Village of Westmont
VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

Village Board Meeting - Amended Agenda
March 19, 2026
6:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. OPEN FORUM

Public Comment is subject to the public comment rules and procedures adopted by the Village.

5. REPORTS

a. Board Reports

i. Mayor

ii. Clerk

iii. Trustees

6. PUBLIC HEARING

a. **Appropriations Ordinance FY 2026**

Board to conduct a public hearing for the 1/1/2026-12/31/2026 Fiscal Year Appropriation Ordinance.

Background of Subject Matter
In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available. The Village published notice in the newspaper of this public hearing as required by law.

Additional Background
The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend; this appropriation ordinance is the legal limit that can possibly be spent if changes are necessary.

Type Presentation

Budgeted Yes

7. ITEMS TO BE REMOVED FROM CONSENT AGENDA

8. CONSENT AGENDA (OMNIBUS VOTE)

a. Village Board Minutes

i. Board Meeting Minutes

Board to consider approving the minutes of the Village Board meeting held March 5, 2026.

Background of Subject Matter
Required Parliamentary Procedure

Type Motion

ii. Board Meeting Minutes

Board to consider approving the minutes of the Village Board Strategic Plan Workshop held March 11, 2026.

Background of Subject Matter
Required Parliamentary Procedure

Type Motion

iii. Board Meeting Minutes

Board to consider approving the minutes of the Village Board Strategic Plan Workshop held March 12, 2026.

Background of Subject Matter
Required Parliamentary Procedure

Type Motion

b. Finance Ordinance(s)

i. Finance Ordinance #6 - Total to be announced at the meeting.

Type Consent Item

Budgeted

c. Purchase Order(s)

i. There are no additional purchase orders at this time

Type Consent Item

Budgeted

d. Total of Purchase Order(s) and Finance Ordinance(s)

i. **Total to be announced at the meeting**

Type Consent Item

Budgeted

e. Proclamation - Bales Lumber & Supply, Inc./Ace Hardware

i. Board to consider a proclamation honoring Bales Lumber & Supply, Inc., Ace Hardware.

9. UNFINISHED BUSINESS

10. NEW BUSINESS

a. **Clovers Garden Center - Special Use Permit - Seasonal Outdoor Retail**

Board to consider an ordinance approving a 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.

Background of Subject Matter

The petitioner has requested a Special Use Permit to operate Clovers Garden Center, an outdoor retails 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)).

Additional Background

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. With approximately 146 parking spaces available when both operations are active, the site exceeds the minimum requirement of 121 spaces.

Recommendation

The Planning & Zoning Commission held a public hearing on this case during its regular meeting on March 11, 2026. The Commission voted unanimously to recommend approval of the petitioner's request, subject to the staff-

recommended conditions detailed in Section III (C) of the Memo. No one from the public spoke.

Type Ordinance

Budgeted

b. **South Fire Station Headquarters Zoning Entitlements**

Board to consider an ordinance approving 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 and Final Plat 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.

Background of Subject Matter

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.

Additional Background

Aside from the requested variance, the site plan substantially conforms to the Village's Design Guidelines for this Gateway and Corridor area. All public improvements required under Appendix B of the Village's Municipal Code are already in place. Pending approval of the rezoning, the site plan meets all applicable standards of the P/I Zoning District, including setbacks, lighting, parking, and landscaping. The preliminary plan, consisting of the final plat, has also been submitted for review and substantially complies with the requirements of the P/I District.

Recommendation

The Planning & Zoning Commission conducted a public hearing for this request at its regular meeting on March 11, 2026. All requested items were recommended for approval, with one condition: staff is authorized to administratively approve future changes to the Major Site plan including: the landscape plan (specifically plant type and location) and the site plan (specifically perimeter fencing). A revised site plan has been provided.

Two items received one dissenting vote: The Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public and the Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator. Three residents spoke during the hearing and had questions answered.

Type Ordinance

Budgeted

c. **Appropriations Ordinance for the Village's Fiscal Year 1/1/2026-12/31/2025**

Board to consider an ordinance adopting the 1/1/2026 - 12/31/2026 fiscal year appropriation ordinance.

Background of Subject Matter
In accordance with state statute, the Village must adopt an appropriation ordinance during the first quarter of the fiscal year. The appropriation ordinance is the legal limit of the maximum amount that can be spent if sufficient funds are available.

Additional Background
The appropriation ordinance should exceed the expected amount to be spent. The budget is the financial plan of what the Village intends to spend, while the appropriation ordinance is the legal limit that can be spent if changes and circumstances dictate as such.

Recommendation
Approve

Type Ordinance

Budgeted

d. **Intent-to-Reimburse Resolution**

Board to consider a resolution expressing intent regarding expenditures to be reimbursed from Tax Increment Financing (TIF) revenues.

Background of Subject Matter
In previous Administration/Finance Committee meetings the Village Board has discussed the possibility of enacting a new TIF to provide for additional development in the downtown. This resolution would allow the Village to reimburse itself from eligible TIF expenses either from the existing TIF or from the new TIF. The eligible TIF expenses would include costs related to the project at 1 N Cass, a potential project that could include properties at 1 S Cass and 20 E Quincy, and other eligible TIF expenses.

Additional Background
This does not force the Village to implement a TIF or approve any specific

projects. It is just a tool that will allow us to utilize potential TIF Revenues for reimbursement if needed.

Recommendation
Approval

Type Resolution

Budgeted

e. **Purchase of Real Estate**

Board to consider an ordinance approving a real estate agreement for the purchase of property located at 20 E. Quincy Street, Westmont, Illinois.

Background of Subject Matter
The Village is seeking approval of a real estate agreement to purchase 20 E. Quincy Street. The property consists of approximately 1.5 acres. The Village ordered an appraisal of the property, and the sales price ($3,015,000.00) equals the appraised value. The agreement sets a closing date of 1/29/27. The affirmative vote of 2/3rds of the Corporate Authorities is required to approve this agreement.

Recommendation
Approve

Type Ordinance

Budgeted

f. **IRMA Withdrawal Resolution 2026**

Board to consider a motion approving a Resolution authorizing the Village to issue a Withdrawal Notice to the Intergovernmental Risk Management Agency ("IRMA").

Background of Subject Matter
The Village is one of the original members of IRMA, which serves as the Village's primary risk management agency and insurance carrier. The Village is currently performing a due diligence investigation into the pricing and services provided by IRMA, as well as other potential risk management agencies and insurance carriers. The purpose of this due diligence investigation is to ensure that the Village has complete and comprehensive insurance coverage at the most competitive cost to its taxpayers. If the Village determines that it is in the best interests of the Village and its taxpayers to obtain insurance coverage through a new risk management agency or insurance carrier, it must pass a resolution authorizing the Village to issue a Withdrawal Notice to IRMA..

Additional Background
Pursuant to IRMA's contract and by-laws, the Village must provide its Withdrawal Notice to IRMA at least 120 days prior to withdrawing as a

member. Additionally, the Withdrawal Notice must be provided to IRMA at least 9 months before the end of IRMA's current fiscal year in order for the Village to receive the remaining balance of its member Reserve Account. Upon the passage of this resolution and the providing of the Withdrawal Notice to IRMA, the Village retains the right to rescind the Withdrawal Notice at least 120 days before the end of IRMA's fiscal year if the Village determines that remaining as a member of IRMA is in the best interests of the Village and its taxpayers.

Recommendation
Approve

Type Resolution

Budgeted

g. **Special Counsel Appointment**
Board to consider a motion confirming the Mayor's appointment of special counsel to the Village for labor relations matters.

Background of Subject Matter
This special counsel is required for specialized labor work for the Village.

Recommendation
Approve

Type Motion

Budgeted

h. **Surplus Property - Public Works Department**
Board to consider an ordinance to declare outdated, unused items from the Fleet Division of the Public Works Department as surplus.

Background of Subject Matter
The Village of Westmont Fleet Division of the Public Works Department requests that the attached list of items that are outdated, unused and/or non-functioning be declared as surplus. Surplus items are to be removed from the Village's inventory and disposed of with the Village Board's authority by the Village Manager in the manner determined to be the most appropriate.

Recommendation
Approve

Type Ordinance

Budgeted

i. **2026 Zoning Map**

Board to consider an ordinance approving the revised Zoning Map dated March 10, 2026 as the official 2026 Zoning Map for the Village of Westmont.

Background of Subject Matter

State statute requires corporate authorities to publish a map showing existing zoning uses, division, restrictions, regulations, and classifications of the municipality for the preceding calendar year.

Type Ordinance

Budgeted

11. MISCELLANEOUS

12. EXECUTIVE SESSION

This Board may adjourn to closed session to discuss matters so permitted and may act upon such matters upon returning to open session.

13. 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
ADMINISTRATION
Village Clerk
31 West Quincy Street, Westmont, Illinois 60559

clerks@westmont.il.gov | 630-981-6210
westmont.illinois.gov | 630-981-6200

Clerk's Office
Village of Westmont

MINUTES OF THE BOARD MEETING HELD Thursday, March 5, 2026.

Mayor Nero called the meeting to order at 6:00 P.M.

WESTMONT VILLAGE BOARD MEETING ROLL CALL:

PRESENT:	Mayor Nero	P	Clerk A. Szymski	P
TRUSTEES:	Barker	P	Parrilli	P
	Guzzo	P	Plowman	P
	Liddle	P	Scales	P

STAFF:

Gunther (Village Manager)	P	**Parker** (Assistant Manager)	P	**Brainerd** (H.R. Director)	P
Hennerfeind (CDD Director)	P	**Mulhearn** (Deputy Liquor Commissioner)	A	**Liljeberg** (I.T.)	P
Chief Gruen (Police Department)	P	**D.C. Thompson** (Police Department)	P	**Altic** (Finance Director)	P
Chief Riley (Fire Dept.)	P	**D.C. Frank** (Fire Department)	A	**Mielcarski** (Gov't Services)	P
Richards (Deputy Village Clerk)	A	**McIntyre** (Communications)	P	**Ries** (Public Works Director)	P

ATTORNEY: **Zemenak** P **Lampariello** A

A QUORUM WAS PRESENT TO TRANSACT BUSINESS.

PRESS:
Bugle A

Westmont Chamber President: A

THOSE PRESENT RECITED THE PLEDGE OF ALLEGIANCE.
Mayor Nero welcomed everyone to the meeting.

OPEN FORUM:

VOTING KEY: **A**=ABSENT **AB**=ABSTAIN **N**=NO **W**=Withdrawn **P**=PRESENT **Y**=YES **R**=RECUSE

Note: *The items listed in these minutes are summaries only and are not meant to be a direct transcript of the Mayor's, Manager's, Clerk's and Trustees' comments. For actual quotes of the referenced items please refer to the Archival video copy of this meeting.*

VOTING SUMMARY

	1	2	3	4	5	6	7	8	9
TRUSTEE BARKER	Y	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE GUZZO	Y	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE LIDDLE	Y	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE PARRILLI	Y	Y	Y	Y	Y	Y	Y	Y	N
TRUSTEE PLOWMAN	Y	Y	Y	Y	Y	Y	Y	Y	Y
TRUSTEE SCALES	Y	Y	Y	Y	Y	Y	Y	Y	Y

	10	11
TRUSTEE BARKER	Y	Y
TRUSTEE GUZZO	Y	Y
TRUSTEE LIDDLE	Y	Y
TRUSTEE PARRILLI	Y	Y
TRUSTEE PLOWMAN	Y	Y
TRUSTEE SCALES	Y	Y

REPORTS

Mayor Nero

- **Strategic Plan -** The Village continues to move forward regarding its work on the Strategic Plan. Elected Officials and Department Heads will be meeting next week to discuss ideas and develop goals. Look for updates regarding this process to be reported soon.
- **State of The Village -** The presentation will take place May 20th at BAMtheatre.
- **Pizza Wars -** I want to thank the Westmont Jr. High for inviting us to their annual Pizza Wars Event - it was a lot of fun.
- **Local Business Update -** Congratulations to That Golf Place on their ribbon cutting event - they're already off to a great start and we wish them much success.
- **Westmont Jr. HIgh Wrestling Team-** We are so proud of our Wrestling Panthers Team at the Westmont Jr. High - They had a very successful season and they continue to have an excellent post-season. Congratulations to all the wrestlers and the entire team.

Village Clerk Szymski

- **General Primary Elections -** Westmont Library is an official voting location for

Dupage County. Early voting had begun. Check the website for details.

- **Village Hall Closures -** Village Hall will be closed April 3rd.

Trustee Guzzo

- **Fire Public Safety Committee -** 2026 dates: May 28th, July 23rd, and November 12th.
- **Recap Tonight's Meeting -** Service awards, CFO/EFO awards, Life saving awards, Employee of the year, Promotion to Lieutenant and EMS/MC to PBS billing.
- **New Facility Update -** The Village is now prepping for their move from the current Fire Department Headquarters to their temporary locations while demolition of the old facility is expected to take place this spring - Check the Village website for more information regarding the next steps for the new facility.

Trustee Scales

- **Community Development Committee -** 2026 dates: April 16th, July 9th, and September 17th.
- **Comprehensive Plan Update -** Staff has selected a consultant and is currently working on solidifying contracts. The process will be starting in the Spring.
- **Planning and Zoning Commission -** The next regular meeting for PZC will be held March 11th at 6:00pm and will include consideration of the new fire facility.
- **Call Julie 811 Before you Dig -** The Village posted its annual reminder to the public to call Julie 811 before you dig for any type of construction or maintenance project.

Trustee Parilli

- **Public Works Committee -** March 19th at 4:00pm.
- **UCMR 5 Water Sampling Complete -** UCMR 5 (unregulated contaminant monitoring rule 5) water sampling for 29 per and polyfluoroalkyl substances (PFAS) and lithium had been completed for the water supplied to the Village of Westmont residents and no detectable unregulated contaminants were found. Postcards were mailed to all water costumes and more information is available on the Westmont website.
- **River Sweep -** Volunteers are needed for this year's River Sweep April 18th. Residents are encouraged to sign up online by April 5th.

Trustee Plowman

- **Police Public Safety Committee -** May 14, 2026
- **E-Bike & E-Scooter Safety Program March 25th -** Sign up is open for this informative program held at the Police Department - 500 N Cass , March 25th at 6:30pm. The Village has also created a specific webpage featuring current information regarding E-Bikes & E-Scooters, visit westmont.illinois.gov/ebikes
- **Paper Sherd -** Mark your calendars, the first shred event of the year for the Special Olympics will be April 18,2026.
- **Drug Takeback Day -** April 25th at Mariano's and at 500 N Cass, from 10am - 2pm more information on the westmont website.

Trustee Liddle

- **Administration/ Finance Committee -** April 2nd at 4:30pm.
- **Petpawlooza Pet Of The Week Contest -** Everyone is invited to go to our website and sign up their pet for this weekly contest. Remember, the new Petpawlooza event will be at Veterans Memorial Park on May 16th. Details on the Village website - westmont.illinois.gov

- **Spring Windows Murals -** Businesses can now sign up for Spring Windows through westmontevents.com

Trustee Barker

- **EIC - Recap March 2nd Meeting:** 2 guest speakers, one from public works regarding lightening for Dark Skies - thanked Director Ries & crew for work on researching the possible lightening. The second guest was from Clarke Abatement giving information on the environmental abatement options for 2026.
- **Electronics Recycling & More Events -** Our next event is April 4th in the commuter lot in front of Village Hall. Details are posted on the Village website.
- **Dark Sky Grant Program -** Details for the 2026 Dark Sky Grant program have been released, please visit the website for details and to sign up.
- **Tree Seedling Giveaway -** Residents can sign up thru the Village website to receive up to three free tree seedlings on Arbor Day - April 24th.

PUBLIC HEARING

(1) CONSENT AGENDA (Omnibus Vote):

Village Assistant Manager Parker addressed the Board on this agenda item.

(A) VILLAGE BOARD MINUTES

Board Meeting Minutes

- Board to consider approving the minutes of theVillage Board Meeting held on **February 19, 2026.**

(B) FINANCE ORDINANCE

Finance Ordinance # 5	$1,980,611.44

(C) PURCHASE ORDERS:

Omega Sign & Lighting	$139,500.00

(D) TOTAL OF PURCHASE ORDER(S) AND FINANCE ORDINANCE(S): $2,120,111.44

(E) COMMUNITY EVENTS

2026 Race to the Flag Event

Board to consider an ordinance approving the following request for the 2026 Race to the Flag Event to be held on Sunday, May 24, 2026:

1. Community Events Permit
2. Street Closures
3. Live Amplified Sound Permit

Motion by **Trustee Liddle** to consider the consent agenda.
Seconded by **Trustee Scales** and the motion passed.

VOTE ON MOTION #1
Ayes: Barker, Guzzo, Liddle,Parrilli, Plowman, Scales
Nays: None

UNFINISHED BUSINESS - None

NEW BUSINESS

(2) VOLUNTARY ANNEXATION - 4105 N.LINCOLN STREET

Community Development Director Hennerfiend addressed the Village Board.

Motion by **Trustee Scales** to consider an ordinance approving a request from George Welson and Sandy Wong for voluntary annexation of 4105 North Lincoln Street, Westmont IL 60559.

Seconded by **Trustee Plowman** and the motion passed.

VOTE ON MOTION #2
Ayes: Barker, Guzzo, Liddle,Parrilli, Plowman, Scales
Nays: None
Absent: None

(3) SPECIAL USE PERMIT - TEE BOX 777 OAKMONT LANE, SUITE 50

Community Development Director Hennerfiend addressed the Village Board.

Motion by **Trustee Scales** to consider an ordinance approving a request from 21 Handicap LLC, d/b/a Tee Box (Petitioner), and Quail Ridge Executive Illinois Realty LP (Owner) for the property located at 777 Oakmont Lane, Suite 50, Westmont, IL 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 **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #3
Ayes: Barker, Guzzo, Liddle,Parrilli, Plowman, Scales
Nays: None
Absent: None

(4) ZONING MAP AMENDMENT - O/R TO M - 735 N. CASS AVENUE

Community Development Director Hennerfiend addressed the Village Board on this item.

Motion by **Trustee Scales** to consider an ordinance approving 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 **Trustee Liddle** and the motion passed.

VOTE ON MOTION #4
Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales
Nays: None
Absent: None

(5) 306 N. CASS AVENUE - FINAL PLAT
Attorney Zemenak addressed the Village Board on this item.

Motion by **Trustee Guzzo** to consider an ordinance approving 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 Final Plat of Subdivision to consolidate five (5) lots into one (1) lot.

Seconded by **Trustee Plowman** and the motion passed.

VOTE ON MOTION #5
Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales
Nays: None
Absent: None

(6) 2026 BOND ISSUANCE
Finance Director Altic addressed the Village Board on this item.

Motion by **Trustee Scales** to consider an ordinance authorizing the issuance of General Obligation (Alternate Revenue Source) bonds in an aggregate principal amount not to exceed $35,000,000.

Seconded by **Trustee Guzzo** and the motion passed.

VOTE ON MOTION #6
Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales
Nays: None
Absent: None

(7) CREATION OF A CLASS 26 LIQUOR LICENSE CLASSIFICATION
Deputy Liquor Commissioner Mulhearn addressed the Village Board on this item.

Motion by **Trustee Plowman** to consider an ordinance amending Chapter 10 of the Westmont Code of Ordinances to create a new Class 26 liquor license classification that would allow the

sale of alcoholic liquors by arts and crafts studios when classes are offered to the public.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #7
Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales
Nays: None
Absent: None

(8) AWARD OF BID PROPOSAL - WATER TREATMENT CONTROL AND PUMPING STATION DEMOLITION AND CHLORINATION SYSTEM REPLACEMENT
Public Works Director Ries addressed the Village Board on this item.

Motion by **Trustee Liddle** Board to consider an ordinance awarding the bid to Dahme Mechanical Industries, Inc. for the Water Treatment Control and Pumping Station Demo and Chlorination System Replacement project, and authorizing a construction contract consistent with the bid documents.

Seconded by **Trustee Parrilli** and the motion passed.

VOTE ON MOTION #8
Ayes: Barker, Guzzo, Liddle, Parrilli, Plowman, Scales
Nays: None
Absent: None

(9) AWARD OF BID PROPOSAL - BURLINGTON AVENUE REALIGNMENT
Public Works Director Ries addressed the Village Board on this item.

Motion by **Trustee Liddle** Board to consider an ordinance awarding the bid to A Lamp Concrete Contractors Inc. for the Burlington Avenue Realignment project, and authorizing a construction contract consistent with the bid documents.

Seconded by **Trustee Liddle** and the motion passed.

VOTE ON MOTION #9
Ayes: Barker, Guzzo, Liddle, Plowman, Scales
Nays: Parrili
Absent: None

(10) METRA PERMIT WAIVER
Community Development Director Hennerfiend addressed the Village Board on this item.

Motion by **Trustee Scales** Board to consider an ordinance granting a waiver of building and engineering permit fees and related fees to Metra for the Westmont Depot project.

Seconded by **Trustee Plownman** and the motion passed.

VOTE ON MOTION #10
Ayes: Barker, Guzzo, Liddle, Plowman, Scales
Nays: None
Absent: None

MISCELLANEOUS

-

(11) ADJOURNMENT - 7:45 pm
Motion by **Trustee Liddle** to adjourn the regular meeting.

Seconded by **Trustee Scales** and the motion passed.

VOTE ON MOTION #11
Ayes: Barker, Guzzo, Liddle, Plowman, Scales
Nays: None
Absent: None

MEETING ADJOURNED AT 7:45 P.M.

ATTEST: **APPROVED:**

_____ _____
Amanda Szymski, Village Clerk Steven T. Nero, Mayor

Dated this 19th day of March, 2026

Village of Westmont
VILLAGE BOARD

31 West Quincy Street, Westmont, Illinois 60559

villageboard@westmont.il.gov
westmont.illinois.gov | 630-981-6200

Village of Westmont
Strategic Plan Workshop
March 11, 2026
4:00 p.m.

1. **Call to Order at 4:00 p.m.**
2. **Roll Call by observation**

   PARTICIPANTS: Mayor Nero, Clerk Szymski, Trustee Liddle Trustee Guzzo, Trustee Parilli, Trustee Barker, Trustee Plowman, Trustee Scales, Village Manager Gunther, Assistant Village Manager Parker, Director Hennerfeind, Director McIntyre, Director Altic, Director Brainerd, Director Ries, Director Mielcarski, Deputy Clerk Richards, Fire Chief Riley, Police Chief Gruen, Director Liljeberg, Consultant Cory Plasch

   GUESTS: None
3. **Pledge of Allegiance**
4. **Open Forum -** None
5. **Unfinished Business: Strategic Plan** - Discussion of the WHY a strategic plan focuses the Village with plans & priorities, a vision statement & mission statement, in addition to opportunities and strategic priorities. Participants reviewed the resident, staff, and elected officials surveys and SWOT analysis responses. Dinner was served to the participants during the discussions and exercises.
6. **Adjourn -** Motion to adjourn at 7:50 p.m. Motion by Trustee Liddle seconded by Trustee Scales.

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VILLAGE BOARD

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Village of Westmont
Strategic Plan Workshop
March 12, 2026
4:00 p.m.

1. **Call to Order at 4:07 p.m.**
2. **Roll Call by observation**

   PARTICIPANTS: Mayor Nero, Clerk Szymski, Trustee Liddle Trustee Guzzo, Trustee Barker, Trustee Plowman, Trustee Scales, Village Manager Gunther, Assistant Village Manager Parker, Director Hennerfeind, Director McIntyre, Director Altic, Director Brainerd, Director Ries, Director Mielcarski, Deputy Clerk Richards, Fire Chief Riley, Police Chief Gruen, Director Liljeberg, Consultant Cory Plasch

   GUESTS: Steve Fleck and Tim Hoerman
3. **Pledge of Allegiance**
4. **Open Forum -** Guest did not participate in Open Forum, stated that they were only there to observe the proceedings.
5. **Unfinished Business: Strategic Plan** - Participants reviewed the list of strategic priorities and pulled together a short list by combining like priorities. Dinner was served to the participants during the discussions. Small group discussions and exercises were held on each priority to find an objective and target for each priority. This information will be reviewed and expanded upon by senior staff at a staff meeting in April.
6. **Adjourn -** Motion to adjourn at 7:40 p.m. Motion by Trustee Plowman seconded by Trustee Liddle.

VILLAGE OF WESTMONT
Board of Trustees Memorandum
March 19, 2026

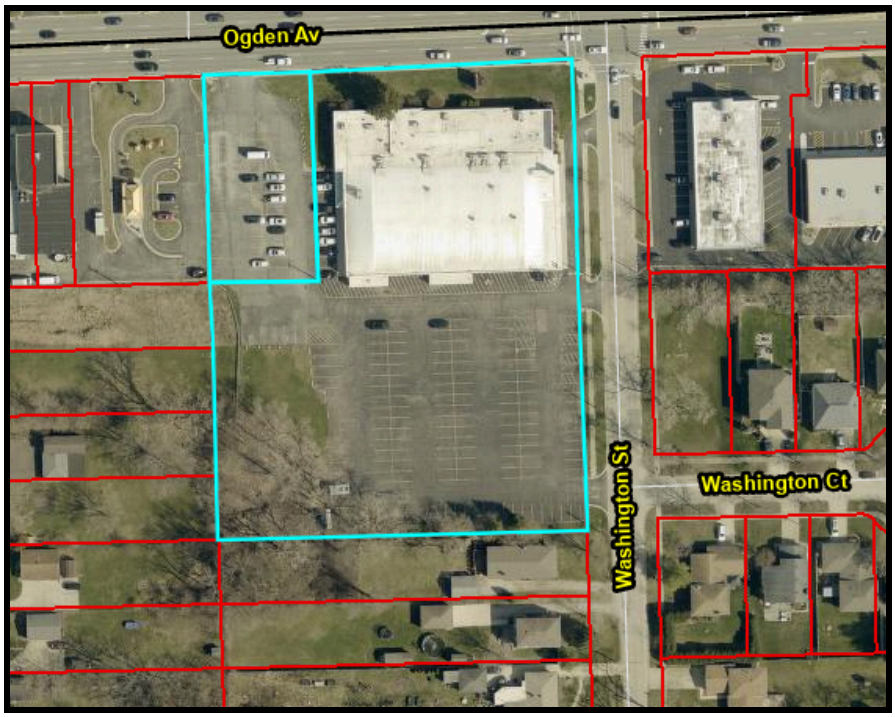
Item for Board of Trustees Consideration:
Board to consider an ordinance approving a request from Clovers Garden Center LLC, d/b/a Clovers Garden Center (Petitioner), and Suburbanite Bowl, Inc., and Downers Grove National Trust 76-28 (Owners), for the properties at 201 and 209 West Ogden Avenue, Westmont, 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.

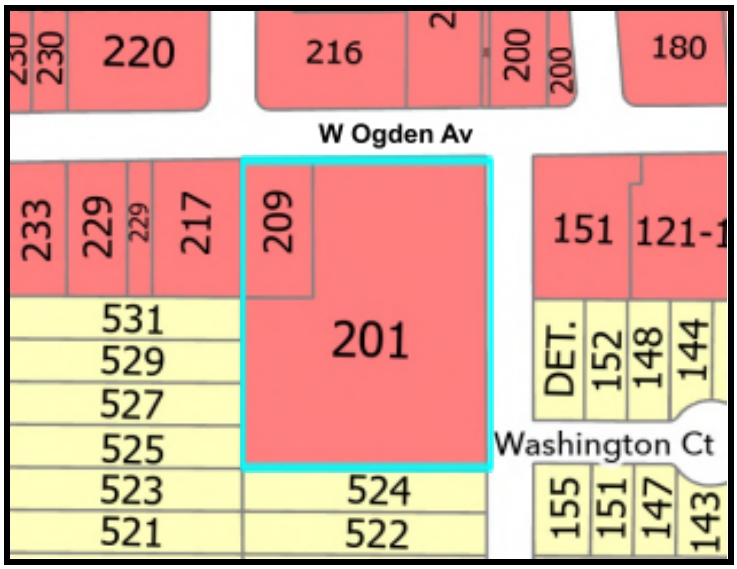
Planning & Zoning Commission Recommendation:
The Planning & Zoning Commission held a public hearing on this case during its regular meeting on March 11, 2026. The Commission voted unanimously to recommend approval of the petitioner's request, subject to the staff-recommended conditions detailed in Section III (C) of this Memo. No one from the public spoke.

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 retails 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

VI. DOCUMENTS ATTACHED:

1. Findings of Fact
2. Publication notice appearing in the February 19, 2026 La Grange Suburban Life.
3. 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

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF MARCH 11, 2026

PZC 005-2026: Clover's Garden Center, LLC regarding 201 W. Ogden Avenue and 209 W. Ogden Avenue, Westmont, Illinois.

Request for a special use permit to operate an outdoor retail sales business (seasonal outdoor garden center) in the B-2 General Business District.

