



Village of Westmont

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov

westmont.illinois.gov | 630-981-6200

LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION MEETING AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, March 11, 2026 at 6:00 PM, at the Village of Westmont, 31 W. Quincy St., Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of Daniel Charleston as a new Commissioner
5. Roll Call of newly constituted Planning and Zoning Commission
6. Swearing-in of testifying attendees
7. Reminder to Silence All Electronic Devices
8. Reminder to Sign-In for Any Public Testimony
9. Approval of Minutes
 - a. Approval of the Minutes of the February 4, 2026 Special Meeting
 - b. Approval of the Minutes of the February 11, 2026 Regular Meeting
10. Review of Public Hearing Procedures
11. Old Business - None
12. New Business
 - a. **PUBLIC HEARING PZC 005-2026**
Request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for the following:
 1. Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District.

b. **PUBLIC HEARING PZC 004-2026**

Requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

1. Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public.
2. Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District.
3. Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot.
4. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator.
5. Major Site Plan.

13. Open Forum

The public comment rules and procedures are set forth in Chapter 2, Section 2-66 of the Westmont Code of Ordinances. Public comment is allowed for matters of public concern that are not on the agenda. Public comment is limited to 3 minutes per speaker.

14. Miscellaneous

a. General Updates

1. Next PZC Regular PZC Meeting on April 8, 2026

15. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 9:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. Listen Everywhere, an assistive listening, mobile app, is now available to visitors attending Board and Commission Meetings held in the Village Hall Board Room.

<https://westmont.illinois.gov/581/ADA-Listen-Everywhere>



Village of Westmont COMMUNITY DEVELOPMENT

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Village of Westmont Planning & Zoning Commission February 4, 2026 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held a special meeting on Wednesday, **February 4, 2026, at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois, 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:00 PM**.

2. Roll Call

Present: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Michael Lynn, John F. Simpson IV, Craig Thomas
Absent: 1 - Commissioner Conor Donoghue
Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), John Zemenak (Village Attorney)

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Approval of the Minutes of the **January 14, 2026** regular meeting.

MOTION by **Peterson** to approve the regular meeting minutes from January 14, 2026.

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

8. Review of Public Hearing Procedures



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9. Old Business

PUBLIC HEARING PZC 016-2025

Requests from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.
- 2) Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District.
- 3) Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District.
- 4) Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District.
- 5) Major Site Plan Approval.

Chair Carmichael reopened the public hearing for PZC 016-2025, and also opened a new public hearing for the zoning map amendment, the first item under new business.

10. New Business

PUBLIC HEARING PZC 016-2025

Request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Zoning Ordinance Map Amendment to rezone three (3) lots of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to R-4 General Residential District so that all parcels in the proposed development are uniformly zoned.

Staff Comment:

Scott Williams, Senior Planner, explained the purpose of the two public hearings being opened and heard simultaneously, and discussed the map amendment request.

Presentation:

Michael Gatto, petitioner, presented the revisions made to the development in response to the commission's recommendations from the previous meeting, some of which provided the commissioners with options.

Williams presented the revised staff report, discussing the revisions proposed by the petitioner, and recommended conditions of approval.

Public Comment:

Rick Derer, owner of the neighboring property to the north, raised concerns about the visual impacts of the proposed development on his property. Commissioner Simpson asked about his preference for fencing along the shared property line. Derer responded solid. Williams explained the location of the solid fence.



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Laurel Rugen, Westmont resident, voiced concerns about the height of the apartment building and impacts on the intersection and neighboring properties.

Commissioner Comments:

Lynn: Commissioner Lynn recommended increasing the design of the balconies and windows to enhance the east facade. John Zemenak, Village Attorney, explained that some leeway can be given to approved site plans, as long as it does not substantially change the project.

Lynn and Gatto discussed the tile material and quality, retaining walls, the location of the front fence, and the windows.

Simpson: Simpson recommended extending the solid fence on the north side of the property to match the building line of the adjacent property. Carmichael invited Mr. Derer back to the podium to address Simpson's suggestion. Derer was in favor of extending the fence. Williams noted that the landscaping in the plan may need to be adjusted.

Simpson was in favor of having landscaping along the front property line instead of a different fence style. Secretary Peterson noted that in the winter, Cass Avenue gets salted frequently, which may negatively impact landscaping at the front of the development. Williams explained that if landscaping is placed there, staff can make sure the plants are salt-tolerant.

Simpson voiced concerns about not having visitor parking for delivery trucks. Gatto replied that even if space was reserved for delivery trucks, they likely would not use it.

Simpson asked about the balcony railing options. Gatto explained that the east balconies are flush with the building wall, giving a sense of screening, but a more solid railing could be used on the east facade. Lynn said that he would prefer all railings to be the same.

Carmichael asked for a consensus on the balcony style. Williams summarized that the preference appears to be for a uniform style, and that a condition does not need to be placed on the approval.

Thomas: Commissioner Thomas was in favor of cohesive design elements and extending the northern solid fence.

Peterson: Peterson voiced support for the proposed development.

Carmichael: Carmichael asked if the units will have their own laundry units. Gatto replied yes. Carmichael confirmed the north side of the building would informally be used as a loading zone. Gatto replied yes, and that the property management team works to schedule tenant move-ins and move-outs. Carmichael expressed support for the requests.

Simpson and Lynn recommended adding a condition that the underlayment of the balconies be obscured from view. Williams added that if the condition is placed, it should include "if possible" in case it is not feasible with the Village's building codes. Zemenak explained how the site plan conditions would be enforced. Williams listed the proposed site plan conditions.



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OLD BUSINESS MOTION 1

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Preliminary Plan of Subdivision to consolidate five (5) lots into one (1) lot.***

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas

Nays: 0

Absent: 1 - Donoghue

Vacant: 1

Motion Passed

OLD BUSINESS MOTION 2

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the minimum front yard setback in the R-4 General Residential District.***

Seconded by **Peterson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas

Nays: 0

Absent: 1 - Donoghue

Vacant: 1

Motion Passed

OLD BUSINESS MOTION 3

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a ***Zoning Ordinance Variance to the minimum lot area per dwelling unit in the R-4 General Residential District.***

Seconded by **Lynn**.



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VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

OLD BUSINESS MOTION 4

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **Zoning Ordinance Variance to the minimum outdoor open space in the R-4 General Residential District.**

Seconded by **Lynn**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

OLD BUSINESS MOTION 5

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **Major Site Plan, with the conditions that the patio and balcony railings be uniform throughout the development, that landscaping may be installed in lieu of fencing in front of the building, that the northern solid fence be extended eastward to the front of the house directly north, and the underlayment of the balconies on the east facade be obscured from view.**

Seconded by **Lynn**.

DISCUSSION:

Lynn recommended adding a condition that all railings better obscure the items on the balcony. The commission did not agree with adding the condition.

VOTING:

Ayes: 4 - Carmichael, Peterson, Lynn, Simpson
Nays: 1- Thomas



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Absent: 1- Donoghue
Vacant: 1

Motion Passed

NEW BUSINESS MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from Compagno LLC (Petitioner), and 2 W Naperville Road, LLC (Owner), for the property at 306 North Cass Avenue, Westmont, Illinois, 60559, for a **Zoning Ordinance Map Amendment to rezone three (3) of the five (5) total parcels of the subject property from R-3 Single-Unit Residential District to the R-4 General Residential District so that all the parcels in the proposed development are uniformly zoned.**

Seconded by **Simpson**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

PUBLIC HEARING PZC 001-2026

Request from the Village of Westmont regarding Zoning Ordinance text amendments as follows:

- 1) Zoning Ordinance text amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.

Presentation:

Scott Williams, Senior Planner, presented the staff report, explaining that after the comprehensive text amendments were adopted, staff anticipated a maintenance text amendment within six months. Williams explained some of the proposed amendments originally were in Appendix A, but did not get carried over into Chapter 95.

Public Comment:

None.

Commissioner Comments:

Lynn: Though not proposed to be changed, Lynn suggested revising the accessory dwelling unit (ADU) regulations. Zemenak said that the public hearing for maintenance amendments may not be an appropriate hearing to discuss substantive amendments to ADUs. Williams explained that staff can note ADUs as a future stand-alone text amendment to allow time for staff deliberation.



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MOTION 1

Motion by **Thomas** to recommend to the Village Board of Trustees to approve a request from the Village of Westmont ***Zoning Ordinance text amendments to Chapter 95 - Zoning, of the Westmont Code of Ordinances, for miscellaneous modifications to grammar and formatting, as well as amendments to definitions, use permissions, development standards, planning processes, and other zoning regulations.***

Seconded by **Simpson**.

DISCUSSION:

Lynn asked about the packet materials. Williams replied that a marked-up copy and clean copy of all text amendments were included in the packet.

VOTING:

Ayes: 5 - Carmichael, Peterson, Lynn, Simpson, Thomas
Nays: 0
Absent: 1 - Donoghue
Vacant: 1

Motion Passed

11. Open Forum

Nobody spoke during the Open Forum.

12. Miscellaneous Items

a. Next regular Planning & Zoning Commission meeting on February 11th

Williams notified the commissioners that there are two items on the agenda. Williams added that there are many large projects in the pipeline, and the commissioners may be polled for special meetings.

b. Vacant commissioner position

Carmichael stated that the vacant commissioner position should be filled soon. Williams said that once the vacancy is filled, a formal commissioner training will be held for everyone.

c. Comprehensive Plan update

Williams notified the commission that multiple consulting firms submitted a proposal to assist the Village in preparing a new Comprehensive Plan.

13. Adjourn

Motion by **Simpson** to adjourn the meeting.
Second by **Thomas**.

The motion carried on a unanimous voice vote.

Meeting adjourned at 7:48 p.m.



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Village of Westmont Planning & Zoning Commission February 11, 2026 - Draft Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, **February 11, 2026 at 6:00 p.m.**, at the Westmont Village Hall located at 31 W. Quincy Street, Westmont, Illinois, 60559.

1. Call to Order

Chair Doug Carmichael called the meeting to order at **6:00 PM**.

2. Roll Call

Present: 5 - Chair Doug Carmichael, Secretary Jill Peterson, Commissioners Conor Donoghue, John F. Simpson IV, Craig Thomas

Absent: 1 - Commissioner Michael Lynn

Vacant: 1

A QUORUM WAS PRESENT TO TRANSACT BUSINESS

Staff: Scott Williams (Senior Planner), John Zemenak (Village Attorney, arrived at 6:10 PM)

3. Pledge of Allegiance

4. Swearing-in of testifying attendees

5. Reminder to silence all electronic devices

6. Reminder to sign-in for any public testimony

7. Review of Public Hearing Procedures

8. Old Business

None.

9. New Business

PUBLIC HEARING PZC 002-2026

Request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Realty LP (Owner), for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for the following:

- 1) Special Use Permit to operate a Health & Fitness Service business (golf simulator business) in the O/R Office/Research District.

Presentation:

Dominic Woodard, petitioner, presented the request.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Public Comment:

None.



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Commissioner Comments:

Peterson: Secretary Peterson asked about the membership process and the security systems. Woodard explained how members can join and the security technology.

Thomas: Commissioner Thomas expressed initial concerns about noise, but the petitioner's presentation answered them.

Donoghue: Commissioner Donoghue asked if Tee Box is a franchise. Woodward replied yes.

Simpson: Commissioner Simpson asked how the petitioner will be able to enforce the alcohol prohibition. Woodward replied that they can use the cameras to see who brought in alcohol and possibly terminate their membership.

Carmichael: Chair Carmichael asked if their expected customer demographics included children. Woodard answered that they cater more to adults, but anticipate high school students being a driver of their business.

Carmichael asked about the franchise's involvement in security monitoring. Woodard replied that primarily the operators are responsible for monitoring the facility, but Tee Box corporate office could also view the systems.

Carmichael asked if equipment would be provided. Woodard answered that some golfing equipment will be provided, but members would be expected to bring their own.

Carmichael inquired about allowed signage and if it affects the Special Use Permit request. Williams explained that they are allowed signage, but the petitioner would need to come to an agreement with the property owner before submitting for a permit, and that signage is outside of the Special Use Permit request.

MOTION 1

Motion by **Simpson** to recommend to the Village Board of Trustees to approve a request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Realty LP (Owner), for the property at 777 Oakmont Lane, Suite 50, Westmont, Illinois, 60559, for a **Special Use Permit to operate a Health and Fitness Service business (golf simulator business) in the O/R Office/Research District.**

Seconded by **Thomas**.

VOTING:

Ayes: 5 - Carmichael, Peterson, Donoghue, Simpson, Thomas

Nays: 0

Absent: 1- Lynn

Vacant: 1

Motion Passed



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PUBLIC HEARING PZC 003-2026

Request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners), for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for the following:

- 1) Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.

Presentation:

Carlo Rossi, petitioner, presented the request. Rossi clarified that the purpose of the request is to improve the marketability of the property with limited exterior improvements.

Staff Comment:

Scott Williams, Senior Planner, presented the staff report.

Carmichael asked about the difference in allowed uses between the O/R and M districts. Williams explained that the O/R district is much more limited in the types of the uses allowed than the M district.

Public Comment:

None.

Commissioner Comments:

Simpson: Simpson asked how the M district was selected. Rossi said that due to the configuration of the building, a flexible or light industrial use is the most appropriate land use. Simpson expressed concern with the allowed uses in the M district, asking if there are any prospective tenants interested in this space. Rossi replied that there is not a specific tenant in mind, but would market the property to an appropriate tenant.

Donoghue: Donoghue shared concerns about the allowed uses in the M district, but found it was consistent with the zoning of surrounding properties.

Thomas: Thomas asked staff how they confirm a business is allowed in a zoning district. Williams answered that staff receives inquiries from the business or property owner to determine compliance, or it is reviewed when a business license is submitted. John Zemenak, Village Attorney, added that the business registrations are required, which includes a zoning review, and have very few exceptions. Rossi added that they tell potential tenants to contact the Village for zoning information.

Peterson: Peterson did not have objections to the map amendment request.

Carmichael: Carmichael, referencing the petitioner's list of potential tenants, asked what they envisioned with vehicle storage. Rossi explained that it could be for collectors' vehicles. Carmichael expressed concerns about the frequency of vehicles coming and going.



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Carmichael questioned the location of the fire sprinkler room. Rossi explained that tenants would not typically have access to the room, but the Fire Department would.

Peterson asked if multiple tenants would be allowed in the subject property. Williams answered yes.

Williams added that if vehicle storage were to occur on-site, it would have to be fully indoors, unless a Special Use Permit for outdoor storage was approved. Rossi added that outdoor vehicle storage is not a land use they are interested in.

MOTION 1

Motion by **Peterson** to recommend to the Village Board of Trustees to approve a request from 735 N Cass, LLC (Petitioner), and The Andrew C. Hoskins Trust and The Venouziou Limited Partnership (as Owners), for the property at 735 North Cass Avenue, Westmont, Illinois, 60559, for a **Zoning Map Amendment to rezone the property from the O/R Office/Research District to the M Manufacturing District.**

Seconded by **Donoghue**.

DISCUSSION:

Simpson asked if it would be appropriate to list out uses that would not be preferred on the subject property, listing a few examples. Zemenak responded that many of the uses listed require special use approval, which gives the Village the opportunity to scrutinize it. Zemenak stated that map amendment requests cannot limit uses, but other zoning approvals such as text amendments or planned unit developments could. Williams added that the Planning & Zoning Commission and Village Board could consider a less-intensive zoning district.

Carmichael posed the scenario of an existing property zoned M being occupied by a more intensive land use allowed in the district. Simpson answered that the spread of properties being zoned M in the area is more concerning. Williams and Zemenak responded that the Comprehensive Plan is not very specific on the expansion of the M district.

VOTING:

Ayes: 4 - Carmichael, Peterson, Donoghue, Thomas

Nays: 1- Simpson

Absent: 1- Lynn

Vacant: 1

Motion Passed

10. Open Forum

Nobody spoke during the Open Forum.



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11. Miscellaneous Items

- a. **Next regular Planning & Zoning Commission meeting on March 11th at 6:00 p.m.**
Carmichael notified the commissioners that the vacant seat on the commission should be filled in time for the next regular meeting. Williams added that there are two requests scheduled for the meeting.

12. Adjourn

Motion by **Simpson** to adjourn the meeting.
Second by **Thomas**.

The motion carried on a unanimous voice vote.

Meeting adjourned at **6:57** p.m.



VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM

MEETING DATE: March 11, 2026

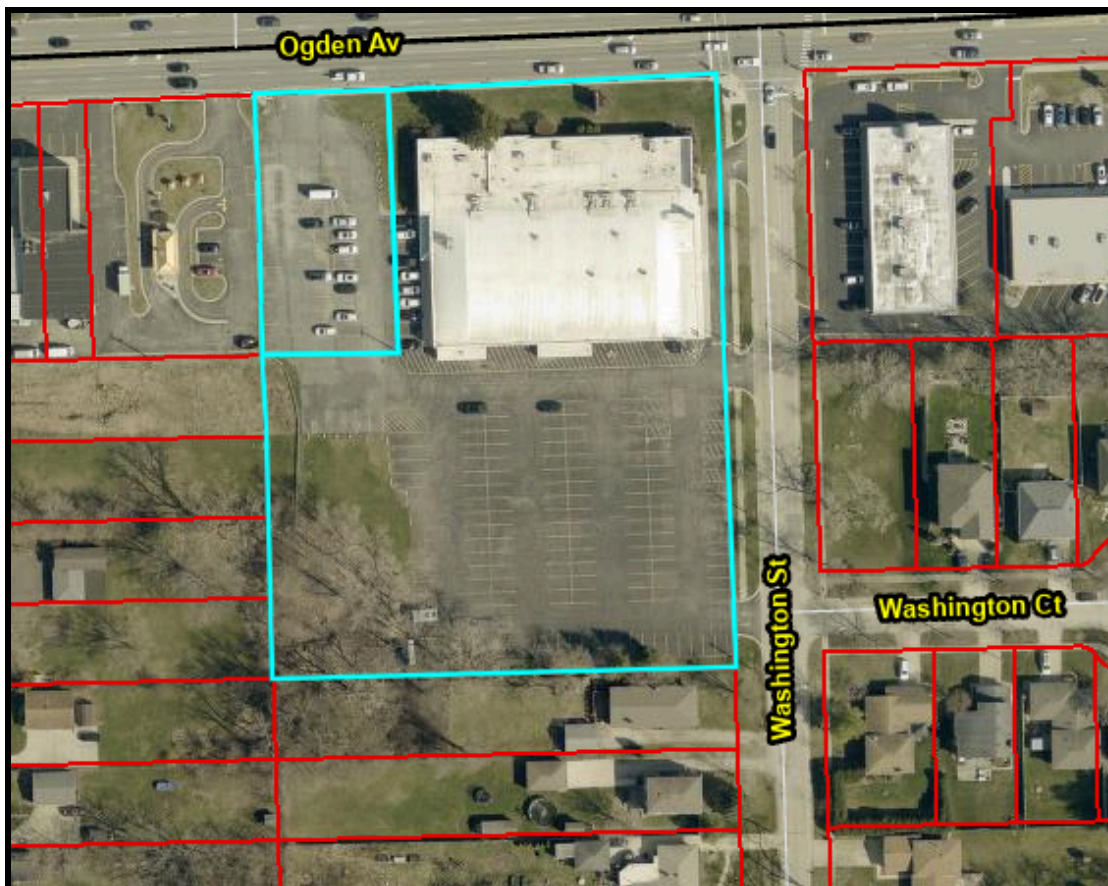
PZC 005-2026

TITLE: Request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559, for the following:

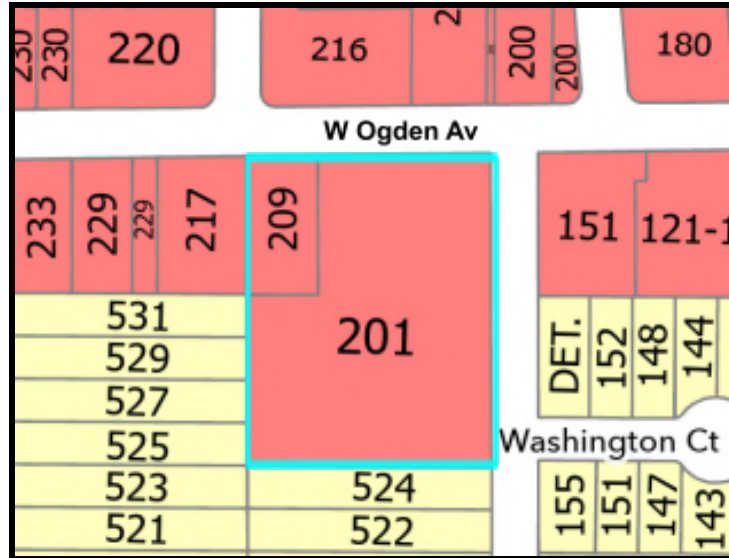
1. Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor garden center) in the B-2 General Business District.

I. BACKGROUND OF ITEM

- A. Location: 201 and 209 West Ogden Avenue are located in the southwest corner of Ogden Avenue and Washington Street. 201 West Ogden is improved with a bowling alley and large parking lot, while 209 West Ogden is improved with a parking lot directly west of the building. Together, the lots are about 344 feet by 441 feet, for a total area of 151,704 square feet or 3.48 acres.



Aerial Map - 201 and 209 West Ogden Avenue (source: DuPage County Parcel Viewer)



Zoning Map - 201 and 209 West Ogden Avenue

B. Zoning Designations:

SUBJECT PROPERTY	B-2 General Business District
NORTH	B-2 General Business District
SOUTH	R-3 Single-Unit Residential District
EAST	B-2 General Business & R-3 Single-Unit Residential Districts
WEST	B-2 General Business & R-3 Single-Unit Residential Districts

C. Neighborhood Characteristics

Located on the Ogden Avenue corridor, the surrounding properties host a diverse mix of businesses. This includes restaurants, retail, services, and auto dealerships. The commercial properties lining Ogden Avenue serve as a buffer between the busy arterial road and the established single-family residential neighborhood to the south. A majority of the lot is dedicated to Suburbanite Bowl, but the parking lot at 209 West Ogden has been the seasonal home for Clovers' operations for decades.



