  
To CONDOMINIUM DECLARATION

SIDNEY ANZAK  
655 W. HARDING  
LOMBARD, ILL.