CRITERIA NO. 1: That the proposed use or activity is expressly authorized in this zoning ordinance as a special use.

FINDINGS OF FACT: Article VI, Table VI-1 "Table of Allowed Uses" of the Zoning Ordinance specifically lists an outdoor retail sales business as a use that is allowed in the B-2 General Business District pursuant to a special use permit. Section 6.04(O)(2)(b) defines outdoor retail sales uses, and this subsection lists "garden centers" as a type of outdoor retail sales use.

CRITERIA NO. 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.

FINDINGS OF FACT: The Petitioner has successfully operated its seasonal outdoor garden center in the parking lot of 209 W. Ogden Avenue since 1999 pursuant to an approved special use permit, which was amended and/or extended by the Village Board of Trustees on multiple occasions. This garden center serves the gardening and planting needs of both Westmont residents and residents of the surrounding area. Petitioner proposes to expand its garden center, and this expanded garden center is desirable at this location as it is the only garden center located in Westmont. This garden center contributes to the general welfare of the community by offering perennial plants, flowers, vegetable plants, seeds, and related gardening items and décor for sale, and these products promote a greener and healthier community.

CRITERIA NO. 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.

FINDINGS OF FACT: Petitioner's business has operated for decades at this location without adversely impacting the health, safety, or general welfare of people living and working in the vicinity and without adversely impacting property values or improvements in the area. Petitioner's expanded operations will be fenced and secure and will enable Petitioner to more adequately handle on-line and delivery orders and will improve Petitioner's organization and workflow. The properties will still contain sufficient off-street parking and drive aisles, and the expanded operations are not expected to generate adverse traffic, noise, light, odor, or other

adverse impacts to nearby properties.

CRITERIA NO. 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.

FINDINGS OF FACT: Surrounding properties are fully developed. The granting of this special use permit to allow Petitioner to expand its operations will not impact the ability of surrounding properties to redevelop.

CRITERIA NO. 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.

FINDINGS OF FACT: The properties used by Petitioner will contain an excess of off-street parking spaces, and sufficient drive aisles will be maintained for traffic circulation and emergency vehicle access. The 2 areas of Petitioner's garden center will be fenced and served by existing electrical and water facilities. The properties contain sufficient means for ingress and egress of vehicles, and the properties are accessible to pedestrians by an existing system of public sidewalks. No new infrastructure facilities or utilities are required for this use, and this use will not strain public services.

CRITERIA NO. 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.

FINDINGS OF FACT: This proposed garden center at this location on the properties complies with all other requirements of the Zoning Ordinance, and no other zoning approvals are required.

Certificate of the Publisher

Westmont Suburban Life

Description:PZC 201-209 W OGDEN AVE
2305707

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

Laura Shaw, Publisher

Account Number 10074602 Amount $114.78

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 a 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 (temporary outdoor garden center) in the B-2 General Business District.

PIN: 09-04-401-015; 09-04-401-035

More Common Location: 201 and 209 West Ogden Avenue, Westmont, Illinois, 60559

Village Code(s) Applicable: Chapter 95, Sections 6.01; 14.04

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) 2305707

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

Petitioner

Petitioner Name:	Jim Kuehnle	**Property Owner Name:**	Suburbanite Bowl, Inc
Petitioner Address:	[redacted]	**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): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				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 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. 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 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.			

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

2-6-26

Print Name of Property Owner

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

Signature of Property Owner and Date

Linda Herbeck
Secretary / Treasurer
Suburbanite Bowl, Inc

2-6-26

PZ-8

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 Trustees[1]:

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.

CLOVER'S
GARDEN CENTER

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,

Jim Kuehnle
Clovers Garden Center
[redacted]

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

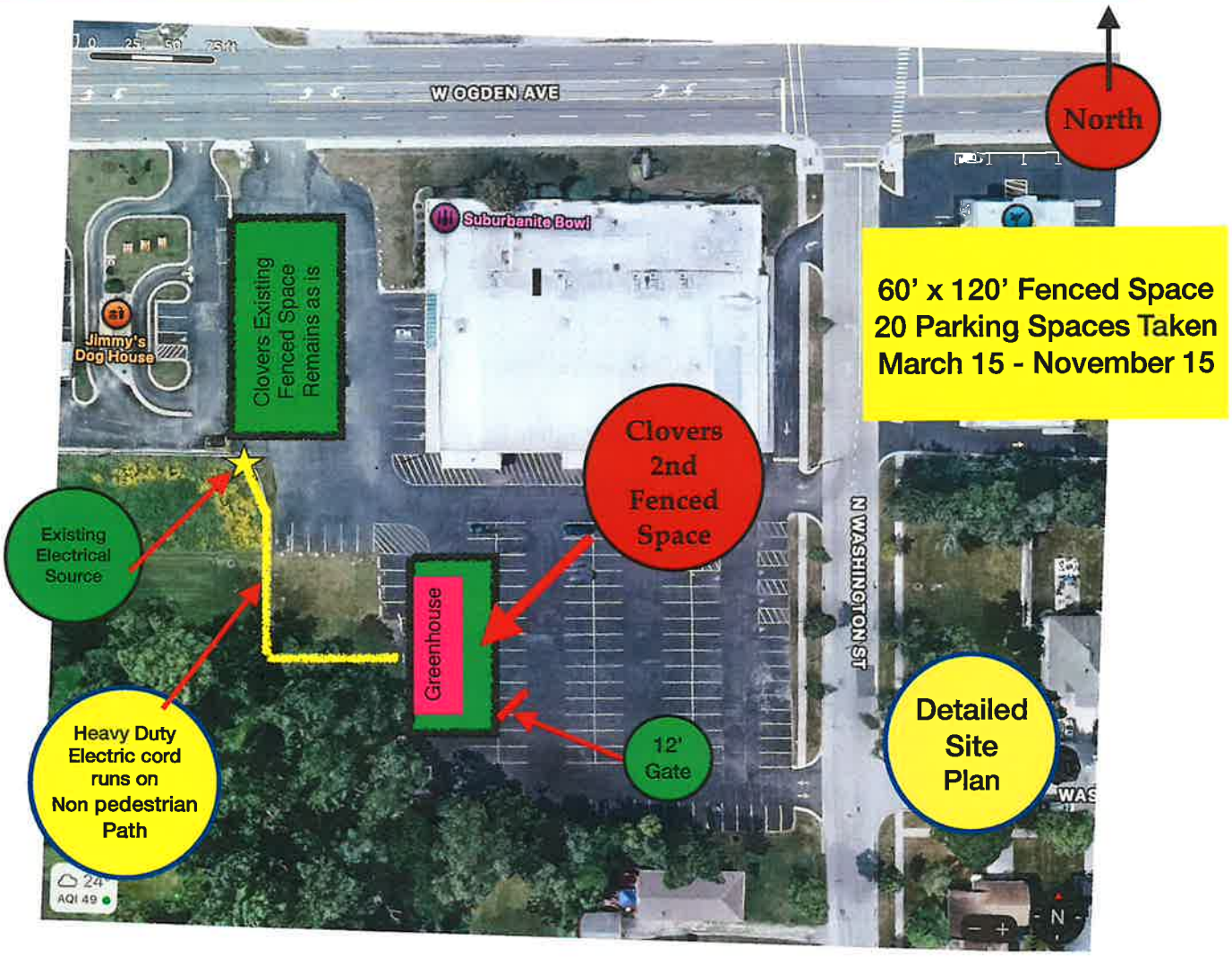
Contact Information
Jim Kuehnle
Clovers Garden Center LLC
[redacted]

Clovers Garden Center - With New Second Space





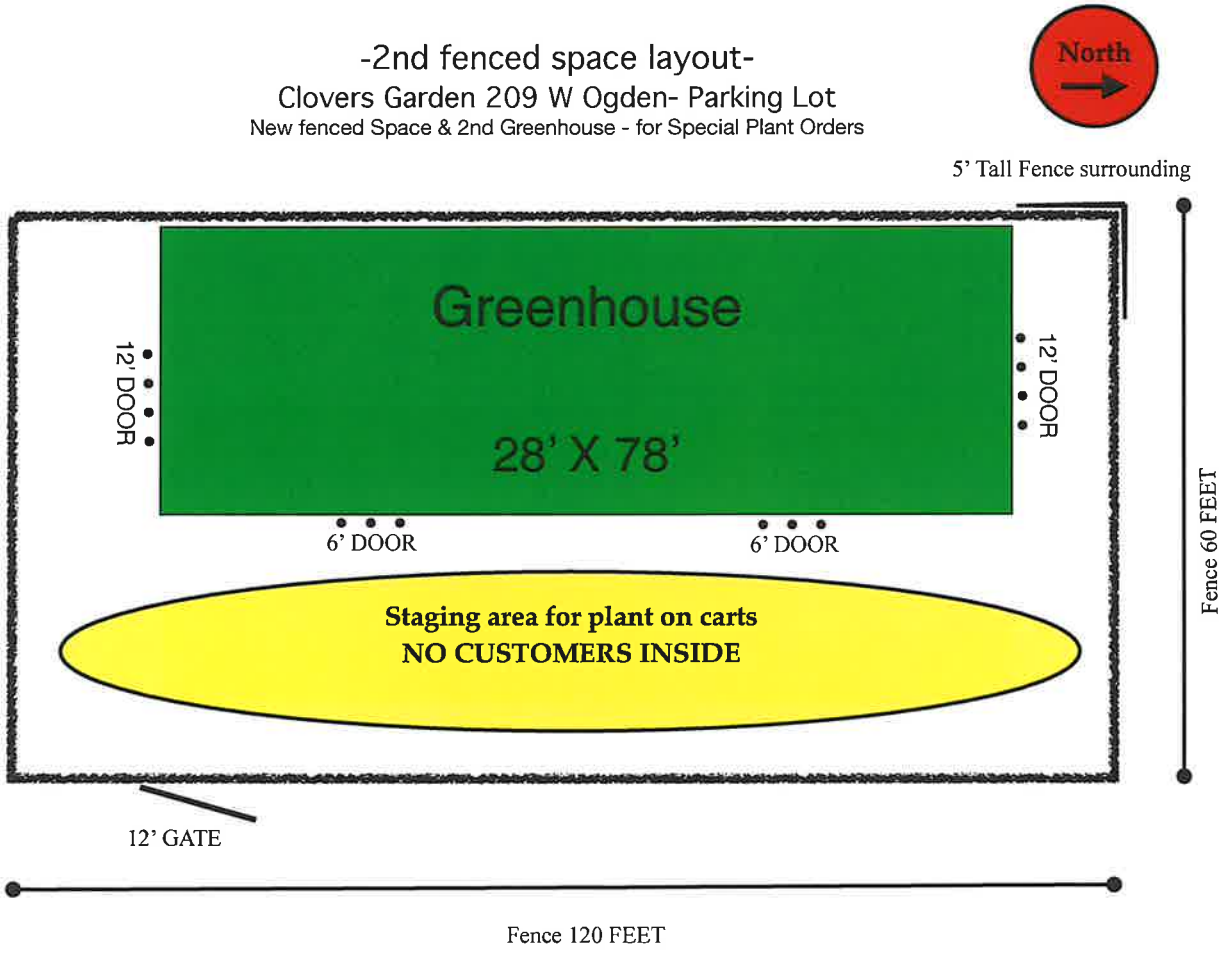
Clovers Garden Center - With New Second Space



-2nd fenced space layout-

Clovers Garden 209 W Ogden- Parking Lot

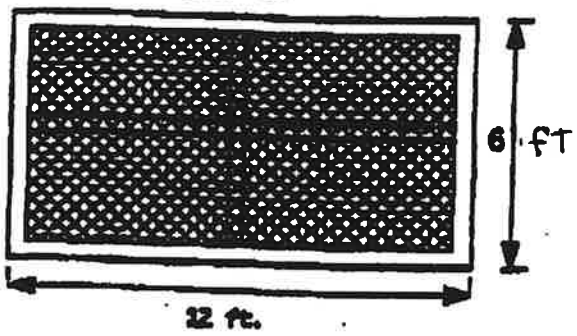
New fenced Space & 2nd Greenhouse - for Special Plant Orders



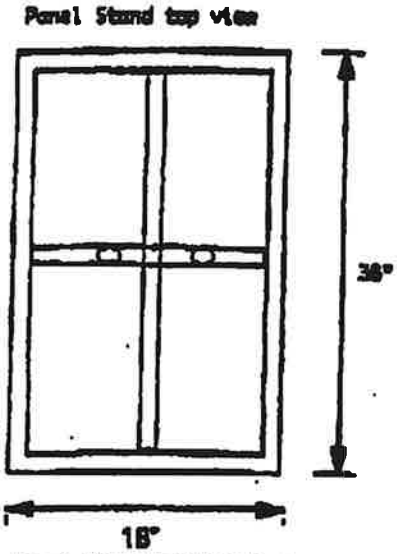
CLOVER'S GARDEN CENTER

FENCE DIAGRAM

Panels



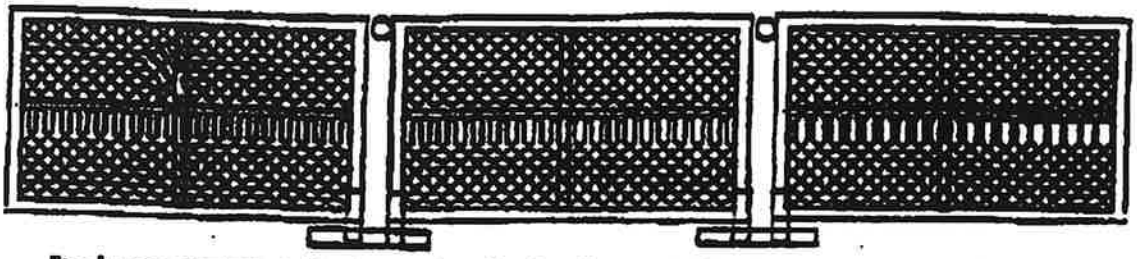
Panels are 6 feet. high by 12 ft. long, made of 1.375" Pipe and fabricated with 11.5 gauge Chain Link.



Panel Stand is 1 3/8" pipe With 6" or 1 ft. uprights.



Panels are secured at the top by 1 3/8" Panel clamps



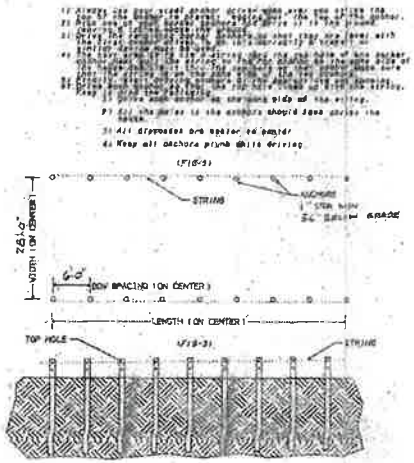
Panels are secured at the bottom by slipping them over the uprights on the stands

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.

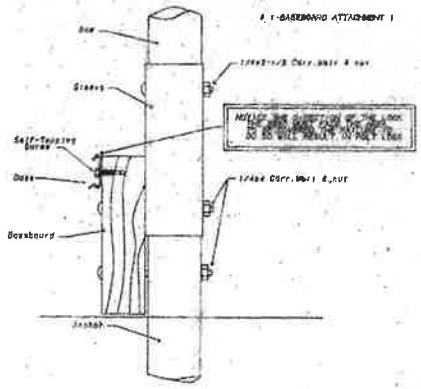
(C) FOUNDATION ANCHOR INSTALLATION

NOTE: IF your house is wood, anchor plates to top of ground anchors should proceed in the axial section.

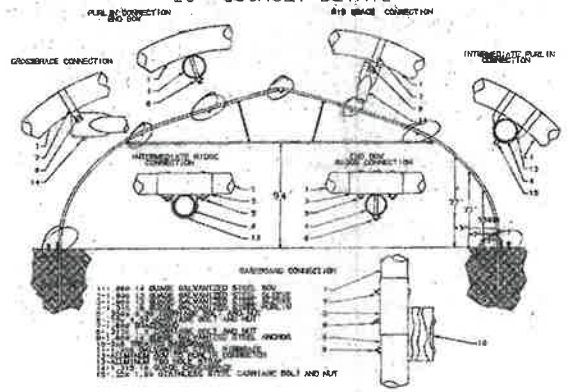
NOTE: IF your soil is extremely soft or loose, you may be required to use larger anchors or concrete. Consult your local building authority.

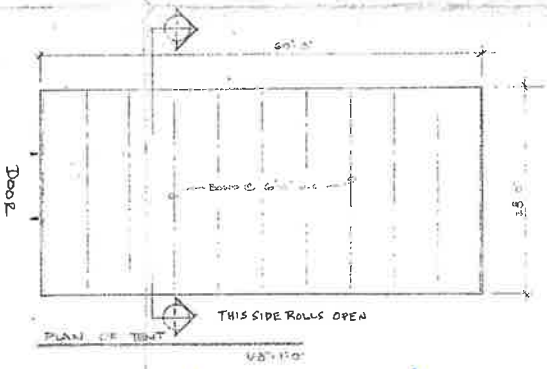


SURELOCK BASE :



28' QUONSET DETAIL





THIS greenhouse not 78' long

PROJECT DESCRIPTION

ENTIRE 28'x60' UNATTACHED QUONSET GREENHOUSE WITH ACRYLIC PANELS AND TENT USE IN BRACING SYSTEM

CLOVER'S GARDEN CENTER

GREENHOUSE FLAME STATS

ASTM E 84

Standard Test Method for Surface Burning Characteristics of Building Materials[1]

NFPA Classification[2]	UBC Classification[3]	Flame Spread Index	Smoke Develpd ped Index
A	I	0-25	≤ 450
B	II	26-75	≤ 450
C	III	76-200	≤ 450

ASTM E84 TEST SSUMMARY OF RESULTS		31 November 94
Klerk's Plastic Products Manufacturing Inc. Project# 15303/976423-65	FLAME SPREAD INDEX*	SMOKE DEVELOPED INDEX*
K-3 GRNHSE FILM 6§ mil. LDPE W/EVA COPOLY RESIN	10	45
K-IR GRNHSE FILM4 6mil. LDPE W/EVA COPOLY RESIN	10	80
KOOL-LITE GRNHSE FILM 6 mil. LDPE W/EVA CCOPOLY RESIN	15	85
K-WHITE GRNHSE I FILM 6 mil. LDPE W/EVA COOPOLY RESIN & TITANIUM4 DIOXIDE (WHITE PIGMENT)	5	80
[illegible]	[illegible]	

Conrad G. Hernandez
Fire Test Engineer

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

1. ASTM E 84-00, Standard Test Method for Surface Burning Characteristics of Building Materials.
   1.2 The use of supporting material on the underside of the test specimen may affect the flame spread index from that which might be obtained if the specimen could be tested without such support, and the test results do not necessarily relate to materials determined by testing thermal without suitable support.
   1.4 This test method may not be appropriate for obtaining appropriate surface burning behavior of some cellular plastic materials.
   1.5 Testing of materials that melt, drip, or delaminate to such a degree that the continuity of the flame front is destroy, all results in low flame spread indices that do not correlate directly to indices obtained by testing materials that remain in place
2. National Fire Protection Association, NFPA Stds. 101®, "Life Safety Code®" 1994, 6-5.3.2
3. Uniform Building Code™ 1994, Volume 1, Ch.Chapter 8 Interior Finishes.

WARRANTY DEED (Statutory Corp. to Corp.) (ILLINOIS)
GEO E COLE & CO CHICAGO LEGAL BLANKS No. 801
Approved by { The Chicago Real Estate Board / The Chicago Title and Trust Co.

BOOK 879 PAGE 208

35-4
209 gw
249638

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

[redacted]

MAY 13 1957 11 -1 22 PM

[redacted]
RECORDER

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 [redacted] President.

Attest: [redacted] Secretary.

STATE OF Illinois
COUNTY OF DuPage } ss.

BOOK 879 PAGE 209

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

~~corporation~~ and Evelyn Rasch ~~Messer~~ Maser 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

RECEIVED LJR DU PAGE COUNTY, ILL.

Warranty Deed
Corporation to Corporation

TO

ADDRESS OF PROPERTY:

842083

MAIL TO: Thomas J. Wagner 11 So. Lazarus Ave. Elmhurst, Ill.

CHARGE DUPAGE CO. DIVISION

35
145 278-670 CO

BOOK 962 PAGE 152

This Indenture, Made this third day of March 19 59 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 19 53 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

JUL 28 1959 -2 35 PM

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.

DU PAGE TRUST COMPANY,
as Trustee, as aforesaid.

By _____
Vice-President

Attest _____
Secretary

BOOK 962 PAGE 153

STATE OF ILLINOIS,
COUNTY OF DU PAGE, 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 DU PAGE TRUST COMPANY, and
Lee G. Gill,
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
Glen Ellyn, Illinois

CHARGE DUPAGE CO. DIVISION

PLAT OF SURVEY

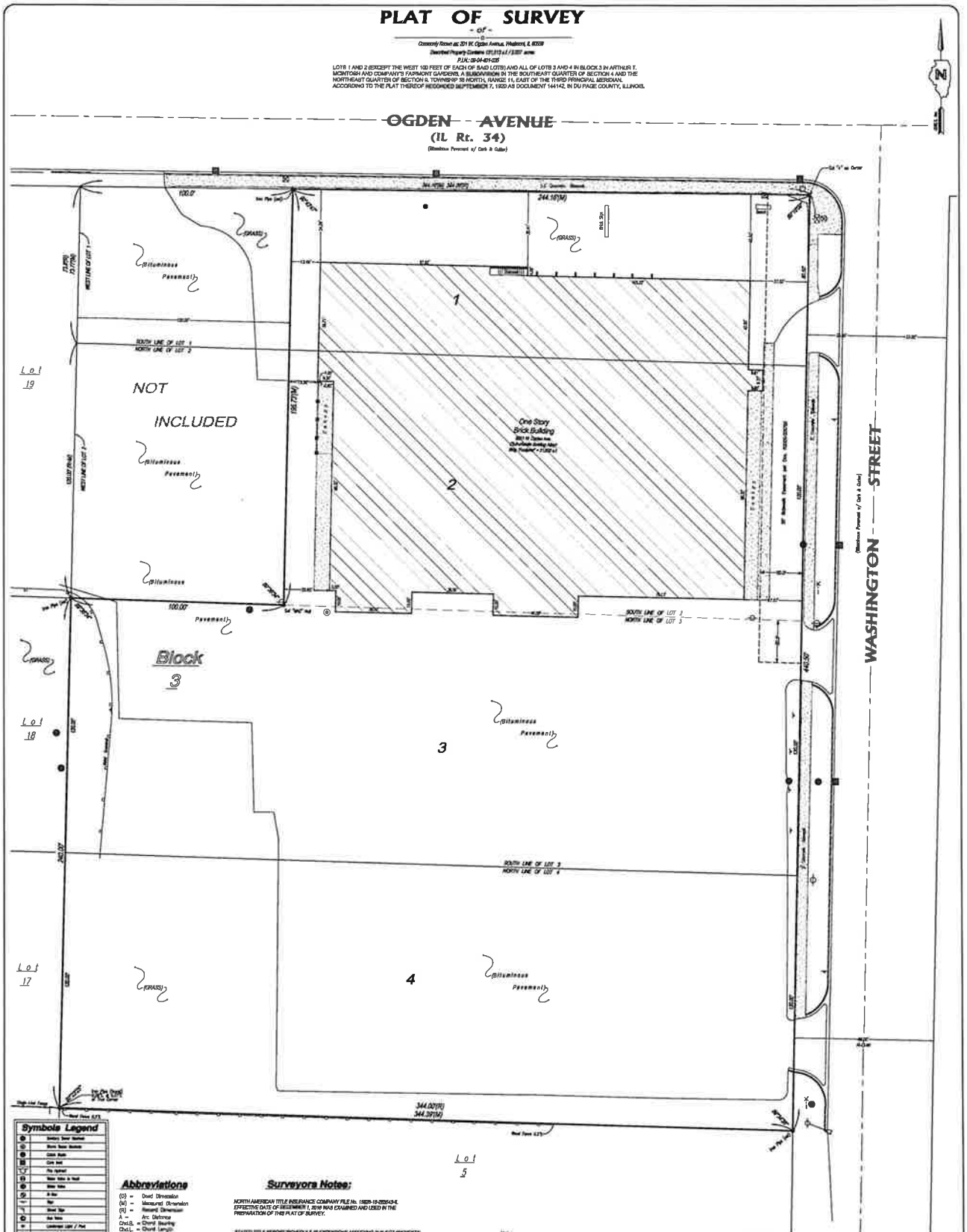
- of -

Commonly Known as: 201 W. Ogden Avenue, Westmont, IL 60559

Described Property Contains: 121,513 s.f. / 2.789 acres

P.I.N.: 09-04-401-035

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, 1923 AS DOCUMENT 144142, IN DU PAGE COUNTY, ILLINOIS.



Symbols Legend

Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
A = Arc Distance
Chd.B. = Chord Bearing
Chd.L. = Chord Length
Conc. = Concrete
E. = East
G/F = Garage Floor
O.H. = Overhang
N. = North
R. = Radius
S. = South
S.F. = Square Feet
T/F = Top of Foundation
T/C = Top of Curb
W. = West

Surveyors Notes:

NORTH AMERICAN TITLE INSURANCE COMPANY FILE No. 1608-16-6264-KE, EFFECTIVE DATE OF DECEMBER 1, 2016 WAS EXAMINED AND USED IN THE PREPARATION OF THIS PLAT OF SURVEY.

STATED TITLE REPORT "SCHEDULE B" EXCEPTIONS AFFECTING SUBJECT PROPERTY:

6. The subject property falls within the Downers Grove Sanitary District and is subject to annual charges for said District.
Ordinance recorded as Document No. R75-43758

10. Grant of Easement for Sidewalk in favor of the Village of Westmont, Illinois recorded February 22, 2000 as Document No. R2000-035783, and the terms and provisions therein contained, affecting the East 20 feet of Lot 1 and Lot 2 together with the East 20 feet of the North 20 feet of Lot 3.

20. Assignment of Easements and Property Interests recorded March 17, 2010 as Document No. R2010-035807 made by and between the Grantor, the Westmont Surface Water Protection District No. 1, and the Grantee, the County of DuPage, Illinois, and the terms and provisions therein contained.

21. Assignment of Easements and Property Interests recorded August 22, 2012 as Document No. R2012-112308 made by and between the Grantor, the County of DuPage, Illinois, and the Grantee, the Village of Westmont, and the terms and provisions therein contained.

22. Ordinance Providing for an Installation of a Water Main Extension on Washington Street, a copy of which was recorded September 9, 1970 as Document No. R70-32251, and the terms and provisions therein contained.

Note:
THE LOCATION, IDENTIFICATION AND/OR EXISTENCE OF PUBLIC OR PRIVATE UTILITY FACILITIES AND/OR OTHER UNDERGROUND STRUCTURES, AS SHOWN ON THIS DRAWING, IS BASED ON THE ACTUAL LOCATION AND INSPECTION OF PHYSICAL EVIDENCE OF SAID UTILITIES OR STRUCTURES THAT EXIST AT OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF SURVEY AND UPON INSPECTION OF BOTH PUBLIC RECORDS AND PRIVATE INFORMATION OF WHICH WE HAVE KNOWLEDGE. THE INFORMATION SHOWN HEREON IS COMPLETE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF; HOWEVER, THE SURVEYOR DISCLAIMS ANY LIABILITY WITH REGARD TO SUCH INFORMATION, OTHER THAN THAT WHICH IS PHYSICALLY EVIDENT AT THE TIME OF SURVEY. THE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

GRAPHIC SCALE

State of Illinois } S.S.
County of Will }

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. I, SEAN T. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY.

Given under my hand and seal at Plainfield, Illinois, this 23rd day of January A.D. 2017.

Sean T. Krisch
Illinois Professional Land Surveyor No. 35-3082
My License Expires November 30, 2018.

Refer to deed or guarantee policy for building line restrictions and easements not shown on plat of survey.
Compare description and points before building and report any apparent difference to the surveyor at once.
This survey and plat of survey are void without our embossed surveyor seal shown hereon.
No dimensions are to be assumed by scaling.