209 West Ogden Avenue (Fall 2024 setup, view from Ogden Avenue, source: Google Street View)

D. Previous Zoning Approvals

Clovers Garden Center has been operating in the parking lot at 209 West Ogden Avenue since the spring of 1999. A brief summary of the ordinances granting the zoning approvals are listed below:

- **Ord. 99-29:** Granted the petitioner the ability to operate for 3 years in two seasons. A spring season from April 1st to July 31st and a fall season from September 20th to November 11th. The operations were limited to a 60 foot by 120 foot area.
- **Ord. 00-117:** Amended Ord. 99-29 to allow for a larger garden center measuring 100 feet by 150 feet. It also amended the fall sales period to be from September 1st to November 1st for the remainder of the approval period.
- **Ord. 03-65:** Granted a 3 year approval period for sales to occur in a 90 foot by 120 foot area. One season from March 15th to August 15th, and a second season from September 1st to November 3rd.
- **Ord. 09-16:** Another 3 year approval period for a 65 foot by 235 foot sales area. This ordinance allowed for three seasons: March 15th to August 15th, September 1st to November 3rd, and November 20th to December 26th.
- **Ord. 12-50:** Increased approval period to 5 years. Two operating periods were allowed for this approval, the first from March 15th to October 31st and a second for November 17th to December 26th.
- **Ord. 17-037:** Renewed the Special Use Permit for another 5 year period, limiting operations to be between March 15th and October 31st.
- **Ord. 2021-147:** Allowed for the Special Use Permit to be automatically renewed annually instead of requesting re-approval every 5 years, and no time limitation on sales. However, sales were explicitly restricted to occur only on 209 West Ogden Avenue in the same area as it was allowed in previous years.

II. **PETITIONER REQUEST:**

The petitioner has requested a Special Use Permit to operate Clovers Garden Center, an outdoor retail sales business, to sell plants, garden products, and seasonal decorations, in the B-2 General Business District. Though there already is an existing approved Special Use Permit for Clovers, the addition of a second greenhouse space and staging area triggers the requirement for a new Special Use Permit to be requested (Ch. 95, Sec. 14.04(L)).

III. **ZONING ANALYSIS**

A. Zoning and Comprehensive Plan Designations

The current zoning of the property is B-2 General Business District, which is intended for highway-oriented retail businesses and general business activity. The Comprehensive Plan designates the future land use in this area as Corridor Commercial, which is a designation that should see businesses that serve both the daily needs of Westmont residents and serve as a destination for a larger market. Furthermore, the subject properties are located within the Ogden Avenue subarea. A part of the Local Commercial Area, small retail businesses, such as Clovers, should have minimal impacts on adjacent residences.

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request, including the necessary responses to the Special Use Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- **Special Use Permit to operate an Outdoor Retail Sales business (seasonal outdoor**

garden center) in the B-2 General Business District

Chapter 95, Section 6.01 requires that all outdoor retail sales businesses obtain a Special Use Permit in the B-2 District to assess impacts like parking, traffic, activities, operating hours, and the site plan.

Existing Operations to be Continued

The petitioner describes the Clovers Garden Center business model as a seasonal outdoor retail sales operation. Clovers sells plants, garden products, and seasonal decorations directly to customers on-site, while also accepting orders placed online or over the phone.

Similar to previous seasons, the customer-facing retail activity will continue to take place in the area adjacent to Ogden Avenue. This fenced-in area is approximately 65 feet by 235 feet, and includes a greenhouse.

New Operations Requested to be Added

A new Special Use Permit is being requested to accommodate a second fenced-in work area, measuring 60 feet wide by 120 feet deep, and accessed by a 12 foot gate on the east side. This secondary area will be used for plant holding, protecting temperature-sensitive plants, staging of online and phone orders, as well as larger special orders, and related preparation activities. The area will include a 28 foot by 78 foot greenhouse, and will be enclosed by a six foot cyclone-style fence. Both the greenhouse and the fence will be similar in design and construction type as the greenhousing and fencing that has been used in previous years. The petitioner anticipates five to 12 employees on-site between both areas, with only employees having access to the secondary area.

In addition to being fenced-in, the petitioner anticipates using additional protective measures like wheel stops, bumpers, and/or temporary barricades, as appropriate. Occasionally, special orders may be fulfilled using local courier services, UPS or Amazon, or DoorDash, but not by freight trucks or semi-trailers.

Consistent with the previous seasons, equipment will be present on-site from March 15th to November 15th; however, the secondary space would not be installed until after Village Board approval.

As shown in the submitted site plan, the secondary area will be located in the southwest corner of the property, taking up approximately 20 parking spaces and one drive aisle. Four drive aisles will still remain accessible to vehicles, which are also the ones closest to the bowling alley's main entrance.

Chapter 95, Section 9.02 mandates 2.5 parking spaces per 1,000 square feet for both indoor participant entertainment uses (bowling alley) and retail, including outdoor retail sales (Clovers). The property has approximately 186 parking spaces in total. However, the proposed seasonal outdoor retail expansion and existing outdoor area would utilize approximately 40 spaces. Therefore, when both uses are operating, the readily available parking spaces would be reduced to 146.

Since approximately 146 spaces will be provided when both uses are operating, the uses on the property meet the minimum parking requirement of 121 spaces.

Parking Calculation Summary:

Use	Required Spaces (min. 2.5 per 1,000 sq ft)
Bowling Alley (Suburbanite Bowl)	~ 81
Outdoor Retail (Clover's)	~ 40
Total Required	~ 121
Total provided (when both uses operating)	146

The use must be considered to the Special Use standards, which are listed below:

Special Use Permit Review and Approval Criteria (Sec. 14.04(H)):

No special use may be recommended for approval or approved unless the respective review or decision-making body determines that the proposed special use is consistent with and in substantial compliance with all village ordinances and regulations and that the applicant has presented evidence to support each of the following conclusions:

- (1) That the proposed use or activity is expressly authorized in this zoning ordinance as a special use;*
- (2) That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;*
- (3) That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;*
- (4) That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;*
- (5) That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services; and*
- (6) That the proposed special use complies with all applicable regulations of this zoning ordinance except as expressly approved in accordance with the procedures of this zoning ordinance.*

C. Recommended Conditions of Approval

Previous ordinances for Clovers' Special Use Permits included conditions of approval. The following are proposed to be consistent with the most recent approval while accommodating practical alterations to the site.

- A. *Applicant's outdoor retail operations shall be limited to the parking areas on the Subject Property identified in the plans submitted with this request. These areas may be re-oriented or otherwise adjusted, provided such modifications do not adversely affect drive aisles or reduce on-site parking below the minimum required, as determined by the Zoning Administrator. Any expansion or modification beyond these allowable adjustments shall require an amendment to the approved special use permit.*
- B. *This special use approval is for a one-year period on the following dates of the year: March 15th to November 15th, and said one-year period shall automatically renew for continuing one-year*

periods.

- C. *However, this automatic renewal is subject to and limited by the right of the Village of Westmont Board of Trustees to annually review this special use and Applicant' s operations, and to either modify or add to the special conditions of this approval, or to revoke this approval, should any one or more of the following occur:*
1. *Applicant is unable or otherwise fails to comply with any original, modified, or new special conditions imposed as part of this special use approval; and/ or*
 2. *The Board of Trustees determines that conditions or zoning of the Subject Properties have changed, and/or the conditions or zoning of surrounding properties have changed, and/or the special use is creating unique and adverse impacts on the Subject Properties or surrounding properties that were not originally anticipated upon this special use approval.*
- D. *No action to modify or revoke this special use shall occur by the Board of Trustees until the Board of Trustees conducts a hearing on any such action, (in addition to any other public hearing that may be required by law), with advance written notice to Applicant, and with an opportunity for Applicant to be heard, to call witnesses, and to present evidence.*

Should the Planning & Zoning Commission agree with the recommended conditions, the motion should be amended to recommend approval of the Special Use Permit request, subject to the conditions listed in the staff report or modified conditions as deemed appropriate by the Planning and Zoning Commission and/or Village Board.

IV. SUMMARY

The petitioner has requested a Special Use Permit to operate Clovers Garden Center, an outdoor retail sales business, in the B-2 General Business District. If approved, the Special Use Permit would allow for customer-facing sales to occur at 209 West Ogden Avenue and a secondary staging area in the southwest corner of 201 West Ogden Avenue. Recommended conditions of approval have been listed in Section III(C), which largely match the conditions placed on the most recent Special Use Permit approval. The request complies with both the requirements of the Zoning Ordinance and the recommendations from the Comprehensive Plan, and is subject to the standards of Special Use Permit approval.

V. LEGAL

- A. Notification: A legal notice was published in the La Grange Suburban Life on February 19, 2026.
- B. Code References: Chapter 95, Sections 6.01; 14.04
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on April 2, 2026.

VI. DOCUMENTS ATTACHED:

1. Publication notice appearing in the February 19, 2026 La Grange Suburban Life.
2. Petitioner Attachments received February 9, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application, with responses to the Special Use Standards
 - b. Project Narratives
 - c. Proposed Site Plan
 - d. Proof of Ownership (Suburbanite Bowl, Inc. & Downers Grove National Trust 76-28)
 - e. Plat of Surveys

PZC Case Number (office use only): **PZC 005-2024**

Petitioner

Petitioner Name:	Jim Kuehne	Property Owner Name:	Suburbanite Bowl, Inc
Petitioner Address:		Owner Address:	201 W Ogden Ave
City, State and Zip		City, State and Zip:	Westmont, IL 60559
Phone:		Phone:	630 968-2200
Email:		Email:	linda@suburbanitebowl.com

Subject Property

Property Address (Subject Property):				201 W Ogden Ave & 209 W Ogden Ave			
Property Identification Number(s) PIN(s):				09-04-401-035,		09-04-401-015	
Lot Width	344'	Lot Depth	435'	Lot Area:	131,013 sq ft	Lot Acreage:	3.01 Acres
Current Zoning:		B-2		Current Use:		Bowling Center with Parking	
Description of Request/Project Title:				Clovers Garden Center, secondary fenced space with greenhouse.			
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):				<p>Commonly Known as: 201 W. Ogden Avenue, Westmont, IL 60559 Described Property Contains 131,013 s.f. / 3.007 acres P.I.N.: 09-04-401-035</p> <p>LOTS 1 AND 2 (EXCEPT THE WEST 100 FEET OF EACH OF SAID LOTS) AND ALL OF LOTS 3 AND 4 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 7, 1920 AS DOCUMENT 144142, IN DU PAGE COUNTY, ILLINOIS.</p> <hr/> <p>Commonly Known As: 209 W. Ogden Avenue, Westmont, IL 60559 Described Property Contains 19,475 s.f. / 0.447 acres P.I.N.: 09-04-401-015</p> <p>THE WEST 100 FEET OF LOTS 1 AND 2 IN A.T. MCINTOSH AND COMPANY'S FAIRMONT GARDENS, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.</p>			
<i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i>							

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

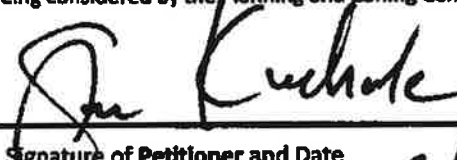
BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the *Application fees are non-refundable* and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Jim Kuehnle, member

Print Name of Petitioner


Signature of Petitioner and Date 2/6/26


OWNER SIGNATURE

(if different than the petitioner):

Secretary / Treasurer -
Linda Herbeck

Print Name of Property Owner

Downers Grove Nat'l Bank
Trust 76-28
C/o Suburbanite Bowl, Inc


Signature of Property Owner and Date 2-6-26

Linda Herbeck
Secretary / Treasurer
Suburbanite Bowl, Inc

 2-6-26



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only): **PZC 005-2026**

Application for Special Use Permit

Certain uses may be necessary or desirable to allow in a zoning district, but the use may have a unique, special, or unusual impact on the use and enjoyment of neighboring properties or public facilities. The special use process is designed to allow these unique uses to operate in an appropriate location and/or explain how potential impacts will be mitigated.

Proposed Special Use Project Details

State the scope of the work and indicate the specific special use you are requesting. Attach business plans, diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board of Trustees in understanding your special use request. You must indicate the specific sections of the Zoning Ordinance for which the special use is sought. Please consult Village staff for confirmation.

Clovers Garden Center has operated seasonally at the Suburbanite Bowl site for many years and is well known within the community. To support our seasonal operations, we are requesting approval for a second fenced work area with a temporary greenhouse located in the rear portion of the Suburbanite Bowl parking lot.

This space would be used for holding and caring for plant material in support of our existing garden center, as well as a preparation area for special and advance online and phone orders. The greenhouse is the same general type as the temporary structure currently used on site. The overall operation of the garden center would remain unchanged.

Special Use Standards

The Village of Westmont is obligated to make specific findings of fact for all special use applications according to the Village's Zoning Ordinance and Illinois State Statutes. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for special use permits below. Additionally, applicants are strongly encouraged to review the standards for special use permits in preparation for their case during the Planning and Zoning Commission public hearing.** A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the Planning and Zoning Commission and approval of the Board of Trustees¹:

1. That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

The proposed request is permitted as a Special Use under the Village of Westmont Zoning Ordinance. The use is accessory to an existing seasonal garden center operation that has been established at this location for many years.

¹ Standards for Special Use Permits pursuant to Chapter 95 - Zoning, Sec. 14.04(H) Review and Approval Criteria

2. That the proposed use at the proposed location is necessary or desirable to provide a service or a facility that is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Clovers Garden Center provides a seasonal garden center that many Westmont residents enjoy visiting each year. The additional working space will allow us to better manage plant inventory and special orders while keeping our main retail area organized and easy for customers to shop. This supports a smooth, well-run seasonal operation that benefits existing and new customers as our business grows.

3. That the proposed use will not, in the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity or be injurious to the property values or improvements in the vicinity.

The proposed use will not be detrimental to the health, safety, or general welfare of the surrounding area. The space will be used for plant holding and order preparation only. It will be clean, good looking and have only positive effect.

4. That approval of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The proposed Special Use will not interfere with the normal and orderly development of surrounding properties. The request is compatible with the existing commercial environment and supports the continued operation of a long-standing seasonal business at the site.

5. That the proposed special use will be served by adequate utilities, access roads, parking, drainage and other important and necessary facilities, infrastructure and community services.

The proposed use will be adequately served by existing utilities, access drives, parking facilities, and public services currently serving the property. No additional infrastructure or municipal services are required as part of this request.

6. That the proposed special use complies with all applicable regulations of the zoning ordinance except as expressly approved in accordance with the procedures of the zoning ordinance.

Except as addressed through approval of this Special Use Permit, the proposed use complies with all applicable requirements of the Village of Westmont Zoning Ordinance.

If there are special conditions and/or supplemental regulations, please write the condition/regulation (with the code section and number) and response in the box below.

None proposed.



January 29, 2026

Dear Village of Westmont,

Clovers Garden Center has been part of Westmont for more than 25 years, and we are grateful to continue being welcomed by the community. As our business has grown, we have expanded our use of phone and online orders that are delivered directly to customers. In past years, these special orders were managed from our retail greenhouse; however, increased volume has made it more challenging to handle both retail activity and order preparation within the same space.

We are proposing a second fenced work area with a temporary greenhouse in the rear parking lot of Suburbanite Bowl to better support these seasonal operations. This additional space will allow us to improve organization and workflow while keeping our primary retail garden center operating smoothly. The proposed area is intended to support plant holding, staging, and preparation activities associated with our existing seasonal operation.

Enclosed please find the completed application materials and supporting documents for review.

Application Materials Submitted:

- Completed Village of Westmont General Planning & Zoning Application, including Special Use Permit materials and Special Use Standards responses
- Summary of Proposed Second Fenced Area & Greenhouse (Details of Operation)
- Site plan and layout exhibits
- Plat of Survey
- Greenhouse blueprint
- Fence diagram
- Plastic flame certification documentation
- Proof of property ownership for the site
- Property owner authorization (via signed application)

If you have any questions or require additional information, I would be happy to assist.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Jim Kuehnle".

Jim Kuehnle
Clovers Garden Center



Clovers Garden Center

Summary of Proposed Second Fenced Area & Greenhouse

This document provides additional operational detail for the proposed secondary fenced work area and temporary greenhouse located in the rear parking lot of Suburbanite Bowl. The space is intended to support plant holding, staging, and preparation activities associated with Clovers Garden Center's existing seasonal operation.

Site Location & Configuration

The proposed secondary work area is located in the rear parking lot of Suburbanite Bowl, behind the existing seasonal garden center. The total fenced area is approximately 60 feet by 120 feet and is located entirely on existing paved surface. The area will be employee-only and will function in support of the primary retail location.

Fencing & Safety Measures

The area will be enclosed with six-foot cyclone-style fencing consistent with the fencing currently approved and used on site. Reflective safety tape will be installed at regular intervals along the fencing to improve nighttime visibility for vehicles. Additional protective measures, such as wheel stops, bumpers, or temporary barricades, will be evaluated and implemented as appropriate to further protect the fenced area.

Greenhouse Structure

A temporary greenhouse measuring approximately 28 feet by 78 feet will be located entirely within the fenced area. The greenhouse will be of the same general design and construction type as the existing seasonal greenhouse and will be used for staging special-order plants and protecting temperature-sensitive varieties.

Operations & Staffing

The secondary area will be used during daylight hours only. No retail activity or public access will occur within the fenced area. Approximately 5 to 12 employees may be onsite between both areas during peak season. The area will be cleaned and maintained daily.

Deliveries

Special orders will be fulfilled through standard courier services. Pickups may be handled by DoorDash or similar local courier services, along with standard carriers such as UPS or Amazon operating as part of their normal delivery routes. No freight trucks, semi-trailers, or high-volume logistics operations are associated with this use.

Utilities

Electricity will be supplied from the existing outdoor electrical box serving the primary site. A heavy-duty, exterior-rated power cord will be used and routed across non-pedestrian areas to the secondary greenhouse. Water will be supplied from the same connection as the main retail area. Any hoses crossing pedestrian or vehicle paths will be protected with appropriate hose covers.

Parking, Circulation & Fire Access

The fenced staging area is designed to function within the existing site layout. All remaining drive aisles, fire lanes, and pedestrian paths will remain clear, unobstructed, and unchanged from their current configuration. Fire department access to the site will be maintained at all times.

Insurance

Insurance coverage for the seasonal operation will be updated as required and recertified to comply with all applicable Village regulations.

Seasonal Use

Installation of the fencing and greenhouse will occur on or after March 15, with removal by November 15. All fencing and greenhouse structures are temporary and will be removed annually.

Executive Summary
Request for Pre-Application Meeting
Proposed Secondary Fenced Staging Area and Second Greenhouse
Clovers Garden Center
209 W. Ogden Avenue, Westmont, Illinois

Clovers Garden Center has operated seasonally in the Village of Westmont for more than 25 years and appreciates the opportunity to continue serving the community. We currently operate a seasonal outdoor garden center at 209 W. Ogden Avenue pursuant to an approved Special Use Permit granted by the Village in 2021, which allows for an open sales lot for seasonal outdoor retail sales in the front portion of the Suburbanite Bowl parking lot.

The existing retail garden center continues to operate in full compliance with the approved Special Use Permit and has remained consistent in layout, operations, and seasonal timing. All customer-facing sales, browsing, and retail activity occur exclusively within the approved Ogden Avenue footprint.

In recent years, Clovers Garden Center has expanded its business to include phone and online plant orders that are prepared onsite and delivered to customers. These special orders are currently staged and prepared within the primary retail area. As order volume has increased, it has become more difficult to safely and efficiently manage both retail customer activity and order preparation within the same space.

To address this operational need, Clovers Garden Center is seeking a new Special Use Permit to allow for a secondary, employee-only fenced staging area with a second greenhouse located in the rear portion of the Suburbanite Bowl parking lot. This proposed area would function solely as a support space for plant staging and order preparation and would not be open to the public.

Business Model and Use of Space

The primary retail garden center along Ogden Avenue would remain exactly as it operates today under the existing Special Use Permit. No changes are proposed to the approved retail footprint, customer access, or sales activity.

The proposed rear staging area would be used exclusively by employees for staging and organizing special plant orders, holding temperature-sensitive varieties, and preparing orders for delivery. There would be no retail sales, customer access, or signage associated with this area.

Special orders are fulfilled through standard courier services. Pickups are handled by DoorDash or similar local courier services, as well as standard delivery carriers such as UPS or Amazon operating as part of their normal routes. There are no freight trucks, semi-trailers, or high-volume logistics operations associated with this use.

Site Configuration and Operations

The proposed secondary area would consist of a temporary fenced space approximately 60 feet by 120 feet, with a second greenhouse measuring approximately 28 feet by 78 feet located entirely within the fenced area. The fenced staging area would occupy approximately 20 existing parking

Clovers Garden Center Summary of Proposed Second Fenced Area & Greenhouse

Clovers Garden Center has operated seasonally in Westmont for more than 25 years and appreciates the opportunity to continue serving the community. We are proposing the addition of a second fenced staging area with a second greenhouse in the rear parking lot of Suburbanite Bowl, our landlord. This space will support plant staging and special-order operations.

The existing primary retail garden center will remain fully operational and unchanged. All customer-facing sales and retail activity will continue to take place exclusively within the approved Ogden Avenue location. The proposed rear area is employee-only, designed to improve organization and workflow, and will operate alongside the current site, not replace it.

Site Location & Configuration

- Rear parking lot of Suburbanite Bowl, behind the existing garden center
- Total fenced area approximately 60 feet by 120 feet, located entirely on existing paved surface
- The fenced staging area will occupy approximately 20 existing parking spaces
- Employee-only access; no customer access

Fencing & Security

- 5-foot cyclone-style fencing matching the existing approved site
- 12-foot panels on standard panel stands
- Fully enclosed, controlled work area

Greenhouse Structure

- Second greenhouse measuring approximately 28 feet by 78 feet, located entirely within the fenced area
- Same general design as the existing greenhouse
- Used for staging special-order plants and protecting temperature-sensitive varieties
- See attached site plan and greenhouse blueprint

Operations & Staffing

- Used during daylight hours only
- No retail activity or public access
- Approximately 5–12 employees onsite between both areas during peak season
- Area cleaned and maintained daily

Deliveries

- Special orders fulfilled through standard courier services
- Pickups handled by DoorDash or similar local courier services and standard carriers such as UPS or Amazon operating as part of their normal delivery routes
- No freight trucks, semi-trailers, or high-volume logistics operations associated with this use

Utilities

- Electricity supplied from the same outdoor outlet serving the existing site
- Used for a greenhouse fan, water cooler, laser printer, and small devices

- Water supplied from the same connection as the main retail area
- Any hose crossing pedestrian or vehicle paths will be protected with a hose cover

Parking, Circulation & Fire Access

- Rear staging area designed to minimize impact on parking availability and circulation
- Outside of the newly fenced area, all existing drive aisles, fire lanes, and pedestrian paths will remain clear, unobstructed, and unchanged from their current configuration
- Fire department access to the site will be maintained at all times
- Employee activity within the fenced area coordinated to avoid peak usage periods at Suburbanite Bowl

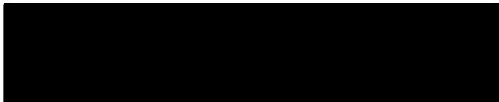
Seasonal Use

- Installation on or after March 15
- Removal by November 15
- All fencing and greenhouse structures temporary and removed annually

Contact Information

Jim Kuehnle

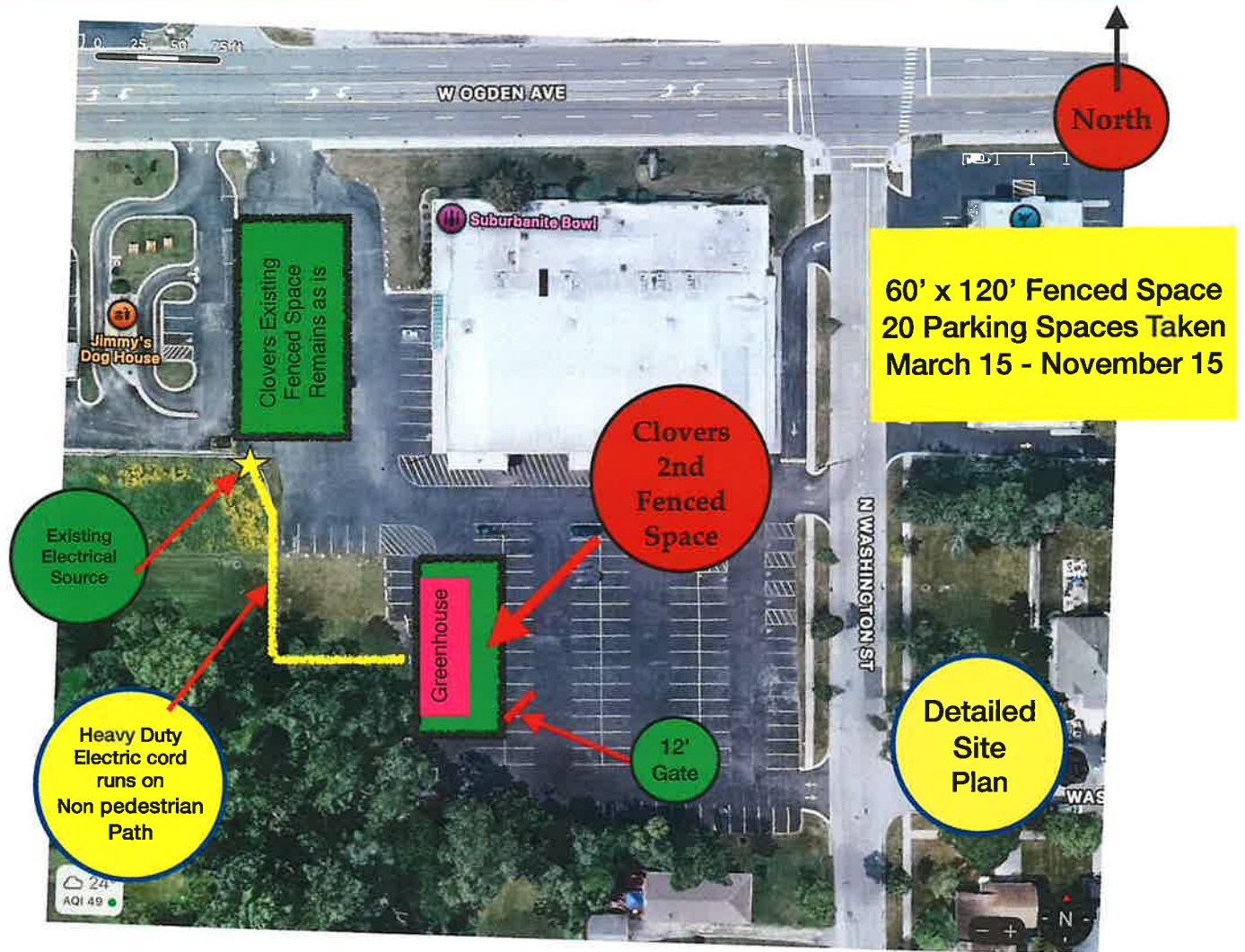
Clovers Garden Center LLC



Clovers Garden Center - With New Second Space



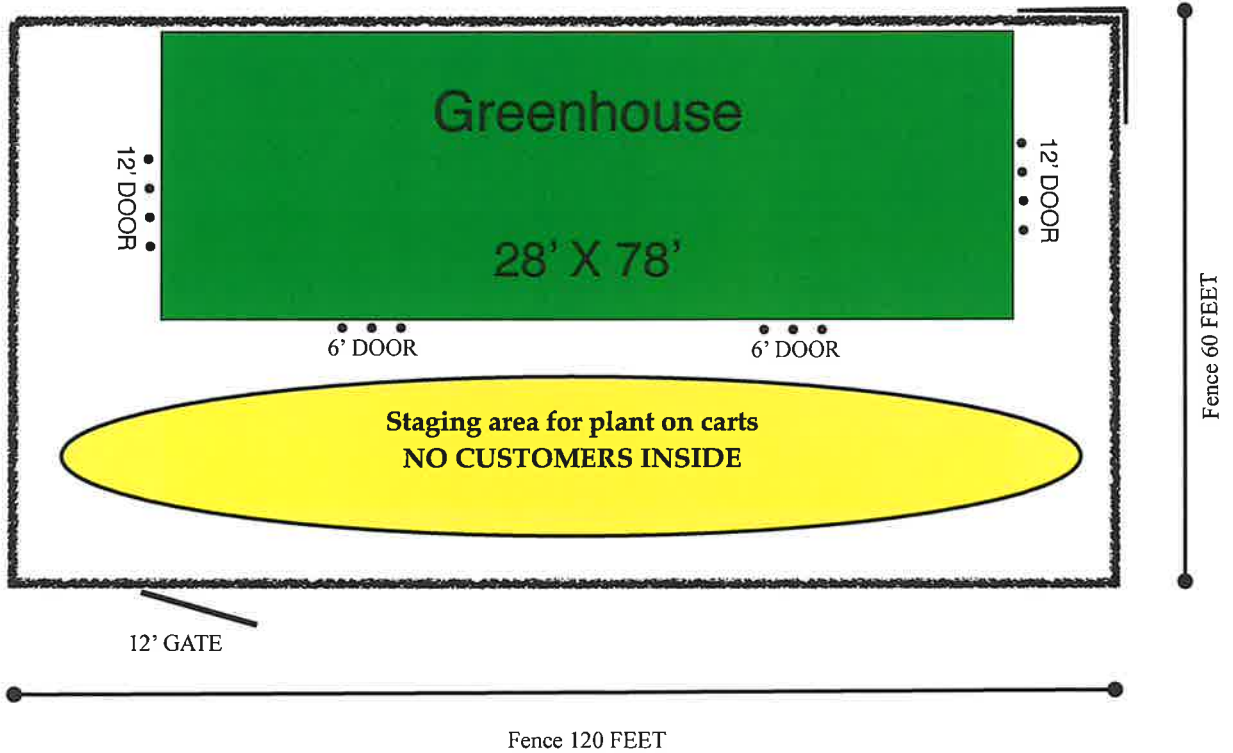
Clovers Garden Center - With New Second Space



-2nd fenced space layout-
Clovers Garden 209 W Ogden- Parking Lot
New fenced Space & 2nd Greenhouse - for Special Plant Orders



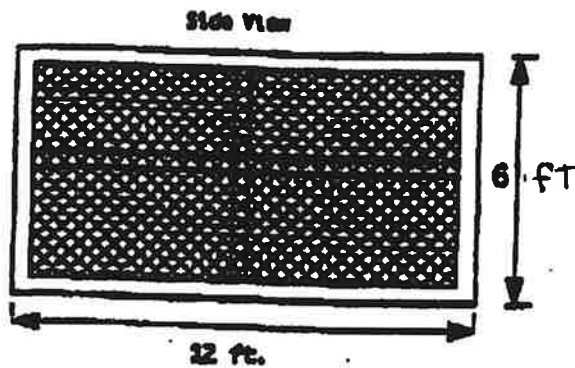
5' Tall Fence surrounding



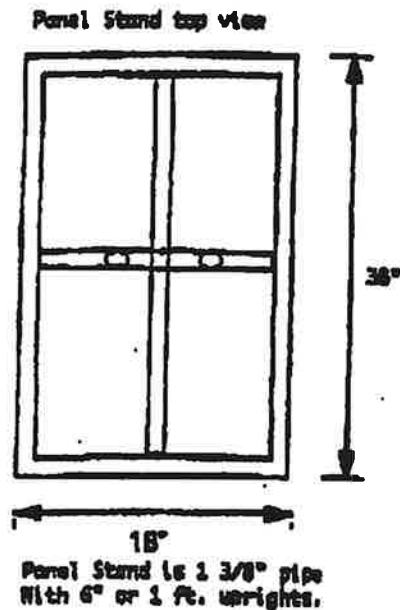
CLOVER'S GARDEN CENTER

FENCE DIAGRAM

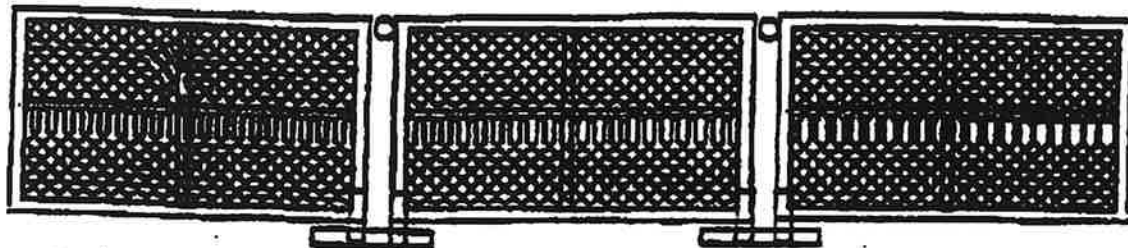
Panels



Panels are 6 feet high by 12 ft. long, made of 1.375" Pipe and fabricated with 11.5 gauge Chain Link.



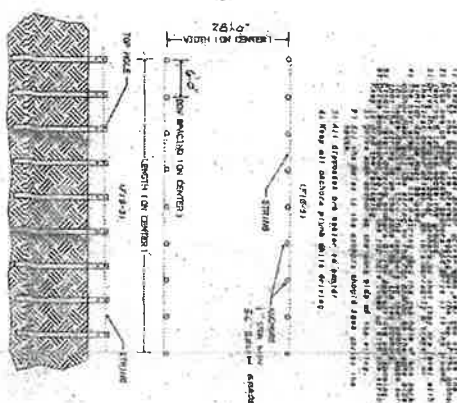
Panels are secured at the top by 1 1/8" Panel clamps



Panels are secured at the bottom by slipping them over the uprights on the stands
Each panel can be used as a gate by taking off the clamp. A 12' or 24' gate can be made at the time of installation.

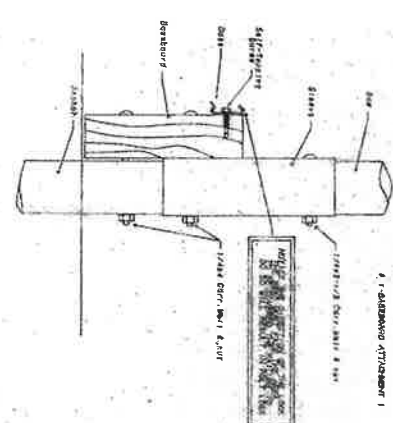
1-C) FOUNDATION ANCHOR INSTALLATION

NOTE: If after installing the anchor plates, the concrete is found to be cracked, the contractor shall repair the concrete in accordance with the specifications.



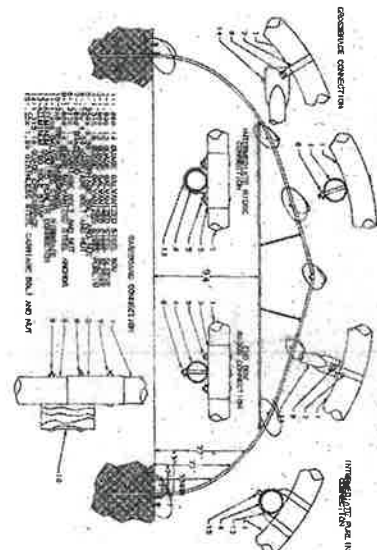
1. The anchor plates shall be installed in the concrete slab as shown in the drawing. The anchor plates shall be installed in the concrete slab as shown in the drawing. The anchor plates shall be installed in the concrete slab as shown in the drawing.

SECTION B-B

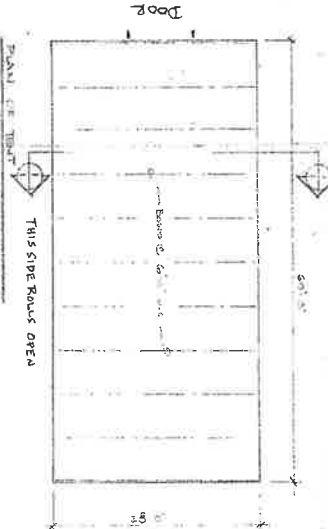


1. The anchor plates shall be installed in the concrete slab as shown in the drawing. The anchor plates shall be installed in the concrete slab as shown in the drawing. The anchor plates shall be installed in the concrete slab as shown in the drawing.

28' QUONSET DETAIL



1. The anchor plates shall be installed in the concrete slab as shown in the drawing.
2. The anchor plates shall be installed in the concrete slab as shown in the drawing.
3. The anchor plates shall be installed in the concrete slab as shown in the drawing.
4. The anchor plates shall be installed in the concrete slab as shown in the drawing.
5. The anchor plates shall be installed in the concrete slab as shown in the drawing.



Handwritten notes:
 This greenhouse
 Not too long

PROJECT INFORMATION

OWNER: [Name]

DESIGNER: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT NO: [Number]

DATE: [Date]



CLOVER'S GARDEN CENTER

GREENHOUSE FLAME STATS

ASTM E 84

Standard Test Method for Surface Burning Characteristics of Building Materials¹

NPPA Classification ²	LOBC Classification ³	Flame Spread Index	Smoke Developed Index
A	I	0-25	≤ 450
B	II	26-75	≤ 450
C	III	76-200	≤ 450

ASTM E84 TEST			31 November 84
SSUMMARY OF RESULTS			
Kovik's Plastic Products Manufacturing Inc. Project 1528/97623-65	FLAME SPREAD INDEX ⁴	SMOKE DEVELOPED INDEX ⁵	
K-3 ORNISE FILM 66 mil. LDPE W/EVA COPOLY RESIN	10	45	
K-18 ORNISE FILM 64 mil. LDPE W/EVA COPOLY RESIN	10	80	
KOOL-LITE ORNISE FILM 6 mil. LDPE W/EVA COPOLY RESIN	13	85	
K-WHITE ORNISE I FILM 6 mil. LDPE W/EVA COPOLY RESIN & TITANIUM DIOXIDE (WHITE PIGMENT)	5	80	
<small>Numbers reported in column header apply to 1</small>			


Conrad O. Hernandez
 Fire Test Engineer


William E. Fitch, P.E.
 Executive Vice President

¹ ASTM E 84-84 Standard Test Method for Surface Burning Characteristics of Building Materials.
^{1.1} The use of supporting material on the underside of the test specimen may lower the flame spread index from that which might be obtained if the specimen were tested without such support, and the test results do not necessarily relate to values obtained by testing identical vertical wall samples.
^{1.2} This test method may not be appropriate for comparing comparative surface burning behavior of some cellular plastic materials.
^{1.3} Testing of materials that melt, drip, or disintegrate to such a degree that the continuity of the flame front is disrupted, or results in low flame spread values that do not relate directly to values obtained by testing materials that remain in place.
² National Fire Protection Association, NFPA, 149th St., Tech. Safety CodeTM 1994, 8-3.3.2
³ Uniform Building CodeTM 1994, Volume 1, Ch. 2401.2 Interior Finish.

BOOK 879 PAGE 208

35
249638
209
J.W.

This Indenture Witnesseth, that the Grantor

BLOCKER BROTHERS EXCAVATING SERVICE, INC. (properly known as BLOCKER BROS. EXCAVATING SERVICE, INC.)

, a corporation created and existing under and by virtue of the

laws of the State of Illinois duly authorized to transact business in the State

of Illinois for the consideration of Ten Dollars and other good and valuable considerations

Dollars and pursuant to authority given by the Board of Directors of said corporation,

CONVEYS and WARRANTS unto SUBURBANITE BOWL, INC.

a corporation created and existing under and by virtue of the laws of the State of Illinois

having its principal office in the of

and State of the following described Real Estate, to wit:

Lots 1 and 2 (except the West 100 feet of each of said lots) in Block 3 in Arthur T. McIntosh and Company's Fairmont Gardens, a subdivision in the Southeast quarter of Section 4 and the Northeast quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded September 7, 1920 as document 144142, in DuPage County, Illinois.

842083

MAY 13 1957 11 -1 02 PM

Lawrence H. ...
RECORDED

Subject to general taxes for the year 1956 and subsequent years; to zoning ordinances, building lines and easements and restrictions of record.



situate in the County of DuPage in the State of Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its

Secretary, this 2nd day of May A. D., 1957

BLOCKER BROS. EXCAVATING SERVICE, INC.

By *Lawrence H. Blocker*
President.

Attest: *Evelyn Rasch Nason*
Secretary.



STATE OF Illinois
COUNTY OF DuPage

BOOK 879 PAGE 209

} SS.

I, LeRoy L. Rechenmacher

a Notary Public

in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Clarence Blocker personally known to me to be the President of the BLOCKER BROTHERS EXCAVATING SERVICE, INC. (Properly known as BLOCKER BROS. EXCAVATING SERVICE, INC.) an Illinois corporation and Evelyn Rasch ~~Nasser~~ Naser personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 2nd day of May A. D. 1957



LeRoy L. Rechenmacher

Warranty Deed
Corporation to Corporation

TO

ADDRESS OF PROPERTY:

842083

MAIL TO:

*Thomas J. Wypew
11 So. LaSalle St.
of Chicago, Ill.*

CHARGE DUTY PAGE CO. DIVISION

35/145 278-670 188
LO

BOOK 962 PAGE 152

This Indenture, Made this third day of March 1959 between DU PAGE TRUST COMPANY, a corporation of Illinois, as trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 16th day of July 1953 and known as Trust Number 342 party of the first part, and SUBURBANITE BOWL, INC., an Illinois corporation of Du Page County, Illinois party of the second part.

Witnesseth, That said party of the first part, in consideration of the sum of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said party of the second part, the following described real estate, situated in Du Page County, Illinois, to-wit:

Lot 3 and Lot 4 in Block 3 in Arthur T. McIntosh and Company's Fairmont Gardens, in the Southeast quarter of Section 4 and the Northeast quarter of Section 9, Township 38 North, Range 11, East of the Third Principal Meridian, according to the plat recorded September 7, 1920 as document 144142.

933224

RECORDER

JUL 28 1959 -2 35 PM

Lawrence H. ...
RECORDER

together with the tenements and appurtenances thereunto belonging.

To Have and to Hold the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part. Subject to general taxes levied for the year 1958, and subsequent thereto, and to all recorded restrictions, easements, and conditions.



This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

In Witness Whereof, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Vice-President and attested by its Secretary, the day and year first above written.

DUPAGE TRUST COMPANY,
as trustee as aforesaid.
By Carl R. Jergandill
Vice-President
Attest Lawrence H. ...
Secretary



STATE OF ILLINOIS,
COUNTY OF DUPAGE, ss.

I, Iris D. Olson,
A Notary Public in and for said County, in the State aforesaid, DO

HEREBY CERTIFY, that Carl L. Bergendoff,
Vice-President of the DUPAGE TRUST COMPANY, and

Les G. Oll,
Secretary of said Company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice-President and Secretary respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth; and the said Secretary did also then and there acknowledge that he as custodian of the corporate seal of said Company, did affix the said corporate seal of said Company to said instrument as his own free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 10th day
of July 19 59.

Iris D. Olson
Notary Public.

DEED
DU PAGE TRUST COMPANY
As Trustee under Trust Agreement
TO

933224

Mail to: Thomas J. Wynn
231 S. LaSalle
Chgo 4

DU PAGE TRUST COMPANY
CHARGE DUPAGE CO. DIVISION

Certificate of the Publisher

Westmont Suburban Life

Description: PZC 6015 SOUTH CASS AVE
2305710

VILLAGE OF WESTMONT
31 W QUINCY ST
WESTMONT IL 60559

Shaw Media certifies that it is the publisher of the Westmont Suburban Life. The Westmont Suburban Life is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the Village of Westmont, County of DuPage, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Westmont Suburban Life, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on 02/19/2026

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.