PROJECT	17-001
CAD NAME	17-001_P1.dwg
SCALE	1" = 20'
SHEET	1 of 1
DRAWN BY	STK

PROJECT:
PLAT OF SURVEY
201 W. OGDEN AVENUE
WESTMONT, IL 60559

PREPARED FOR:
SUBURBANITE BOWL
P.O. BOX 562
LEMONT, IL 60439

No.	Date	Revision Description	By:
1.)	01.25.17	Misc. Typo's / Add Utility Note	STK

KRISCH LAND SURVEYING LLC
P.O. Box 929 PLAINFIELD, IL 60544-0929
PHONE (630) 627-5588 / FAX (630) 627-5594
www.krischlandsurveying.com
IL PROFESSIONAL DESIGN FIRM LICENSE No. 184.005886

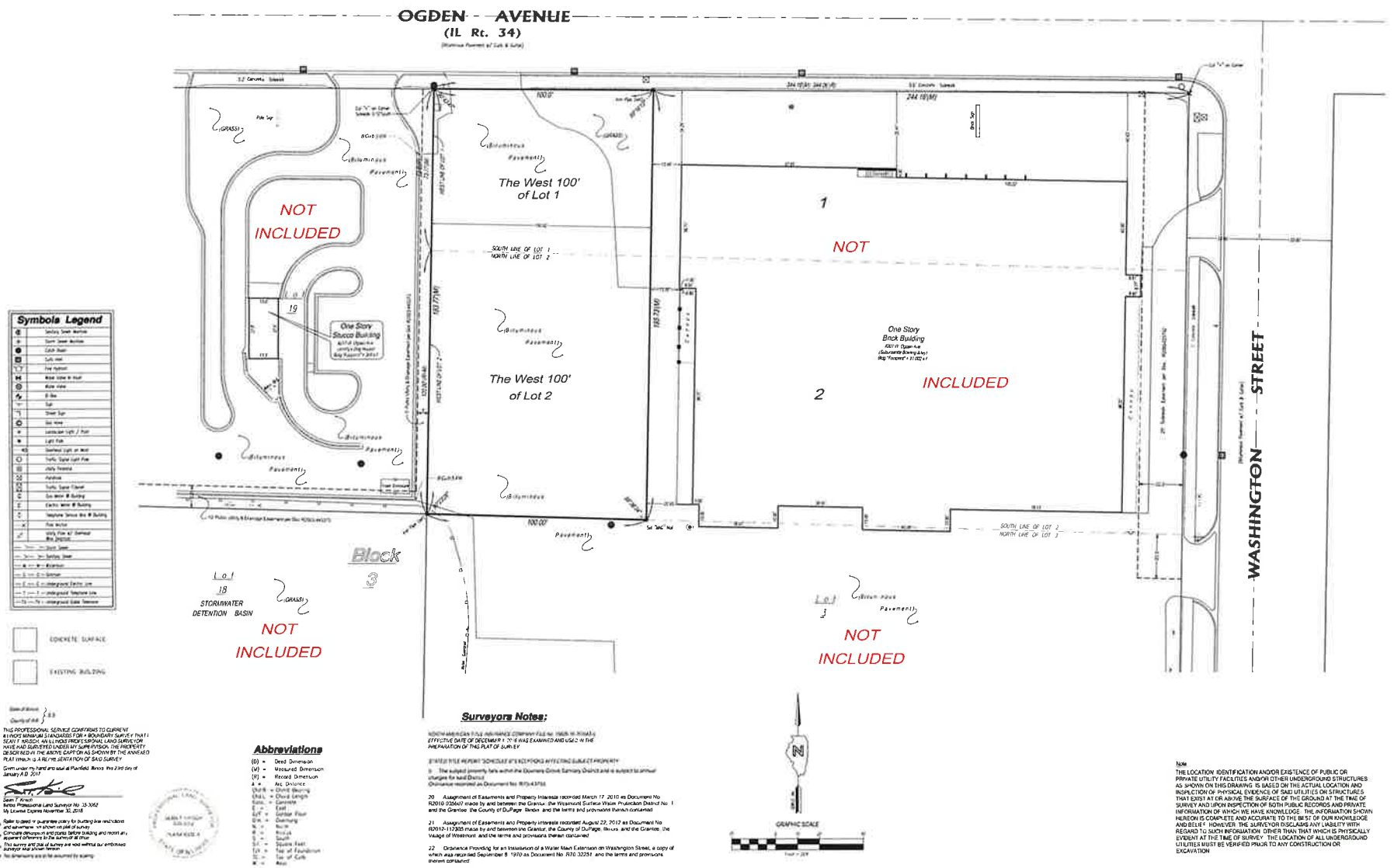
COPYRIGHT © 2017
ALL RIGHTS RESERVED

PLAT OF SURVEY

- of -

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

Containing Known as 209 E Ogden Ave, Westmont, IL 60559
Deeded Property Contains 19,451± / 0.447± acres
P.I.N. 0904407019



Symbols Legend

S	Sanitary Sewer Manhole
D	Storm Sewer Manhole
C	Catch Basin
I	Curb Inlet
H	Fire Hydrant
W	Water Valve in Vault
V	Water Valve
B	B-Box
G	Gas Valve
T	Street Sign
O	Gas Meter
☀	Landscape Light / Post
●	Light Pole
⇐	Overhead Light on Wood
○	Traffic Signal Light Pole
▤	Utility Pedestal
⊠	Handhole
⊡	Traffic Signal Cabinet
E	Gas Meter @ Building
⊞	Electric Meter @ Building
C	Telephone Service Box @ Building
⊗	Flow Marker
⊕	Utility Pole w/ Overhead Wire Service
— S —	Storm Sewer
— S —	Sanitary Sewer
— W —	Watermain
— G —	Gasmain
— E —	Underground Electric Line
— T —	Underground Telephone Line
— TV —	Underground Cable Television

CONCRETE SURFACE

EXISTING BUILDING

State of Illinois }
County of DuPage } ss

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY I, THAT I, SEAN T. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE HAD SURVEYED UNDER MY SUPERVISION, THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY

Given under my hand and seal at Plainfield, Illinois this 23rd day of January A.D. 2017

Sean T. Krisch
Illinois Professional Land Surveyor No. 35-3062
My License Expires November 30, 2018

- Refer to deed or guarantee policy for building line restrictions and easements not shown on plat of survey
- Consult ordinances and plans before building and report any apparent conflictions to the surveyor at once
- This survey and plat of survey are void without our embossed surveyor seal shown hereon
- No dimensions are to be assumed by scaling

Abbreviations

(D) = Deed Dimension
(M) = Measured Dimension
(R) = Record Dimension
A.C. = Asphalt Concrete
Ch.El. = Chord Length
Conc. = Concrete
E.P. = Edge of Pavement
Gut. = Gutter Flow Line
Dwlg. = Dwelling
N. = North
Rad. = Radius
S. = South
Sq. Ft. = Square Feet
T/F = Top of Foundation
T/C = Top of Curb
W. = West

Surveyors Notes:

NORTH AMERICAN TITLE INSURANCE COMPANY FILE No. 1606-W-103613
EFFECTIVE DATE OF DECEMBER 7, 2016 WAS EXAMINED AND USED IN THE PREPARATION OF THIS PLAT OF SURVEY

SPECIAL TITLE REPORT SCHEDULE B-II EXCEPTIONS AFFECTING SUBJECT PROPERTY

5 The subject property falls within the Downers Grove Sanitary District and is subject to annual charges for said District
Ordinance recorded as Document No. R70-43756

20 Assignment of Easements and Property Interests recorded March 17, 2010 as Document No. R2010-032607 made by and between the Grantor, the Wisemont Surface Water Protection District No. 1 and the Grantee, the County of DuPage, Illinois, and the terms and provisions therein contained

21 Assignment of Easements and Property Interests recorded August 22, 2012 as Document No. R2012-112305 made by and between the Grantor, the County of DuPage, Illinois, and the Grantee, the Village of Westmont and the terms and provisions therein contained

22 Ordinance Providing for an Installment of a Water Main Extension on Washington Street, a copy of which was recorded September 8, 1970 as Document No. R70-32251, and the terms and provisions therein contained

GRAPHIC SCALE
1" = 20'

Note
THE LOCATION, IDENTIFICATION AND/OR EXISTENCE OF PUBLIC OR PRIVATE UTILITY FACILITIES AND/OR OTHER UNDERGROUND STRUCTURES AS SHOWN ON THIS DRAWING IS BASED ON THE ACTUAL LOCATION AND INSPECTION OF PHYSICAL EVIDENCE OF SAID UTILITIES OR STRUCTURES THAT EXIST AT OR ABOVE THE SURFACE OF THE GROUND AT THE TIME OF SURVEY AND UPON INSPECTION OF BOTH PUBLIC RECORDS AND PRIVATE INFORMATION OF WHICH WE HAVE KNOWLEDGE. THE INFORMATION SHOWN HEREON IS COMPLETE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE AND BELIEF, HOWEVER THE SURVEYOR DISCLAIMS ANY LIABILITY WITH REGARD TO SUCH INFORMATION. OTHER THAN THAT WHICH IS PHYSICALLY EVIDENT AT THE TIME OF SURVEY. THE LOCATION OF ALL UNDERGROUND UTILITIES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION OR EXCAVATION

KRISCH LAND SURVEYING LLC
P.O. Box 925 PLAINFIELD, IL 60544-0959
PHONE: (630) 904-0228 FAX: (630) 577-1084
e-mail: krisch@krischsurveying.com
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No.	Date	Revision Description	By
1.1	01.25.17	Misc. Typos / Add Utility Note	STK

PREPARED FOR:
DOWNERS GROVE NATIONAL BANK
TRUST 76-2B
P.O. BOX 562
LEMONT, IL 60439

PROJECT
PLAT OF SURVEY
209 W. OGDEN AVENUE
WESTMONT, IL 60559

PROJECT NO. 17-001
CAD NAME 17-001_PT.dwg
SCALE 1" = 20'
SHEET 1 OF 1
DRAWN BY STK

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF MARCH 11, 2026

PZC 004-2026: Village of Westmont regarding 6015 S. Cass Avenue, 6101 S. Cass Avenue, and 1000 Beninford Lane, Westmont, Illinois

Request for a variance to the maximum size, fuel type, and location of an emergency generator that will serve the new proposed Westmont Fire Department headquarters.

(1) Particular 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 a practical difficulty.

FINDINGS: The Fire Department requires a generator of sufficient capacity to supply power to the Fire Station during emergencies. In order to meet the critical operations power systems requirements of the National Electric Code, which is the applicable standard for this generator, the generator must supply power for at least a 72 hour period. The Fire Department can only meet this standard by using a diesel generator of this size. In working with the architect for this project, the proposed location of this generator is the only feasible location given other site requirements. If the Fire Department were required to strictly comply with Zoning Ordinance requirements for generators, it would not have sufficient power for its facility in the event of an emergency, and it would not be able to provide critical life-safety services to the residents of Westmont.

(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; exceptional topographical features; 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.

FINDINGS: Based on the building size and location, the oversized drive aisles for emergency vehicles, the off-street parking requirements, and other needed improvements, this is the only location for the proposed generator that makes practical sense. The use of this property as a fire station providing critical life-safety services to the public makes this property unique. The property has been the site of a fire station, with a generator, for more than 30 years.

(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.

FINDINGS: The property has been the site of a fire station, with a generator, for more than 30 years without issue. The Applicant is proposing to continue this use at this location with a new Fire Station that is necessary to provide critical life-safety services to the public. The need for a generator of this size and with this fuel type is necessary to comply with applicable codes and in order to sufficiently power the Fire Station in the event of an emergency. The need for this generator is not self-created.

(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.

FINDINGS: All fire stations must have a generator of sufficient size and with a sufficient fuel type for emergency power, and the Applicant's requests in this regard are not unique compared to other fire stations throughout the State.

(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.

FINDINGS: This Fire Station is unique compared to other uses and properties in that its purpose is to provide critical life-safety services to Westmont residents and the surrounding area. The Applicant is not seeking a special privilege but instead is ensuring that it has the ability to render these critical services in the event of an emergency.

(6) Zoning Ordinance and 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 this zoning ordinance.

FINDINGS: The underlying public use of this property as a Fire Station is consistent with the proposed rezoning of the property for a Public/Semi-Public use. A generator of this size and type is a necessary accessory use. A fire station with a generator has operated from this property for over 30 years. This public service use of the property is consistent with the purposes of the Zoning Ordinance.

(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:

(a) 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;
(b) Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity;
(c) Would unduly increase the danger of flooding or fire;
(d) Would unduly tax public utilities and facilities in the area; or
(e) Would endanger the public health or safety.

FINDINGS: This public safety facility will not be detrimental to the public welfare or impair the enjoyment, use, development, or value of surrounding properties. This use will enhance the public welfare and safety. A generator of this size and fuel type, and at this location, will ensure that the Fire Department can provide critical life-safety services to the public in the event of an emergency. This generator with the proposed screening will not impair light or air to surrounding properties, will not increase the risk of flooding or fire, will not unduly tax or impact public utilities and facilities in the area, and will promote, not endanger, the public health and safety. The generator will be fully screened, and the noise level of this generator is not expected to exceed 70 decibels.

(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 remedied to a degree sufficient to permit a reasonable use of the subject property.

FINDINGS: Emergency standby power/critical operations powers systems is a requirement for a facility such as the Fire Station. A smaller generator with a different fuel type would not meet the required standards for this emergency generator, and there is no other feasible location on the property for this generator.

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

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 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.

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

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): ***Pictures or screenshots of the legal description, or writing it by hand will NOT be accepted.***				Legal descriptions for the four parcels have been attached to this application.			

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**

1-21-26

Signature of **Petitioner** and Date

PETITIONER SIGNATURE:

Steven Riley

Print Name of **Petitioner**

1-21-26

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	 02-09-2026
Print Name of **Property Owner**	Signature of **Property Owner** and Date

Village of Westmont
COMMUNITY DEVELOPMENT

31 West Quincy Street, Westmont, Illinois 60559

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

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

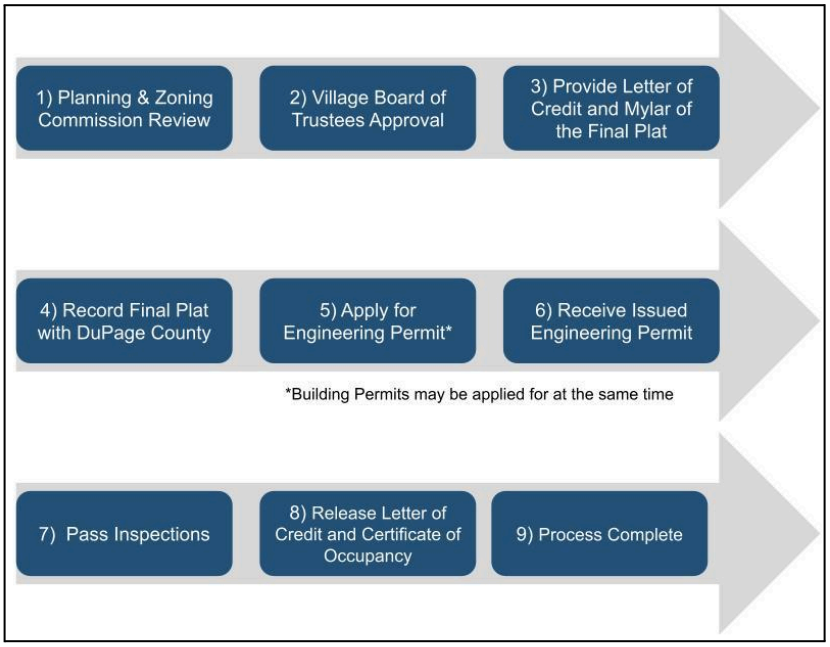
Subdivisions are most commonly one of the following:

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

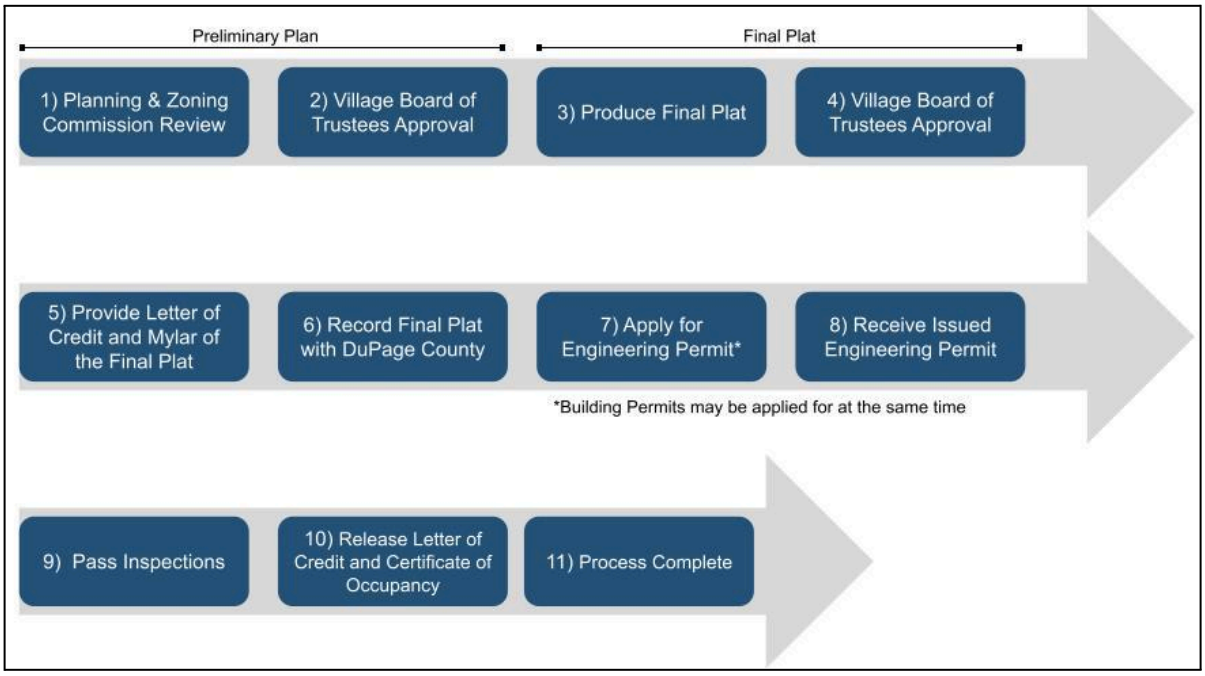
NOTE: All subdivisions shall comply with the provisions of the Village's Land Development Code where applicable, with the exception of recording of a final plat when such recording is specifically exempted under the Plat Act (765 ILCS 205/0.01 et seq.), which is amended from time to time.

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

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

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
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westmont.illinois.gov | 630-981-6200

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

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

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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 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.

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

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SITE DIMENSIONAL AND PAVING NOTES

1. ALL PROPOSED CURB AND CUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FACE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS, GRADING, PARKING, AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST AND CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION. IN CASE OF DISCREPANCIES BETWEEN ARCHITECTURAL PLANS AND CIVIL PLANS, NOTIFY BOTH ARCHITECT AND ENGINEER.
4. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
5. REBAR / TIEBARS SHALL BE USED IN ALL LOCATIONS WHERE CONCRETE ABUTS OTHER CONCRETE FEATURES (ie. SIDEWALK ADJACENT TO FOUNDATION WALL, PAVEMENT, AND SIDEWALK ADJACENT TO CURB & GUTTER). TIEBAR SIZE AND SPACING SHALL BE PER IDOT SPECIFICATIONS.
6. CONTRACTOR SHALL CONSTRUCT ALL HANDICAP ACCESSIBLE ROUTES IN ACCORDANCE WITH LOCAL AND STATE ADA REQUIREMENTS.
7. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
8. REFER TO CONSTRUCTION DETAILS AND GRADING ENLARGEMENTS FOR SIDEWALK RAMPS AND HANDICAP STRIPING.
9. REFER TO PHOTOMETRICS PLAN (BY OTHERS) FOR LIGHT STANDARDS AND SPECIFICATIONS.
10. COMPACTED SUBBASE MATERIAL SHALL BE PROOF ROLLED WITH A LOADED SIX (6) WHEEL DUMP TRUCK IN THE PRESENCE OF A VILLAGE INSPECTOR, AND APPROVED PRIOR TO PLACING ANY PAVING MATERIAL.
11. RECYCLED MATERIAL FOR GRAVEL BASE AND WIRE MESH WILL NOT BE PROVIDED WITHIN THE PUBLIC RIGHT OF WAY.
12. FOR THE CONSTRUCTION OF ANY DRIVEWAY OR APRON, THE USE OF CA-6 GRADE 7 OR PEA GRAVEL IS PROHIBITED.
13. ALL WORK IN R.O.W. TO BE BUILT TO DUPAGE COUNTY STANDARDS.

LEGEND:

FINAL PAVEMENT SECTIONS TO BE CONFIRMED BY GEOTECHNICAL REPORT

1. HEAVY DUTY CONCRETE PAVEMENT
2. LIGHT DUTY CONCRETE PAVEMENT (MATCH EXISTING SECTION)
3. PAVEDRAIN PERMEABLE PAVERS
3. HEAVY DUTY ASPHALT PAVEMENT
4. SIDEWALK (SEE VILLAGE DETAIL)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE W/ BOLLARD (SEE DETAIL)
(D) ADA STALL INSIGNIA (SEE DETAIL)
(E) CONCRETE SIDEWALK (SEE DETAIL)
(F) MATCH EXISTING EDGE OF PAVEMENT
(G) LANDSCAPE AREA
(H) TRASH ENCLOSURE W/ 6' TALL COMPOSITE FENCE (SEE ARCH. PLANS)
(I) TAPER CURB HEAD
(J) PROPOSED BUILDING DOOR
(K) 18" CURB & GUTTER (PER DETAIL)
(L) 18" REVERSE PITCH CURB & GUTTER (PER DETAIL)
(M) DEPRESSED CURB & GUTTER (PER DETAIL)
(N) *R10-7 (MODIFIED WITH VERBIAGE) "DO NOT BLOCK DRIVEWAY" (24"X30")
(O) 12" WHITE LINE
(P) PROPOSED ADA RAMP
(Q) PROPOSED TRUNCATED DOMES
(R) 12" TALL BARRIER CURB (PER DETAIL)
(◇8) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE DATA

BASE SITE AREA:	**3.20 AC (139,391 SF)**
FRONT YARD SETBACK:	**25.0'**
SIDE YARD SETBACK:	**5.0'**
ABUTS R-DISTRICT:	**10.0'**
REAR YARD SETBACK:	**20.0'**
TOTAL BUILDING FOOTPRINT AREA:	**0.58 AC (25,158 SF)**
CAR PARKING:	**49 SPACES (27 NEW)**
A.D.A. STALLS:	**2 SPACES**
EXISTING GREEN SPACE/ LANDSCAPE SURFACE AREA:	**1.90 AC (59.5%)**
PROPOSED GREEN SPACE/ LANDSCAPE SURFACE AREA:	**1.36 AC (42.6%)**
EXISTING BUILDING AREA:	**0.22 AC (7.0%)**
PROPOSED BUILDING AREA:	**0.58 AC (18.0%)**
PROPOSED PERMEABLE PAVERS:	**0.12 AC (3.8%)**
ZONING DISTRICT:	**P/I**

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

TS50 EMERGENCY VEHICLE WARNING SYSTEM. CONTRACTOR TO COORDINATE SYSTEM WITH MANUFACTURER AND COORDINATE LOCATION WITH THE VILLAGE, FIRE DEPARTMENT, AND DUPAGE COUNTY DIVISION OF TRANSPORTATION. SYSTEM TO BE INSTALLED PER MUTCD SPECIFICATIONS PLANS FOR SIGN INFORMATION (SIZE, MOUNTING HEIGHT, BEACON SIZE, MOUNTING LOCATION, ACTUATION SYSTEM, EMERGENCY SERVICE AND COMMUNICATION TO FIRE HOUSE SYSTEM). SIGNS SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE VILLAGE OF WESTMONT FIRE DEPARTMENT (TYP.)

SEE DETAIL ON SHEET C-8 - CONSTRUCTION DETAILS, REFER TO DUDOT SPECIFICATIONS REGARDING THE BREAKAWAY POST (TYP.)

EXISTING PROPERTY LINE

N88°02'16"E 288.34' (N89°58'35"E(R))

PROPOSED 7' TALL COMPOSITE FENCE

10.0' SIDE YARD SETBACK

PROPOSED PATIO WITH PERGOLA OVERHEAD

PROPOSED GENERATOR

TRANSITION 12" BARRIER CURB TO 6" CURB & GUTTER

13" EXPOSED FOUNDATION (SEE GRADING PLAN)

PROPOSED BUILDING
25,158 SF
FFE: 755.00
(SEE ARCHITECTURAL PLANS FOR MORE INFO)

EXISTING WOODEN FENCE

CONTRACTOR TO MINIMIZE BASE DEPTH BASED ON LOAD BEARING CAPACITY OF SUBGRADE

PROPOSED LIGHT POLE (TYP.)

CONTRACTOR TO FILL SUBGRADE USING CA-1 WITH UNDERDRAIN AT BOTTOM TO MAXIMIZE STORAGE CAPACITY OF PAVEDRAIN SUBGRADE

6" WHITE STRIPE, 8' C-C AT 45 DEGREES

PROPOSED COM ED TRANSFORMER PAD

PROPOSED BOLLARD LIGHT (TYP.)