In witness, Shaw Media has signed this certificate by Laura Shaw, its Publisher, at Westmont, Illinois, on 19th day of February, A.D. 2026

Shaw Media By:



Laura Shaw, Publisher

Account Number 10074602

Amount \$163.74

PUBLIC NOTICE
LEGAL NOTICE / PUBLIC NOTICE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION NOTICE OF PUBLICATION
 NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, March 11, 2026, at 6:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559.

The Village of Westmont is proposing to replace the existing Fire Department Headquarters at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane with a new fire department facility. Improvements are also proposed to be made to the parking lot, signage, fencing, the emergency generator, and landscaping. To accommodate these improvements, the following requests will be considered at the public hearing:

1. Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public;
2. Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P1 Public and Institutional District;
3. Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot;
4. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
5. Major Site Plan.

PIN(s): 09-15-302-003; 09-15-302-040; 09-15-311-001; 09-15-311-049
 More Common Location: 6015 South Cass Avenue, Westmont, Illinois, 60559
 6101 South Cass Avenue, Westmont, Illinois, 60559
 1000 Beninford Lane, Westmont, Illinois, 60559
 Village Code(s) Applicable: Chapter 95, Sections 5.02; 7.16; 10.07; 14.02; 14.05; 14.06; Appendix B, Article II Comprehensive Plan
 Additional information, including meeting materials, may be available on the Village's Website following the publication of the meeting agenda.

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the ADA Compliance Officer, 8:00 A.M. to 4:00 P.M. Monday through Friday, Village of Westmont, Illinois, 60559; or telephone (630) 981-6210 voice, within a reasonable time before the meeting. All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
 Doug Carmichael
 Chairperson
 (Published in Westmont Suburban Life Feb. 19, 2026) 2305710



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

Village of Westmont General Planning & Zoning Application

There may be a number of lengthy and involved steps in the review process to ensure that all requirements are completely satisfied. Timeframes are for illustrative purposes only; actual time may vary depending on project type, agenda availability, responsiveness of the applicant, and completeness of the submittal materials.

Procedural Steps

Below is a flow chart of the general process for projects that require zoning approvals. However, some cases skip the Planning and Zoning Commission, while others skip the Village Board of Trustees. The process for specific cases will be identified during the pre-application meeting with Village Staff.



PZC Case Number (office use only):	PZC 004-2026
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Petitioner

Petitioner Name:	Village of Westmont	Property Owner Name:	Village of Westmont
Petitioner Address:	6015 S Cass Avenue	Owner Address:	31 W Quincy Street
City, State and Zip	Westmont, IL, 60559	City, State and Zip:	Westmont, IL, 60559
Phone:	630.681.6400	Phone:	
Email:	tfrank@westmont.il.gov	Email:	

Subject Property

Property Address (Subject Property):		6015 South Cass Avenue, 6101 South Cass Avenue, 1000 Beninford Lane					
Property Identification Number(s) PIN(s):		09-15-311-001; 09-15-311-049; 09-15-302-003; 09-15-302-040					
Lot Width	632 ft	Lot Depth	308 ft	Lot Area:	192,116 sf	Lot Acreage:	4.41
Current Zoning:	R-3, R-4, C-1		Current Use:	Fire station & stormwater detention			
Description of Request/Project Title:		New Fire Station 183, this is a replacement of the existing headquarters fire station.					
Legal Description - often found on a Plat of Survey - MUST BE TYPED HERE (or sent in Docx format):		Legal descriptions for the four parcels have been attached to this application.					
<p><i>Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.</i></p>							

Project Team - please provide if known, otherwise it is not required

Name:	Jamie Zaura and Megan Harte
Title:	Architects
Company:	845 Design Group, PC
Address:	106 Calendar Court, #131
City, State and Zip	La Grange, IL, 60525
Phone:	708.872.4146
Email:	jamiez@845designgroup.com

Name:	
Title:	
Company:	
Address:	
City, State and Zip	
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
City, State and Zip	
Phone:	
Email:	

Name:	
Title:	
Company:	
Address:	
City, State and Zip	
Phone:	
Email:	

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

By signing below, the petitioner and property owner acknowledge that the **Application fees are non-refundable** and that submitting this form is not a guarantee that the requests will appear before the Planning and Zoning Commission or Village Board. The petitioner and property owner further acknowledge that all items to be considered by the Planning and Zoning Commission shall receive technical reviews by Village Staff or consultants, as deemed appropriate by the zoning administrator, before being considered by the Planning and Zoning Commission.

PETITIONER SIGNATURE:

Tom Frank

Print Name of **Petitioner**

[Signature] 1-21-24
Signature of **Petitioner** and Date

PETITIONER SIGNATURE:

STEVEN RILEY

Print Name of **Petitioner**

[Signature] 1-21-24
Signature of **Petitioner** and Date

Signature(s)

By signing below, the Petitioner certifies that all of the above statements in this Application and statements on any documents or drawings submitted with this Application are true and correct to the best of my (our) information and belief.

BY SIGNING BELOW, THE PROPERTY OWNER (1) GRANTS PERMISSION TO THE PETITIONER (IF DIFFERENT THAN THE PROPERTY OWNER) TO SUBMIT THIS APPLICATION AND TO SEEK THE ZONING AND DEVELOPMENT APPROVALS CONTAINED IN THE APPLICATION FOR THE PROPERTY, AND (2) AGREES TO BE BOUND BY AND TO COMPLY WITH ANY CONDITIONS ESTABLISHED BY THE VILLAGE FOR THE DEVELOPMENT/USE OF THE PROPERTY.

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PETITIONER SIGNATURE:

Print Name of **Petitioner**

Signature of **Petitioner** and Date

OWNER SIGNATURE
(if different than the petitioner):

Jim Gunther, Village Manager, agent for the Village

Print Name of **Property Owner**

 02-09-2026

Signature of **Property Owner** and Date



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):	PZC 004-2026
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Application for Preliminary Plan & Final Plat of Subdivision

The Preliminary Plan of Subdivision shows the lot design, utility layout, street and intersection design for a subdivision, as well as determining waivers from the Land Development Code. If changes are made to the subdivision after the Preliminary Plan is approved, but before the Final Plat is approved, a new Preliminary Plan must be submitted. Subdivisions include consolidations and dedication as defined in Appendix B.

The Final Plat of Subdivision is recorded with the DuPage County Recorder's office. This plat shows the property boundaries, dedicates rights-of-way, and grants easements. Subdivided lots can be sold after a Final Plat is approved and recorded.

Subdivision Process

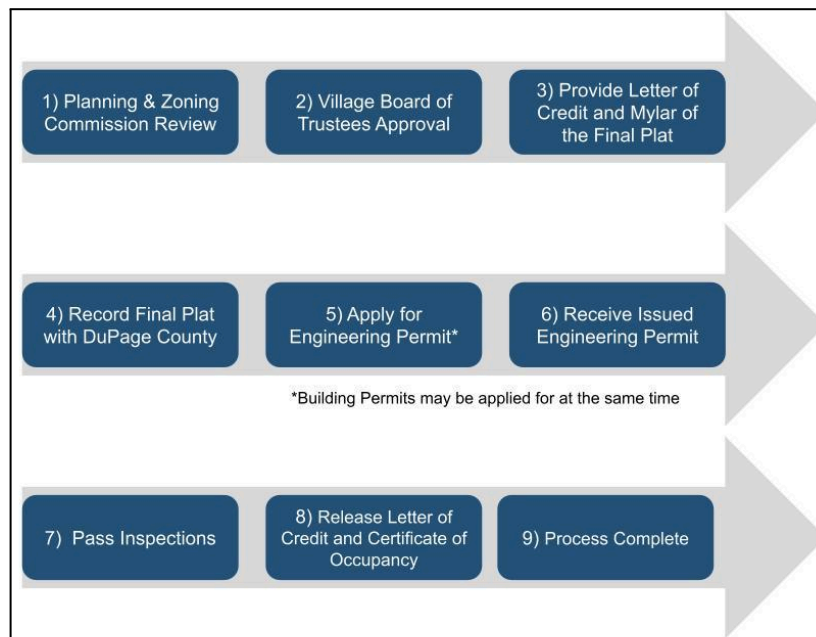
Subdivisions are most commonly one of the following:

1. A described tract of land which is to be or has been divided into two or more parcels of land
2. Any division of land which creates a lot for transfer of ownership and/or building development where a new street is involved
3. The dedication of streets, ways, or other areas for the use of the public

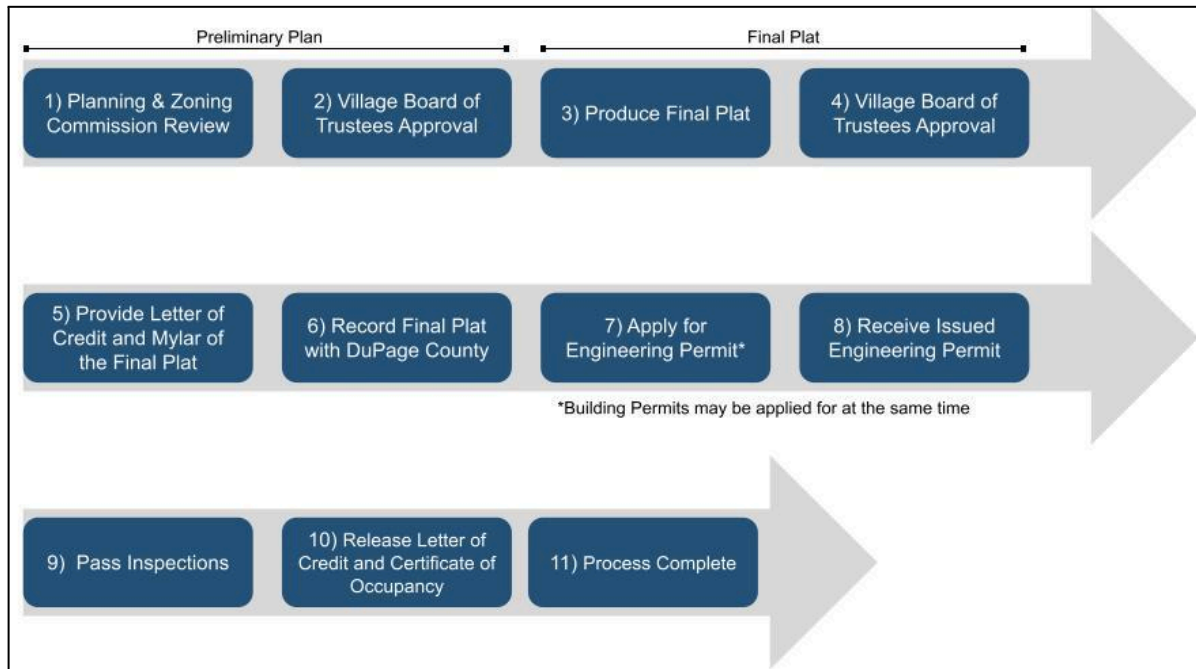
NOTE: All subdivisions shall comply with the provisions of the Village's Land Development Code where applicable, with the exception of recording of a final plat when such recording is specifically exempted under the Plat Act (765 ILCS 205/0.01 et seq.), which is amended from time to time.

Depending on the scope of the subdivision, the request can be processed in one of two ways. After staff reviews, the process generally have the following steps:

Preliminary Plan and Final Plat Together Process (Generally)



Preliminary Plan and Final Plat Separately Process (Generally)



Proposed Project Detailed Description

Provide an overview of the requested subdivision, including the number of lots, access points, and other relevant information.

This request is for a new Fire Station Headquarters located at 6015 South Cass Avenue. The new HQ Fire Station will replace the existing HQ Fire Station. The first floor is 25,412 square feet, the second floor is 4,598 square feet, the basement is 4,601 square feet. The total building area with the apparatus mezzanine is 35,504 square feet.

The North end of the building will house the Fire living quarters, South of the living quarters are five drive-through apparatus bays. The South end of the building is the public the entrance of the building with a training room on the first floor and administration offices on the second floor. The basement will be utilized for storage.

The Fire Station apron will exit West onto Cass Avenue as it currently does.

The pin numbers of the lots to be consolidated are as follows:

- 6015 S Cass Ave: 09-15-311-001
- 1000 Beninford Ln: 09-15-311-049
- 6101 S Cass Ave: 09-15-302-003; 09-15-302-040



**Village of Westmont
COMMUNITY DEVELOPMENT**

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):	PZC 004-2026
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Application for Zoning Map Amendment

Zoning Map Amendments, or rezonings, are when a property or properties are changed from one zoning district to another. Map amendments may be initiated by the Board of Trustees, Planning and Zoning Commission, the zoning administrator, or by a property owner.

Proposed Rezoning Detailed Description

State the reasoning for requesting the map amendment. Describe any change in use, construction plans, or any other improvement to be completed if the rezoning is approved.

For over thirty years 6015 South Cass Avenue has been the Village's Headquarters Fire Station. A new Fire Station will replace the existing to better meet the needs of the Village and its' residents. The current site is zoned as R-3 (single family detached), the petitioner (Village of Westmont) is requesting that the site be property zoned as P/I (Public and Institutional District). This zoning request is due to the current use of the site as a commercial property owned by the Village of Westmont.

The adjacent properties at 6101 South Cass Avenue (zoned C-1 Commercial) and 1000 Beninford Lane (zoned R-4 General Residential) are owned by the Village and serve as stormwater detention. The detention facilities are proposed to be retained. Once these lots are consolidated into one, they will all be zoned P/I to avoid split-zoning. Comprehensive Plan amendments are being requested for these properties from General Commercial and Parks/Open Space to Public/Semi Public to reflect their current use.

In the table below, please identify the current zoning and land use of the adjacent properties. A PDF of the Zoning Map can be found on the Village of Westmont's website under the [Community Development page](#).

	Current Zoning	Current Land Use
North	R-3	Residential
East	R-3 & R-4	Residential
South	C-1 & R-4	Commercial/Residential
West	B-2 & C-1	General Business/Commercial

1. Explain how the current zoning restrictions of the current zoning district affect property values.

The Village owns the current properties that are zoned to three separate zoning districts (single-unit residential, general residential, and commercial). The regulations of the current zoning districts do not reflect the actual use of the property.

2. Explain the extent to which any diminution in property value is offset by an increase in the public health, safety, and welfare, if the amendment is approved.

The property is utilized as a fire station, to maintain response times the property will be rezoned to legally house a fire station. As stated on the Village website "P/I district has setbacks, height limits, and similar regulations tailored to the needs of institutional uses. The goal of the district is to be more accommodating for these uses, which should make building new facilities or improving existing ones simpler."

3. Explain the suitability of the subject property for its zoned purposes and the length of time the subject property has been vacant as zoned, considering the context of land development in the vicinity.

The property is municipal owned and has been used as a fire station for over thirty years.

4. Explain the value to the community of the proposed zoning map amendment.

The property will be properly zoned as P/I for the current and proposed use. Once rezoned, the property will be regulated by zoning restrictions specifically tailored for public and institutional uses such as the fire station.

5. Explain how the proposed map amendment and the future use of the property relates to the Comprehensive Plan's Proposed Land Use Plan and the subarea plan, if the property is in a subarea. The [Comprehensive Plan](#) can be found on the Village of Westmont's website under the Community Development page.

The future land use plan says the Public/Semi Public is an appropriate land use 6015 S Cass Ave. Comprehensive Plan amendments are being requested for 6101 S Cass Ave and 1000 Beninford Ln, as the plan states that General Commercial and Parks/Open Space are appropriate future land uses, respectively. Once approved, the amendments would reflect that the Village owns all of these properties and that the future land use of the property is unified.

Notes:

1. Valid protest petitions may be filed against any proposed zoning map amendment. Please see Chapter 95, Section 14.02(G) for more information.
2. Please be advised that the review and decision-making bodies are expressly authorized to recommend and approve a **less intensive zoning district** classification than the zoning district that was described in the required public notices.



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only):	PZC 004-2026
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Application for Site and Landscaping Plan Review

Site and landscaping plan review and approval is required to ensure the use and development of land, as authorized under the Zoning Ordinance, is undertaken in a proper manner. This could include furthering public health, safety and welfare, making adequate provisions for assuring the availability of appropriate public and private services and amenities, and for minimizing the adverse effects of such development.

The use of site and landscaping plan review is also intended to prevent deterioration of the function, character and appearance of the Village; provide a favorable environment for residents and businesses; and protect property values within Westmont. Conditions of approval may be placed on site plan approvals to ensure any negative impacts associated with the development are mitigated or eliminated.

Site plan approval is required for development under the following situations:

- Construction or enlargement of a principal building occupied by 3 or more dwelling units or the addition of more than 1,000 square feet of impervious surface on any lot occupied by 3 or more dwelling units
- Construction or enlargement of a principal building occupied by one or more nonresidential uses or the addition of more than 1,000 square feet of impervious surface on any lot occupied by a nonresidential use
- Reconstruction or replacement of more than 50% of the street-facing facade of any principal building in a downtown zoning district
- Any other use or activity for which site plan approval is expressly required in the zoning ordinance

Site Plan Review Processes

Site plans are split into two categories: major and administrative. **Major site plans** are when

- Construction of any new building subject to site plan review that exceeds more than 10,000 square feet of gross floor area
- Enlargements of any existing buildings subject to site plan review that results in the addition of more than 10,000 square feet of gross floor area
- Site plans that qualify as administrative site plans but which are referred by the zoning administrator for processing as a major site plan due to potential adverse impacts on neighboring properties or noncompliance with applicable zoning or other village regulations
- Any other activities for which major site plan is expressly identified in the zoning ordinance

Proposed Project Detailed Description

State the scope of the work, noting the gross floor area, number of dwelling or commercial units, etc. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission in understanding the request.

The new Fire Station Headquarters is located at 6015 South Cass Avenue. The first floor is 25,412 square feet, the second floor is 4,598 square feet, the basement is 4,601 square feet. The total building area with the apparatus mezzanine is 35,504 square feet.

The North end of the building will house the Fire living quarters, South of the living quarters are five drive-through apparatus bays. The South end of the building is the public the entrance of the building with a training room on the first floor and administration offices on the second floor. The basement will be utilized for storage.

Minimum Submittal Requirements - Checklist

The below documents are required for all site plans, unless otherwise stated by Village staff. Documents may be waived or added based on the context of the requested plan.

- Original signed application with all original signatures and required responses
- Cover letter explaining the request, entitlements sought, and list of application materials
- Plat of Survey (prepared by an Illinois Registered Land Surveyor) showing all existing conditions
- Copy of deed, lease, or similar document to provide proof of parcel ownership or site control
- A check payable to "Village of Westmont" with proper application fee per Appendix C
- Escrow deposit and additional payment if requested by staff
- Site and landscaping plans drawn to scale and large enough to clearly show all the applicable information required to determine compliance with Section 14.05(D) of the Zoning Ordinance. A template to be used for the site plan and the landscaping plan is attached to this application

All required items shall be submitted together. Staff review will not begin until it has been determined that all required items have been submitted and are complete. All documents shall be folded to fit into a legal size folder.

It is strongly recommended that the applicant schedule a pre-application meeting with the Planning & Zoning Division prior to submitting to understand the required documents and timeline.



Village of Westmont COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

cd@westmont.il.gov | 630-981-6250
westmont.illinois.gov | 630-981-6200

PZC Case Number (office use only): PZC 004-2026

Application for Variance

In some cases, properties may not be able to meet the strict standards of the zoning ordinance due to unique conditions. In these cases, an exception to the rule, called a variance, can be requested and granted when particular conditions are met. The petitioner has the responsibility of justifying the request to both the Planning and Zoning Commission and the Village Board. There is a set of standards for variances and the applicant must demonstrate a hardship that they did not create.

Proposed Project and Variance Details

State the scope of the work and indicate the specific variation you are requesting. Attach such diagrams, drawings or other information as may be useful to the Planning and Zoning Commission and Village Board in understanding your variation. You must indicate the specific sections of the Village's Zoning Ordinance for which the variation is sought. Please consult Village staff for confirmation.

The new Fire Station Headquarters is located at 6015 South Cass Avenue. The first floor is 25,412 square feet, the second floor is 4,598 square feet, the basement is 4,601 square feet. The total building area with the apparatus mezzanine is 35,504 square feet.

The North end of the building will house the Fire living quarters, South of the living quarters are five drive-through apparatus bays. The South end of the building is the public entrance of the building with a training room on the first floor and administration offices on the second floor. The basement will be utilized for storage.

Due to this building's public safety function, and necessity for use during emergencies, an emergency standby generator to power the building is needed. The generator will be sized for the entire building and will be larger than that typically used to power residential structures.

The proposed generator will be 350KW with a 1900 gallon UL142 double walled fuel tank. The fuel tank will provide 72 hours of generator power to meet critical operations power systems (COPS) requirements as defined by NEC article 708. The total dimensions of the generator, fuel tank and sound attenuated enclosure is 7'w x 21'l x 11' high. The generator noise will be attenuated to 70 decibels, which is approximately the level of sound of a vacuum cleaner or washing machine.

The following variations to the Zoning Code section 7.16 Generators are requested as follows:

1. The zoning code indicates natural gas or propane fuel. Use of a diesel generator to meet COPS requirements is requested.
2. Size of the generator and enclosure will exceed 30 sf and 5' in height. A variation to the size limitations is requested.

Findings of Fact

The Village of Westmont is obligated to make specific findings of fact for all variance applications according to the Village Zoning Ordinance and Illinois State Statutes. The Planning and Zoning Commission must find evidence that the request meets the eight standards of variance defined in the Village's Zoning Ordinance. **Applicants are REQUIRED to submit written evidence and/or analysis of the standards for EACH variance below.** Additionally, **applicants are strongly encouraged to review the standards of variance in preparation of a defense for their variance request** during the Planning and Zoning Commission public hearing.¹ If multiple variances are being requested, respond to **each standard separately**. Attach as many sheets as necessary.

¹ Standards for Variations pursuant to Chapter 95 - Zoning, Sec. 14.06(H) Standards and Review Criteria

- 1. **Practical Hardship or Practical Difficulty:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would create a particular hardship or particular difficulty.

Adherence to sec 7.16 of the zoning code would not allow a generator of sufficient capacity to power the Fire Station during emergencies to be installed. The fire station is a critical facility for the Village's residents, and ensuring power to the facility is paramount.

- 2. **Unique Physical Condition:** The applicant must demonstrate that the subject property is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including presence of an existing use, structure, or sign, whether conforming or nonconforming; irregular or substandard shape or size; or other extraordinary physical conditions peculiar to and inherent in the subject property that amount to more than a mere inconvenience to the owner and that relate to or arise out of the subject lot rather than the personal situation of the current owner of the lot.

The subject property has been the site of a Fire Station for more than 30 years. Ensuring continuous power to this facility is critical to providing public safety services to the community.

- 3. **Not Self-Created:** The applicant must demonstrate that the unique physical condition is not the result of any action or inaction of the owner, or of the owner's predecessors in title and known to the owner before acquisition of the subject property, and existed at the time of the enactment of the provisions from which a variance is sought or was created by natural forces or was the result of governmental action for which no compensation was paid.

The subject property has been the site of a Fire Station for more than 30 years. Ensuring continuous power to this facility is critical to providing public safety services to the community.

- 4. **Denied Substantial Rights:** The applicant must demonstrate that requiring strict compliance with the regulation for which a variance is sought would deprive the subject property owner of substantial rights commonly enjoyed by owners of other lots subject to the same regulation.

Many commercial facilities and other public facilities have generators of a similar size to provide standby emergency power.

5. **Not Merely Special Privilege:** The applicant must demonstrate that the alleged particular hardship or practical difficulty is not merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely an inability to make more money from use of the subject property.

Emergency standby generator power is essential for the reliable operation of a critical facility such as the Fire Station.

6. **Zoning Ordinance & Comprehensive Plan:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that would not be in harmony with the general and specific purposes of the zoning ordinance and the comprehensive plan.

The subject property has been the site of a Fire Station for more than 30 years. Ensuring continuous power to this facility is critical to providing public safety services to the community.

7. **Essential Character of the Area:** The applicant must demonstrate that the variance would not result in a use or development of the subject property that (1) would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity, (2) would materially impair an adequate supply of the light and air to the properties and improvements in the vicinity, (3) would unduly increase the danger of flooding or fire, (4) would unduly tax public utilities, facilities, or services in the area, or (5) would endanger the public health or safety.

The generator will be located in the rear yard, will be properly screened and will include sound attenuation so as not to unduly impact surrounding properties.

8. **No Other Remedy:** The applicant must demonstrate that there is no means other than the requested variance by which the alleged hardship or practical difficulty can be avoided or remedies to a degree sufficient to permit a reasonable use of the subject property.

Emergency standby power/ critical operations power systems is a requirement for a facility such as the Fire Station. The Fire Station is an important community asset required to provide essential services to the residents of Westmont.



Village of Westmont PUBLIC WORKS

31 West Quincy Street, Westmont, Illinois 60559

publicworks@westmont.il.gov | 630-981-6270
westmont.illinois.gov | 630-981-6200

January 26, 2026

Dear Planning and Zoning Commission:

The Village of Westmont's Fire Department is seeking several approvals from the Board of Trustees to re-zone its properties at 6015 S Cass Ave, 6101 S Cass Ave, and 1000 Beninford Ln, the site of Fire Department Headquarters Station 183. Additionally, the project includes requests to consolidate the four lots into one, variances to the generator regulations, a Comprehensive Plan map amendment, and a major site plan for the new station.

The Village is planning to demolish the existing building and construct a new, larger fire station on this site. Approval of the requested re-zoning, Comprehensive Plan map amendment, variances, consolidation, and site plan will ensure that the project is zoned consistent with the newly revised Zoning Ordinance and that the project is able to be constructed as needed to serve the community.

This submittal includes the following for the Commission's review and approval:

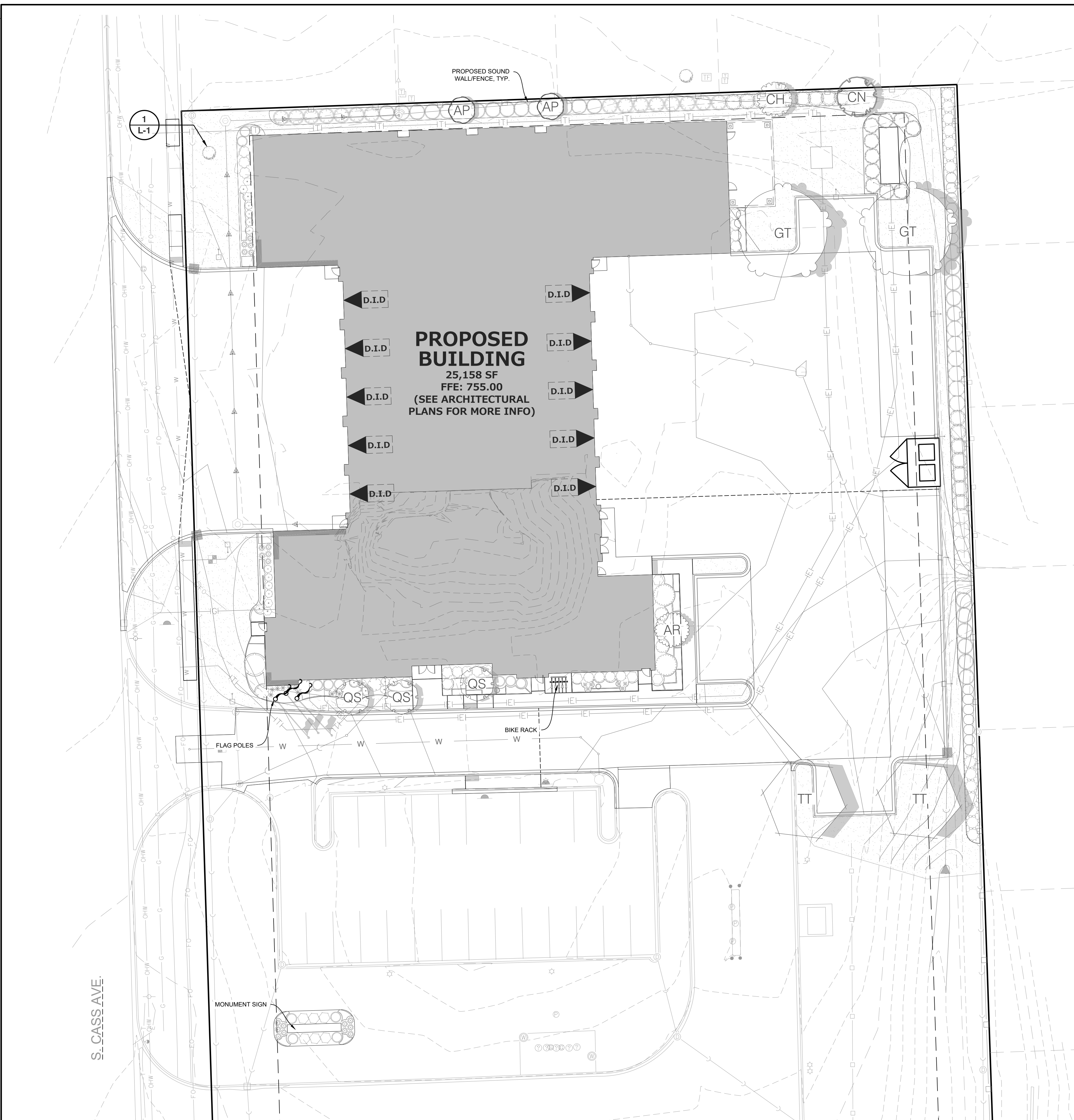
- Preliminary and Final Plat of Consolidation – four (4) lots into one (1) lot.
- Zoning Map Amendment – re-zone the properties from R-3, R-4, and C-1 to the P/I district.
- Comprehensive Plan Map Amendment – amend the future land use for portions of the property from General Commercial and Parks/Open Space to Public/Semi Public.
- Zoning Ordinance Variance – Section 7.16 Generators – to allow for diesel fuel to meet COPS requirements, as well as to the maximum area and height for an emergency generator.
- Major Site Plan

Please let us know if you have any questions or need additional information.

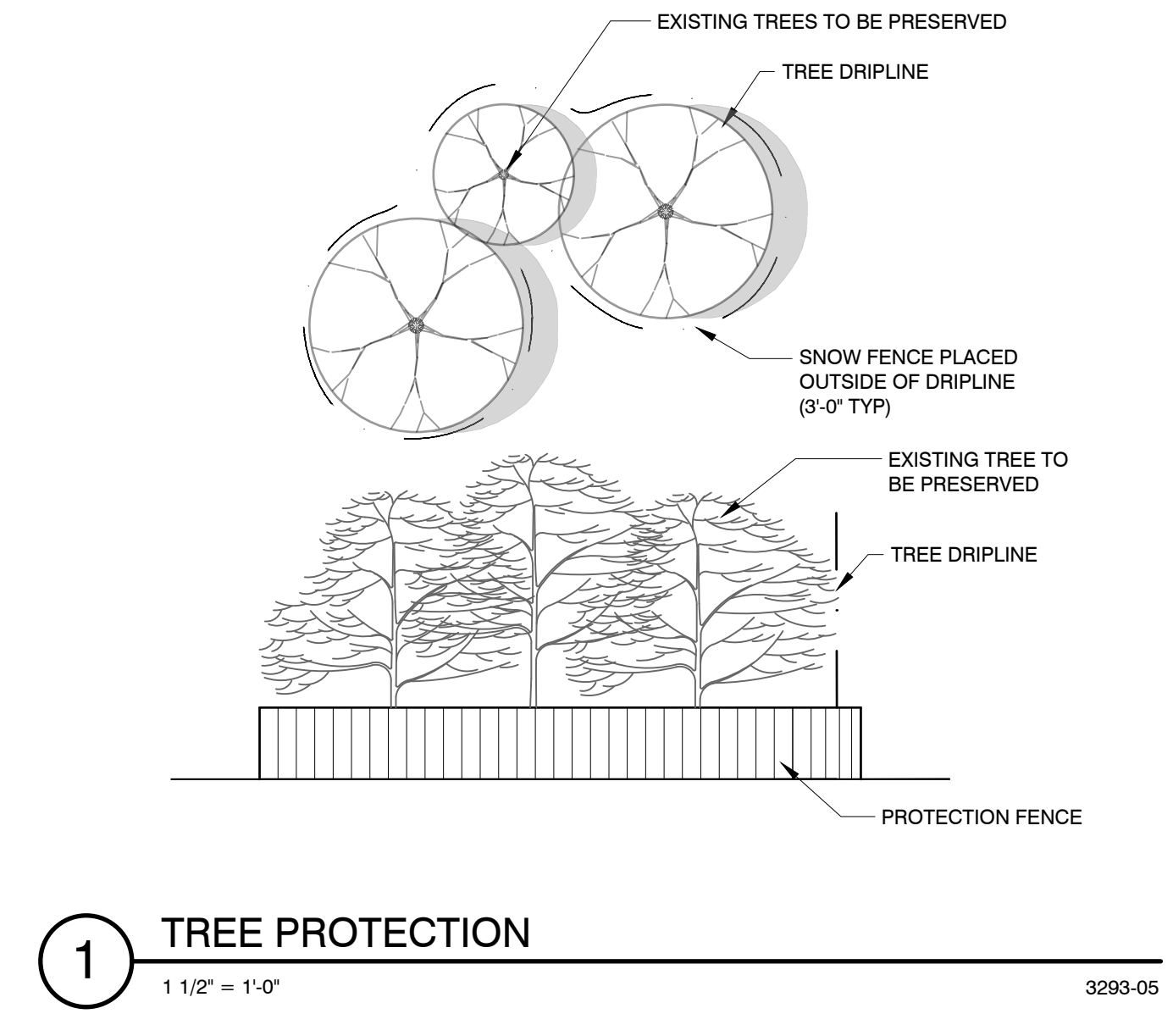
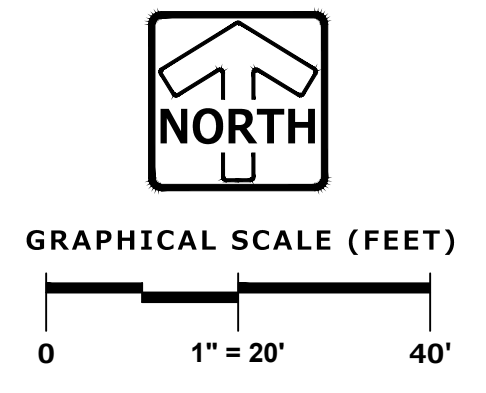
Sincerely,

Amy N. Ries, P.E.
Director of Public Works

DESIGNED: JSJ
DRAFTED: JSJ
REVIEWED: LUB
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CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PLANT SCHEDULE						
TREES						
AP	2	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple	3" Cal.		30' T x 10' W
GT	2	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Locust	3" Cal.		60' T x 50' W
QS	3	Quercus x 'Scarlet Letter'	Scarlet Letter Columnar Oak	3" Cal.		45' T x 13' W
TT	2	Tilia tomentosa 'Sterling'	Sterling Silver Linden	3" Cal.		45' T x 35' W
ORNAMENTAL TREES						
AR	1	Amelanchier x grandiflora 'Robin Hill'	Robin Hill Apple Serviceberry	2" Cal.		20' T x 15' W
CH	1	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	2" Cal.		35' T x 15' W
CN	1	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam	2" Cal.		30' T x 20' W
SHRUBS						
CF	3	Calycanthus floridus 'SMNCAF'	Simply Scentsational Sweetshrub	36" Ht.		6' T x 5' W
CA	6	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood	36" Ht.		7' T x 7' W
CS	6	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood	36" Ht.		7' T x 7' W
CAF	6	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood	24" Ht.		3' T x 3' W
HT	1	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom Seven Son Flower	36" Ht.		15' T x 8' W
HB	2	Hibiscus syriacus 'DVPazurri'	Azurri Blue Satin Rose of Sharon	36" Ht.		8' T x 8' W
HJ	12	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea	24" Ht.		8' T x 8' W
PS	3	Philadelphus x 'Snowwhite Fantasy'	Snow White Mock Orange	24" Ht.		5' T x 5' W
PA	6	Potentilla fruticosa 'Baibrule'	First Editions Crème Brûlée Bush Cinquefoil	24" Ht.		3' T x 3' W
RR	12	Rosa rugosa 'JACruwhr'	Wild Spice Rose	24" Ht.		4' T x 4' W
EVERGREEN SHRUBS						
IR	12	Ilex verticillata 'FarrowPop'	Berry Poppins Winterberry	24" Ht.		4' T x 4' W
IF	2	Ilex verticillata 'FarrowMir'	Mr. Poppins Winterberry	24" Ht.		4' T x 4' W
JF	15	Juniperus chinensis 'Fairview'	Fairview Juniper	5' Ht.		17' T x 6' W
JM	10	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper	5' Ht.		12' T x 7' W
JT	3	Juniperus chinensis 'Trautman'	Trautman Juniper	5' Ht.		17' T x 4' W
TH	24	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew	5' Ht.		12' T x 7' W
TN	15	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae	5' Ht.		26' T x 6' W
TFC	8	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae	24" Ht.		2' T x 3' W
TO	10	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	24" Ht.		4' T x 4' W
TG	4	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae	24" Ht.		4' T x 4' W
TS	14	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	5' Ht.		20' T x 5' W
ORNAMENTAL GRASSES						
MA	6	Molinia caerulea arundinacea 'Skyracer'	Skyracer Moor Grass	1 gal.		36" T x 24" W
PV	23	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.		42" T x 28" W
SH	10	Sporobolus heterolepis 'Tara'	Prairie Dropseed	1 gal.		15" T x 20" W
PERENNIALS						
AB	48	Achillea millefolium 'Balwinwite'	New Vintage™ White Common Yarrow	1 gal.	12" o.c.	16" T x 12" W
AH	19	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	1 gal.	24" o.c.	36" T x 24" W
AS	37	Allium x 'Serendipity'	Serendipity Ornamental Onion	1 gal.	15" o.c.	18" T x 15" W
AC	10	Amsonia ciliata 'Verdant Venture'	Verdant Venture Fringed Bluestar	1 gal.	30" o.c.	24" T x 30" W
AE	6	Amsonia tabernaemontana 'Storm Cloud'	Storm Cloud Eastern Bluestar	1 gal.	37" o.c.	30" T x 38" W
CMW	19	Calamintha nepeta 'Montrose White'	Montrose White Calamint	1 gal.	20" o.c.	18" T x 18" W
ERM	35	Echinacea p 'Rainb299'	Butterfly Rainbow Marcella Coneflower	1 gal.	20" o.c.	15" T x 20" W
NR	31	Nepeta x 'Walker's Low'	Walker's Low Catmint	1 gal.	24" o.c.	20" T x 24" W
NK	37	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint	1 gal.	12" o.c.	12" T x 12" W
PAS	19	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 gal.	24" o.c.	24" T x 24" W
SMN	16	Salvia nemorosa 'May Night'	May Night Sage	1 gal.	16" o.c.	18" T x 18" W
SW	15	Symphyotrichum novi-belgii 'Wood's Blue'	Wood's Blue New York Aster	1 gal.	24" o.c.	15" T x 24" W
TURF						
	9,718 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		



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VILLAGE OF WESTMONT
FIRE STATION 183
 6015 S. CASS AVENUE, WESTMONT, IL

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS	
1 VILLAGE COMMENTS	02/06/26

SHEET
L-1
 OF
L-3

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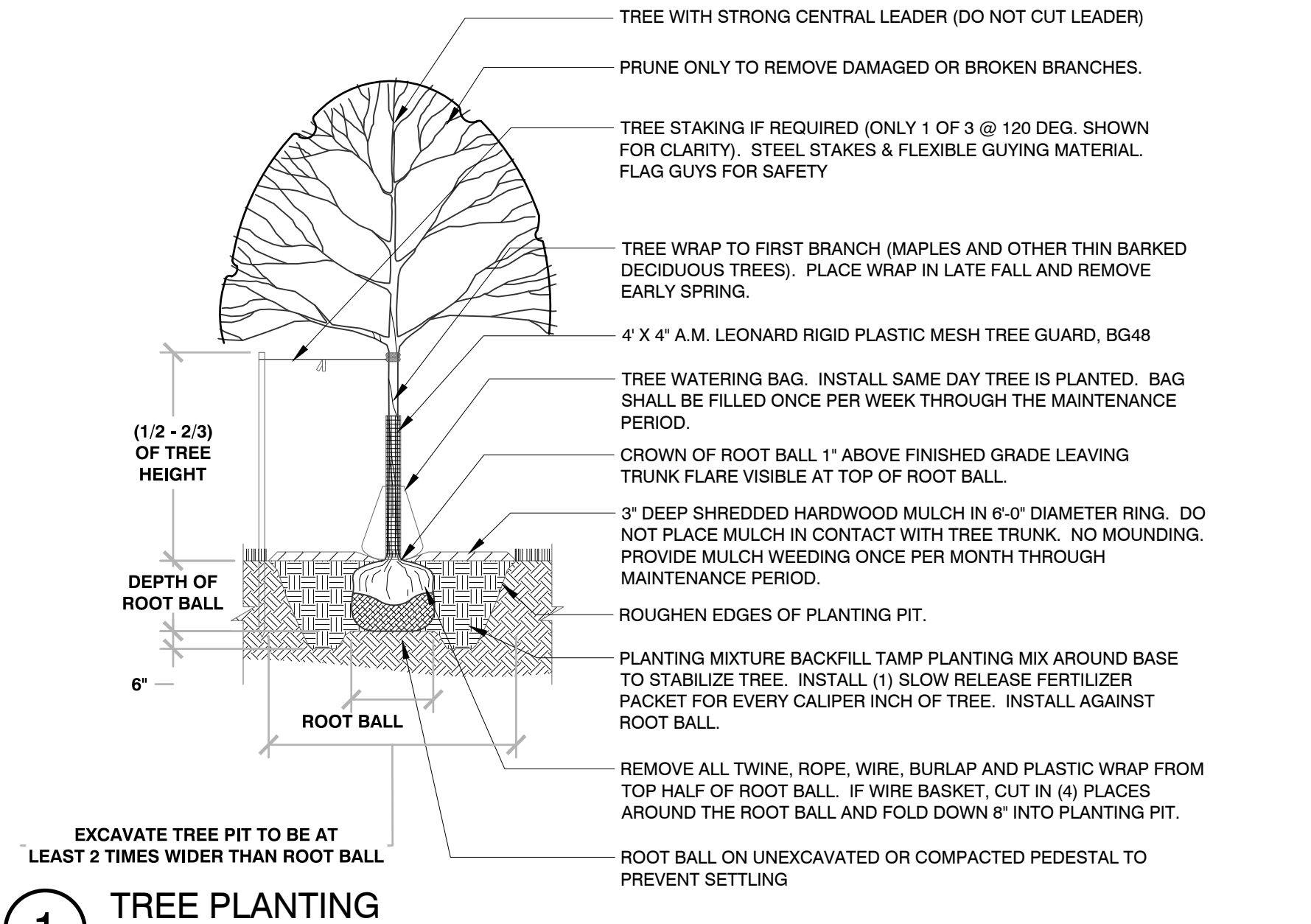
GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MULTI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL 2/3 OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X 6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.