PROPOSED BIKE RACK

15" EXPOSED FOUNDATION (SEE GRADING PLAN)

9" EXPOSED FOUNDATION (SEE GRADING PLAN)

PROPOSED FLAG POLES

ADA STALL INSIGNIA ON EX LIGHT POLE

EXISTING PROPERTY LINE

S01°57'44"W 482.06' (S00°02'16"W)

N01°45'52"W 482.02' (N00°00'00"W)

S. CASS AVE.

BRICK BUILDING

CARD READER

FUEL PUMP

FUEL OVERFILL ARM

25.0' FRONT YARD SETBACK

20.0' REAR YARD SETBACK

PROPOSED MONUMENT SIGN

OUTLOT A
139,391 SQ. FT.
3.2000 ACRES

EXISTING POND HWL

EXISTING POND
EX NWL: 741.00
EX HWL: 747.16

10' ILLINOIS BELL TELEPHONE EASEMENT PER DOC. NO. R94-116906

5.0' SIDE YARD SETBACK

S88°02'45"W 290.00' (S89°59'04"W(R))

EXISTING PROPERTY LINE

UNPLATTED LANDS

50206 205/IRS 3/4"

50207 207/IRS 3/4"

50208 208/IRS 3/4"

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

LOT 13

LOT 14

LOT 15

LOT 16

LOT 17

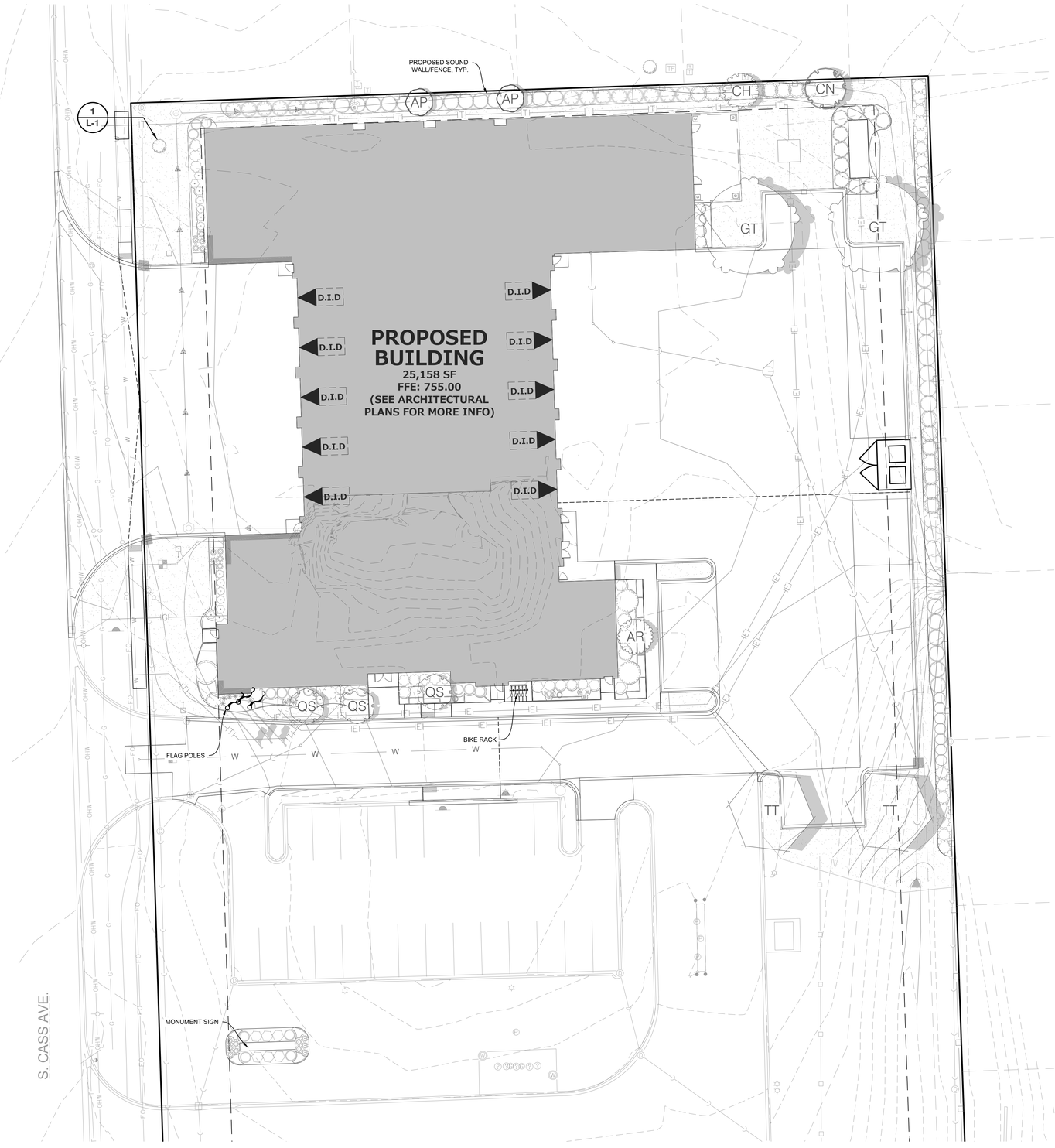
LOT 18

LOT 19

LOT 20

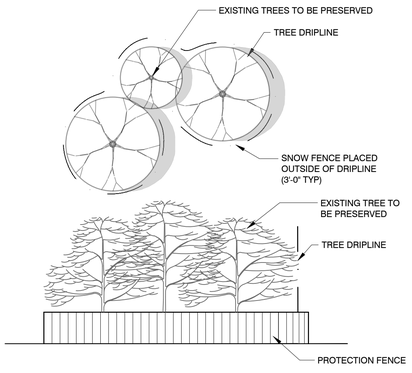
LOT

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PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
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 x35` 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.		
PS	3	Philadelphus x 'Snowwhite Fantasy'	Snow White Mock Orange	24" Ht.		5' T x 5' W
PA	6	Potentilla fruticosa 'Bailbrule'	First Editions Crème Brûlée Bush Cinquefoil	24" Ht.		3' T x 3' W
RR	12	Rosa rugosa 'JACruwhi'	Wild Spice Rose	24" Ht.		4' T x 4' W
EVERGREEN SHRUBS						
IR	12	Ilex verticillata 'FarrowBPop'	Berry Poppins Winterberry	24" Ht.		4' T x 4' W
IF	2	Ilex verticillata 'FarrowMrP'	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.		25' 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
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
PERENNIALS						
AB	48	Achillea millefolium 'Balvinwite'	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'	Strom 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
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE		REMARKS
TURF						
	9,718 sf	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix	seed		



1 TREE PROTECTION
1 1/2" = 1'-0" 3293-05

NORTH

GRAPHICAL SCALE (FEET)
0 1" = 20' 40'

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE I NATIONWIDE

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

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

1	VILLAGE COMMENTS	02/06/26			

PEG JOB No. 6389.00
PEG PM MAC
START DATE 01/27/26
SCALE 1" = 20'

SHEET L-1 OF L-3

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DRAFTED: JSJ
DESIGNED: JSJ
REVIEWED: DJB

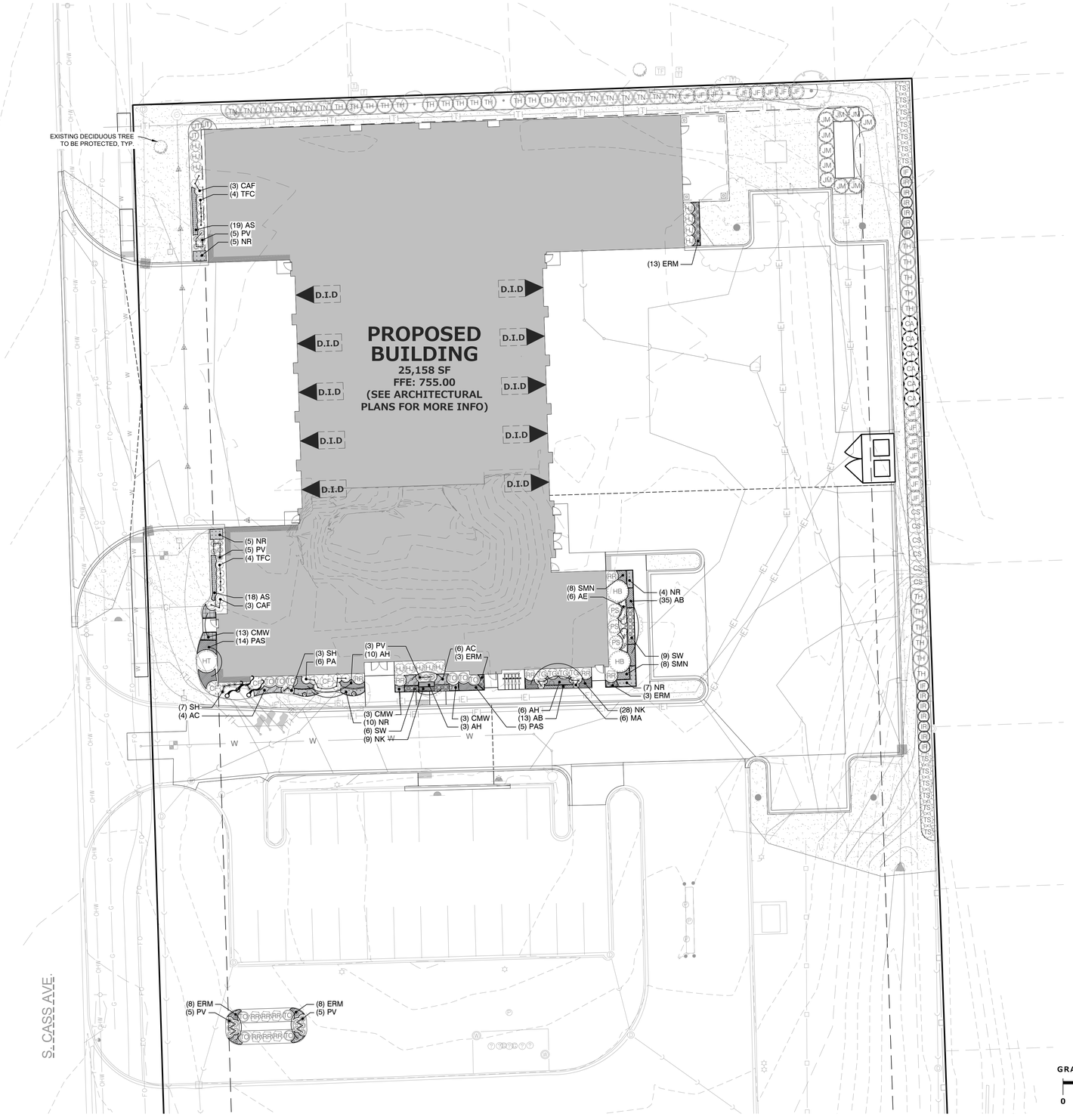
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FOR REVIEW ONLY

LANDSCAPE OVERVIEW & TREE PLAN

Z:\PROJECTS\2025\6389.00-IL\600 - CAD\FINAL\SHEETSET\6389.00-IL LANDSCAPE PLAN.DWG

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PLANT KEY		
CODE	BOTANICAL NAME	COMMON NAME
TREES		
AP	Acer saccharum 'Barrett Cole'	Apollo Sugar Maple
GT	Gleditsia triacanthos inermis `Shademaster`	Shademaster Locust
QS	Quercus x 'Scarlet Letter'	Scarlet Letter Columnar Oak
TT	Tilia tomentosa 'Sterling'	Sterling Silver Linden
ORNAMENTAL TREES		
AR	Amelanchier x grandiflora `Robin Hill`	Robin Hill Apple Serviceberry
CH	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam
CN	Carpinus caroliniana 'JFS-KW6'	Native Flame American Hornbeam
SHRUBS		
CF	Calycanthus floridus 'SMNCAF'	Simply Scentsational Sweetshrub
CA	Cornus alba 'Bud's Yellow'	Bud's Yellow Tatarian Dogwood
CS	Cornus sericea 'Cardinal'	Cardinal Red Twig Dogwood
CAF	Cornus sericea 'Farrow'	Arctic Fire Red Twig Dogwood
HT	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom Seven Son Flower
HB	Hibiscus syriacus 'DVPazurri'	Azurri Blue Satin Rose of Sharon
HJ	Hydrangea paniculata 'Jane'	Little Lime Panicle Hydrangea
PS	Philadelphus x 'Snowwhite Fantasy'	Snow White Mock Orange
PA	Potentilla fruticosa 'Bailbrule'	First Editions Crème Brûlée Bush Cinquefoil
RR	Rosa rugosa 'JACruwhi'	Wild Spice Rose
EVERGREEN SHRUBS		
IR	Ilex verticillata 'FarrowBPop'	Berry Poppins Winterberry
IF	Ilex verticillata 'FarrowMrP'	Mr. Poppins Winterberry
JF	Juniperus chinensis 'Fairview'	Fairview Juniper
JM	Juniperus chinensis 'Mountbatten'	Mountbatten Juniper
JT	Juniperus chinensis 'Trautman'	Trautman Juniper
TH	Taxus x media 'Hicksii'	Hicks Anglo-Japanese Yew
TN	Thuja occidentalis 'American Pillar'	American Pillar Arborvitae
TFC	Thuja occidentalis 'Congabe'	Fire Chief Arborvitae
TO	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae
TG	Thuja occidentalis 'Little Giant'	Little Giant Arborvitae
TS	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
ORNAMENTAL GRASSES		
MA	Molinia caerulea arundinacea 'Skyracer'	Skyracer Moor Grass
PV	Panicum virgatum `Northwind`	Northwind Switch Grass
SH	Sporobolus heterolepis ``Tara``	Prairie Dropseed
PERENNIALS		
AB	Achillea millefolium 'Balvinwite'	New Vintage™ White Common Yarrow
AH	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop
AS	Allium x 'Serendipity'	Serendipity Ornamental Onion
AC	Amsonia ciliata 'Verdant Venture'	Verdant Venture Fringed Bluestar
AE	Amsonia tabernaemontana 'Storm Cloud'	Strom Cloud Eastern Bluestar
CMW	Calamintha nepeta 'Montrose White'	Montrose White Calamint
ERM	Echinacea p 'Rainb299'	Butterfly Rainbow Marcella Coneflower
NR	Nepeta x `Walker`s Low`	Walker`s Low Catmint
NK	Nepeta x faassenii 'Kit Kat'	Kit Kat Catmint
PAS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage
SMN	Salvia nemorosa `May Night`	May Night Sage
SW	Symphyotrichum novi-belgii 'Wood's Blue'	Wood's Blue New York Aster
SYMBOL	BOTANICAL NAME	COMMON NAME
TURF		
	Turf	Reinders - Cadet 70/30 Fescue/Blue Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

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

LANDSCAPE SHRUB & GROUND COVER PLAN

REVISIONS

1	VILLAGE COMMENTS	02/06/26			

PEG JOB No. 6389.00
PEG PM MAC
START DATE 01/27/26
SCALE 1" = 20'

SHEET
L-2
OF
L-3

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LANDSCAPE SHRUB & GROUND COVER PLAN

Z:\PROJECTS\2025\6389.00-IL\600 - CAD\FINAL\SHEETSET\6389.00-IL LANDSCAPE PLAN.DWG

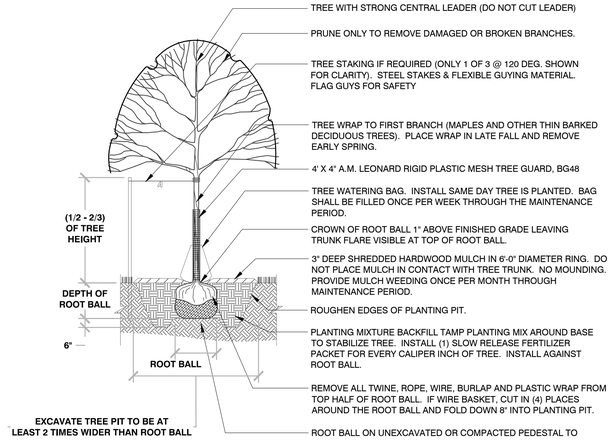
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GENERAL PLANTING NOTES

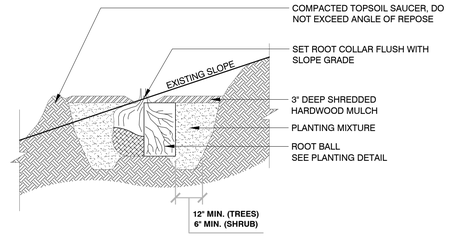
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. 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.
4. 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.
5. 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.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-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.
8. 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.
9. 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.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. 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.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
14. 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.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ 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.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
18. 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.
19. 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 CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
20. 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.
21. 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).
22. 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" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
23. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
24. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
25. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT J.U.L.I.E.
27. 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
28. 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
29. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
30. 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.
31. 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.
32. 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.
33. 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

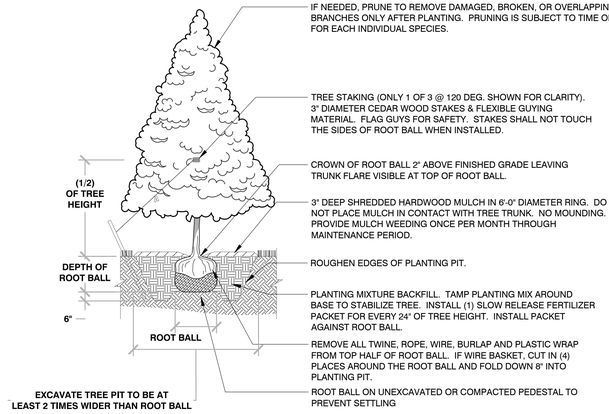
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. 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)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. 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.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED 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.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



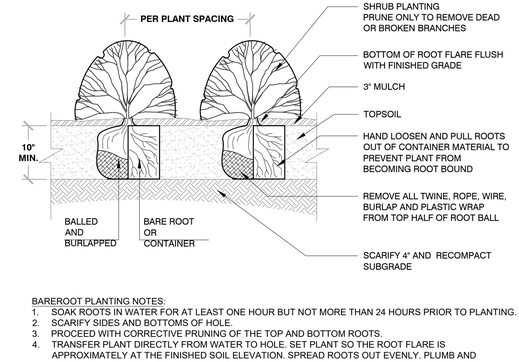
1 TREE PLANTING
1/4" = 1'-0" 329343-01



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

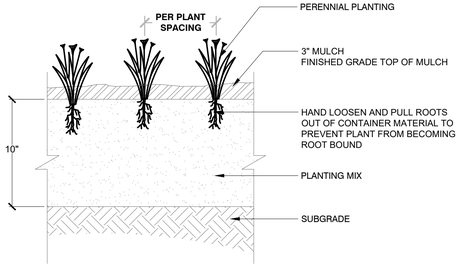


3 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

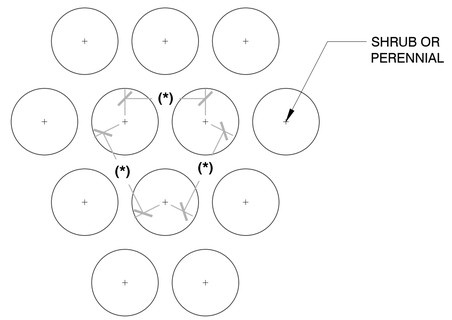


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

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

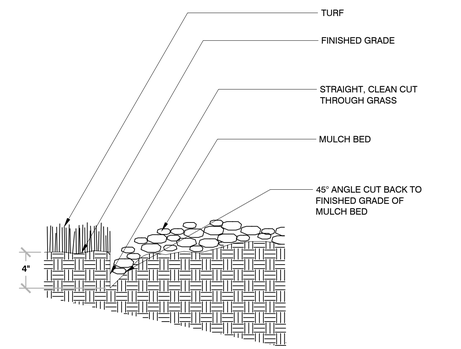


5 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

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

REVIEWED: DJB
DESIGNED: JSJ
DRAFTED: JSJ

PLAN I DESIGN I DELIVER
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LANDSCAPE GENERAL NOTES & DETAILS

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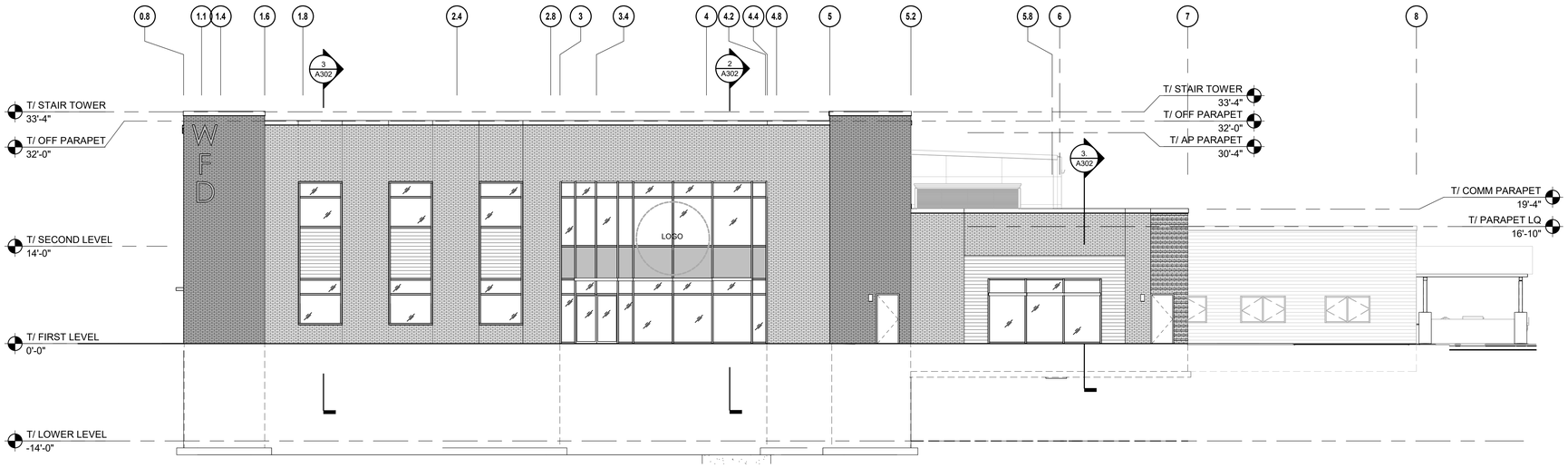
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PEG JOB No. 6389.00
PEG PM MAC
START DATE 01/27/26
SCALE VARIES

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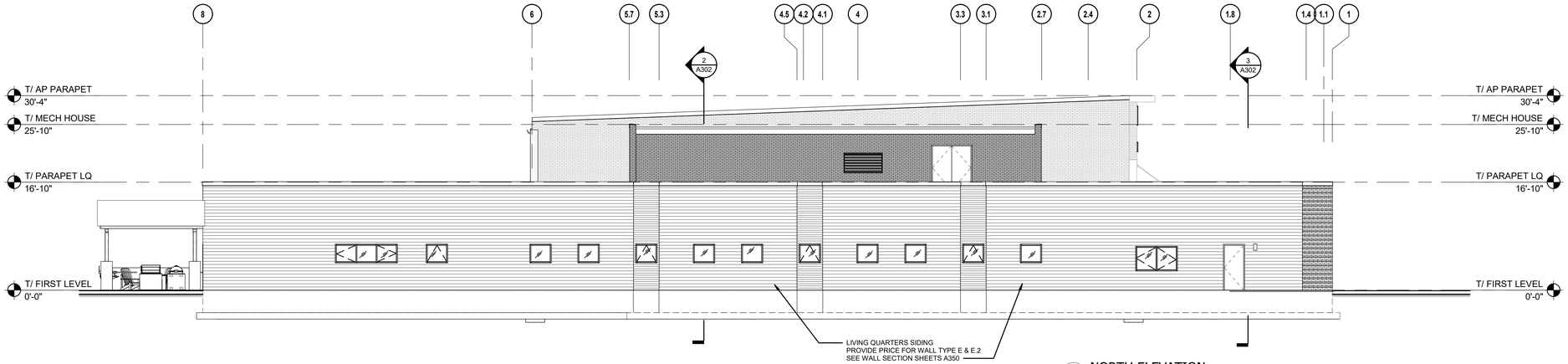
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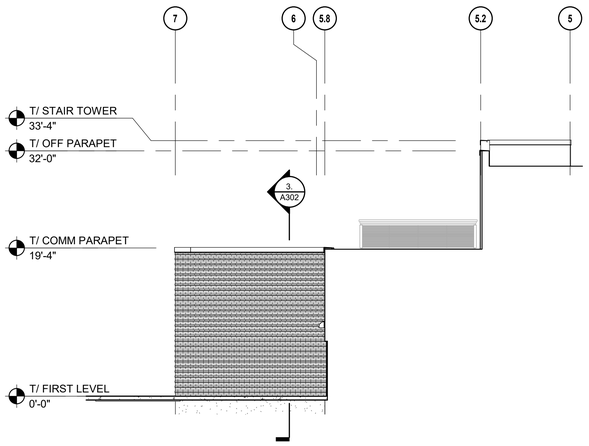
1 SOUTH ELEVATION

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



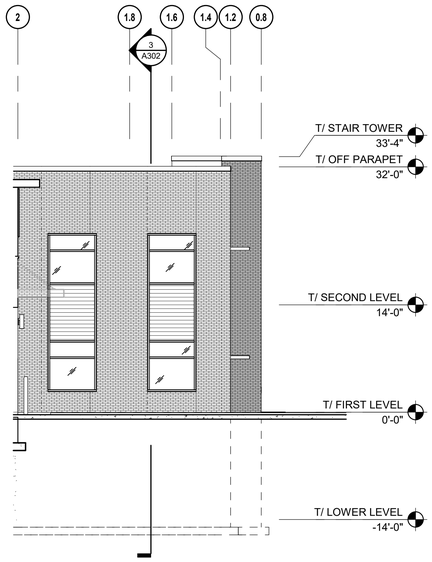
2 NORTH ELEVATION

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



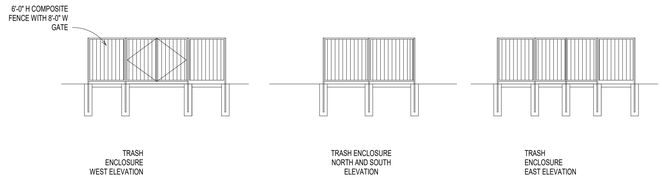
3 NORTH ELEV- COMM ROOM

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



4 NOTH ELEV. - OFFICE

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



5 TRASH ENCLOSURE ELEVATIONS

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 FEILD PLANK - SEE SPECS
- FIBER CEMENT SIDING ACCENT COLOR - SEE SPECS
- FIBER CEMENT PANELS 4' X 8' TYP. - SEE SPECS
- RTU SCREENS
- VISION GLAZING
- SPANDRAL GLASS
- GLAZING TYPE - SEE A501

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Westmont, IL 60559

DESIGN DEVELOPMENT
02.05.2026

Village of Westmont Fire Station 183

6015 S Cass Ave
Westmont, IL 60559

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Issue Date:

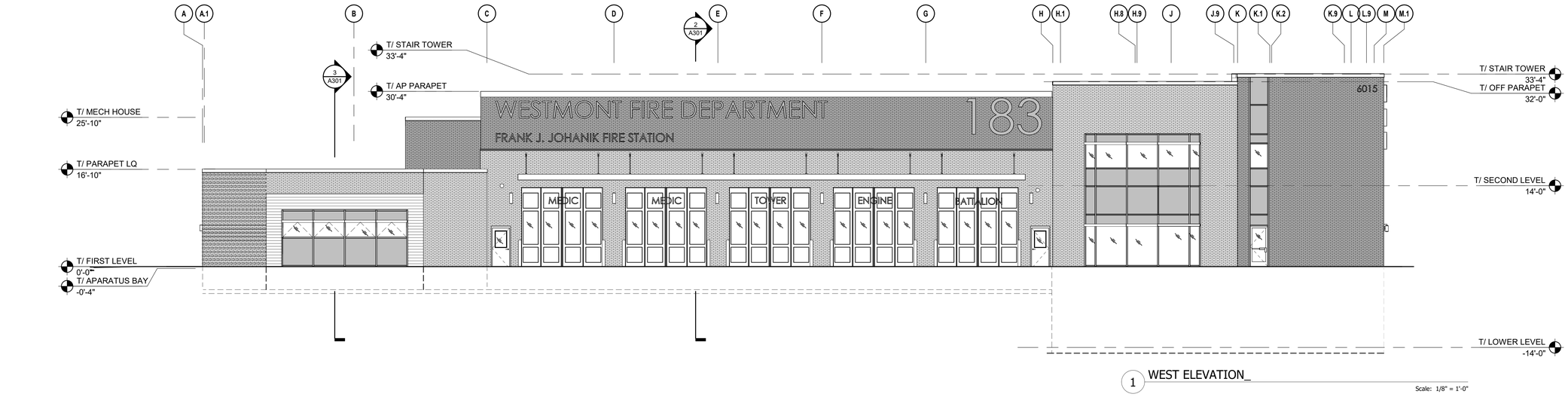
ISSUE FOR DD	02/05/26
V/E ISSUE	03/04/26

Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A202

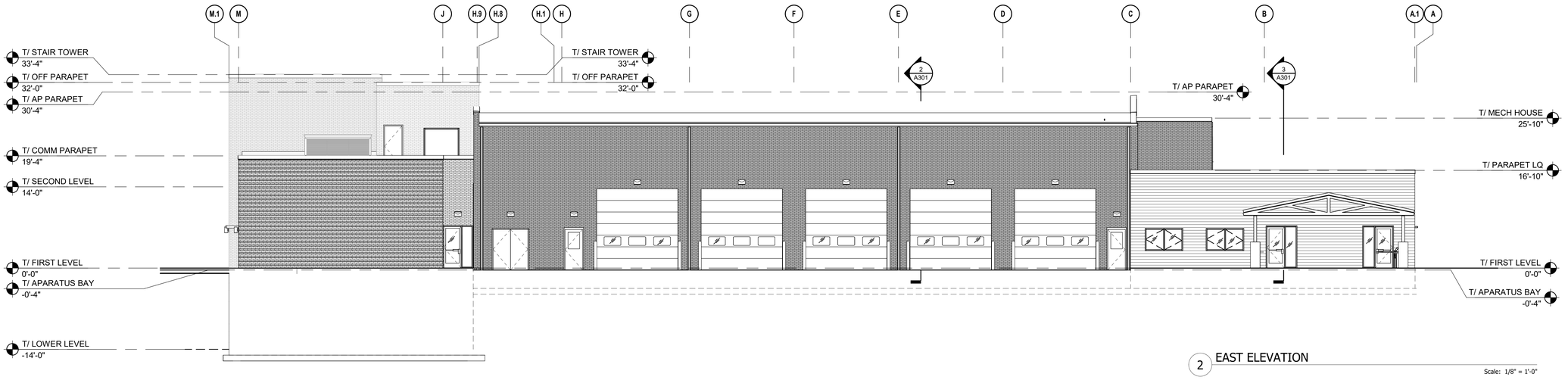
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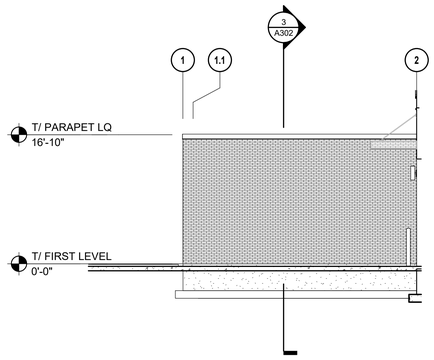
1 WEST ELEVATION_

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



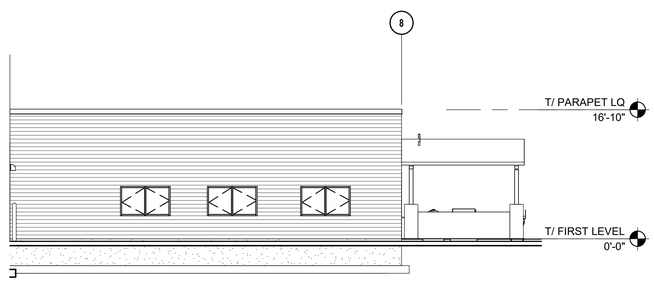
2 EAST ELEVATION

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"

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ISSUE FOR DD	02/05/26
V/E ISSUE	03/04/26

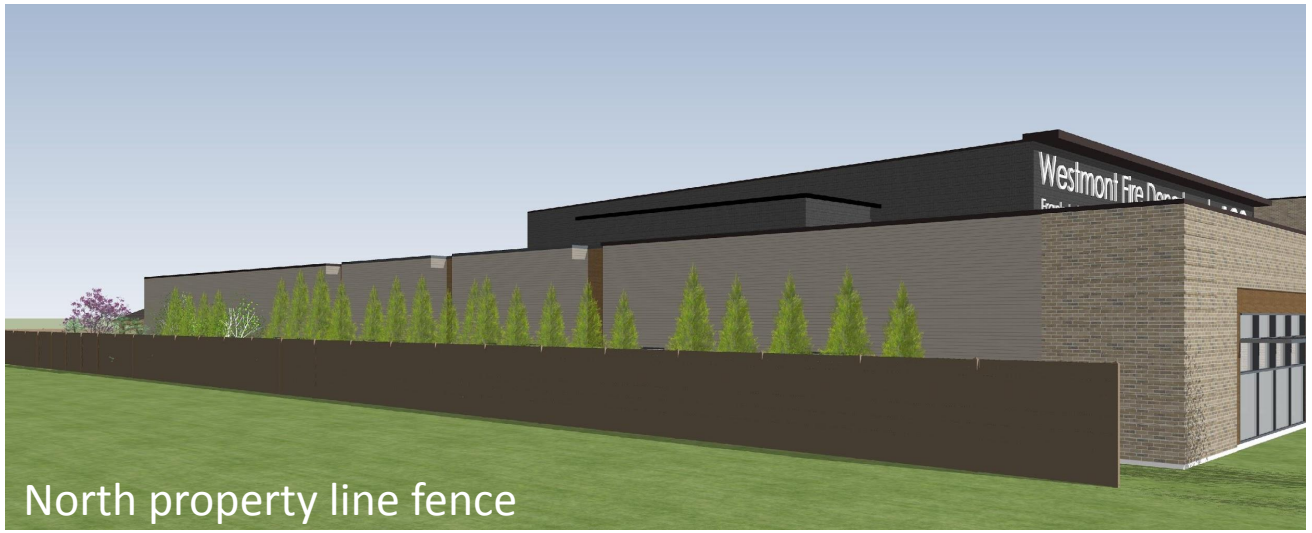
Sheet Title:
BUILDING ELEVATIONS

Sheet Number:
A201

NOT FOR CONSTRUCTION

3/4/2026 9:54:25 PM

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)



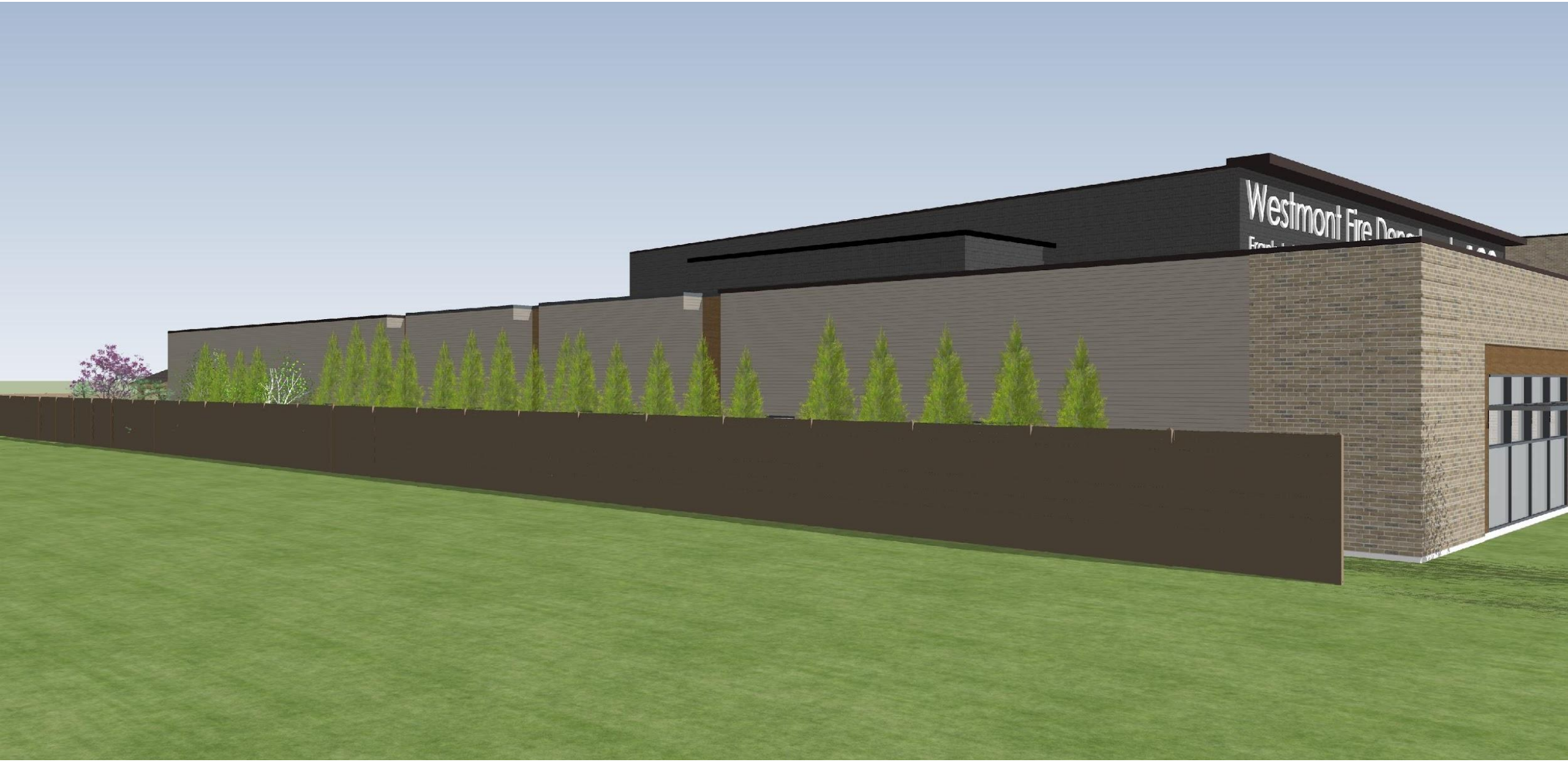
PROPOSED SOUTH ELEVATION - PUBLIC ENTRY (WITH CHARCOAL BRICK)



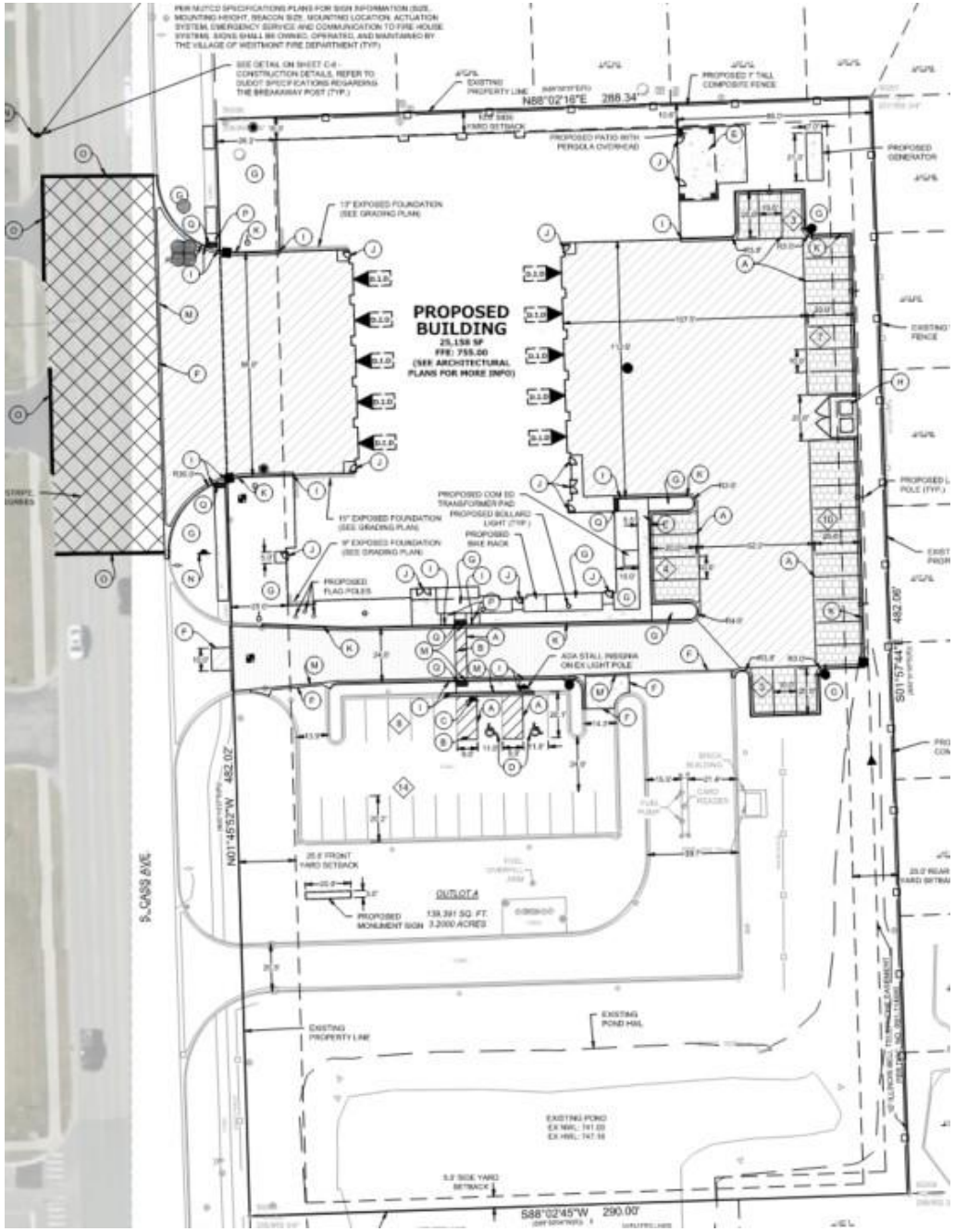
PROPOSED EAST ELEVATION (WITH CHARCOAL BRICK)



PROPOSED NORTH ELEVATION (WITH CHARCOAL BRICK)



PARKING COUNT



Parking count is based upon

1. Demand at peak times (shift change)
2. Professional experience in projects of similar size and scope.

Administration (includes Training Officers)	6 people
Fire Prevention Bureau	11 people
Living Quarters (includes BC)	20 people at shift change (10/shift)
Total	**37 people at peak time**
	49 parking spaces provided (including 2 accessible spaces)



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

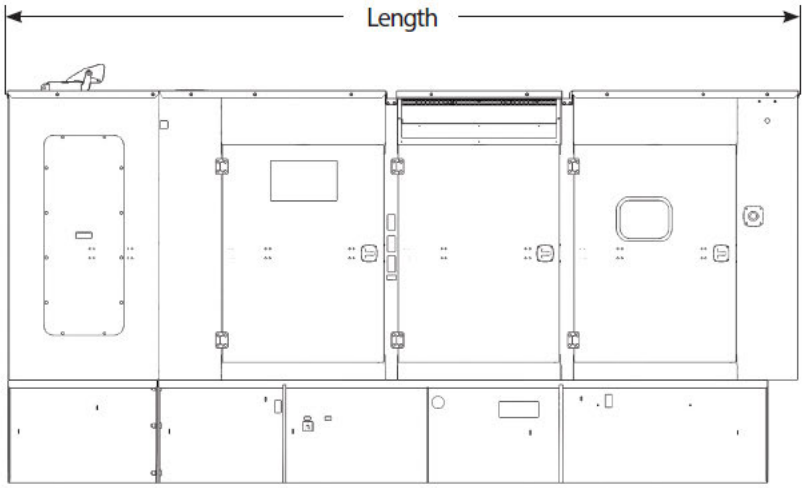
Note: Sound level measurements are subject to instrumentation, installation and manufacturing variability, as well as ambient site conditions.

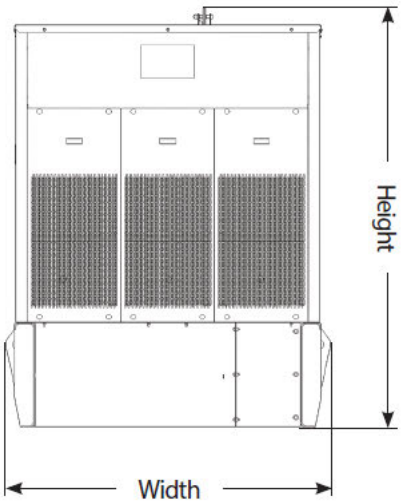
DIMENSIONS

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						

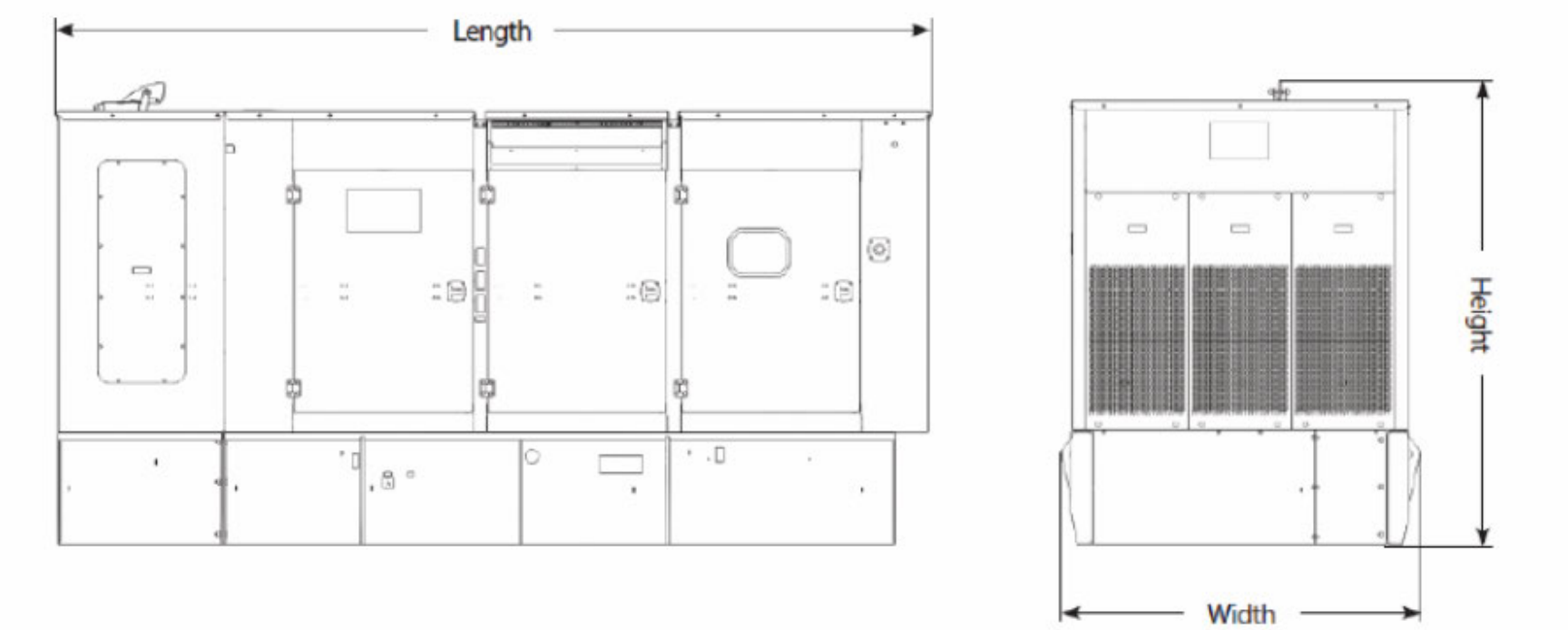
COMPONENT WEIGHTS TO CALCULATE PACKAGE WEIGHT

Standby ekW	Narrow Skid Base		Wide Skid Base		Sound Attenuated Enclosure (Steel)		Sound Attenuated Enclosure (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										

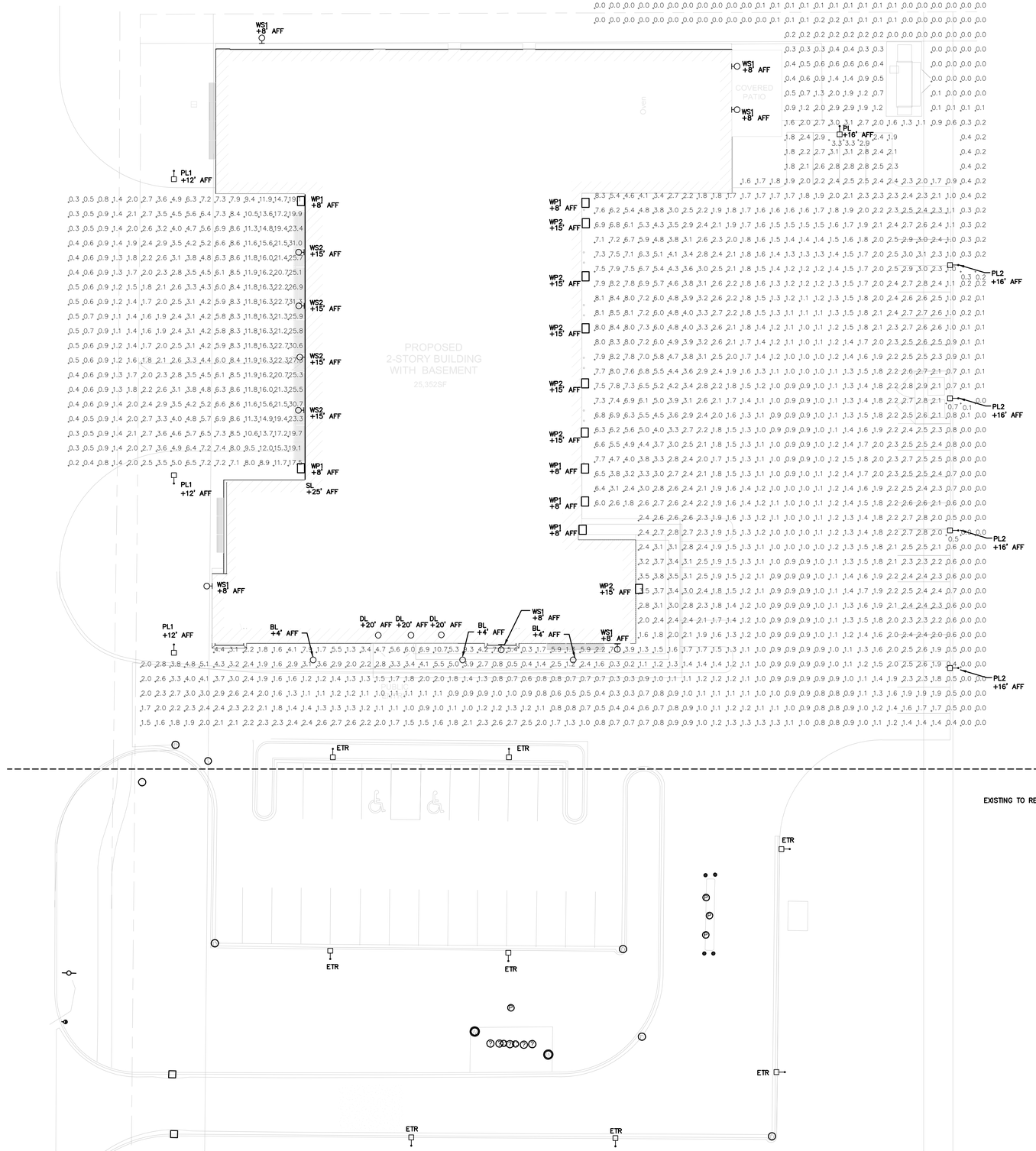




6015 S Cass Fire Department Headquarters
Emergency standby generator dimensions



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.



SITE PLAN - PHOTOMETRIC

SCALE: 1/16"=1'-0"

0' 16' 32' 48' 64'

NORTH

SITE LIGHT FIXTURE SCHEDULE

TAG	SYMBOL	MANUFACTURER	FIXTURE CATALOG NUMBER	DESCRIPTION	LOCATION	ACTUAL WATTS	VOLTS	REMARKS
BL	○	LITHONIA	KBD8-LED-12C-350-40K-ASY-MVOLT	BOLLARD LIGHT	ENTRANCE	16	120	
DL	○	LITHONIA	LDN6 40/20 LO6AR LS	6" DOWNLIGHT	ENTRANCE	22.5	120	
PL1	⊷□	LITHONIA	DSX1-LED-P1-40K-80CRI-TFTM WITH EGSR	FORWARD THROW POLE LIGHT	PARKING LOT	50.9	120/208	
PL2	⊷□	LITHONIA	DSX0-LED-P2-40K-80CRI-BLC4	FORWARD THROW POLE LIGHT W/ SHIELDING	PARKING LOT	45	120/208	
SL	———	AXIS	EX4R-1000-80-40-SO-100	100' RECESSED STRIP LIGHT	SIGNAGE	9.8W/F	120	
WP1	□	BEGA	22360	WALL PACK	EXTERIOR WALL	20.5	120	
WP2	□	LITHONIA	DSXW2-P5-40K-80CRI-TFTM	WALL PACK	EXTERIOR WALL	57	120	
WS1	⊷○	BEGA	24035	EXTERIOR WALL SCONCE	EXTERIOR WALL	18.1	120	
WS2	⊷○	BEGA	24009	EXTERIOR WALL SCONCE	PARKING LOT	18.1	120	DOWNWARD LIGHTING ONLY

Statistics					
Description	Symbol	Avg	Max	Min	Max/ Min
PARKING LOT	+	2.0 fc	10.0 fc	0.0 fc	N/A
FRONT	+	6.8 fc	31.3 fc	0.2 fc	34:1

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Illinois professional design firm#184.006583

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WESTMONT FIRE DEPARTMENT
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WESTMONT, IL 60559

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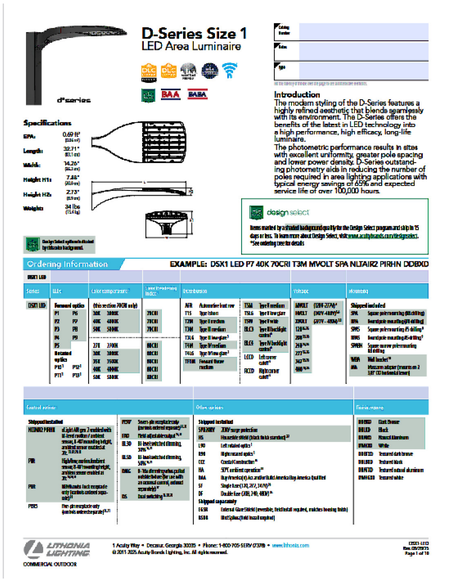
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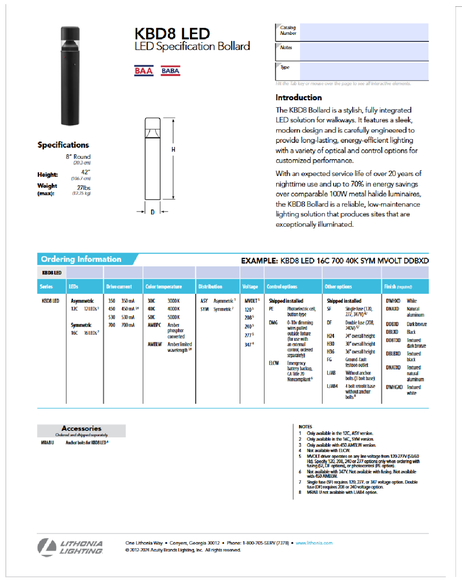
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	01.23.2026	DESIGN DEVELOPMENT

SITE PLAN - PHOTOMETRIC

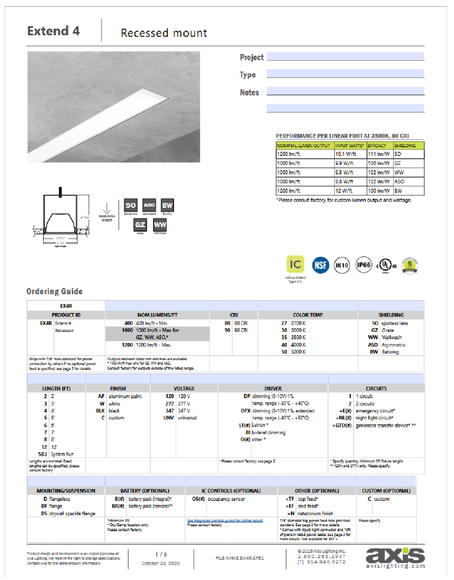
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APPROVED: SB
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SHEET NUMBER: E401



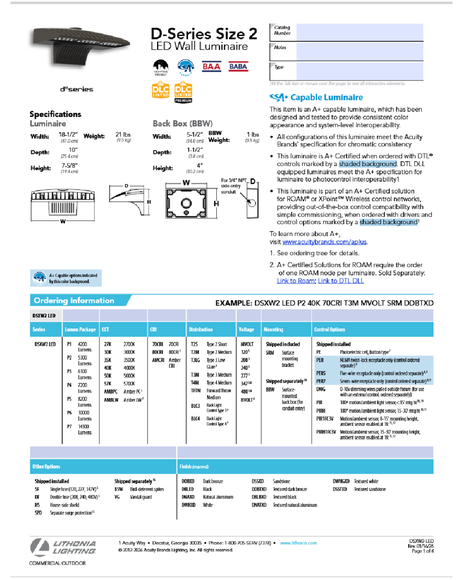
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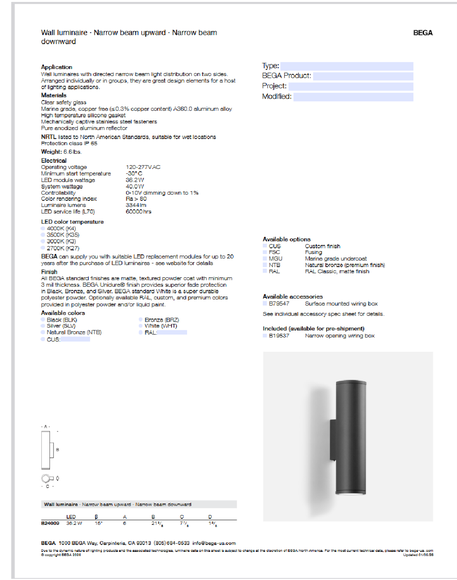
FIXTURE BL



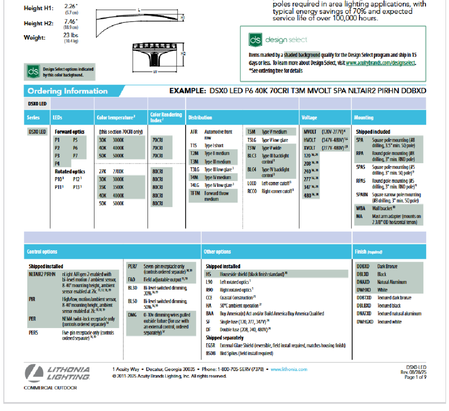
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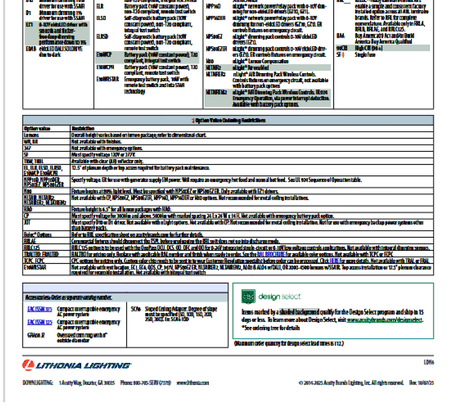
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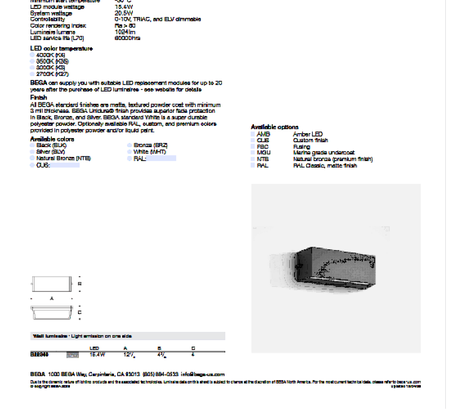
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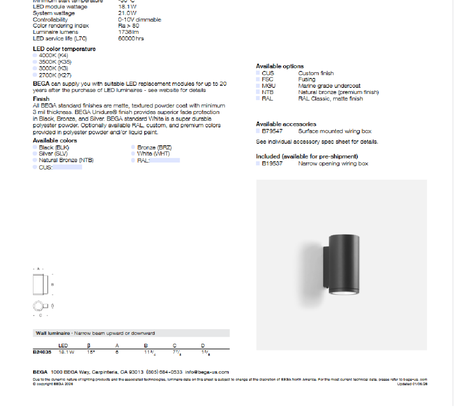
FIXTURE PL2



FIXTURE DL



FIXTURE WP1



FIXTURE WS1

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mark	date	description
	11.07.2025	SCHEMATIC DESIGN
	01.23.2026	DESIGN DEVELOPMENT

EXTERIOR LIGHTING SPEC.