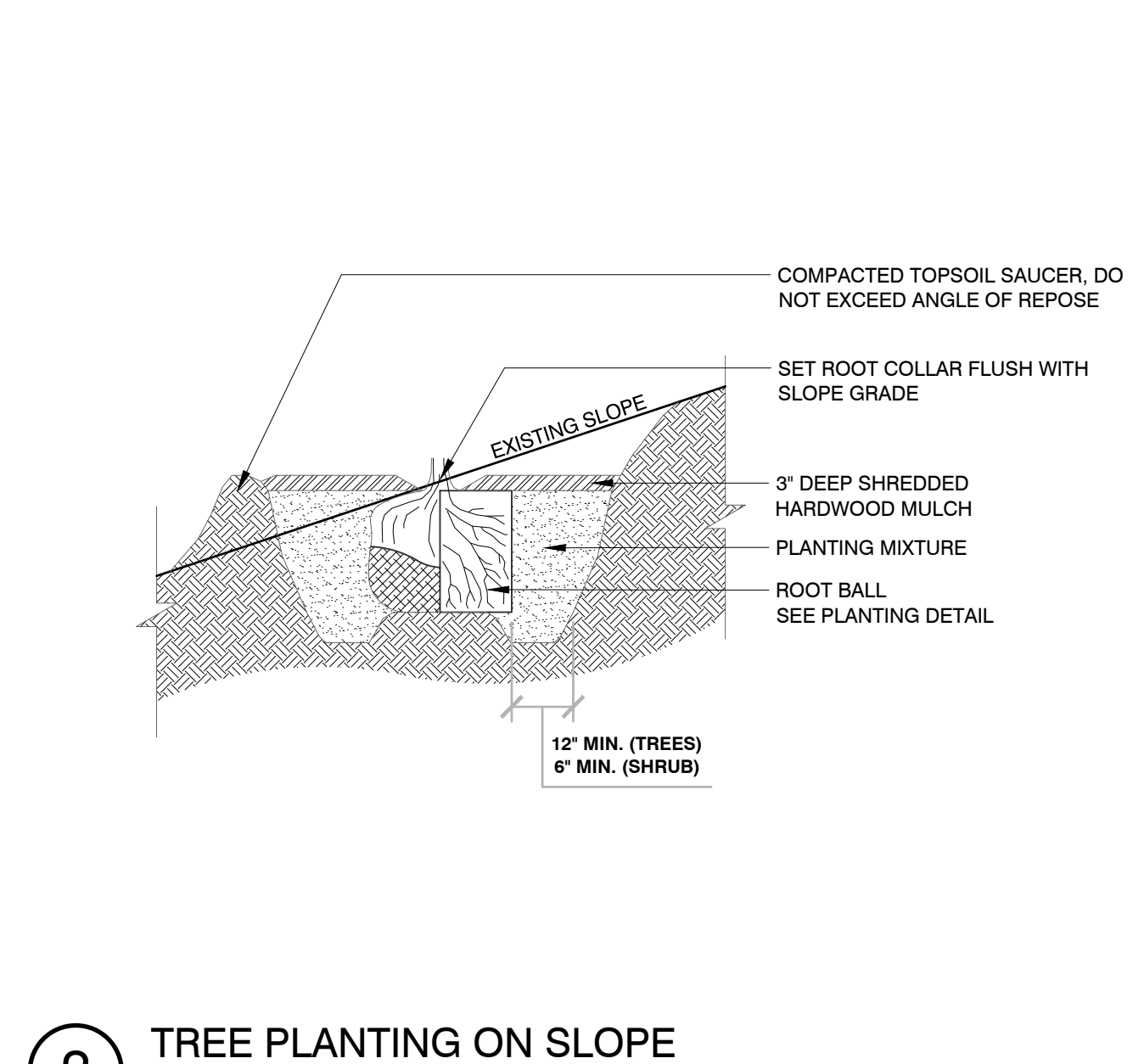
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT J.U.L.I.E.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, DRIVEWAYS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

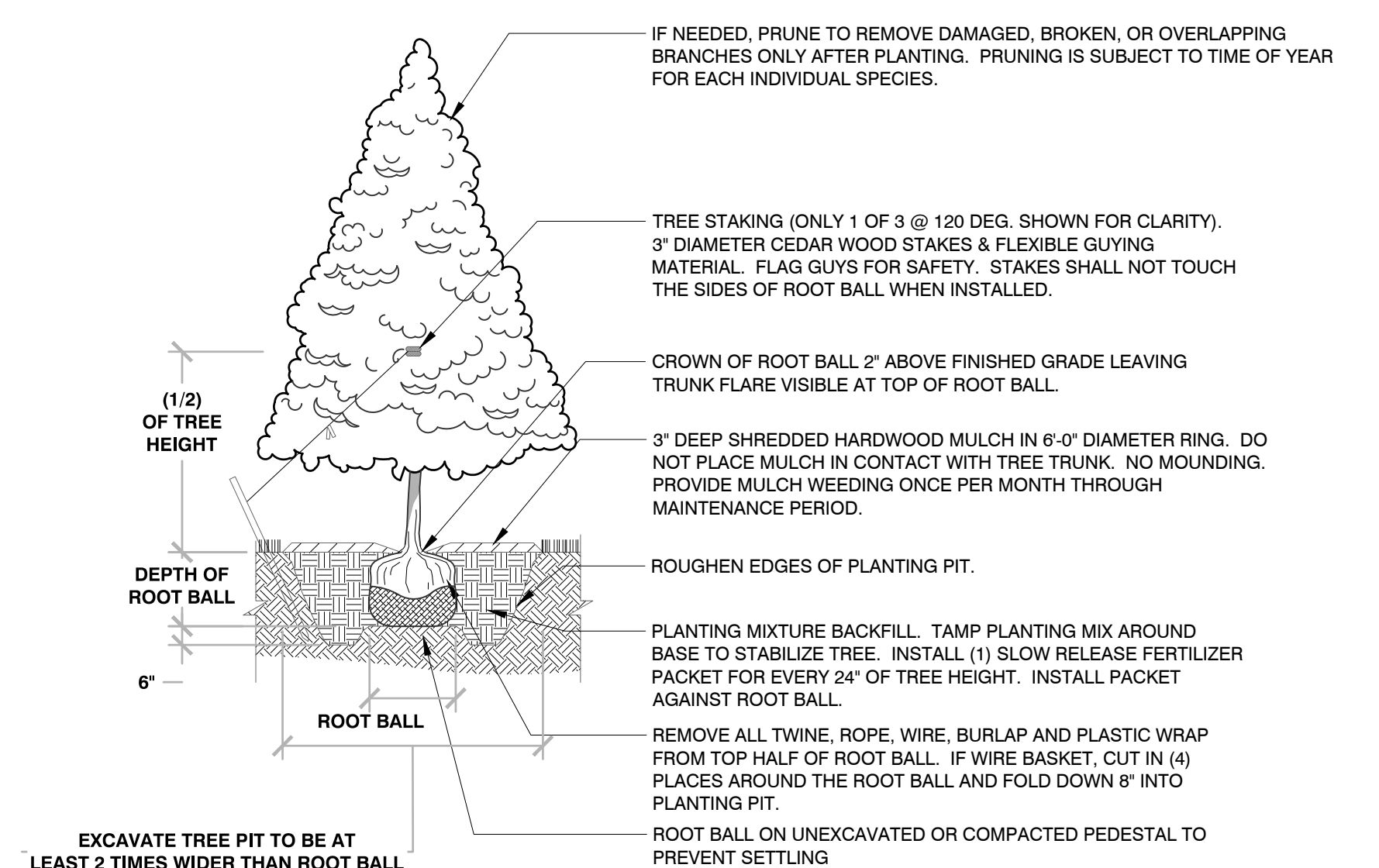
- LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENEED TO A DEPTH OF 30".
- THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
- TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
- SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
- PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENEED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
- DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
- FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
- ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



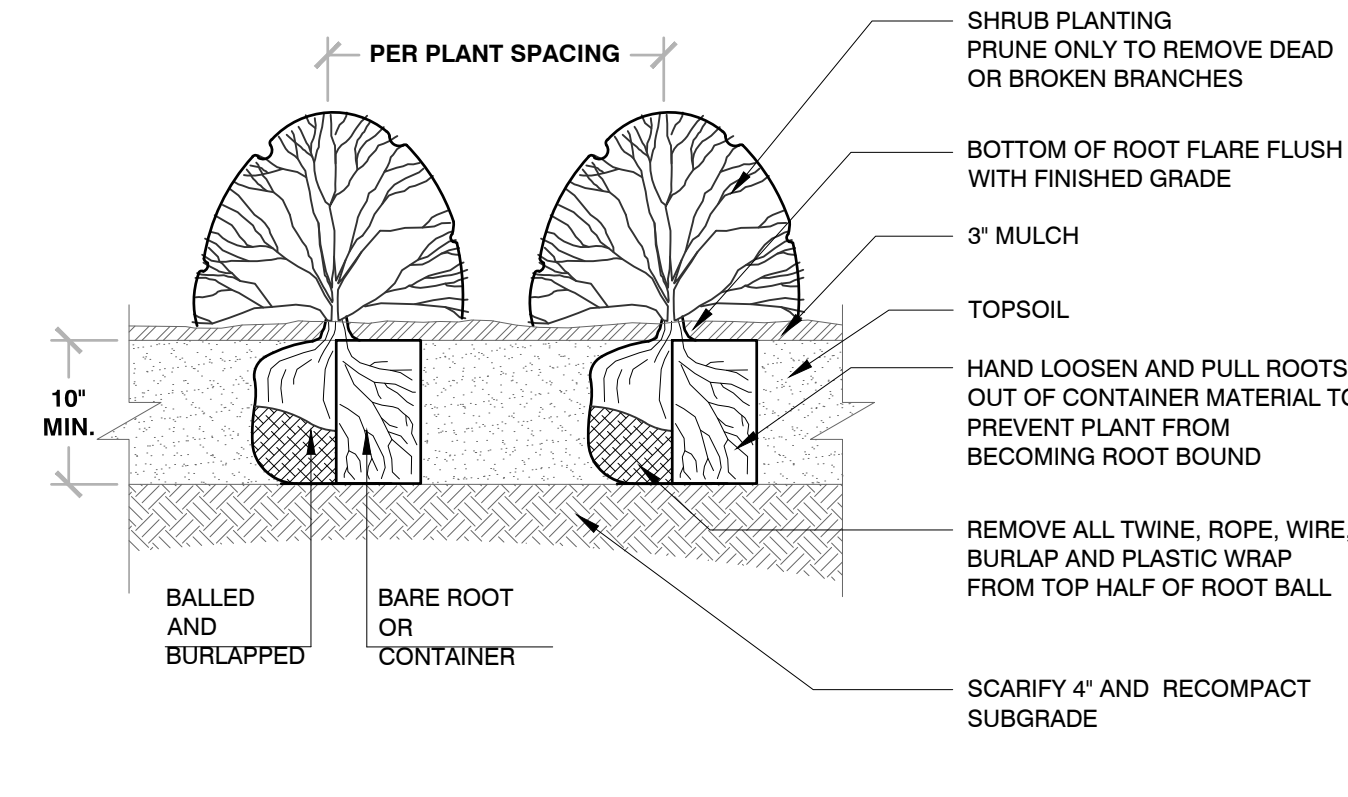
1 TREE PLANTING
1/4" = 1'-0" 329343-01



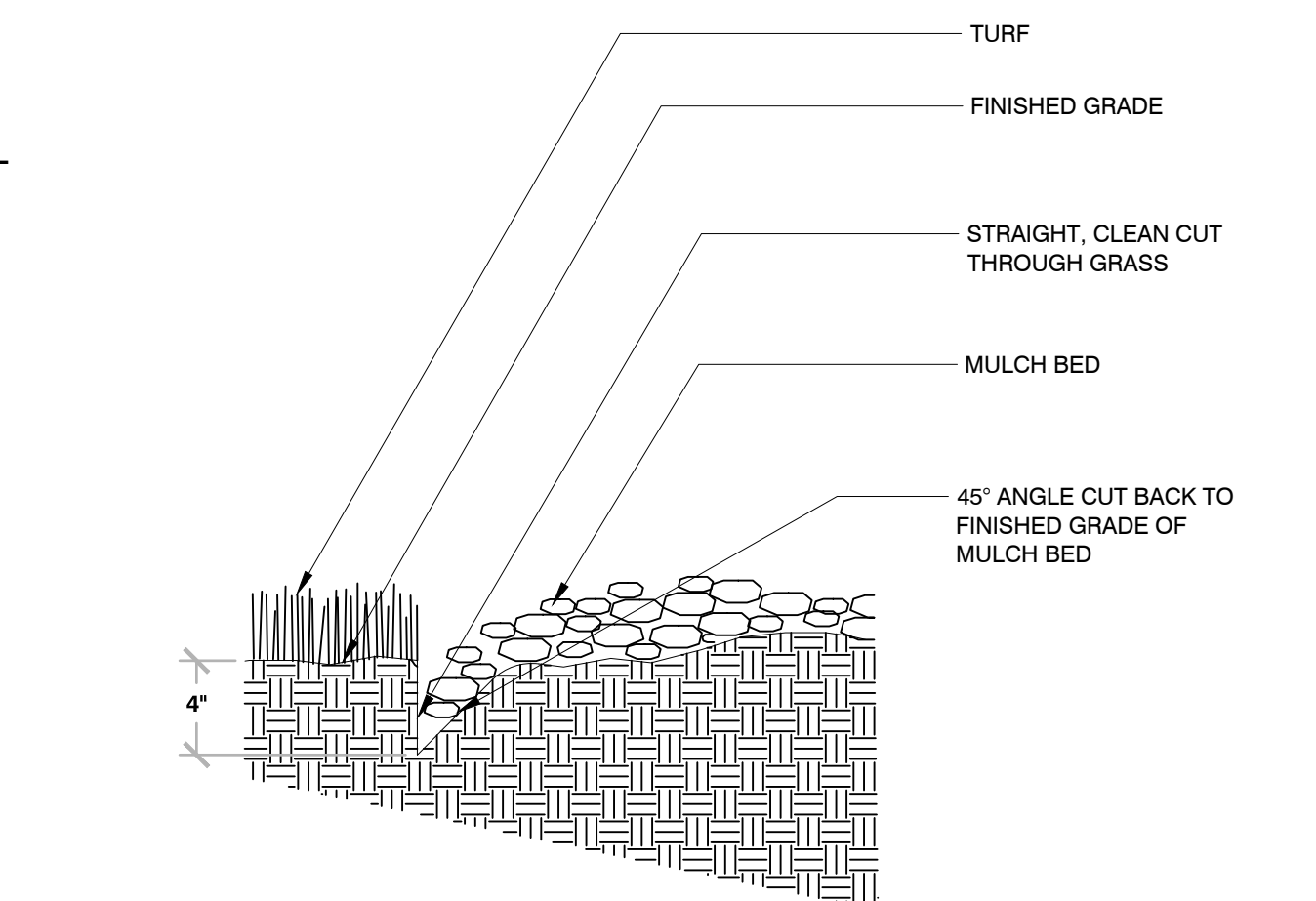
2 TREE PLANTING ON SLOPE
3/8" = 1'-0" 329343-02



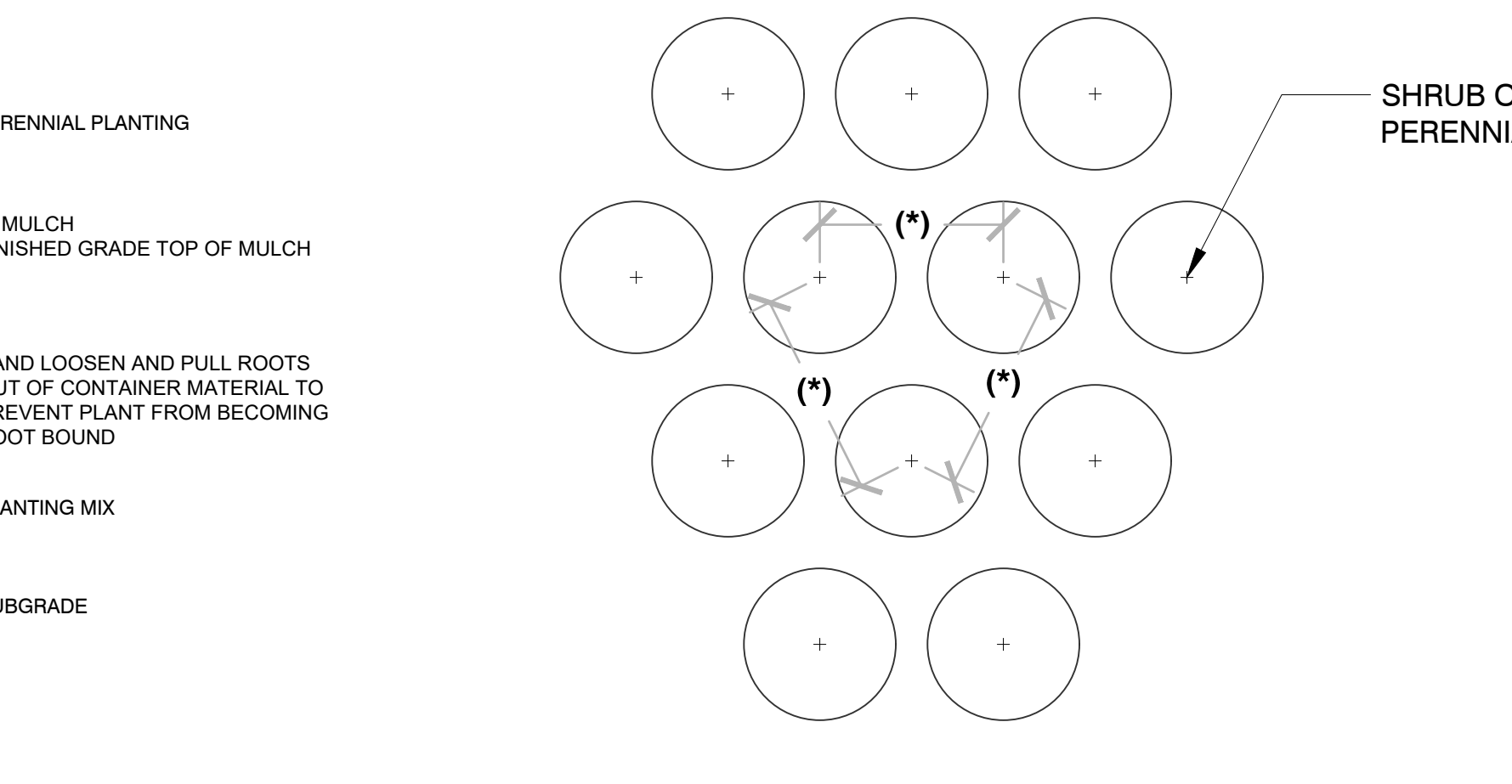
3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03



4 SHRUB PLANTING
1/2" = 1'-0" 329333-02



5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



6 PLANT SPACING
3/4" = 1'-0" 3293-02

7 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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LANDSCAPE GENERAL
NOTES & DETAILS