SCALE: AS NOTED
DATE: 11.07.2025
DRAWN: JC
APPROVED: SB
PROJECT #: 25161
SHEET NUMBER: E402

SF: 1.00 CC JN: H:\25261 FN:(17) E402 EXTERIOR LIGHTING SPECS

6015 S. CASS PLAT OF CONSOLIDATION

GRAPHIC SCALE

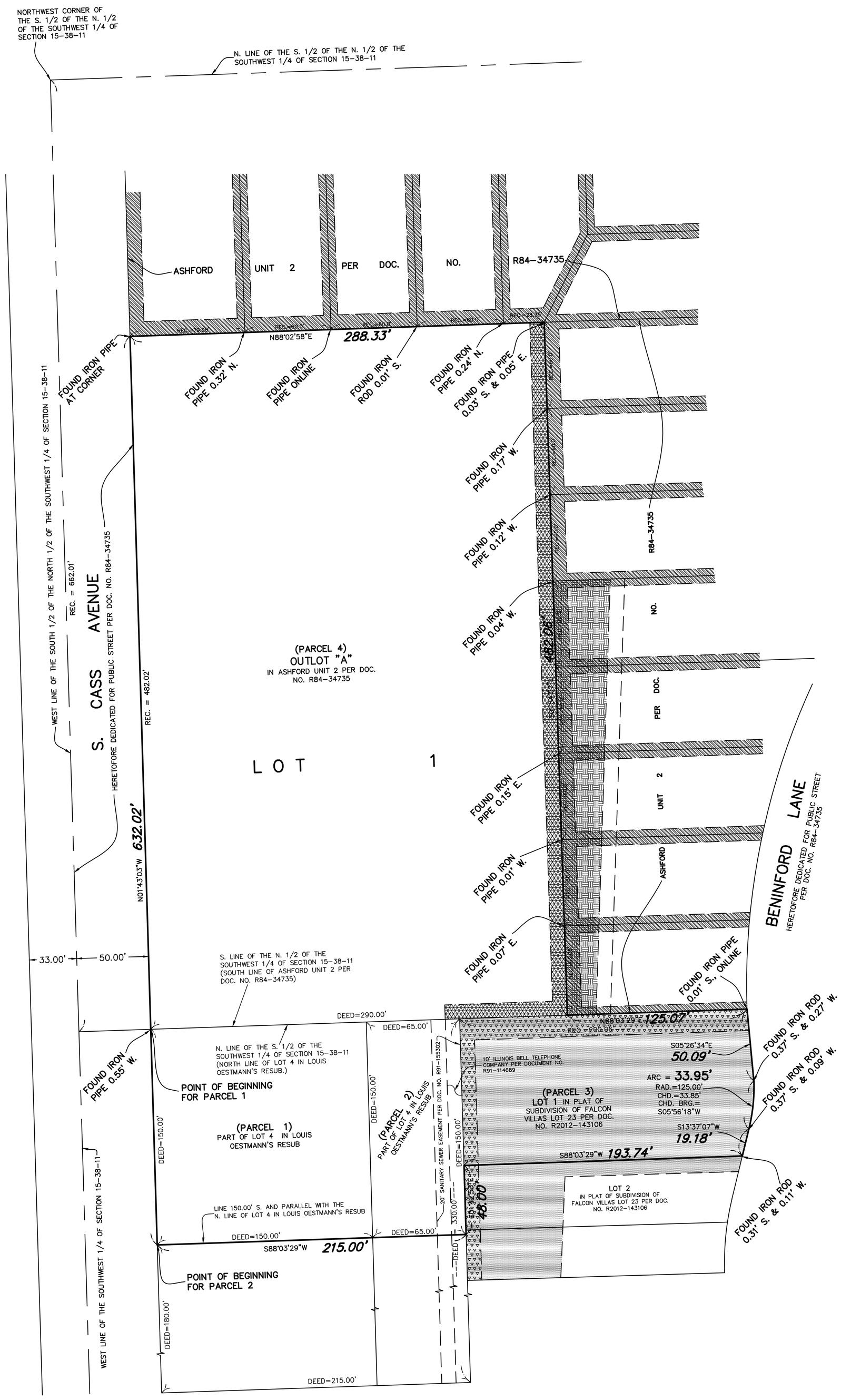
40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

P.I.N.: 09-15-311-001
-003
-040
-049

BEING A RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 192,116.59 SQ. FT., 4.41 ACRES



OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE AUTHORIZED REPRESENTATIVES OF THE VILLAGE OF WESTMONT, WHICH IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN INDICATED, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREIN INDICATED. PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

MAERCKER SCHOOL DISTRICT #60 ADDRESS: 1 SOUTH CASS AVENUE, WESTMONT, IL. 60559

HINSDALE TOWNSHIP HIGH SCHOOL DISTRICT # 86 ADDRESS: 5500 S GRANT ST, HINSDALE, IL 60521

COLLEGE OF DUPAGE DISTRICT #502 ADDRESS: 425 FAWELL BLVD., GLEN ELLYN, IL 60137

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20_____

BY: _____(NAME) ATTEST: _____(NAME)

_____(TITLE) _____ (TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____(NAME) AS _____ (TITLE) AND _____(NAME) AS _____ (TITLE) OF THE VILLAGE OF WESTMONT, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT HIS/HER/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20_____.

_____
NOTARY PUBLIC

_____
COMMISSION EXPIRES

CERTIFICATE OF PLANNING & ZONING COMMISSION

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____ CHAIRMAN OF THE VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION CERTIFY THAT ON THE _____DAY OF _____A.D. 20_____. THIS PLAT OF CONSOLIDATION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

SANITARY DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I,_____ , EXECUTIVE DIRECTOR FOR THE F.C.W.R.D. SANITARY DISTRICT,, DO CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS OF ANY OUTSTANDING UNPAID SPECIAL ASSESSMENTS WHICH HAVE NOT BEEN DIVIDED IN ACCORDANCE WITH THE PROPOSED PLAT OF CONSOLIDATION AND DULY APPROVED BY THE COURT THAT CONFIRMED THE SPECIAL ASSESSMENT.

DATED AT BURR RIDGE, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
EXECUTIVE DIRECTOR

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I,_____ , VILLAGE TREASURER OF THE VILLAGE OF WESTMONT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

DATED AT _____, ILLINOIS THIS _____ DAY OF _____, A.D. 20_____.

BY: _____
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THE IMPROVEMENTS DESCRIBED IN THIS PLAT AND THE PLANS AND SPECIFICATIONS THEREFOR MEET THE MINIMUM REQUIREMENTS OF SAID VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

DATED AT WESTMONT, DUPAGE COUNTY, ILLINOIS, THIS _____DAY OF_____ AD, 20_____.

_____
VILLAGE ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I,_____ ,COUNTY CLERK OF DUPAGE COUNTY, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____DAY OF _____ A.D. 20_____.

BY: _____
COUNTY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, THIS _____DAY OF _____ A.D. 20_____.

AT _____O'CLOCK _____M.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JOSEPH F. GENTILE, ILLINOIS PROFESSIONAL LAND SURVEYOR, NUMBER 2925, HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
A PART OF LOT 4 IN LOUIS OESTMANN'S RESUBDIVISION, BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 4, THENCE SOUTH ALONG THE EASTERLY RIGHT-OF-WAY LINE OF CASS AVENUE, A DISTANCE OF 150.00 FEET TO A POINT; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID LOT 4, A DISTANCE OF 150.00 FEET TO A POINT; THENCE NORTHERLY A DISTANCE OF 150.00 FEET TO A POINT, ON THE NORTHERLY LINE OF SAID LOT 4; THENCE WEST A DISTANCE OF 150.00 FEET ALONG SAID NORTHERLY LINE OF LOT 4, TO A POINT OF BEGINNING, IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY ILLINOIS.

PARCEL 2:
THE NORTH 150.00 FEET OF THE FOLLOWING DESCRIBED LAND:
A PART OF LOT 4 IN LOUIS OESTMANN'S RESUBDIVISION, BEING IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 2, 1958 AS DOCUMENT 892903, DESCRIBED AS BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CASS AVENUE, 150.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 4; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF SAID LOT 4, 150.00 FEET TO A POINT; THENCE NORTHERLY PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF CASS AVENUE, 150.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE EAST ON THE NORTH LINE OF SAID LOT 4, 65.00 FEET TO A POINT; THENCE SOUTHERLY PARALLEL TO THE EASTERLY RIGHT-OF-WAY LINE OF CASS AVENUE, 330.00 FEET TO A POINT; THENCE WESTERLY PARALLEL TO A THE NORTH LINE OF SAID LOT 4, 215.0 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF CASS AVENUE, 180.0 FEET SOUTH OF THE PLACE OF BEGINNING; IN THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 IN PLAT OF SUBDIVISION OF FALCON VILLAS LOT 23, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 12, 2012 AS DOCUMENT NUMBER R2012-143106, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4:
OUTLOT "A" IN ASHFORD UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1984 AS DOCUMENT NUMBER R84-34735, IN DUPAGE COUNTY, ILLINOIS.

CONTAINING TOTAL AREA: 192,116.59 sq. ft. (4.41 acres)

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I ALSO CERTIFY THAT THE LAND IS WITHIN THE VILLAGE OF WESTMONT OR WITHIN ONE AND A HALF MILES OF THE CORPORATE LIMITS OF THE VILLAGE OF WESTMONT WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

I FURTHER CERTIFY THAT THE PARCEL(S) INCLUDED IN THIS RECORD OF DEED LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) IDENTIFIED FOR DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17043C0188J, FOR COMMUNITY NO. 170220, DATED AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL THIS 26TH DAY OF JANUARY A.D. 2026.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2026

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS PLAT HAS BEEN APPROVED BY THE DUPAGE COUNTY DIVISION OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY # _____, _____, PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT-OF-WAY. DATED THIS _____ DAY OF _____, 20_____.

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

I, _____, VILLAGE CLERK OF THE VILLAGE OF WESTMONT, ILLINOIS, HEREBY CERTIFY THAT THIS PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY BOARD OF TRUSTEES OF SAID VILLAGE AT ITS MEETING HELD ON _____, 20___, AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID VILLAGE.

IN WITNESS WHEREOF I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF WESTMONT, ILLINOIS, THIS _____DAY OF_____ AD, 20_____.

_____
VILLAGE CLERK

LEGEND

- DRAINAGE AND STORM WATER DETENTION EASEMENT PER FALCON VILLAS DOC. NO R94-226230
- ILLINOIS BELL TELEPHONE COMPANY PER DOCUMENT NO. R91-114690
- STORM WATER DETENTION EASEMENT PER ASHFORD UNIT 2 DOC. NO. R84-34735
- PUBLIC UTILITY EASEMENT PER ASHFORD UNIT 2 DOC. NO. R84-34735
- PUBLIC UTILITY AND CATV EASEMENT PER FALCON VILLAS DOC. NO R94-226230

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE (630) 916-6262

PREPARED FOR: VILLAGE OF WESTMONT
DRAWN BY: MMG/RWG
ORDER NO.: 20747-26 CON (CONSOLIDATION)

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.002870

SUBMITTED BY AND RETURN TO:

VILLAGE OF WESTMONT
COMMUNITY DEVELOPMENT DEPARTMENT
31 W. QUINCY STREET
WESTMONT, ILLINOIS 60559

NO.	DATE	DESCRIPTION	BY
1	1/26/2026	REVISED PER REVIEW COMMENTS DATED 1/23/2026	RWG

VILLAGE OF WESTMONT
Board of Trustees Memorandum
March 19, 2026

Item for Board of Trustees Consideration:
Board to consider an ordinance approving 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:

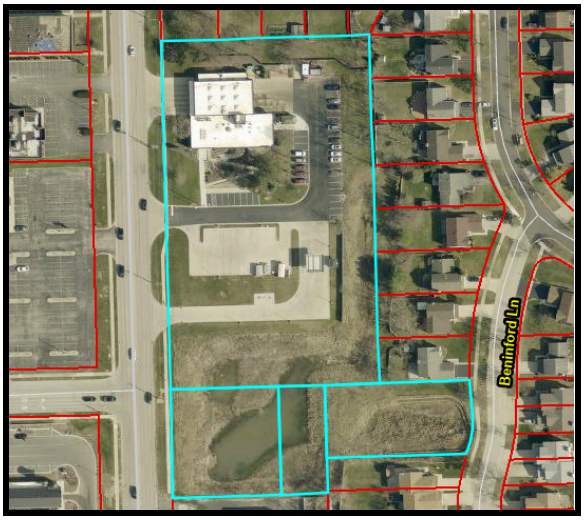
1. Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public;
2. Zoning Ordinance Map Amendment to rezone the properties from the R-3 Single-Unit Residential District, the R-4 General Residential District, and the C-1 Commercial District to the P/I Public and Institutional District;
3. Preliminary Plan and Final Plat 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.

Planning & Zoning Commission Recommendation:
The Planning & Zoning Commission conducted a public hearing for this request at its regular meeting on March 11, 2026. All requested items were recommended for approval, with one condition: staff is authorized to administratively approve future changes to the Major Site plan including: the landscape plan (specifically plant type and location) and the site plan (specifically perimeter fencing). A revised site plan has been provided.

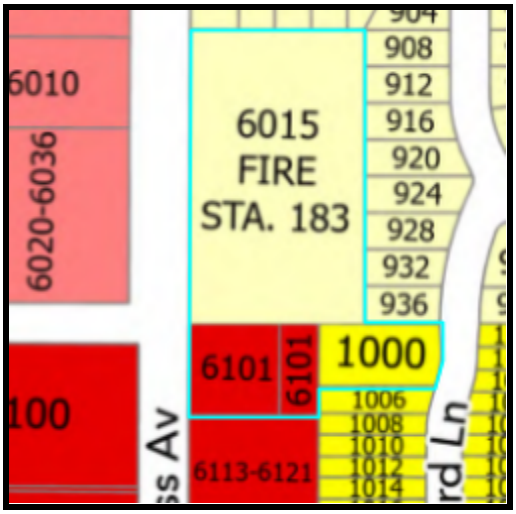
Two items received one dissenting vote: The Comprehensive Plan Map Amendment from General Commercial and Parks/Open Space to Public/Semi Public and the Zoning Ordinance Variance to the maximum size, fuel type, and location of an Emergency Generator. Three residents spoke during the hearing and had questions answered.

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

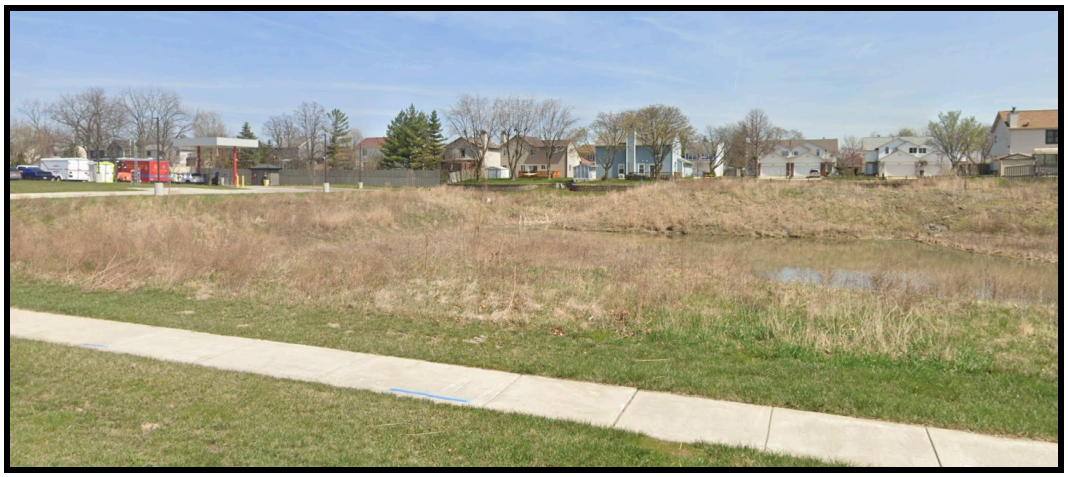
C. Neighborhood Characteristics

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)

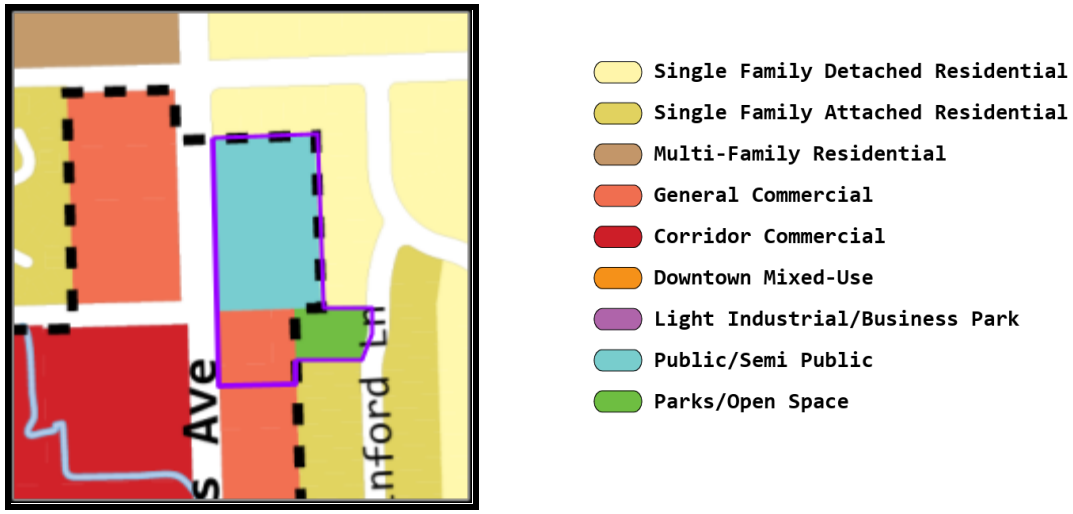
II. PETITIONER REQUEST:

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 and Final Plat 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.

VI. DOCUMENTS ATTACHED:

1. Findings of Fact
2. Publication notice appearing in the February 19, 2026 La Grange Suburban Life.
3. Petitioner Attachments received January 26, 2026 (Edited for VB):
   a. Planning & Zoning Development Application(s)
   b. Project Narrative Letter
   c. Revised Site Plan prepared by Pinnacle Engineering Group dated March 12, 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 Design Group and Leopardo undated.
   g. Emergency generator and enclosure specifications undated.
   h. Photometric Plan prepared by 845 Design Group dated January 23, 2026
   i. Preliminary Plan and Final Plat of Subdivision prepared by Gentile & Associates, Inc. dated January 25, 2026 (for approval).

ORDINANCE NO.

An Ordinance Making Appropriations for Corporate Purposes for the Fiscal Year Beginning January 1, 2026 and Ending December 31, 2026

Be it ordained by the President and Board of Trustees of the Village of Westmont, DuPage County, Illinois as follows:

SECTION 1: That the following sums, or so much thereof as hereby may be authorized by law, and the same are hereby appropriated to pay all necessary expenses and liabilities of the Village of Westmont, DuPage County, Illinois, for the fiscal year beginning January 1, 2026; such appropriations are hereby made for the following objects and purposes:

GENERAL CORPORATE FUND	**FY 1/1/2026 - 12/31/2026 APPROPRIATED**
General Government	
Human Resources	
Wages - Regular	287,500
Wages - Part Time	41,000
Wages - General Programs	18,500
Health Insurance	51,500
Unemployment Compensation	19,000
H&W Medical/Portal	61,000
Professional Services	5,359,000
Office Supplies	2,000
Advertising	3,500
Training	9,500
Conferences	4,000
Dues & Subscriptions	4,000
Miscellaneous Services	4,500
Health and Wellness Committee	7,000
Contingency	1,000
Total Human Resources	**5,873,000**
Legislation	
Wages - Part Time	48,500
Professional Services	624,000
Telephone	1,000
Liability Insurance	392,500
Misc. Supplies	315,000
Postage	1,500
Expense Allowance	7,500
Advertising	1,500
Printing	24,500
Recording Fees	24,500
Training	2,000
Conferences	6,000
Dues & Subscriptions	80,000
Misc. Services	39,500
Health & Wellness	1,000
Grants	14,500
Contingency	1,000
Total Legislation	**1,584,500**

Administration

Wages - Regular	890,500
Wages - Part Time	51,500
Employee Benefit Sick Time	1,000
Wages General Provisions	2,000
Health Insurance	145,500
Professional Services	5,000
Telephone	1,000
Equipment Rental	4,500
Maint. Services Equip.	2,000
Municipal Garage	1,000
Office Supplies	7,000
Misc. Supplies	2,500
Office Support Equipment	53,500
Postage	43,500
Expense Allowance	8,000
Advertising	1,000
Printing	2,000
Training	16,000
Conferences	32,000
Dues & Subscriptions	9,000
Misc. Services	2,000
Health & Wellness	1,000
Safety Program Expenses	1,000
Contingency	1,000
Total Administration	**1,283,500**

Voluntary Committees

Miscellaneous Supplies	2,500
Postage	1,000
Advertising	1,000
Printing and Binding	2,500
Training	1,500
Conferences	1,500
Misc Services	33,500
Contingency	1,000
Grants	1,000
Total Voluntary Committees	**45,500**

Fire & Police Commission

Professional Services	120,000
Misc. Supplies	6,500
Postage	6,500
Expense Allowance	1,500
Advertising	2,000
Printing	10,000
Conferences	2,500
Dues & Subscriptions	2,000
Misc. Services	1,000
Contingency	1,000
Total Fire & Police Commission	**153,000**

Information Technology

Wages - Regular	563,000
Wages - Overtime	1,000
Wages - Part-time	1,000
Wages General Provisions	2,500
Health Insurance	87,500
Professional Services	343,000
Insurance	1,000
Telecommunication Services	157,000
Maint. Services Equip.	79,767
Municipal Garage	1,000
Uniforms/Clothing	1,000
Office Supplies	1,500
Maintenance Supplies - Equipment	16,000
Misc. Supplies	1,000
Mobile Support Equipment	46,000
Office Support Equipment	176,000
Other Equipment	126,000
Network Infrastructure	8,500
IT Grants - State	1,000
Postage	1,500
Expense Allowance	1,500
Training	24,000
Conferences	10,500
Dues & Subscriptions	7,500
Cloud Computing	495,500
Internal Software	188,500
Contingency	1,000
Total Information Technology	**2,343,767**

Communications

Wages - Regular	165,000
Wages - Part-time	34,000
Employee Benefit Sick Time	1,000
Wages General Provisions	1,500
Health Insurance	31,500
Professional Services	49,500
Uniforms & Clothing	1,000
Office Supplies	3,500
Office Equipment	1,000
Postage	1,000
Expense Allowance	1,000
Advertising	4,000
Printing	105,000
Training	2,500
Conferences	2,000
Dues & Subscriptions	1,000
Misc. Services	5,500
Contingency	1,000
Total Communications	**411,000**

Finance

Wages - Regular	868,000
Wages - Overtime	2,000
Wages - Part-time	65,500
Employee Benefit Sick Time	1,000
Wages General Provisions	3,500
Health Insurance	144,500
Professional Services	57,000
Uniforms & Clothing	1,000
Office Supplies	6,500
Office Equipment	2,000
Postage	1,500
Expense Allowance	2,500
Advertising	5,500
Printing	4,000
Training	9,000
Conferences	9,500
Dues & Subscriptions	3,500
Misc. Services	2,000
Bank/Credit Card Fees	32,500
Fines & Penalties	26,000
Bad Debt Collection Exp	16,000
Contingency	1,000
Total Finance	**1,264,000**

Transfers

Transfers to Other Funds	10,196,500
Total Transfers	**10,196,500**

Pass Throughs

Payments To Developers	76,500
GEMT Expense	376,000
Total Transfers	**452,500**

Community Development

Wages - Regular	1,158,500
Wages - Overtime	4,000
Wages - Part-time	29,000
Employee Benefit Sick Time	1,000
Wages General Provisions	4,500
Health Insurance	183,000
Professional Services	1,708,500
Telephone	1,000
Municipal Garage	11,000
Uniforms & Clothing	5,500
Office Supplies	3,500
Misc. Supplies	4,000
Other Equipment	10,000
Postage	1,000
Expense Allowance	2,500
Advertising	1,000
Printing	3,500
Training	15,500
Conference	12,000
Dues & Subscriptions	5,000
Misc. Services	1,500
Community Projects	51,000
Contingency	1,000
Total Community Development	**3,217,500**

Planning & Zoning Commission

Professional Services	36,500
Misc. Supplies	1,500
Advertising	33,000
Printing	1,000
Misc. Services	1,000
Contingency	1,000
Total Planning & Zoning Comm.	**74,000**

Total General Government	**26,898,767**

Public Works

Public Works Administration

Wages - Regular	359,500
Wages - Overtime	1,000
Wages - Part Time	1,000
Employee Benefit Sick Time	1,000
Wages General Provisions	2,000
Health Insurance	56,000
Professional Services	88,500
Telephone	8,500
Insurance	1,000
Public Utilities	1,000
Rental Equipment	1,000
Maint. Services Equip.	1,000
Municipal Garage	1,000
Uniforms	27,500
Office Supplies	3,500
Maint Supplies Building	1,000
Janitorial Supplies	1,000
Expense Allowance	1,000
Printing	1,000
Training	35,000
Conferences	23,000
Dues & Subscriptions	12,000
Misc. Services	6,500
Contingency	1,000
Total Public Works Administration	**635,000**

Underground

Wages - Regular	393,500
Wages - Overtime	30,000
Wages - Part Time	1,000
Employee Benefit Sick Time	1,000
Wages General Provisions	2,500
Health Insurance	61,500
Professional Services	159,000
Telephone	5,000
Public Utilities	10,000
Rental Equipment	2,500
Maint. Services Equip.	3,500
Disposal Expense	53,000
Municipal Garage	30,000
Uniforms	11,500
Office Supplies	1,000
Maint Supplies Building	1,000
Maint. Supplies Vehicles	1,000
Maint. Supplies Other	108,000
Janitorial Supplies	1,000
Office Equipment	9,000
Other Equipment	48,000
Printing	1,500
Training	7,000
Conferences	2,000
Dues & Subscriptions	2,500
Misc. Services	-214,500
Contingency	1,000
Total Underground	**732,500**

Streets Operations

Wages - Regular	979,500
Wages - Overtime	162,000
Wages - Part Time	93,500
Wages - Part Time O/T	1,000
Employee Benefit Sick Time	1,000
Wages General	4,500
Health Insurance	165,500
Professional Services	234,000
Telephone	1,000
Insurance	15,500
Public Utilities	161,500
Equipment Rental	5,000
Maint. Services Equip.	381,700
Maint. Services Building	1,000
Disposal Expense	1,000
Municipal Garage	121,000
Uniforms	6,000
Operating Supplies	192,000
Maint. Supplies Building	1,000
Maint. Supplies Equip.	123,000
Maint. Supplies Vehicles	1,000
Maint. Supplies Other	1,000
Janitorial Supplies	1,000
Misc. Supplies	2,000
Land Improvements	1,000
Bldg Purch Improvements	1,000
Street Improvements	1,000

Other Equipment	75,000
Street Signs, Posts & Paint	59,000
Training	3,500
Conferences	1,000
Dues & Subscriptions	1,500
Misc. Services	7,000
Contingency	1,000
Total Streets Operations	**2,806,700**

Fleet Maintenance

Wages - Regular	455,000
Wages - Overtime	40,500
Wages General Provisions	2,000
Health Insurance	71,000
Professional Services	37,000
Insurance	7,000
Utilities	3,500
Maint. Services Equip.	22,500
Maint. Services Vehicles	27,000
Uniforms	3,000
Operating Supplies	362,500
Maint. Supplies Building	1,000
Maint. Supplies Equip.	32,000
Maint. Supplies Vehicles	174,000
Maint. Materials Other	3,500
Janitorial Supplies	2,000
Other Equipment	81,500
Training	2,500
Conferences	1,000
Misc. Services	21,500
Contingency	1,000
Total Fleet Maintenance	**1,351,000**

Health & Sanitation

Professional Services	1,569,000
Contingency	0
Total Health & Sanitation	**1,569,000**

Facilities Maintenance

Wages - Regular	284,000
Wages - Overtime	43,500
Wages - Part-time	1,000
Employee Benefit Sick Time	1,000
Wages General Provisions	2,000
Health Insurance	44,500
Professional Services	258,000
Telephone	3,000
Public Utilities	32,000
Equipment Rental	18,500
Maint. Services Equip.	100,000
Maint. Services Bldgs.	49,500
Disposal Expense	1,000
Municipal Garage	3,500
Uniforms	3,000
Office Supplies	1,000
Maint. Supplies Bldg	30,000
Maint Supplies Equipment	1,000
Maint Supplies Other	21,500

Janitorial Supplies	8,000
Misc. Supplies	3,500
Bldg. Improvements	211,900
Other Equipment	6,000
Training	2,000
Dues & Subscriptions	1,000
Safety Program Expenses	2,000
Contingency	1,000
Total Facilities Maint.	**1,133,400**

Forestry

Wages - Regular	652,500
Wages - Overtime	126,500
Wages - Part Time	1,000
Employee Benefit Sick Time	1,000
Wages General Provisions	3,000
Health Insurance	101,000
Professional Services	313,500
Public Utilities	1,000
Rental Equipment	5,500
Maint. Services Equip.	6,000
Disposal Expense	1,000
Uniforms	7,000
Operating Supplies	13,000
Office Supplies	1,000
Maint Supplies Building	1,000
Maint. Supplies Vehicles	1,000
Maint. Supplies Other	10,000
Janitorial Supplies	1,000
Office Equipment	1,000
Land Improvements	288,400
Other Equipment	69,000
Printing	1,000
Training	6,000
Conferences	11,000
Dues & Subscriptions	7,000
Misc. Services	1,000
Contingency	1,000
Total Forestry/Grounds	**1,631,400**

Total Public Works	**9,859,000**

Fire Control

Fire Protection & Suppression

2% Foreign Fire Tax Transfer	95,000
Wages - Regular	957,000
Wages - Overtime	18,000
Wages - Part Time	2,979,500
Employee Benefit Sick Time	1,000
Wages General Provisions	12,000
Health Insurance	583,500
Professional Services	143,000
Telephone	10,000
Insurance	7,500
Public Utilities	18,000
Billing Service Expense	16,000
Equipment Rental	1,000
Maint. Services Equip.	57,000
Maint. Services Vehicles	105,000

Maint. Services Bldg.	1,000
Municipal Garage	97,000
Uniforms	223,000
Office Supplies	6,000
Operating Supplies	5,000
Maint. Supplies Bldg.	6,500
Maint. Supplies Equip.	52,000
Maint. Supplies Vehicles	35,500
Janitorial Supplies	14,500
Misc. Supplies	17,500
Bldg. Purchase Improvements	1,000
Other Equipment	33,000
State Grant Expenses	41,000
Federal Grant Expenses	71,000
Postage	1,500
Expense Allowance	3,500
Printing	3,000
Training	130,000
Conferences	31,000
Dues & Subscriptions	29,000
Dispatch Consolidation	566,000
Bad Debt/Collections Exp	211,000
Contingency	1,000
Total Fire Suppression	**6,583,500**

Ambulance & Paramedics

Wages - Regular	51,500
Wages - Overtime	17,000
Wages - Part Time	2,917,000
Wages General Provisions	11,000
Health Insurance	421,500
Professional Services	2,186,000
Telephone	3,500
Billing Services	95,000
Maint. Services Equip.	27,000
Maint. Services Vehicles	3,500
Municipal Garage	37,000
Uniforms	2,500
Operating Supplies	19,000
Maint. Supplies Equip.	6,000
Maint. Supplies Vehicles	3,500
Misc. Supplies	12,500
Other Equipment	1,000
Printing	1,000
Training	1,000
Dues & Subscriptions	1,000
Contingency	1,000
Misc. Services	1,000
Total Ambulance & Paramedics	**5,819,500**

Emergency Management

Wages - Part Time	1,000
Telephone	1,000
Equipment Rental	1,000
Maint. Services Equip.	9,000
Maint. Services Vehicles	1,000
Municipal Garage	1,000
Uniforms	5,500
Office Supplies	1,000
Operating Supplies	1,000
Maint. Supplies Equip.	1,000
Maint. Supplies Other	1,000
Misc. Supplies	2,000
Expense Allowance	1,000
Other Equipment	1,000
Training	5,000
Conferences	1,000
Dues & Subscriptions	1,000
Contingency	1,000
Total Emergency Medical Services	**35,500**

Fire Pension

Fire Pension Contribution	47,500
Total Fire Pension	**47,500**

Total Fire Control	**12,486,000**

Law Enforcement

Police Administration

Wages - Regular	835,000
Wages - Overtime	22,500
Wages - Part-time	1,000
Employee Benefit Sick Time	1,000
Wages General Provisions	2,500
Health Insurance	129,000
Professional Services	184,000
Telephone	12,000
Insurance	1,000
Utilities	37,000
Equipment Rental	1,000
Maint. Services Equip.	14,000
Maint. Services Bldg.	42,500
Office Supplies	5,000
Maint. Supplies Bldg.	2,500
Maint. Supplies Equip.	2,000
Janitorial Supplies	6,500
Misc. Supplies	1,500
Bldg. Improvements	1,000
Office Equipment	9,000
Other Equipment	11,500
State Grant Expenses	41,000
Federal Grant Expenses	53,000
Expense Allowance	14,500
Advertising	1,000
Printing	6,000
Training	73,500
Conferences	27,500
Dues & Subscriptions	126,000
Misc. Services	9,000
Dispatch Consolidation	503,500
Contingency	1,000
Total Police Administration	**2,177,500**

Police Patrol

Wages - Regular	4,756,500
Wages - Overtime	359,000
Wages General Provisions	3,500
Wages Extra Duty Work	6,000
Employee Benefit Sick Time	1,000
Health Insurance	723,000
Insurance	50,000
Maint. Services Vehicles	1,000
Municipal Garage	171,500
Uniforms	77,500
Operating Supplies	37,500
Maint. Supplies Vehicles	7,000
Misc. Supplies	9,500
Postage	1,500
Training	1,000
Conferences	1,000
Misc. Services	7,000
DUI TEC Expenses	2,000
Grant Expenses	5,500
Contingency	1,000
Total Police Patrol	**6,222,000**

Police Investigations

Wages - Regular	975,500
Wages - Overtime	94,500
Wages General Provisions	2,000
Health Insurance	158,000
Training	1,000
Dues & Subscriptions	1,000
Contingency	1,000
Federal Narcotics Expense	1,000
Total Police Investigations	**1,234,000**

Police Pension

Reduction of Actuarial Deficiency	4,193,500
Total Police Pension	**4,193,500**

Total Law Enforcement	**13,827,000**
TOTAL GENERAL CORPORATE FUND	**63,070,767**

CONVENTION/TOURISM FUND

Convention & Tourism

Wages - Regular	397,500
Wages - Part Time	34,000
Overtime	1,500
Wages General Provisions	1,500
Wages General Provisions	29,500
Professional Services	198,500
Miscellaneous Supplies	18,000
Land Improvements	54,500
Building Improvements	31,000
Other Equipment	1,000
Advertising	1,000
Dues & Subscriptions	62,000
Miscellaneous Services	82,000
Community Projects	1,000
Grants	365,000
Advances/Transfers to Other Funds	1,000
Total Convention/Tourism	**1,279,000**

Westmont Centre

Wages - Regular	6,000
Wages - Part Time	2,000
Overtime	2,000
Wages General Provisions	1,000
Wages General Provisions	2,000
Professional Services	32,000
Telephone	1,000
Insurance	7,500
Public Utilities	15,000
Rental Equipment	1,500
Maint. Services Equip.	8,000
Maint. Services Bldg.	5,500
Maint. Supplies Bldg.	5,000
Maint. Materials	2,000
Janitorial Supplies	1,000
Misc. Supplies	2,000
Building Purchase Improvements	1,000
Other Equipment	1,000
Total Westmont Centre	**95,500**

Economic Development / Infrastructure

Wages - Regular	1,000
Professional Services	203,000
Street Improvements	963,500
Total Economic Development / Infrastructure	**1,167,500**

TOTAL CONVENTION/TOURISM	**2,542,000**

Vehicle Replacement

Replacements - Police	557,000
Replacements - Fire	75,500
Installment Contract Principal	165,500
Installment Contract Interest	68,500
Replacements - Public Works	841,000
Replacements - Other	76,000
Miscellaneous Services	1,000
Transfer to Capital	101,000
TOTAL VEHICLE REPLACEMENT	**1,885,500**

Capital Projects

Equipment Rental	85,000
Land Purchases & Improvements	2,337,000
Network Infrastructure Equipment	73,000
Transfer to Other Funds	1,000
Professional Services	148,000
Equipment Rental	1,000
Maint Services Equipment	1,000
Land Purchases & Improvements	19,000
Bldg. Purchases & Improvements	1,143,000
Street Improvements	1,269,500
Automotive Equipment	1,000
Other Equipment	793,000
Computer Equipment	1,000
Fiscal Agent Fees	1,000
Transfer to Other Funds	27,000
Bldg. Purchases & Improvements	181,500
Street Improvements	1,000
Other Equipment	1,000
Professional Services	1,000
Bldg. Purchases & Improvements	227,000
Automotive Equipment	293,000
Other Equipment	71,900
TOTAL CAPITAL PROJECTS	**6,676,900**

Stormwater Infrastructure Fund

Professional Services	936,000
Land Purchase Improvements	1,000
Stormwater Improvements	3,439,000
Transfer to Other Funds	720,500
TOTAL STORMWATER INFRASTRUCTURE FUND	**5,096,500**

Infrastructure Fund

Bldg. Purchases & Improvements	1,917,000
Transfer to Other Funds	2,799,500
Bldg. Purchases & Improvements	1,243,500
Equipment Rental	343,500
Bldg. Purchases & Improvements	34,401,000
TOTAL INFRASTRUCTURE FUND	**40,704,500**

Debt Service

Debt Service Principal	3,322,500
Debt Service Interest	2,007,500
Fiscal Agent Fees	5,500
TOTAL DEBT SERVICE	**5,335,500**

Motor Fuel Tax

Professional Services	221,000
Street Improvements	2,481,000
Transfers to Other Funds	331,000
TOTAL MOTOR FUEL TAX	**3,033,000**

IMRF/FICA

Social Security	1,702,500
Illinois Municipal Retirement Fund	1,236,500
TOTAL IMRF/FICA	**2,939,000**

TIF 1 - SWBD

Professional Services	360,500
Land Purchases & Improvements	1,701,000
Street Improvements	201,000
Stormwater Improvements	301,000
Developer's Note - Principal	345,000
Developer's Note - Interest	235,500
Payments to Developers	201,000
TOTAL TIF 1 - SWBD	**3,345,000**

TIF 2 - CBD

Professional Services	2,950,500
Professional Services	251,000
Land Purchases & Improvements	5,916,000
Street Improvements	2,638,000
Payments to Developers	916,500
Grants	151,000
TOTAL TIF 2 - CBD	**12,823,000**

DEA PARTNERSHIP

Wages - Regular	1,000
Dues & Subscriptions	13,000
Building Improvements	1,000
Land Purchases & Improvements	601,000
Automotive Equipment	79,000
Land Purchase & Improvements	34,000
Other Equipment	195,500
Conferences	14,000
Training	9,000
Title 15-State Drug Expenses	1,000
Federal Drug Expenses	1,000
TOTAL DEA PARTNERSHIP	**949,500**

WATER DIVISION

Water - Operations

Wages - Regular	925,500
Wages - Overtime	92,000
Wages - Part Time	1,000
Wages General Provisions	3,500
Health Insurance	143,000
Pension Contributions	193,500
Professional Services	745,000
Telephone	6,000
Insurance	142,000
Public Utilities	97,000
Equipment Rental	2,500
Maint. Services Equip.	3,000
Maint. Services Vehicles	6,000
Maint. Services Building	17,000
Disposal Expense	26,000
Municipal Garage	32,500
Data Processing	15,500
Water Purchase-DWC	5,687,500
Uniforms	9,000
Office Supplies	3,500
Operating Supplies	13,000
Maint. Supplies Bldg.	3,500
Maint. Supplies Equip.	2,000
Maint. Supplies Vehicles	1,000
Maint. Supplies Other.	8,000
Janitorial Supplies	3,000
Misc. Supplies	3,500
Water Well Improvements	1,000
Bldg. Purchase & Improvements	41,000

Office Equipment	1,000
Other Equipment	10,500
Postage	40,000
Advertising	4,500
Printing	1,500
Training	12,000
Conferences	10,000
Dues & Subscriptions	52,500
Miscellaneous Services	26,000
Credit Card Service Fees	96,000
Debt Payment Principal	975,500
Debt Payment Interest	389,000
Road/Bridge Expense	3,500
Contingency	1,000
New Installation	253,000
Payment In Lieu of Taxes	1,000
Bad Debt Expense	26,000
Collections Expense	1,000
Transfer to Other Funds	1,000
Total Water - Operations	**10,132,000**

Water - Capital Projects

Professional Services	666,500
Maint. Supplies Other	26,000
Water Main Improvements	4,633,000
Land Purchase & Improvements	351,000
Bldg. Purchase & Improvements	151,000
Meter System Improvements	151,000
Water Plant Improvements	4,299,000
Automotive Equipment	314,500
Other Equipment	45,563
Transfer to Other Funds	1,000
Total Water - Capital Projects	**10,638,563**

Water - Underground

Wages - Regular	384,000
Wages - Overtime	36,500
Wages - Part Time	1,000
Wages General Provisions	2,500
Wages General Provisions	55,500
Pension Contributions	82,000
Professional Services	77,000
Telephone	3,000
Public Utilities	6,000
Equipment Rental	2,000
Maint. Services Equip.	2,500
Disposal Expense	29,500
Municipal Garage	17,000
Uniforms	7,000
Maint. Supplies Other	60,000
Office Equipment	5,500
Other Equipment	16,000
Printing	1,500
Training	4,500
Conferences	1,500
Dues and Subscriptions	2,000
Total Water - Underground	**796,500**

TOTAL WATER DIVISION	**21,567,063**
Long Range Planning Fund	
Transfer to Other Funds	9,519,000
TOTAL LONG RANGE PLANNING FUND	**9,519,000**
Fire Pension Fund	
Professional Services	20,000
Management Fees	10,000
Conferences	10,000
TOTAL FIRE PENSION FUND	**40,000**
Police Pension Fund	
Pension Benefits	6,001,000
Professional Services	101,000
Management Fees	51,000
Conferences	1,000
Contribution Refunds	1,001,000
TOTAL POLICE PENSION FUND	**7,155,000**
Library Operations	
Library Operations	
Wages	1,698,833
Benefits	493,813
Board & Staff Dev.	16,595
Materials	365,625
Automation & Technology	212,319
Supplies	44,838
Programs and Makery	31,119
Marketing & Advertising	41,681
Building & Grounds Maintenance	145,799
Equipment Maint	34,202
Utilities	18,900
Furniture & Equipment	17,158
Professional Services	34,204
Building Insurance	27,873
Transfer to Library Special Reserves	100,000
Miscellaneous	2,250
Special Reserve Fund/Capital Improvements	0
Total Library Operations	**3,285,209**
TOTAL LIBRARY OPERATIONS	**3,285,209**
TOTAL APPROPRIATIONS ALL FUNDS	**189,967,439**

SECTION 2: That the Treasurer of the Village of Westmont shall place to the credit of the fund upon which an appropriation for the prior fiscal year has been made, all unexpended appropriations, if any, for the fiscal years preceding the current fiscal year, but which shall not include the amount required to liquidate contracts of liabilities entered into by virtue of authority of such appropriations which remain unpaid at the close of the year last preceding the current fiscal year provided that any unexpended appropriations for the preceding fiscal year which have been made from funds which by law are specific and under the direct control of officers especially appointed for their disbursement shall remain subject to the direct control of such officers and shall be disbursed in accordance with law, this ordinance notwithstanding.

SECTION 4: That any unexpended balance in any of the foregoing item or items of general appropriations may be used and applied toward the payment of any lawful corporate debt or charge of the Village of Westmont.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 19th day of March, 2026.

Ayes:_____ Nays:_____ Absent:_____

ATTEST: APPROVED:

_____ _____

Amanda Szymski, Village Clerk Steven T Nero, Mayor

(Published in Pamphlet Form)

PURCHASE AND SALE AGREEMENT

Between

Bales Lumber & Supply Inc.
("Seller")

and

Village of Westmont
("Purchaser")

Sale and Purchase of

20 East Quincy Street, Westmont, Illinois 60559

REAL ESTATE PURCHASE AND SALE AGREEMENT

This REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is dated and effective February ___, 2026 and is entered into between Bales Lumber & Supply Inc., an Illinois corporation ("Seller") and Village of Westmont, an Illinois municipal corporation ("Purchaser").

WITNESSETH:

WHEREAS, Seller is the owner of real estate commonly known as 20 E. Quincy Street Westmont, IL 60559 (P.I.N.'s 09-10-300-014 and 09-10-300-016) (the "Property"), which is more particularly described in **Exhibit A** attached hereto and made a part hereof, with Seller having full power and authority to sell the Property.

WHEREAS, Seller desires to sell and Purchaser desires to purchase Seller's right, title and interest in and to the Property.

NOW, THEREFORE, the parties agree as follows:

ARTICLE I
DEFINITIONS

Section 1.1. Definitions. As used in this Agreement, the following terms have the meanings specified below.

"Date of Acceptance" is the date on which the Seller accepts the terms of the Agreement and executes same.

"Deed" or "Deeds" has the meaning set forth in Section 6.1.

"Effective Date" is the date on which the last of parties to this Agreement executes this Agreement, and said date shall be inserted in the first paragraph of this Agreement.

"Escrow Agent" shall mean Chicago Title and Trust Company ("CTTC"), unless the parties mutually agree to use another title company as Escrow Agent.

"Hazardous Substances" means those substances included within the definitions of any one or more of the terms "hazardous substances," "hazardous materials," "toxic substances," and "hazardous waste" in any federal, state or local law or regulation relating to materials causing a threat to human health or safety or the environment, including CERCLA (42 U.S.C. Section 9601 et

seq.), RCRA (42 Section 6901 et seq.), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.) and the Clean Water Act (13 U.S.C. Section 1321 et seq.).

"Person" means an individual, corporation, partnership, joint venture, trust or unincorporated organization or a federal, state, city, municipal or foreign government or an agency or political subdivision thereof.

"Purchase Price" has the meaning set forth in Section 2.2.

"Property" is 20 E. Quincy Street, Westmont, Illinois 60559, comprising 5 parcels (4 of the parcels are assigned P.I.N. 09-10-300-014)(1 parcel is assigned P.I.N. 09-10-300-016), which collectively have a land area of approximately 1.50 acres and which are legally described in **Exhibit A** attached hereto and made a part hereof. Property includes all buildings and structures on the Property and any fixtures in such buildings and structures that Seller does not remove.

"Sale Date" means the date on which the Purchase Price for the Property is received by Seller in the form of a wire transfer, and the execution and exchange by the parties of the closing documents, including the warranty deed, described herein. The parties agree that the Sale Date is January 29, 2027, or such earlier date to which the parties may mutually agree. The Sale Date may also be referred to as the **"Closing Date."**

Section 1.2. Other Definitional Provisions; Terms of Construction.

(a) Accounting terms not otherwise defined in this Agreement have the meanings given to those terms under Generally Accepted Accounting Principles.

(b) Defined terms may be used in the singular or the plural, as the context requires.

(c) References to Sections, Exhibits, Schedules and like references are to Sections, Exhibits, Schedules and the like of this Agreement unless otherwise expressly provided.

(d) The words "include," "includes" and "including" are deemed to be followed by the phrase "without limitation."

(e) Unless the context in which it is used otherwise clearly requires, the word "or" has the inclusive meaning represented by the phrase "and/or."

(f) Unless the context in which it is used otherwise clearly requires, all references to days, weeks and months mean calendar days, weeks and months.

ARTICLE II
PURCHASE AND SALE OF THE PROPERTY

Section 2.1. Purchase and Sale of the Property. Seller hereby agrees on Sale Date and

upon payment by Purchaser of the Purchase Price, to sell, assign, transfer, convey and deliver or cause to be sold, assigned, transferred or conveyed to Purchaser, and Purchaser hereby agrees to purchase from Seller, all of Seller's right, title and interest in and to the Property.

Section 2.2. Purchase Price. The purchase price shall be Three Million Fifteen Thousand and 00/100 Dollars ($3,015,000.00) ("Purchase Price"), subject to the adjustments, prorations and credits set forth in this Agreement.

Section 2.3. Initial Deposit; Payment.

(a) Within three (3) business days of the Effective Date, Purchaser shall transfer Twenty Thousand and 00/100 Dollars ($20,000.00) to Escrow Agent by wire transfer in immediately available United States funds to hold as an earnest money deposit ("Initial Deposit").

(b) The balance of the Purchase Price shall be paid on the Sale Date by wire transfer in immediately available United States funds. In the event Purchaser does not deliver the balance of the Purchase Price on the Sale Date, the Seller shall receive the entire earnest money deposit as liquidated damages as its sole and exclusive remedy, and Purchaser shall have no further obligations to Seller.

Section 2.4. Seller's Disclosure of Documents. Within 14 days of the Effective Date, Seller shall provide the following documents in Seller's possession (or in the possession of Seller's agents, employees, and/or contractors, or otherwise obtainable by Seller) pertaining to the Property:

(a) surveys,
(b) soil reports,
(c) environmental reports,
(d) title reports or policies (those issued before the Title Commitment required herein),
(e) leases,
(f) engineering reports,
(g) a list of all current litigation instituted by or pending against Seller and related to the Property, if any,
(f) notices of any statute or code violation issued by any governmental body pertaining to the Property received by Seller or its agents, employees and contractors in the previous three (3) years and any documents pertaining to the resolution thereof;
(g) real estate property tax bills for the previous two (2) years; and
(h) all service contracts, engineering contracts, and construction contracts affecting the Property or any improvements located on the Property which are expected to expire after the Closing.

Seller's disclosure of documents required by this Section shall include a cover letter which lists each category of documents stated above and which indicates whether (i) responsive documents are attached, (ii) there are no responsive documents in existence for this category, or (iii) there are responsive documents in existence for this category, but upon a complete and thorough investigation by Seller, such documents cannot be located.

Section 2.5. Contingency Period.

(a) Purchaser shall have ninety (90) days following the Effective Date to complete all investigations of the Property ("Contingency Period"). Investigations include, but are not limited to, soil tests, environmental tests, surveys, title investigations, zoning investigations, similar investigations, and review of Seller's documents disclosed pursuant to Section 2.4. During the Contingency Period, subject to the limits set forth in this Section, Seller shall provide Purchaser with full access to the Property. With Seller's permission, which shall not be unreasonably withheld, Purchaser or its agents or contractors may enter upon the Property for purposes of analysis or other tests and inspections deemed necessary by Purchaser. Purchaser shall not alter the physical condition of the Property without notifying Seller of its requested tests and obtaining the prior consent of Seller to any physical alteration of the Property, which consent shall not be unreasonably withheld. The Due Diligence shall be conducted at Purchaser's sole cost and expense. Purchaser shall promptly restore the Property to its original condition if damaged or changed due to the tests and inspections performed by Purchaser, free of any mechanic's or materialman's liens or other encumbrances arising out of any of the inspections or tests.

(b) Purchaser shall have the right at any time before the end of the Contingency Period to cancel this Agreement and receive a full refund of its Initial Deposit. Such notice of cancellation must be in writing and delivered pursuant to the notice provisions of this Agreement. If the Purchaser has not cancelled this Agreement before the end of the Contingency Period, the parties shall proceed to the closing as set forth in this Agreement.

(c) Purchaser shall have the right to extend the Contingency Period for two additional thirty (30) day periods (each, an "Extension Period") upon written notice to Seller before the expiration of the Contingency Period or the Extension Period and upon the payment of additional earnest money ("Additional Deposit") to the Escrow Agent by wire transfer in the amount of Five Thousand Dollars ($5,000) for each such Extension Period. The Additional Deposit(s) shall be applicable to the Purchase Price. If Purchaser cancels this Agreement before the end of the Extension Period, Purchaser shall receive a full refund of its Initial Deposit, but Seller shall retain the Additional Deposit(s). If Purchaser cancels this Agreement pursuant to Section 2.9(d), then Purchaser shall receive a full refund of its Initial Deposit and the Additional Deposit(s). If Purchaser cancels this Agreement after the

expiration of the Extension Period, and the cancellation is not made pursuant to Section 2.9(d), Seller shall retain the Initial Deposit and the Additional Deposit(s) as liquidated damages as its sole and exclusive remedy, and Purchaser shall have no further obligations to Seller.

(d) Purchaser hereby indemnifies and holds Seller harmless from all claims, liabilities, damages, losses, costs, expenses (including, without limitation, reasonable attorneys' fees), actions and causes of action arising out of property damage or personal injury caused by any inspection of the Property performed by Purchaser, its agents, independent contractors, and/or employees. Purchaser further waives and releases any claims, demands, damages, actions, causes of action or other remedies of any kind whatsoever against Seller for property damages or bodily and/or personal injuries to Purchaser, its agents, independent contractors, servants and/or employees arising out of Purchaser's investigations of the Property.

(e) Prior to the date that Purchaser or its agents or contractors first enter the Property, Purchaser and Purchaser's agents and contractors shall procure and maintain throughout the term of this Agreement, commercial general liability insurance, including direct contractual and contingent liability, with limits of not less than One Million Dollars ($1,000,000) in the aggregate. Seller shall be included as an additional insured under the required commercial general liability coverage.

(f) The provisions of this Section 2.5 shall survive the Closing or any termination of this Agreement and are not subject to any liquidated damage limitation on remedies, notwithstanding anything to the contrary in this Agreement.

Section 2.6 Intentionally Omitted.

Section 2.7. Apportionment. The following items will be apportioned between the Seller and Purchaser as of the Sale Date, with all such expenses relating to the period on or prior to the Sale Date to be Seller's responsibility, and all such expenses relating to the period after the Sale Date to be Purchaser's responsibility, whether or not previously paid by Seller: water charges, refuse collection charges, storm sewer (if any) and sanitary sewer charges, ad valorem personal property taxes, real estate taxes and assessments on the basis of the fiscal year for which assessed (if the actual ad valorem taxes are not available on the Closing Date for the tax year in which the Closing occurs, the proration of such taxes at the Closing shall be made based upon 105% of the most recent available fully year tax bill information, and shall be final), utilities and any other items customarily apportioned in the jurisdiction in which the Property is located. A schedule of the apportionments will be prepared prior to the Sale Date ("Apportionment Schedule"); provided, however, the

absence of any item from the Apportionment Schedule does not relieve either party from their contractual obligations set forth in this Agreement. On or prior to the Sale Date, Seller shall provide proof to Purchaser of payment in full of Village of Westmont water charges and Flagg Creek Water Reclamation District sanitary sewer charges through the Sale Date.

Section 2.8. Intentionally omitted.

Section 2.9. Title Policies; Survey.

(a) Seller shall obtain from Chicago Title Insurance Company ("CTIC" or "Title Company") a commitment to issue a title policy for the Property ("Title Commitment"), together with copies of all recorded instruments affecting title to the Property and recited as exceptions in such Title Commitment. Seller shall deliver such Title Commitment and recorded instruments to Purchaser within thirty (30) days after the Effective Date. Seller's delivery of a "mark up" title policy for the Property shall be a condition to Closing. Purchaser is solely responsible for obtaining extended coverage over matters of survey. Purchaser shall be solely liable for the cost of any title endorsements beyond extended coverage.

(b) Within forty-five (45) days after the Effective Date, Purchaser, at its own expense, shall obtain an ALTA survey ("Survey") of the Property, and Purchaser shall provide a copy of the Survey to Purchaser and to the Title Company.

(c) If Purchaser has an objection to items disclosed in the Commitment or Survey, then Purchaser may give Seller written notice of its objections within five (5) business days after receipt of the Commitment and Survey. Any exception to title identified in the Commitment or Survey not objected to by Purchaser within the time period specified in this section shall be deemed accepted by Purchaser. If Purchaser gives timely written notice of its objections, then Seller shall notify Purchaser in writing within five (5) business days after receipt of Purchaser's notice ("Seller's Cure Period") whether Seller elects to remove or to cause the Title Company to insure against the same. Seller's failure to deliver such written notice shall constitute Seller's election not to cure Purchaser's title objections. Seller shall have no obligation to expend any money, to incur any contractual or other obligations, or to institute any litigation in pursuing its efforts other than to remove at Closing liens and encumbrances of an ascertainable amount. If Seller refuses to agree to remove or insure against any objection during Seller's Cure Period, then Purchaser shall elect not later than five (5) business days after the expiration of Seller's Cure Period, as its sole and exclusive remedy to either: (i) terminate this Agreement, in which case the Initial Deposit shall be refunded to Purchaser, and neither party will have any further rights or obligations pursuant to this Agreement, other than rights or obligations that expressly survive termination; or (ii) waive the unsatisfied objection (which shall thereupon become a Permitted Exception) and proceed to Closing. The

phrase “Permitted Exceptions” means all real estate taxes not yet due and payable, and those exceptions to title set forth in the Commitment or Survey that have been accepted by Purchaser.