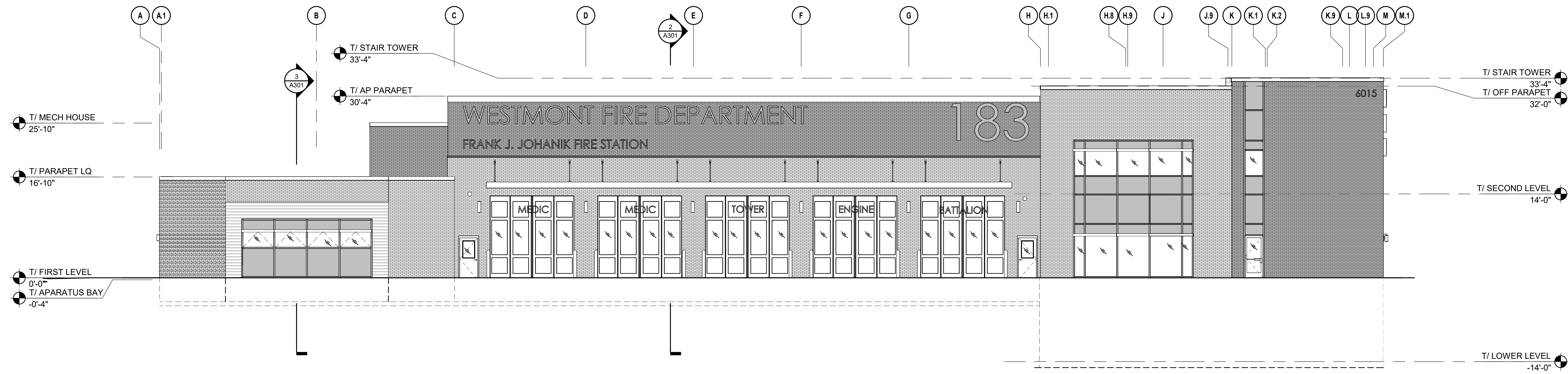
REVISIONS	
1. VILLAGE COMMENTS	02/06/26

REC JOB No. 6389-00
REG PM: MAC
START DATE 01/27/26
SCALE VARIES

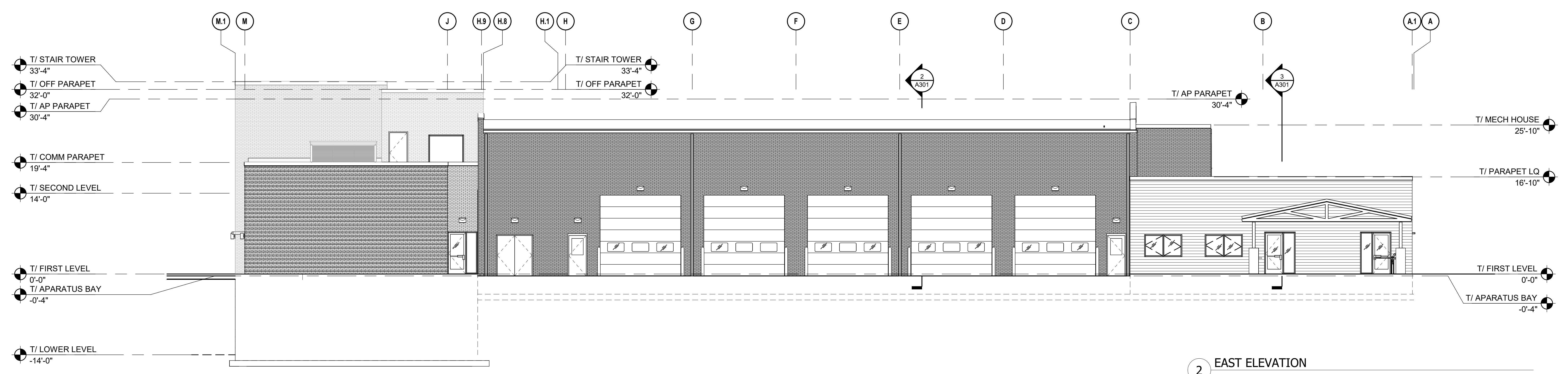
SHEET
L-3
OF
L-3

DESIGNED: JSJ
DRAWN: JSJ
CHECKED: GUB
REVIEWED: GUB
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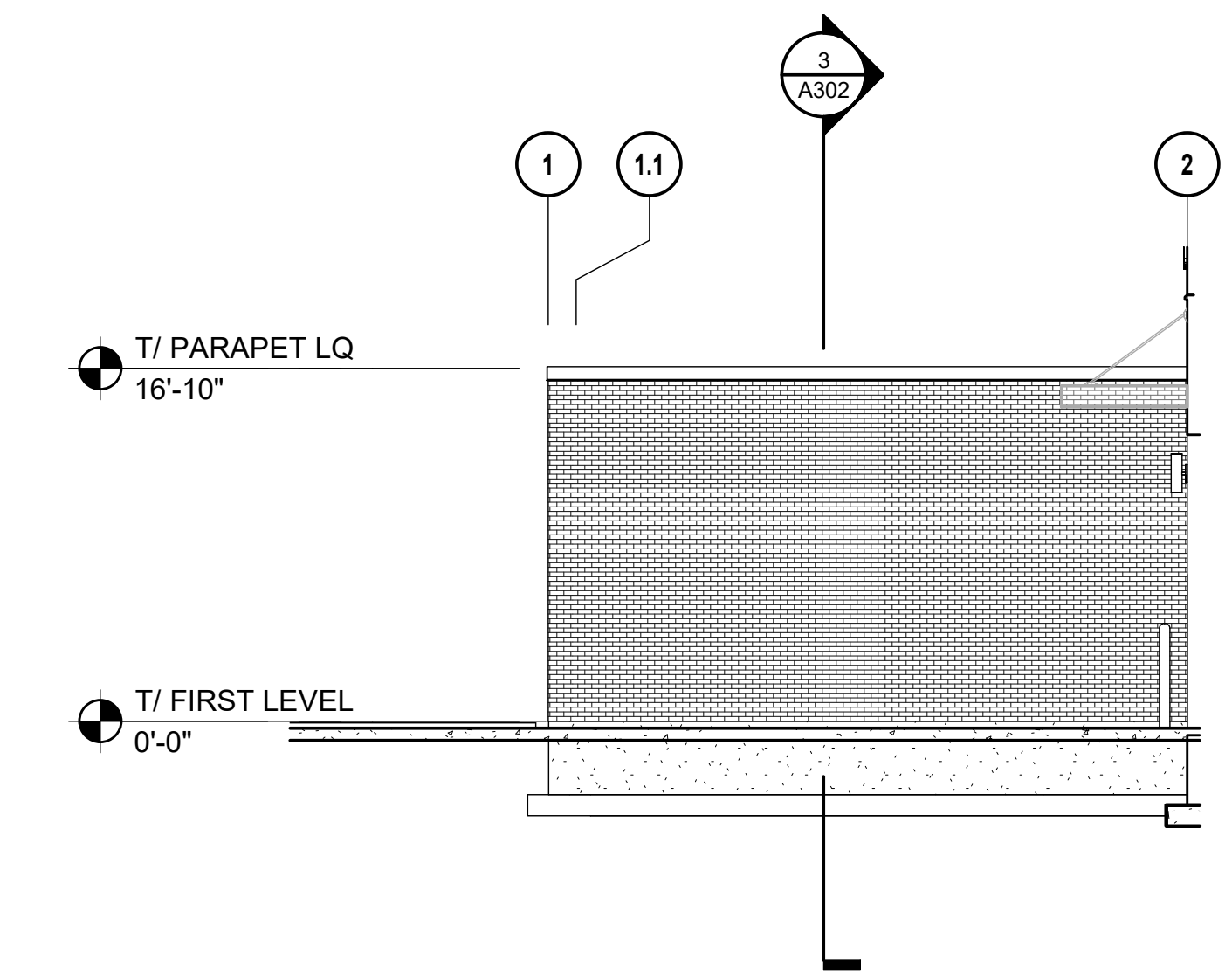
www.pinnacle-engr.com
FOR REVIEW ONLY
LANDSCAPE GENERAL NOTES & DETAILS



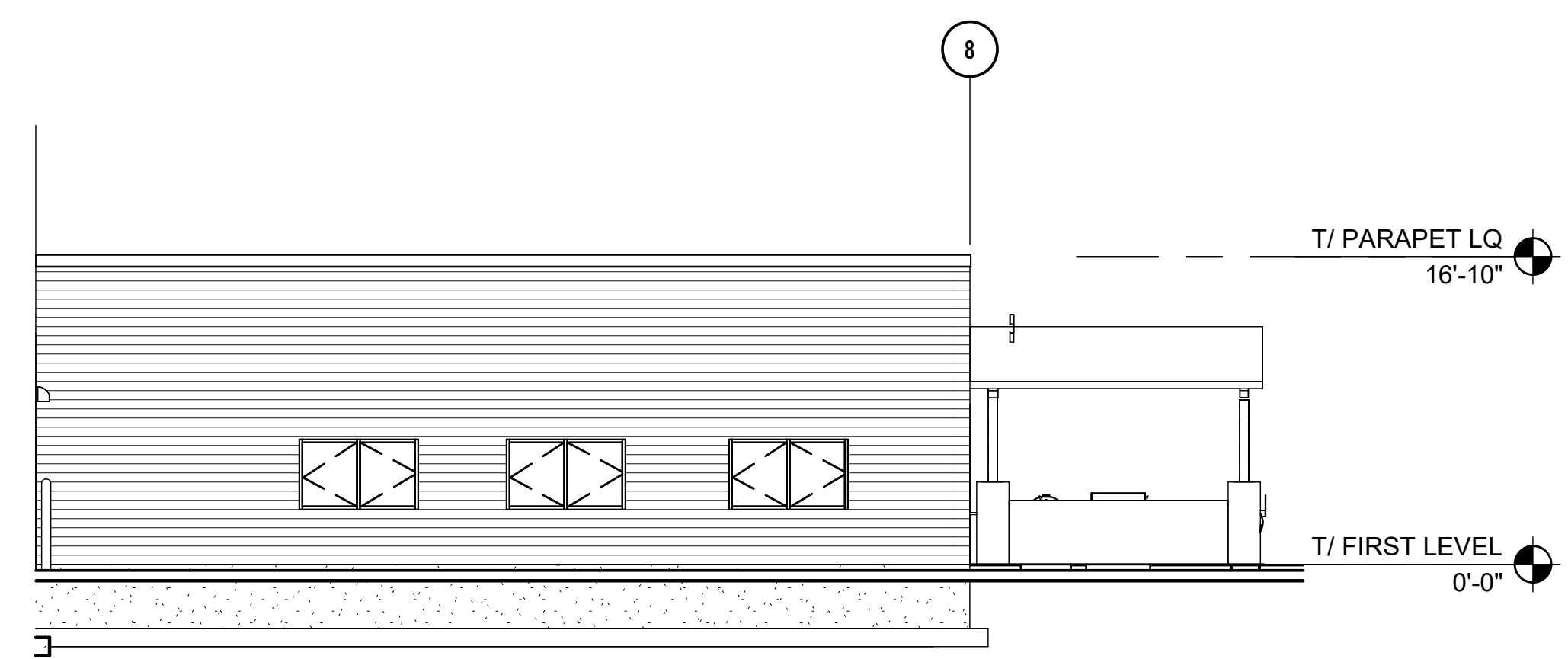
1 WEST ELEVATION
Scale: 1/8" = 1'-0"



2 EAST ELEVATION
Scale: 1/8" = 1'-0"



3 SOUTH ELEVATION LQ A
Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION - LQ B
Scale: 1/8" = 1'-0"

ELEVATION NOTES	
A. ELEVATION NOTES FOR ALL A200 SERIES SHEETS ONLY	
ELEVATION LEGEND	
	BRICK VENEER - RUNNING BOND 1/2" PROJECTION COURSING 8" O.C. - SEE SPECS
	BRICK VENEER - RUNNING BOND - SEE SPECS
	BRICK VENEER - RUNNING BOND - ACCENT - SEE SPECS
	FIBER CEMENT MAIN FIELD PLANK - SEE SPECS
	FIBER CEMENT SIDING ACCENT COLOR - SEE SPECS
	FIBER CEMENT PANELS 4' X 8' TYP. - SEE SPECS
	RTU SCREENS
	VISION GLAZING
	SPANDREL GLASS
	GLAZING TYPE - SEE A501

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630-595-8800
Structural Engineer:
McCluskey Engineering
1887 High Grove Lane
Naperville, IL 60540
630-717-5399

OWNER
Village of Westmont
31 W. Quincy Street
Westmont, IL 60559

DESIGN DEVELOPMENT
02.05.2026

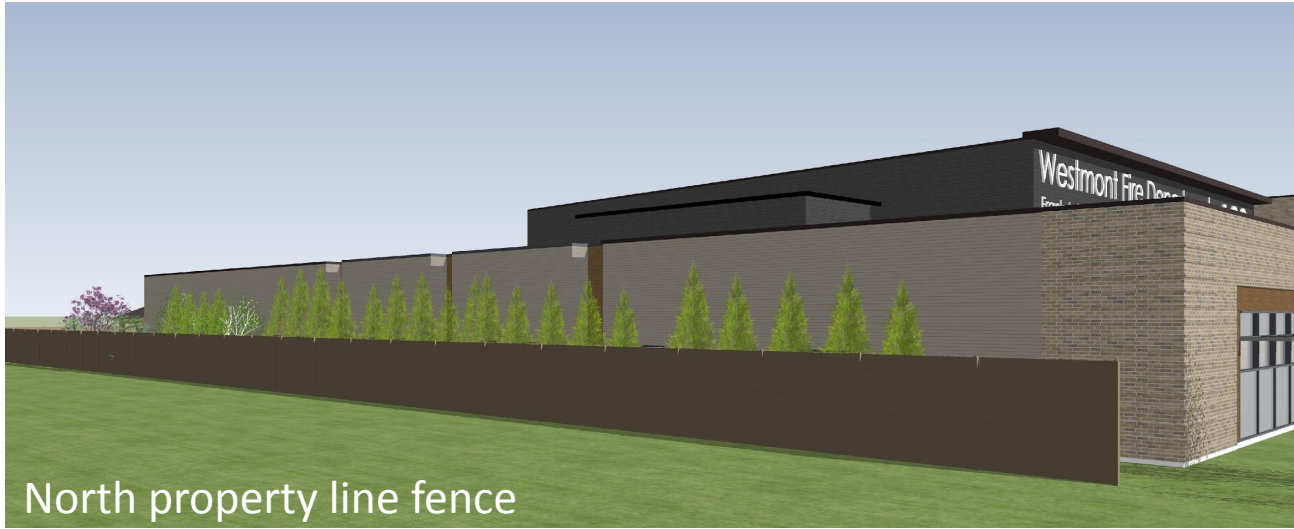
Village of Westmont
Fire Station 183
6015 S Cass Ave
Westmont, IL 60559

This drawing must not be scaled. The general contractor shall verify all dimensions, datums and levels prior to commencement of work. All errors and omissions to be reported immediately to the architect. Variations and modifications to work shown on these drawings shall not be carried out without written permission from the architect. This drawing is the exclusive property of the architects and can be reproduced only with the permission of the architects, in which case the reproduction must bear their name as architects.
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Architect's Project Number: 25.07.08
Issue Date: 02/05/26
ISSUE FOR DD 02/05/26
V/E ISSUE 03/04/26
Sheet Title: BUILDING ELEVATIONS
Sheet Number: **A201**

NOT FOR CONSTRUCTION

FENCING



North property line fence



East property line fence

Basis of Design:

- 7'-0" high composite fence
- Horizontal panels
- Neutral color, ages well
- Durable
- Maintenance free



PROPOSED VIEW FROM CASS AVENUE (WITH CHARCOAL BRICK)



PROPOSED SOUTH ELEVATION - PUBLIC ENTRY (WITH CHARCOAL BRICK)



PROPOSED EAST ELEVATION (WITH CHARCOAL BRICK)



PROPOSED NORTH ELEVATION (WITH CHARCOAL BRICK)

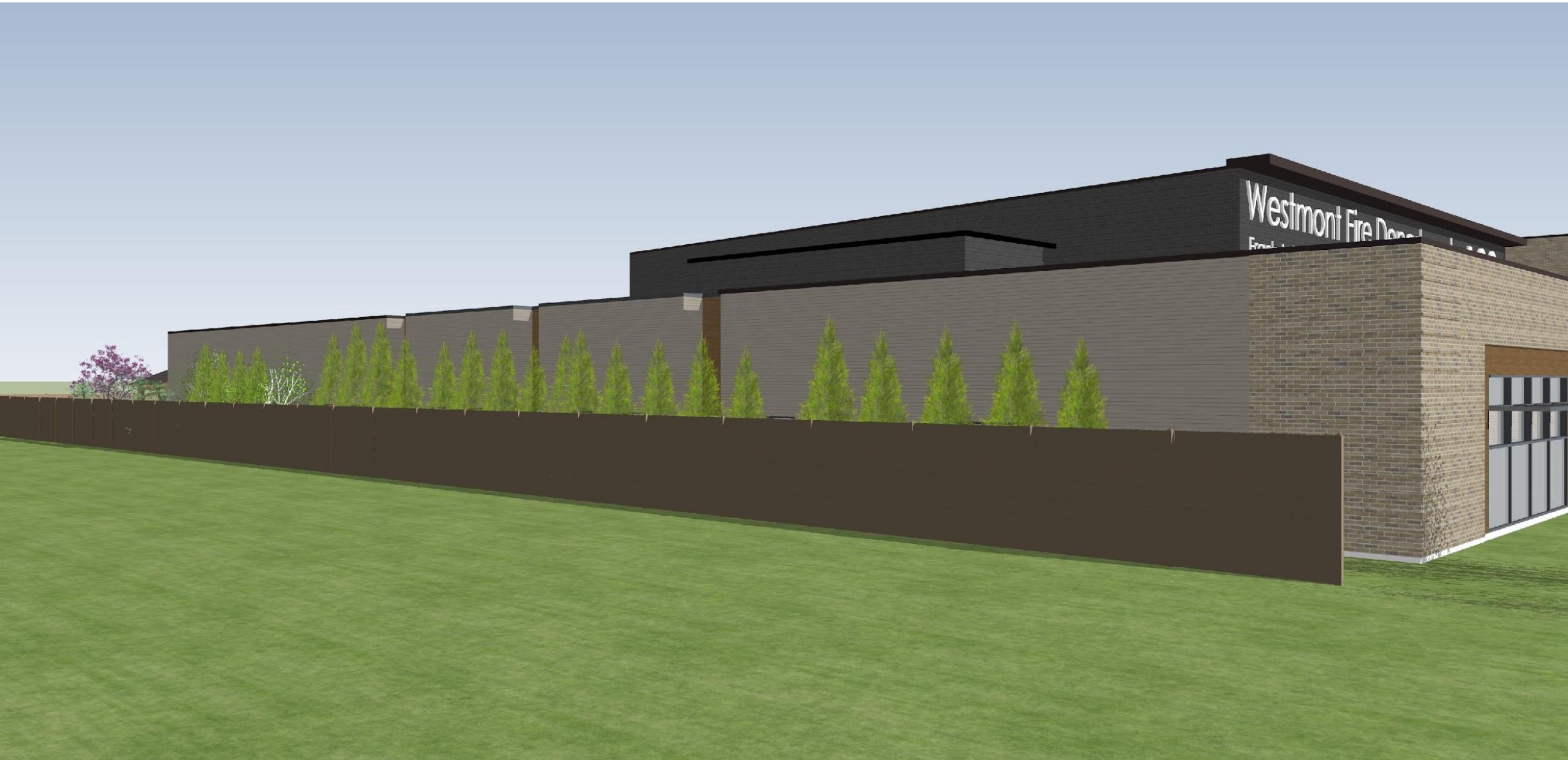




Image shown may not reflect actual configuration.

SOUND ATTENUATED & WEATHER PROTECTIVE ENCLOSURES

60 Hz

FEATURES

Robust/Highly Corrosion Resistant Construction

- Factory installed on skid base
- Environmentally friendly, polyester powder baked paint
- 14 gauge steel
- Interior zinc plated fasteners
- Exterior stainless steel fasteners
- Internally mounted exhaust silencing system
- Designed and tested to comply with UL 2200 Listed generator set package
- Compression door latches providing solid door seal

Excellent Access

- Large cable entry area for installation ease
- Accommodates side mounted single or multiple breakers
- Three doors on both sides
- Vertically hinged allow 180° opening rotation and retention with door stays
- Lube oil and coolant drains piped to the exterior of the enclosure base
- Radiator fill cover

Security and Safety

- Lockable access doors which give full access to control panel and breaker
- Cooling fan and battery charging alternator fully guarded
- Fuel fill, oil fill and battery can only be reached via lockable access
- Externally mounted emergency stop button
- Designed for spreader bar lifting to ensure safety
- Stub-up area is rodent proof.

Transportability

- These enclosures are of extremely rugged construction to withstand outdoor exposure and rough handling common on many construction sites.

FEATURES

Options (Sound Attenuated)

- Enclosure constructed with 14 gauge steel
- Enclosure constructed with 12 gauge aluminum (5052 grade)
- Caterpillar yellow or white paint
- Control panel viewing window
- UL Listed integral fuel tank with 670, 400, and 300 gallon capacities
- UL Listed sub base fuel tank with 660, 1000, 1900, and 2200 gallon capacities.
- Seismic certification per applicable building codes: IBC 2000, IBC 2003, IBC 2006, IBC 2009, IBC 2012, CBC 2007, CBC 2010
- IBC Certification for 150 mph wind loading
- AC/DC lighting package
- 5 kW Canopy space heater to facilitate compliance with NFPA 110
- Motorized louvers and gravity discharge damper
- 125A Load Center
- GFCI outlets

Options (Weather Protective)

- Caterpillar Yellow or white paint
- UL Listed integral fuel tank with 680, 400, and 300 gallon capacities
- UL Listed sub-base fuel tank with 660, 1000, 1900, and 2200 gallon capacities.
- Seismic certification per applicable building codes: IBC 2000, IBC 2003, IBC 2006, IBC 2009, IBC 2012, CBC 2007, CBC 2010.
- IBC Certification for 150 mph wind loading
- Anchoring details are site specific and are dependent on many factors such as generator set size, weight, and concrete strength. IBC Certification requires that the anchoring system used is reviewed and approved by a professional engineer.
- AC/DC lighting package

ENCLOSURE PACKAGE OPERATING CHARACTERISTICS

Enclosure Type	Standby ekW	Cooling Air Flow Rate		Ambient Capability*		Sound Pressure Levels (dBA) at 7m (23 ft)
		m ³ /s	cfm	°C	°C	100% Load
Level 1 Sound Attenuated Enclosure (Steel)	350	8.5	18010	57	135	74
	400	8.5	18010	56	133	75
Level 2 Sound Attenuated Enclosure (Steel)	350	7.2	15256	50	122	70
	400	7.2	15256	50	122	70
Sound Attenuated Enclosure (Aluminum)	350	8.5	–	57	135	75
	400	8.5	–	56	133	75
Weather Protective Enclosure	350	8.5	–	54	129	87
	400	8.5	–	53	127	88

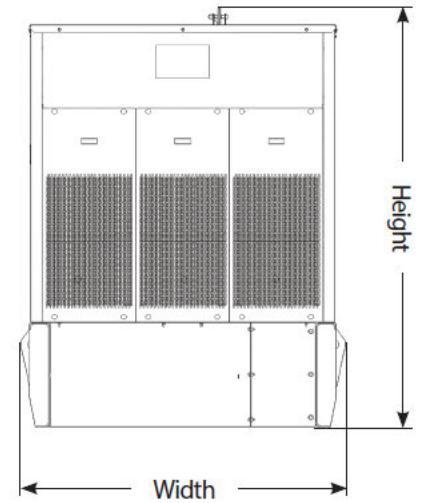
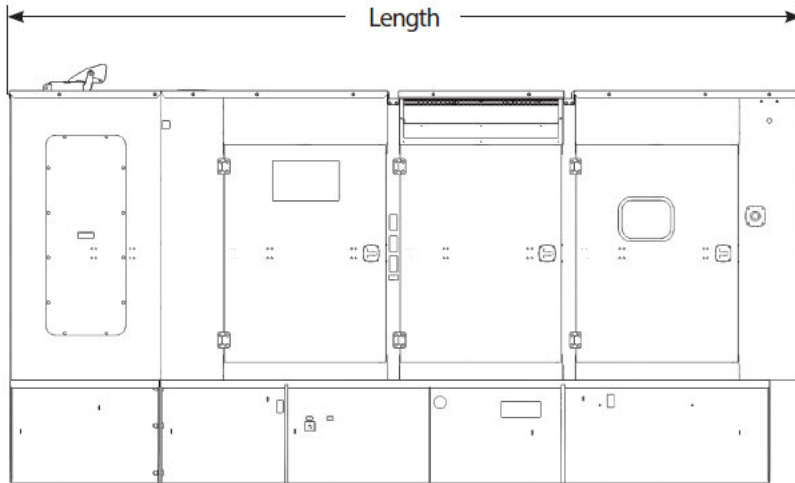
Note: Sound level measurements are subject to instrumentation, installation and manufacturing variability, as well as ambient site conditions.

DIMENSIONS

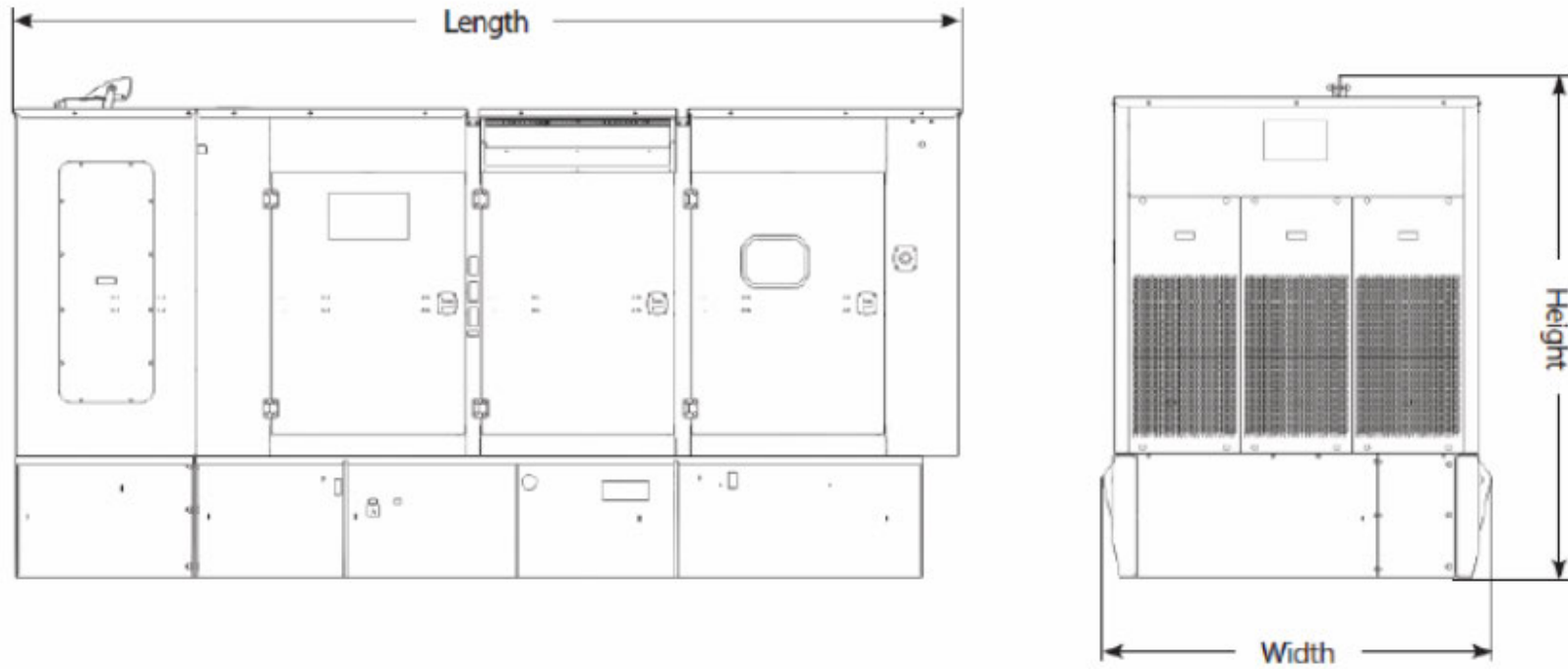
Enclosure Type	Standby ekW	Length "L"		Width "W"		Height "H"	
		mm	in	mm	in	mm	in
Sound Attenuated Enclosure on Skid Base	350	4948	194.8	2014	79.3	2320	91.3
	400						
Sound Attenuated Enclosure on a UL Listed Integral Fuel Tank Base	350	5461	215.0	2014	79.3	2743	108.0
	400						
Sound Attenuated Enclosure on a UL Listed 660 Gallon Sub-Base Fuel Tank Base	350	4948	194.8	2056	80.9	2955	116.3
	400						
Sound Attenuated Enclosure on a UL Listed 1000 Gallon Sub-Base Fuel Tank Base	350	5751	226.4	2056	80.9	2955	116.3
	400						
Sound Attenuated Enclosure on a UL Listed 1900 Gallon Sub-Base Fuel Tank Base	350	6382	251.2	2056	80.9	3209	126.3
	400						
Sound Attenuated Enclosure on a UL Listed 2200 Gallon Sub-Base Fuel Tank Base	350	7074	278.5	2056	80.9	3209	126.3
	400						
Weather Protective Enclosure on Skid Base	350	4948	194.8	2014	79.3	2320	91.3
	400						
Weather Protective Enclosure on a UL Listed Integral Fuel Tank Base	350	5461	215.0	2014	79.3	2743	108.0
	400						

COMPONENT WEIGHTS TO CALCULATE PACKAGE WEIGHT

Standby ekW	Narrow Skid Base		Wide Skid Base		Sound Attenuated Enclosure (Steel)		Sound Attenuated En- closure (Aluminum)		Weather Protective Enclosure	
	kg	lb	kg	lb	kg	lb	kg	lb	kg	lb
350	253	578	579	1276	1245	2745	765	1687	1166	2570
400										



6015 S Cass Fire Department Headquarters
Emergency standby generator dimensions



350 KW generator, 1900 gallon UL142 double wall fuel tank to provide 72 hours of fuel to meet Critical Operations Power Systems (COPS) requirements.

251.2"L x 80.9"W x 126.3 H total height of tank and sound attenuation enclosure.



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: March 11, 2026

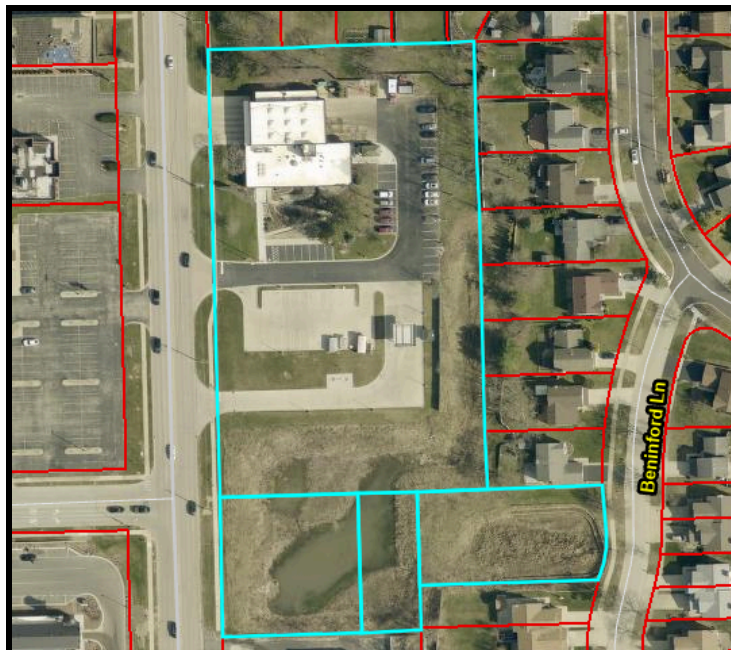
PZC 004-2026

TITLE: Requests from the Village of Westmont for the properties at 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois, 60559, for the following:

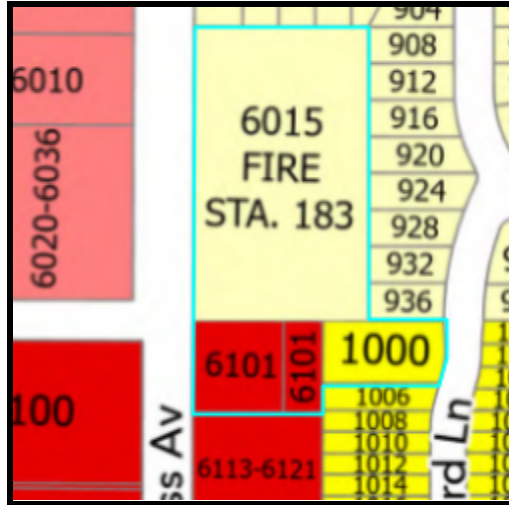
1. Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public;
2. Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District;
3. Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot;
4. Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator;
5. Major Site Plan.

I. BACKGROUND OF ITEM

- A. Location: 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane are located just south of the intersection of 60th Street and South Cass Avenue. 6015 South Cass Avenue is home to the Village's South Fire station and fueling station; 6101 South Cass Avenue and 1000 Beninford Lane are the site of two regional stormwater detention facilities. Together, the lots are about 190,833 square feet or 4.38 acres with a street frontage of 632 square feet.



Aerial Map - 6015-6101 South Cass Avenue + 1000 Beninford Lane (source: DuPage County Parcel Viewer)



Zoning Map - 6015-6101 South Cass Avenue + 1000 Beninford Lane

B. Zoning Designations:

SUBJECT PROPERTIES	R-3 Single-Unit Residential District R-4 General Residential District C-1 Commercial District
NORTH	R-3 Single-Unit Residential District
SOUTH	R-4 General Residential & C-1 Commercial Districts
EAST	R-3 Single-Unit Residential & R-4 General Residential Districts
WEST	B-2 General Business & C-1 Commercial Districts

C. Neighborhood Characteristics

Located between 55th Street and 63rd Street, this corridor of Cass Avenue hosts a diverse mix of housing and businesses." This includes restaurants, retail, services, single-unit detached, single-unit attached, and multi-unit residences. The commercial properties lining Cass Avenue serve as a buffer between the busy arterial road and the established residential neighborhoods to the east and west.



6015 South Cass Avenue (view from Cass Avenue)



6101 South Cass Avenue (view from Cass Avenue, source: Google Street View)



1000 Beninford Lane (view from Beninford Lane, source: Google Street View)

II. PETITIONER REQUEST:

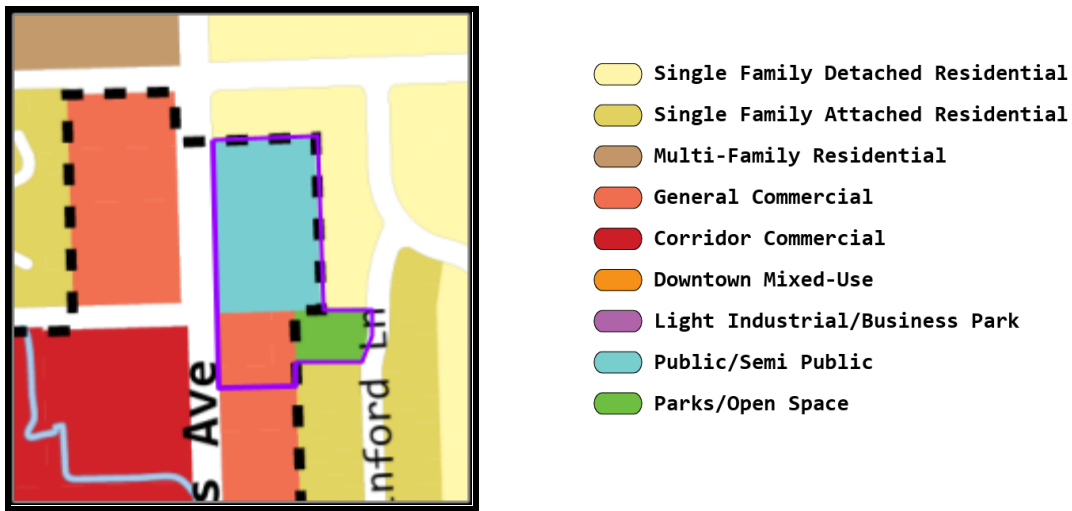
The petitioner is requesting approval for several actions related to the redevelopment of 6015 South Cass Avenue, 6101 South Cass Avenue, and 1000 Beninford Lane. The Village of Westmont is proposing to replace the existing Fire Department Headquarters with a new fire station facility, along with associated improvements to the parking lot, signage, fencing, the emergency generator, and landscaping. To accommodate the project, the Village is seeking a Comprehensive Plan Map Amendment to redesignate the properties to Public/Semi-Public and a Zoning Ordinance Map Amendment to rezone the parcels to the P/I Public and Institutional District. Additional requests include a Preliminary Plat of Subdivision to consolidate four lots into one, a Variance for the size, fuel type, and placement of the emergency generator, and approval of a Major Site Plan in support of the proposed redevelopment.

III. ZONING ANALYSIS

A. Zoning and Comprehensive Plan Designations

The current zoning district of the property is R-3 Single-Unit Residential District, R-4 General

Residential District, C-1 Commercial District and the Village’s Land Use Plan Map designates the properties as Public/Semi Public, Parks/Open Space, and General Commercial. The subject properties along Cass Avenue are located within the 63rd and Cass Subarea.



LAND-USE PLAN (2013 Comprehensive Plan) - 6015-6101 South Cass Avenue + 1000 Beninford Lane

B. Entitlement Request

The petitioner has provided a project narrative and supporting documentation for the following request, including the necessary responses to the Variance Standards. Any corresponding standards for entitlement approval consideration can be referenced in item V(B) below.

- **Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public**

The proposed consolidation and rezoning involve three parcels that currently have incompatible land-use designations according to the Village’s 2013 Comprehensive Plan Land Use Map. To achieve consistency for the redevelopment, an amendment to the Comprehensive Plan Map is necessary to establish a unified land use designation across all affected properties.

Common Address	PIN	Current Land Use Designation	Proposed Land Use Designation
6015 S CASS AVE	09-15-311-001	Public/Semi Public	Public/Semi Public
6101 S CASS AVE	09-15-302-003	General Commercial	Public/Semi Public
6101 S CASS AVE	09-15-302-040	General Commercial	Public/Semi Public
1000 BENINFORD LN	09-15-311-049	Parks/Open Space	Public/Semi Public

- **Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District**

To accommodate the proposed redevelopment and consolidate the properties, which currently span

three different zoning districts, a single, consistent zoning district must be established, as split zoning is prohibited. Given the existing and proposed uses, the P/I (Public/Institutional) Zoning District is the most suitable choice, as it permits safety services.

Common Address	PIN	Current Zoning	Proposed Zoning
6015 S CASS AVE	09-15-311-001	R-3 (Single-Unit Res.)	P/I (Public/Institutional)
6101 S CASS AVE	09-15-302-003	C-1 (Commercial)	P/I (Public/Institutional)
6101 S CASS AVE	09-15-302-040	C-1 (Commercial)	P/I (Public/Institutional)
1000 BENINFORD LN	09-15-311-049	R-4 (General Res.)	P/I (Public/Institutional)

- **Preliminary Plan of Subdivision to consolidate four (4) lots into one (1) lot**

The petitioner proposes to consolidate the four existing parcels into a single property to facilitate the redevelopment, establish clear site control, and maintain overall consistency across the site. The following addresses and PIN(s) are to be consolidated into a single property consisting of the new Fire Station headquarters, fuel station, parking facilities, and regional stormwater detention facilities,

Common Address	PIN
6015 S CASS AVE	09-15-311-001
6101 S CASS AVE	09-15-302-003
6101 S CASS AVE	09-15-302-040
1000 BENINFORD LN	09-15-311-049

All public improvements required by Appendix B of the Village’s Municipal Code already exist. The preliminary plan, which consists of the final plat, has been provided for review and substantially complies with the standards for the P/I District.

- **Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator**

Among the various site improvements proposed on the site, the petitioner is also proposing an exterior emergency generator near the north east corner of the property. The proposed exterior emergency generator, planned for the northeast corner of the property, does not comply with several requirements in Section 7.16 of the Zoning Ordinance regarding maximum size, fuel type, and setbacks.

Fuel Type: The generator proposes to use diesel fuel, which is not an allowable fuel type. Section 7.16 permits only natural gas or propane generators for standby (emergency backup) electrical power.

Setback: The generator is located approximately 55 feet from the side or rear wall of the building.

The regulations permit a projection of up to 10 feet into the required rear setback, but only if the equipment is within 5 feet of the side or rear wall. Therefore, the proposed location does not meet the minimum requirement.

Size: The proposed generator and its sound attenuation enclosure significantly exceed the maximum size requirement of 30 square feet and 5 feet in height. The proposal is approximately 141.1 square feet and 10.5 feet in height, however due to the anticipated grade change the generator on ground will be between 2 and 3 feet lower than the north and east property lines, respectively.

The petitioner cites that the proposed generator needs 72 hours of fuel to meet Critical Operations Power Systems (COPS) requirements. The petitioner has also provided the specification of the proposed generator and sound attenuation enclosure.

- **Major Site Plan**

The project involves the demolition of the existing south fire station headquarters and the construction of a new 25,158 square foot fire station headquarters. This new facility will accommodate general safety service operations and offices.

Site improvements will also include an updated parking lot, new fencing, an accessory patio with a pergola, the installation of an emergency generator, and the relocation of the community electronic message board sign. Aside from minor grading to accommodate ADA accessible parking stalls, no other improvements are currently proposed for the fueling station. Some minor filling of the stormwater detention facility is required to accommodate the larger parking footprint, but any loss in storage will be minimized by the use of permeable pavement in the parking stalls.

Since the proposed building exceeds the minimum threshold of 10,000 square feet for a new structure or addition, Major Site Plan approval is required per Sec. 14.05 of the Zoning Ordinance. When processed as a Major Site Plan, the location of all buildings and structure, landscaping, and building elevations are reviewed for approval by the Village Board.

Building:

The new Fire Department Headquarters will be constructed in the same general area as the current structure, but with a larger overall footprint. The facility's functions will include vehicle and equipment storage, employee housing, and administrative offices. Emergency vehicle access will be provided via South Cass Avenue, with street striping planned. Additionally, a patio and pergola are proposed in the north east east corner for employees to utilize during shifts.

The building design, featuring a combination of Brick Veneer and Fiber Cement with a focus on the west elevation facing Cass Avenue, substantially complies with the Village's Design Guidelines for this Gateway & Corridor. Furthermore, the building adheres to all required minimum setbacks and height limits for the P/I Zoning District, pending the rezoning.

Fencing:

The petitioner proposes a seven-foot-tall, closed composite fence. This fencing will be situated along the rear (east) property line, north of the fuel pumping station and along the proposed parking lot. It will continue along the north property line until it reaches the 25 foot front yard setback along Cass Avenue. This new fence meets the maximum height permissions and style for the P/I District and will offer the required screening for the adjacent residential properties to the north and east. The existing split rail fencing around the stormwater detention facilities will be preserved.

Parking:

The petitioner is proposing several site improvements to the parking lot and drive aisles. These improvements include a combination of asphalt and concrete pavement in the drive aisles and aprons, as well as permeable pavers in the parking stalls. Restriping in the existing parking lot will provide the required ADA stalls. The dumpster enclosure will also be relocated to the rear of the property. Due to the expanded building footprint, the total number of on-site parking spaces will be reduced from 62 to 49, a net reduction of 13 spaces. The Village's zoning ordinance provides a distinct approach for safety services, such as fire stations, compared to other commercial or residential uses, acknowledging their unique operational circumstances. For these facilities, the code allows reliance on a professional firm to determine the necessary parking ratio based on the comparability of similar uses. Additionally, a bike rack is also part of the proposal along the south elevation of the building. Peak parking demand is anticipated to be 37 spaces based on the following employee breakdown during a shift change: 6 administration staff, 11 Fire Prevention Bureau employees, and 20 personnel in the living quarters (during a shift change).

Landscaping:

The submitted landscape plan accompanying the request for major site plan approval is found to be in substantial compliance with the Village's adopted regulations. The design includes significant landscaping around the building's perimeter, featuring a broader diversity of plant types along the more visible facades. Furthermore, the plan incorporates the required exterior landscaping for the parking lot.

Signage:

Signage is planned for the front of the building. The existing community electronic message board sign is being moved further south, closer to the fuel pumping station, to improve visibility. A 5 foot landscaping bed will surround the base of the proposed monument sign, as shown in the landscape plan. It should be noted that while signage is being proposed, its total size, orientation, and materials are largely exempt from the Village's Zoning Ordinance regulations because they relate to the discharge of governmental functions.

IV. SUMMARY

The petitioner is seeking approvals to redevelop the existing Fire Department Headquarters with a new facility and related site improvements. Requests include a Comprehensive Plan Map Amendment to Public/Semi-Public, rezoning to the P/I Public and Institutional District, consolidation of four lots into one, a Variance for the emergency generator, and Major Site Plan approval.

V. LEGAL

- A. Notification: A legal notice was published in the La Grange Suburban Life on February 19, 2026.
- B. Code & Plan References: Chapter 95, Sections 5.02; 7.16; 14.02; 14.05; 14.06; Appendix B; 2013 Comprehensive Plan; 2015 Commercial Area Design Guidelines.
- C. Other Action: The recommendation made by the Planning and Zoning Commission will be referred to the Village Board for a final decision, which is anticipated to be on March 19, 2026.

VI. DOCUMENTS ATTACHED:

- 1. Publication notice appearing in the February 19, 2026 La Grange Suburban Life.
- 2. Petitioner Attachments received January 26, 2026 (Edited for PZC):
 - a. Planning & Zoning Development Application(s)

- b. Project Narrative Letter
- c. Proposed Site Plan prepared by Pinnacle Engineering Group dated March 4, 2026. (for approval).
- d. Proposed Landscaping Plan prepared by Pinnacle Engineering Group dated February 6, 2026. (for approval).
- e. Proposed Building Elevations Prepared by 845 Design Group dated March 3, 2026 (for approval).
- f. Powerpoint slide prepared by 845 and Leopardo undated.
- g. Emergency generator and enclosure specifications undated.
- h. Preliminary Plan and Final Plat of Subdivision prepared by Gentile & Associates, Inc. dated January 25, 2026 (for approval).