(d) After the Effective Date, Seller will not place, allow to be placed, or cause to be placed on the Property any encumbrance (references to "encumbrance" include any lien, easement, encumbrance, or other exception to title) other than the Permitted Exceptions. If, before the Closing Date, title to the Property becomes subject to any new encumbrance other than a Permitted Exception, then Seller may (but has no obligation to) attempt to cure the encumbrance, other than any encumbrance intentionally or deliberately placed on the Property by Purchaser, and in such case, Purchaser has an obligation to cure said encumbrance. If Seller is unable or unwilling to cure the encumbrance, then Purchaser, as its sole and exclusive remedy, may either: (i) terminate this Agreement by written notice to Seller whereupon the Initial Deposit and Additional Deposit (if any), shall be returned to Purchaser, and neither party will have any right or obligation under this Agreement other than rights or obligations that expressly survive termination; or (ii) proceed to Closing without receiving any credit against or reduction of the Purchase Price whereupon Purchaser shall be deemed to have accepted the encumbrance as an exception to title (which shall thereupon become a Permitted Exception).

ARTICLE III
REPRESENTATIONS, WARRANTIES AND COVENANTS OF SELLER

Seller represents and warrants to Purchaser as of the Effective Date and also as of the Sale Date:

Section 3.1. Due Formation and Good Standing. Seller is duly organized, validly existing and in good standing under the laws of its state of organization.

Section 3.2. Authority and Capacity. Seller has all requisite power, authority and capacity to enter into this Agreement and to perform its obligations hereunder. Seller is the fee simple title holder to the Property, and Seller has the right to sell its interest in the Property. The execution and delivery of this Agreement, and any related agreements or instruments and the consummation of the transactions contemplated hereby and thereby, have been duly and validly authorized by all necessary corporate action. This Agreement is the binding obligation of Seller, enforceable against Seller in accordance with its terms, except as such enforceability may be limited by applicable bankruptcy, insolvency, receivership, conservatorship, reorganization, fraudulent conveyance or other similar laws relating to or affecting creditor's rights generally and moratorium laws from time to time in effect, and by equitable principles restricting availability of equitable remedies.

Section 3.3. Litigation. There is no litigation, proceeding, claim, demand or

governmental investigation pending or threatened against Seller or regarding the Property, and there is no court order, injunction or decree outstanding against or relating to Seller, which would materially impair the ability of Seller to perform its obligations hereunder.

Section 3.4. Liens and Encumbrances. To the best of Seller's knowledge, the Property is free and clear of all encumbrances and liens except for: (a) liens for real estate taxes and special assessments not yet due and payable; (b) covenants, conditions and restrictions, rights of way, easements and all other matters of public record as of the Sale Date; (c) any mortgage or other loans or notes which have been recorded against title to the Property and which will be removed on the Sale Date by Seller; and (d) other matters to which like properties are commonly subject which do not materially interfere with the benefits of the owner thereof or the use or enjoyment of the Property.

Section 3.5. Brokers. Seller represents and warrants that no real estate commissions, finders' fees, or brokers' fees have been or will be incurred in connection with the sale of the Property by Seller to Purchaser. Seller further represents and warrants that it has not authorized any broker, finder, or agent to act on its behalf in connection with the sale of the Property. Seller hereby agrees to indemnify, defend, and hold Purchaser harmless from any claim, liability, obligation, cost, or expense (including attorneys' fees and expenses) for fees or commissions relating to Purchaser's acquisition of the Property asserted against Purchaser by any broker, finder, agent, or other person claiming by, through, or under the Seller or whose claim is based on Seller's acts. The provisions of this Section 3.5 shall survive the Sale Date or any termination of this Agreement.

Section 3.6. Improvements on the Property. The improvements on the Property (including all buildings and structures) are being sold in "as is", "where is" condition without any representation or warranty as to its condition.

Section 3.7. Leases; Occupants. There are no parties in possession of any portion of the Property except Seller. There are no oral or written leases or any security deposits related to the Property.

Section 3.8. Hazardous Substances. Seller has no actual knowledge of any Hazardous Substances on or affecting the Property and/or claims of any Hazardous Substances on or affecting the Property.

Section 3.9. No Contracts or Options to Sell. No person or entity has a pending purchase contract, an option, right of first refusal or first offer or similar right with respect to the Property. During the pendency of this Agreement, Seller shall not actively market, sell or encumber the

Property in any manner, will not accept, negotiate or entertain any other offers for the Property and will maintain the Property in its current condition and in compliance with applicable laws.

Section 3.10. **Not a Foreign Person**. Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended, and the Income Tax Regulations thereunder.

Section 3.11. **OFAC**. Seller is not a person or entity described by Section 1 of the Executive Order (No. 13,224) Blocking Property and Prohibiting Transactions With Persons Who commit, Threaten to Commit, or Support Terrorism, 66 Fed. Reg. 49,079 (September 25, 2001), and does not engage in any dealings or transactions, and is not otherwise associated, with any of those persons or entities.

Section 3.12. **Bankruptcy**. Seller has not: (i) made a general assignment for the benefit of creditors; (ii) filed any voluntary petition in bankruptcy; (iii) received notice of the appointment of a receiver to take possession of all or substantially all of its assets; (iv) received notice of the attachment or other judicial seizure of all or substantially all of its assets; (v) admitted in writing its inability to pay its debts as they come due; or (vi) made an offer of settlement, extension or composition to its creditors generally.

Section 3.13. **Special Assessments**. Seller has no knowledge of and has received no notice concerning any existing or proposed special assessments or similar taxes, charges or assessments against the Property or any utility service moratoriums or other moratoriums affecting the Property.

Section 3.14. **Condition Precedent**. It is a condition precedent to Purchaser's obligations under this Agreement that as of the Sale Date, all of Seller's representations and warranties shall be true and correct in all material respects. If the representations and warranties of Seller, which to Seller's actual knowledge were true and correct when made, are not true and correct in all material respects on the Sale Date, and that change is not directly attributable to Seller's actions or conscious failure to act, then Purchaser may, at its option, (i) waive this condition and close this transaction in accordance with the terms and provisions of this Agreement, or (ii) terminate this Agreement by notice in writing to Seller, receive a full refund of its Initial Deposit and its Additional Deposit (if any), whereupon neither party shall have any further rights or obligations under this Agreement, other than rights or obligations that expressly survive termination.

ARTICLE IV
(Intentionally omitted)

ARTICLE V

GENERAL REPRESENTATIONS AND WARRANTIES OF PURCHASER

Purchaser represents and warrants to Seller as of the Effective Date and as of the Sale Date:

Section 5.1. Due Formation and Good Standing. Purchaser is duly organized, validly existing and in good standing under the laws of its state of organization.

Section 5.2. Authority and Capacity. Purchaser has all requisite power, authority, and capacity to enter into this Agreement and to perform its obligations hereunder. The execution and delivery of this Agreement and any related agreements or instruments and the consummation of the transactions contemplated hereby and thereby, each has been duly and validly authorized by Purchaser's Village Board of Trustees through a duly passed and approved ordinance. This Agreement and any related agreements or instruments each constitute a valid and legally binding agreement of Purchaser enforceable in accordance with its terms.

Section 5.3. No Conflict. None of the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby or compliance with its terms and conditions, violates, conflicts with, results in the breach of or constitutes a default under, is prohibited by, or requires any additional approval under any of the terms, conditions or provisions of State statutes or local ordinances applicable to Purchaser, or any other agreement or instrument to which Purchaser is now a party or by which it is bound, or of any order, judgment or decree of any court or governmental authority applicable to Purchaser.

Section 5.4. Brokers. Purchaser represents and warrants that no real estate commissions, finders' fees, or brokers' fees have been or will be incurred in connection with its purchase of the Property. Purchaser further represents and warrants that it has not authorized any broker, finder, or agent to act on its behalf in connection with its purchase of the Property. Purchaser hereby agrees to indemnify, defend, and hold Seller harmless from any claim, liability, obligation, cost, or expense (including attorneys' fees and expenses) for fees or commissions relating to Purchaser's acquisition of the Property asserted against Seller by any broker, finder, agent, or other person claiming by, through, or under the Purchaser or whose claim is based on Purchaser's acts. The provisions of this Section 5.5 shall survive the Sale Date or any termination of this Agreement.

Section 5.5. OFAC. Purchaser is not a person or entity described by Section 1 of the Executive Order (No. 13,224) Blocking Property and Prohibiting Transactions With Persons Who commit, Threaten to Commit, or Support Terrorism, 66 Fed. Reg. 49,079 (September 25, 2001), and to Purchaser's knowledge does not engage in any dealings or transactions, and is not otherwise associated, with any of those persons or entities.

ARTICLE VI
TRANSFER OF INTEREST

Section 6.1. Delivery of Seller Documents and Other Items. On the Sale Date, Seller shall execute and deliver to Purchaser the following (collectively, "Seller's Closing Documents"):

(a) An original, duly executed customary warranty deed for the Property, in recordable form ("Deed"), conveying to Purchaser fee simple title in and to the Property, together with any documents or forms customarily prepared and executed by a Seller of real property as may be applicable, as part of recording the Deeds or payment or assessment of any taxes associated therewith;

(b) a settlement statement and the apportionments agreed upon in the Apportionment Schedule and any other adjustments, pro-rations or credits contemplated by this Agreement ("Final Settlement Statement");

(c) A certificate from Seller certifying that it is not a foreign person or foreign corporation as defined in the Internal Revenue Code of 1986, as amended;

(d) Evidence reasonably satisfactory to the Purchaser and the Title Company that the Person executing the Deeds on behalf of Seller has the full power and authority to do so and that the delivery of such documents has been fully authorized;

(e) "Mark Up" Title Policies pursuant to Section 2.7;

(f) An ALTA Statement signed by Seller on the Title Company's customary form;

(g) A Gap Affidavit in a form and content reasonably acceptable to the Title Company;

(h) A Bill of Sale;

(i) All required transfer stamp declarations;

(j) Any other documents that may be reasonably required or are reasonably customary to close this transaction; and

(k) Keys, access codes, and garage door openers to the Property.

Section 6.2. Delivery of Purchaser Documents and Other Items. On the Sale Date,

Purchaser will execute and/or deliver to Seller or to other applicable parties the following (collectively, "Purchaser's Closing Documents"):

(a) The Purchase Price in accordance with Article II of this Agreement;

(b) Evidence reasonably satisfactory to Seller and the Title Company that the Person executing the Deeds on behalf of Purchaser has the full power and authority to do so and that the delivery of such documents has been fully authorized;

(c) Such Affidavits of Purchaser or other documents, if any, as may reasonably be required by the Title Company; and

(d) Any other documents that may be reasonably required or are reasonably customary to close this transaction.

Section 6.3. Further Assurances. Each of Seller and Purchaser agrees to take, or cause to be taken, such acts, including execution and delivery of additional documents, instruments and agreements, as may be reasonably necessary or desirable to carry out the purposes of this Agreement and to consummate the transaction contemplated hereby. Purchaser is responsible for depositing (or causing the Title Company to deposit) the Deeds for recording with the appropriate county recorder as soon as practicable following the Sale Date, but no later than thirty (30) calendar days after said date.

Section 6.4. Expenses; Liabilities.

(a) Seller and Purchaser will, except as otherwise specifically provided herein, bear their respective expenses incurred in connection with the preparation, execution and performance of this Agreement and the transactions contemplated hereby, including all fees and expenses of their agents, representatives, counsel and accountants.

(b) Seller will pay (i) all state and county transfer taxes, (ii) the premium for the Owner Policy and the extended coverage endorsement; (iii) 1/2 of any escrow fee; (iv) Seller's attorneys' fees; and (v) other expenses stipulated to be paid by Seller under other provisions of this Agreement. Purchaser will pay (i) the premium for any endorsements to the Owner's Policy other than the extended coverage endorsement and the cost of any lender policies and endorsements thereto; (ii) recording fees; (iii) 1/2 of any escrow fee; (iv) Purchaser's attorneys' fees; and (v) other expenses stipulated to be paid by Purchaser under other provisions of this Agreement. This transaction is not subject to municipal transfer taxes.

(c) Except as otherwise set forth in this Agreement, Seller is responsible for all fees and costs associated with servicing, maintaining, insuring, and all other acts associated with the Property up to the Sale Date.

Section 6.5. The Closing. The consummation of the transaction contemplated by this Agreement by delivery of documents and payments of money shall take place on the Sale Date at the offices of the Escrow Agent to permit the closing and transfer of title or at such alternate location or date as the parties shall mutually agree.

Section 6.6. Removal of Purchaser's Personal Property. On or before Closing, Purchaser shall remove all of its and any third party's personal property, equipment, and fixtures from the Property, and shall leave the Property in generally broom clean condition. Purchaser is authorized to conduct a final walk-through of the interior and exterior of the Property on before Closing to insure that Seller has complied with this Section 6.6.

ARTICLE VII
REMEDIES

Section 7.1. Indemnification by Seller. Seller will indemnify and hold Purchaser and its officers, elected and appointed officials, employees and agents harmless from and against, and will reimburse it or them for, any and all losses, damages, deficiencies, claims, costs or expenses, including reasonable attorney's fees and will defend it or them against any third-party claim, demand or litigation arising out of, in connection with or to the extent resulting from:

(a) any material misrepresentation made by Seller, or any breach by Seller of this Agreement, or any exhibit attached hereto, which material misrepresentation or breach materially and adversely affects the value of the Property or materially and adversely affects the interest of the Purchaser in the Property prior to the Sale Date; or

(b) the non-fulfillment or non-performance of any covenant, condition or action required of Seller pursuant to this Agreement.

Section 7.2. Default by Seller. In the event Seller shall default in the performance of its obligations under this Agreement, and such default is not cured within five (5) days after receipt of written notice of said default from Purchaser, Purchaser may either (i) enforce specific performance of this Agreement against Seller, or (ii) terminate this Agreement by delivering written notice to Seller, in which event the Initial Deposit, Additional Deposit(s) (if any), and all interest accrued thereon shall be disbursed to Purchaser and Purchaser shall receive a reimbursement from Seller for all of Purchaser's actual and reasonable due diligence expenses.

Section 7.3. Indemnification by Purchaser. Purchaser indemnifies and holds Seller, its shareholders, officers, directors, employees and agents, harmless from and against, and must reimburse it or them for, any and all losses, damages, deficiencies, claims, costs or expenses, including reasonable attorney's fees, and defend it or them against any third-party claim, demand, or litigation arising out of, in connection with or to the extent resulting from:

(a) any misrepresentation made by Purchaser, or any breach of warranty by Purchaser, contained in this Agreement, or in any exhibit, report, written statement or certificate furnished by Purchaser pursuant to this Agreement, which misrepresentation or breach of warranty materially and adversely affects the interest of Seller; or

(b) the non-fulfillment or non-performance of any covenant, condition or action required of Purchaser pursuant to this Agreement.

Section 7.4. Default by Purchaser. In the event Purchaser shall default in the performance of its obligations under this Agreement, and such default is not cured within five (5) business days after receipt of written notice of said default from Seller, Seller may, as its sole and exclusive remedy, terminate this Agreement by delivering written notice to Purchaser, in which event the Initial Deposit and Additional Deposit(s) (if any) made into escrow and all interest accrued thereon shall be disbursed to Seller as liquidated damages for Purchaser's default under this Agreement, it being agreed between the parties hereto that the actual damages to Seller in the event of such breach are impractical to ascertain and the amount of the Initial Deposit and Additional Deposit (if any) is a reasonable estimate thereof. Seller expressly waives its right to specific performance or damages against Purchaser.

Section 7.5 Survival of Obligations. The obligations contained in this Article VII shall survive the termination of this Agreement.

ARTICLE VIII
MISCELLANEOUS

Section 8.1 Amendment. This Agreement may not be amended except by an instrument in writing signed on behalf of each of the parties hereto.

Section 8.2. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which shall be considered one and the same instrument. Each party may sign the Agreement and transmit the signed Agreement to the other party by email transmission, and the parties agree that electronic or emailed

signatures shall be treated as original signatures.

Section 8.3. Entire Agreement. This Agreement contains the entire agreement between the parties and supersedes all prior agreements, arrangements and understandings relating to the subject matter thereof. There are no written or oral agreements, understandings, representations or warranties between the parties other than those set forth herein.

Section 8.4. Rights Cumulative: Waivers. The rights of each of the parties under this Agreement are cumulative, may be exercised as often as any party considers appropriate and are in addition to each of such party's rights under any other documents executed between the parties or, except as otherwise modified herein, under law. The rights of each of the parties hereunder shall not be capable of being waived or varied otherwise than by an express waiver or variation in writing. Any failure to exercise or any delay in exercising any such rights shall not preclude any other or further exercise of that or any other such right. No act or course of conduct or negotiation on the part of any party shall in any way preclude such party from exercising any such right or constitute a suspension or any variation of any such right.

Section 8.5. Intentionally Omitted.

Section 8.6. Notices. All notices and other communications under this Agreement must be in writing (including a writing delivered by electronic transmission) and are deemed to have been duly given: (a) when delivered, if sent by registered or certified mail (return receipt requested); (b) when delivered, if delivered personally or by email (and followed by a copy of the same being delivered to the other party by first class mail or reputable overnight courier); or (c) on the first following business day, if sent by United States Express Mail or other reputable overnight courier, in each case to the parties at the addresses set forth below or at such other addresses as shall be specified by like notice:

If to Purchaser: Village of Westmont
31 W. Quincy Street
Westmont, Illinois 60559
Attn: James Gunther – Village Manager
Email : jgunther@westmont.il.gov

With Copy to: John Zemenak
Law Office of John Zemenak, LLC
1414 N. Mohawk Street
Chicago, Illinois 60610
Email: john@zemenaklaw.com

If to Seller: Bales Lumber & Supply Inc.
20 E. Quincy Street
Westmont, IL 60559
Attn: Stanley Bales, Sr.
Email:_____

With Copy to: _____
_____
_____

Section 8.7. Governing Law and Venue. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Illinois without reference to the choice of law principles thereof. The parties agree that the court venue for resolving any controversy between the parties with respect to this Agreement shall be shall be the Circuit Court of the Eighteenth Judicial Circuit, DuPage County, Illinois.

Section 8.8. Waiver of Jury Trial. EACH OF THE PARTIES HERETO WAIVES ITS RESPECTIVE RIGHTS TO A TRIAL BY JURY OF ANY CLAIM OR CAUSE OF ACTION BASED UPON OR ARISING OUT OF OR RELATED TO THIS AGREEMENT OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY IN ANY ACTION, PROCEEDING OR OTHER LITIGATION OF ANY TYPE BROUGHT BY ANY PARTY AGAINST THE OTHER PARTY, WHETHER WITH RESPECT TO CONTRACT CLAIMS, TORT CLAIMS, OR OTHERWISE. EACH OF THE PARTIES HERETO AGREES THAT ANY SUCH CLAIM OR CAUSE OF ACTION SHALL BE TRIED BY A COURT TRIAL WITHOUT A JURY. WITHOUT LIMITING THE FOREGOING, THE PARTIES FURTHER AGREE THAT THEIR RESPECTIVE RIGHT TO A TRIAL BY JURY IS WAIVED BY OPERATION OF THIS PARAGRAPH AS TO ANY ACTION, COUNTERCLAIM OR OTHER PROCEEDING WHICH SEEKS, IN WHOLE OR IN PART, TO CHALLENGE THE VALIDITY OR ENFORCEABILITY OF THIS AGREEMENT OR ANY PROVISION HEREOF OR THEREOF. THIS WAIVER SHALL APPLY TO ANY SUBSEQUENT AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS TO THIS AGREEMENT.

Section 8.9. Attorney's Fees. If the parties become involved in litigation (including bankruptcy proceedings) or other legal proceedings arising out of or relating to this Agreement, the court will award legal expenses (including reasonable attorney's fees, court costs and other legal expenses) to the prevailing party. The award for legal expenses will not be computed in accordance with any court schedule, but will be as necessary to fully reimburse all reasonable attorney's fees and

other legal expenses paid or incurred in good faith, regardless of the size of the judgment or award, it being the intention of the parties to fully compensate for all the reasonable attorney's fees and other legal expenses paid or incurred in good faith. For the purpose of this Agreement, the terms "attorney's fees" or "attorney's fees and costs" mean the fees and expenses. The terms "attorney's fees" or "attorney's fees and costs" also include all reasonable fees and expenses incurred with respect to appeals, bankruptcy and other proceedings, and whether or not any action or proceeding is brought with respect to the matter for which said fees and expenses were incurred.

Section 8.10. Severability. In the case any provision in this Agreement is found by a court of competent jurisdiction to be invalid, illegal or unenforceable, such provision will be construed and enforced as if it had been more narrowly drawn so as not to be invalid, illegal or unenforceable, and the validity, legality and enforceability of the remaining provisions of this Agreement will not in any way be affected or impaired thereby.

Section 8.11. Successors and Assigns. This Agreement is binding upon the parties hereto and their respective successors and assigns and shall inure to the benefit of the parties hereto and their respective permitted successors and assigns.

Section 8.12. Intentionally deleted.

Section 8.13 Assignment. Purchaser shall have the right to assign this Agreement at any time up until the time of the Sale Date at its sole discretion and without the prior consent of the Seller.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, each of the undersigned parties to this Agreement has caused this Agreement to be duly executed by one of its duly authorized officers or officials on the date set forth below their respective names.

SELLER:	**PURCHASER:**
BALES LUMBER & SUPPLY, INC.	**VILLAGE OF WESTMONT**
By:_____	**By:**_____
Printed Name:_____	**Printed Name: James Gunther**
Title:_____	**Title: Village Manager**
Date:_____	**Date:**_____

EXHIBIT A

Legal Description

Permanent Parcel Numbers: 09-10-300-014 and 09-10-300-014

Common Address : 20 E. Quincy Street, Westmont, Illinois 60559

RESOLUTION NO. 26-___

A RESOLUTION AUTHORIZING THE VILLAGE OF WESTMONT TO ISSUE A WITHDRAWAL NOTICE TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY SUBJECT TO CERTAIN CONDITIONS

WHEREAS, the Village of Westmont (the "Village") is an Illinois municipal corporation duly organized and operating pursuant ; and

WHEREAS, the Village is a member of the Intergovernmental Risk Management Agency ("IRMA"), which currently serves as the Village's primary risk management and insurance carrier; and

WHEREAS, the Village, in good stewardship of taxpayer dollars, is conducting a due diligence investigation relative to the pricing and services provided by IRMA, as well as other potential risk management agencies and insurance carriers; and

WHEREAS, pursuant to Section 4.05 of the IRMA Contract and Bylaws, a member must give IRMA at least one hundred-twenty (120) days-notice prior to withdrawing from IRMA (the "Withdrawal Notice") and further provide a resolution of the member's corporate authorities authorizing such member to withdraw from IRMA; and

WHEREAS, Section 4.05 of the IRMA Contract and Bylaws also states that only members who provide written notice of withdrawal nine (9) months or more in advance of the end of IRMA's fiscal year, but no later than March 31st to be effective at the end of any fiscal year of IRMA, shall receive the remaining balance of its member Reserve Account; and

WHEREAS, should the Village decide to withdraw from IRMA after the completion of its due diligence investigation, the Village would desire to terminate its member status with IRMA effective January 1, 2027, and have the remaining balance of its member Reserve Account returned to the Village; and

WHEREAS, should the Village decide to remain a member of IRMA after the completion of its due diligence investigation, the Village reserves the right to rescind its Withdrawal Notice, provided such rescission is made at least 120 days before the end of IRMA's current fiscal year; and

WHEREAS, the Corporate Authorities of the Village believe it is in the best interests of the Village and its residents to have the option to rescind the Village's Withdrawal Notice from

IRMA and also maintain its ability to retain the funds in the Village's Member Reserve Account as provided by IRMA policies, should the results of the Village's due diligence reveal a cost savings or other compelling reason to withdraw from IRMA.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTMONT, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: RECITALS. The facts and statements contained in the preamble to this Resolution are found to be true and correct and are hereby adopted as part of this Resolution.

SECTION 2: PURPOSE. The purpose of this Resolution is to authorize that a notice be given by and through this Resolution to IRMA notifying it of the Village's intention to withdraw from IRMA at the end of IRMA's current fiscal year pursuant to Section 4.05 of the IRMA Contract and Bylaws and to further authorize the Mayor or his designee to take all steps necessary to carry out the terms and intent of this Resolution and to ratify any steps taken to effectuate those goals.

SECTION 3: AUTHORIZATION. The Village Board of Trustees hereby authorizes and directs the Mayor or his designee to approve, sign and send this Resolution and any other necessary Withdrawal Notices to IRMA in accordance with its terms, or any modifications thereof, and to ratify any and all previous action taken to effectuate the intent of this Resolution. The Village Board of Trustees further authorizes and directs the Mayor or his designee to execute the Withdrawal Notice with such insertions, omissions and changes as shall be approved by the Mayor and the Village Attorney. The Village Clerk is hereby authorized and directed to attest to and countersign this Resolution, the Withdrawal Notice, and any other required documents to effectuate the withdrawal, and any other documentation as may be necessary to carry out and effectuate the purpose of this Resolution. The officers, agents and/or employees of the Village shall take all action necessary or reasonably required by the Village to carry out, give effect to and consummate the purpose of this Resolution and shall take all action necessary in conformity therewith.

SECTION 4: RIGHT TO RESCIND NOTICE. After completion of the Village's due diligence investigation, the Village reserves the right to rescind this Withdrawal Notice and to remain a member of IRMA through the passage and approval by the Village's Corporate Authorities of a resolution to that effect, provided that said resolution is passed, approved and provided to IRMA at least 120 days before the end of IRMA's current fiscal year, along with any other notifications or documentation reasonably required by IRMA in order to effectuate such rescission.

SECTION 5: HEADINGS. The headings of the articles, sections, paragraphs and subparagraphs of this Resolution are inserted solely for the convenience of reference and form no substantive part of this Resolution nor should they be used in any interpretation or construction of any substantive provision of this Resolution.

SECTION 6: SEVERABILITY. The provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be

excluded and deemed inoperative, unenforceable and as though not provided for herein and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 7: SUPERSEDER. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8: PUBLICATION. A full, true and complete copy of this Resolution shall be published in pamphlet form as provided by the Illinois Municipal Code.

SECTION 8: EFFECTIVE DATE. This Resolution shall be effective and in full force immediately upon passage and approval as provided by law.

PASSED AND APPROVED by the Mayor and Board of Trustees of the Village of Westmont, DuPage County, Illinois, this 19th day of March, 2026.

Ayes:_____ Nays:_____ Absent:_____

APPROVED:

_____
Steve Nero, Mayor

ATTEST:

_____
Amanda Szymski, Village Clerk

Village of Westmont
PUBLIC WORKS
Facilities / Fleet
31 West Quincy Street, Westmont, Illinois 60559

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

The Westmont Public Works Fleet Division requests that the following vehicles and equipment be declared as surplus, to be removed from Village inventory and disposed of with the Board of Trustees authority by the Village Manager in the manner determined to be the most appropriate.

1. 2008 FORD F-250 VIN:1FTSX21R28EE22122 - Miles 76,932, Hours 7,704
2. 2014 FORD INTERCEPTOR UTILITY VIN:1FM5K8AR3FGA35204, Miles 100,812 Hours 14,090
3. 2017 FORD F-350 VIN:1FT8X3BT0HEE99002, Miles 58,717 Hours 6,215
4. 2008 FORD F-250 VIN:1FTSX21R08EE22121, Miles 70,962 Hours 2853
5. 2018 FORD INTERCEPTOR UTILITY VIN:1FM5K8ARXJGB58376, Miles 105,163 Hours 21,776
6. 2012 FORD F-550 VIN:1FDUF5HT4CEC97532, Miles 65,120 Hours 7,955
7. 2012 INTERNATIONAL 7400 VIN:1HTMNAAN6DH362296, Miles 18,469 Hours 5,119
8. 2009 INTERNATIONAL 7400 VIN:1HTWDAAN59J110647, Miles 67,872 Hours 4,729
9. 2010 INTERNATIONAL 7400 VIN:1HTWHAZT4J275777, Miles 64,872 Hours 4,289
10. 2010 INTERNATIONAL 7400 VIN:1HTWDAAR5BJ400640, Miles 56,125 Hours 4,632
11. 2010 INTERNATIONAL 7400 VIN:1HTWDAAR8AJ275776 Miles 50,780 Hours 4,312
12. POLARIS SNOW BLOWER VIN:B1RS00359 MODEL #FMSB62
13. POLARIS SNOW PLOW VIN:B1PV00218 MODEL #FMSB69
14. BOBCAT 24” FASTCUT GRINDER HYD PLANER VIN:231712781
15. BOSS V PLOW 9’2’’ POWER-V DTX
16. 2008 BOBCAT BREAKER MODEL #980 VIN:A00Y04164
17. BOBCAT SNOW BLOWER MODEL #SB-200 X60 VIN:712700593

VILLAGE OF WESTMONT

DUPAGE COUNTY

2026 ZONING DISTRICT MAP

